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HERE has appeared recently in the New York Times "a general description of the plan of reorganization for the Metropolitan Street Railway Company, proposed by the bondholders' committee;" and this plan is far from encouraging either to the security-holders of the surface roads, or to the traveling public desirous of a better service. For its success it depends upon the accomplishment of three necessary objects. In the first place, fixed charges must be reduced; and to this end the committee want to negotiate both with the city and with the holders of the underlying securities. From the latter they want a diminution of excessive rentals. From the former a reduction of taxation. If they can succeed in reducing these fixed charges, they expect to be able to raise some \$12,500,000 of additional capital, and in this way to discharge all the obligations of the receivership and make the system a solvent concern. Upon the foregoing plan there is one obvious comment. If that is the best the bondholders can do, the Metropolitan Street Railway Company must, indeed, be in a desperate condition. Everything depends practically upon the success of the committee in inducing the holders of the underlying securities to accept lower rentals; and from the disposition which these security-holders have exhibited hitherto, that certainly looks like a forlorn hope. They may succeed in the end in bringing about such a result, but it will only be after considerable delay. On the other hand, when and if the rental charges are reduced, the bondholders should have a strong argument to make on behalf of a reduction of taxation—particularly in view of the fact that the argument would be accompanied by an offer subsequently to share any profits with the city. The danger to this part of their scheme derives from the fact that both the Public Service Commission and the Board of Estimate will be very much afraid of appearing to be lenient to the delinquent corporation. The opportunity, however, of actually getting the street railway systems of Manhattan on a profit-sharing basis is one which should not be rejected in haste; and of course a good deal depends upon what proportion of the profits will be handed over to the city. The aim of the local authorities should be to take advantage of the bankruptcy of the company to get rid of, if possible, the perpetual franchises enjoyed by the underlying companies; and if it is impossible to get rid of these franchises, at least, to mitigate their utter inexpediency by securing the largest possible share in their fruits. Taxation should not be reduced save by the promise of a still larger share of any earning power, the system may develop in the future. This question can hardly come up, however, until the holders of the underlying securities can be induced to accept a lower rental. That will be the chief difficulty; and until it is disposed of the local authorities can afford to sit tight and let the taxes accumulate.

THE new "socialist" city government in Milwaukee is, according to newspaper reports, preparing to go into the real estate business—that is, to buy land available for factory purposes, equip it properly and then sell it to manufacturers. This idea has undoubtedly been borrowed from Germany. A number of large German cities have been successfully conducting operations of this kind. Frankfort, for instance, decided to spend many million dollars in the construction of new docks; but instead of making the improvement at the expense of the taxpayers, it managed the operation on business principles—just, for instance, as the Bush Terminal Company, has done in South Brooklyn. It bought

the property which would be benefitted; and used the profits derived from its sale, to pay the cost of the docks. The whole tradition of American city government is opposed to this sort of thing; and many American cities are forbidden by law to buy any real estate not imperatively required for corporate purposes. Nevertheless it is probable that in the end they will be obliged to come to it, because there seems to be no other way in which cities can obtain the funds required to meet certain expensive and indispensable public improvements. Take, for instance, the provision for rapid transit in the outlying districts of New York. It is desirable that certain subways and elevated roads should be built that will not be immediately profitable, in order to develop new territory and to distribute population and business. Private capital will not construct such roads without municipal assistance. Municipal assistance cannot be provided by the taxpayer without an impossible increase in taxes. As a way out of this dilemma, the city now proposes to assess the expense of these rapid transit roads on the benefitted property, but this method leads to a great deal of injustice in the distribution of the assessment. In a German city the local government would accomplish the same result by purchasing the property most benefitted, and paying for the improvement out of the profits. American property owners consider such methods to be invasion of their sacred individual right to benefit from the growth of the city; but the majority of the property owners will soon understand that if they do not consent to some such method of diminishing the cost of improvements, the improvements themselves will be impossible. The property owner has GOT TO PAY in ONE FORM or ANOTHER. The city will appropriate his property either outright by paying for it, or indirectly as taxes; but if the money is raised by taxation, it is derived from all the property instead of that immediately benefitted. The property-owners in the built-up sections of the city should realize that it is simply a question as to who shall pay for such improvements—they or the local property-owners. Take for instance the vast plan of development proposed for Jamaica Bay. Who will pay for the millions to be spent upon this project, the taxpayers of Manhattan, or the property-owners whose real estate will be specially benefitted?

THE proposal of the Public Service Commission for a subway along Greenwich street, West Broadway, Varick street, Seventh avenue and 59th street to the Queensboro Bridge is worth careful consideration. The Record and Guide proposed just such a route about a year ago as a possible alternative to the extension of the existing subway south of 42d street. Of course, this plan is worth attention only in case no agreement can be reached with the Interborough Company; but the continued refusal of the management of that corporation to propose acceptable terms to the city for the extensions it desires demands the consideration of certain alternative plans. The route suggested by the commission looks like the best that could be laid out on a competitive basis. It could be operated independently with every chance of profit, and as an independent line would be extremely useful. On the other hand, it could be advantageously combined either with the existing subway or with the Broadway-Lexington subway. It could be used, for instance, as a means of providing the passengers on the Lexington avenue subway with a service to the West Side, and this service could be arranged either by transfers or by the actual diversion of certain trains into the Seventh avenue subway at 59th street. Furthermore, even if it fell into the hands of the Interborough company it might constitute an addition to their proposed system. It could transfer to a Madison avenue line, or it could be used for the accommodation of certain Madison avenue trains; and in any event it would bring a desirable increase of traffic to a lower Seventh avenue subway. Finally, it would provide for the very efficient distribution of the passengers landed at the Pennsylvania Terminal. If it could not be built in any other way, it would pay the Pennsylvania Company to construct and operate it as a necessary supplement to its Manhattan Terminal. Property owners who are interested in the building of a lower West Side rapid transit system should encourage and be encouraged by this suggestion.

HERE has been of late an increase of speculative interest in Seventh avenue property. A purchase was recently made on the avenue between 34th and 42d streets by the United States Realty Company, and this fact indicates that this section of Seventh avenue appeals to the shrewdest real estate operators in the city as offering one of the best

prevailing opportunities for speculative profits. Such assuredly is the case. Whatever may become of the part of Seventh avenue south of 30th street, the eight blocks between 42d and 34th streets cannot help but become very desirable as sites for restaurants, stores, theatres and the like. There will be a constant stream of traffic pouring up and down the avenue, and it will be both very central and accessible, and very well adapted to improvement with large buildings. There is no reason why property on this part of Seventh avenue should not eventually reach Broadway prices. All that is needed to start things going immediately is the announcement of some very stimulating improvement, such, for instance, as that the Metropolitan Opera House had been sold to Marshall Field & Co., and that a huge store would be erected on the site, and there are good reasons for believing that some such an announcement will soon be made. The fate of Seventh avenue south of 30th street depends largely upon the outcome of the subway agitation and upon its prolongation south to Garick street. As soon as these improvements are secure, that part of Seventh avenue should become as available as Fourth avenue for the highest type of mercantile building.

WHAT CONSTITUTES URBAN CONGESTION?

To the Editor of the Record and Guide:

The editorial on the first page of your issue of May 14 relative to the discussion between Mr. Grosvenor Atterbury and me, as to what constitutes urban congestion, calls for a little further statement. At the meeting in Rochester there was evident disagreement among many of the delegates on this subject. You assume, however, that it is a choice between the conditions you allege in the English village, where there is no considerable density of population, and yet where the inhabitants are actually crowded into a few badly ventilated rooms, and conditions in New Law tenements in New York in which you think people are properly housed. Permit me to suggest that people are not properly housed either under these conditions in English villages or in the 6-sty tenements in New York.

In neither case has the practical ideal been attained. There is a distinction between "sanitary warehousing" and "proper housing" of the working population. As the distinguished citizen whom we will welcome back to this country June 18 has stated, the practical ideal is the country home for the city worker. That combination is not possible where men have made fortunes in land—you and I will agree.

One important thing for New York City to do just at present is to determine what standard we shall adopt and enforce for housing for the unskilled wage-earners and clerks, etc., of this city, and not merely for architects who have properly succeeded in getting the per cent of their commission increased because of the advanced cost of living, and social workers whose combined salaries are often equal to the incomes of ten or twelve poor families. You are aware that labor has hitherto been in too large measure the residual legatee of the products of industry. To-day labor is emphasizing its rights to be recognized properly as the **FIRST INSTEAD OF THE LAST FIXED CHARGE ON PRODUCTION.**

Similarly, the standard of housing for the poorer classes must be set. A prominent real estate operator in the Bronx recently

stated to me that "No one is catering to the poor of New York City; we are all trying to build houses for people that we can make a lot of money from." Are you inclined to question his statement?

You state that "there is a certain amount of congestion which is irremediable at the present time, because it is really merely one symptom of the fundamental fact of poverty;" and then you suggest that in so far as congestion is remediable by State or municipal action, the remedy must take the form chiefly of enabling wage-earners to reach cheap land without getting too far away from their places of employment.

In part I agree with you in this statement, but let us not delude ourselves any longer with the idea that rapid transit is going to do this. The carfare spent by wage-earners in factories will shortly be recognized as an unwarranted, because useless waste in the cost of production as will also the extra wages paid for good homes for workers. Distribution of factories is a good part of the program, but to have people in Brooklyn, the Bronx, or Queens walk from their cubby hole euphemistically called a "tenement house apartment," in a block with a density of 1,000 or 800 to the acre, with signs "Children not allowed to play in the yard," and with no playgrounds or park worthy the name within a mile—that is no playground accessible—is NO solution of the problem, and does not mean proper housing. And what is your scheme to keep land cheap? In your article you state that to restrict the height of tenements and require every room in a tenement to have a minimum amount of light and air "is as far as the police powers of the State can be effectively used to prevent congestion." What, then, is your scheme?

Less I appear to be destructive, may I suggest that one of the imperative needs of New York City is homes, not barracks, for the workers of a city, with a reasonable yard area and three or four rooms at not to exceed \$10 to \$12 rent per month, and in districts properly provided with parks, while also within reasonable walking distance of their work. Could you not organize a competition plan for such homes? The Metropolitan Parks and Playgrounds Association state that there should be one acre of park for every 250 people, of course accessible to them and not upon the Hudson. Let's be conservative and put it one acre to every 400 people. Then remember that in 1909 Manhattan had one acre of park to every 1,589 people, Brooklyn had one acre of park to every 1,268 people, the Bronx had one acre of park to every 82 people, Queens had one acre of park to every 211 people, Richmond had one acre of park to every 1,127 people, and much of this was as inaccessible to poor people as Central Park is to the citizens of the lower East Side.

But this proportion of park area, or any proportion we adopt, if we require that it be accessible, **MAKES AN AUTOMATIC RESTRICTION UPON THE DENSITY OF POPULATION IN ANY DISTRICT**—as you will readily see. This point I am elaborating in an article to appear soon.

You will remember that the Congestion Committee in its summary stated "Congestion is primarily the result of protected privilege and exploitation;" also that "cheap land is essential to secure proper housing for the working classes."

With our last proposition you agree, and are you quite sure that the exercise of the police power must be restricted in the solution of the problem of congestion to the narrow limits you suggest? With many thanks for the courtesy of your space,

Sincerely,

BENJAMIN C. MARSH.

50 Church street, New York.

DOES THE COMMITTEE ON CONGESTION UNDERSTAND ITS PROBLEM?

(The following is a copy of an open letter addressed by Mr. J. Harris Jones, Supt. of Buildings in the Bronx and President of the North Side Board of Trade, to Mr. Benjamin C. Marsh, Executive Secretary of the Committee on Congestion of Population, in reply to the letter from Mr. Marsh which appeared in these columns last week.)

My Dear Mr. Marsh:

Replying to yours of the 11th instant, as published in the Record and Guide last week, I regret very much indeed that you should take anything I have said as a personal slur. It was not so intended and was simply my way of stating the position of your committee and your own position, as its representative, as it appears to men like myself, who are on the burden-bearing side. I think it was Henry Ward Beecher who said, "There is one place where any man can stand a boil, and that is on his neighbor." As we feel that if the policy of your committee were carried out the boil would be on us, without in any manner helping the anatomy of the chap on the other side, you cannot therefore wonder that we feel a little upset, and so our language may at times seem too aggressive. As to the other matters upon which you question me, I will try to answer them in their order.

First: "Kindly mention the name of the pseudo altruistic Tenement House Company to which you refer."

I prefer not to mention at this time the name of the company, as it would simply cloud the issue and divert our attention from the main object of this discussion, which is to get

light on a subject of vast importance to the progress and prosperity of our great city and its people. The fact that you ask me the name of this company would seem to indicate that you do not know to the company to which I refer, and yet I cannot understand how you could be in charge of that exhibit and not be aware of a fact that has been for months the subject of much public comment. If you did not know what was going on at that exhibition, is it not an added argument for our position, that we believe your committee is now being used by certain real estate and traction interests to develop their property in different sections, not only in the City but also in the suburbs and New Jersey. And if the pseudo altruistic company referred to was able to pull the wool over the eyes of your committee in that instance, why is it not possible that someone is doing it also at the present time?

Second question: "I call your attention to the fact that no bill has been sent to Albany by the Committee on Congestion of Population to limit the heights of certain houses in the outlying districts of the Bronx."

I have now before me a letter signed by you dated April 5th, 1910, addressed to the North Side Board of Trade of which I have the honor to be president, in which you state in part as follows:

"The Committee of Congestion of Population has prepared three measures of fundamental importance to the welfare of New York City; first, the bill making twelve districts in which the heights of tenements and all buildings are limited,

as well as the proportion of area that may be covered by the building.

"We enclose you herewith an outline of this bill, which may be perhaps modified somewhat in hearings thereon."

The only conclusion that anyone could come to after reading this part of your letter is, that you had prepared such a bill and that as there were hearings to be held on it, and that such hearings would be held before men constituted by the public for such work, which in this State is the Legislature; therefore, it was only natural for me to suppose that the bill was at Albany.

Third question: You state that you asked the advice of men from all the boroughs regarding the districting which was contemplated in the bill.

We would assume that, if this were your policy, then the Borough President of the Bronx certainly might be considered as one to whom you would look for advice in matters relating to the Bronx. Did you do this? Is it not true that you yourself, or your Committee, selected two men from the Borough of the Bronx and requested our Borough President to name one of these men; and that he, having some red blood in his veins, said, "No; if you want me to name a man representing the Borough of the Bronx I will name him, but I do not want you or any other man to select the man that I shall name." Borough President Miller evidently does not believe in packed juries nor stuffed ballot boxes. And right here allow me to enter earnest protest against another of the half-truths that enter largely into work of this kind. In the published reports of the men appointed by the Mayor, the name of Charles Schaefer, Jr., was mentioned as representing the Bronx and as a member of the North Side Board of Trade. The truth is that Mr. Schaefer is really a member of the North Side Board of Trade, but the impression intended to be conveyed, that he represents the North Side Board of Trade is untrue, as he does not represent us; nor was the North Side Board of Trade consulted about any man to serve on this commission. As President of the North Side Board of Trade, I am in a position to state this, and to further state on behalf of our organization that we earnestly protest against the use of its name in this connection.

Fourth question: "If you admit that congestion, the lack of parks, the small rooms and room over-crowding is an evil, do you advocate the reproduction of these conditions in the Bronx and other boroughs?"

It would be utterly impossible to produce in the Borough of the Bronx a condition even remotely approximating the conditions on Manhattan Island of which you complain. Our Street, Avenue and Park systems in the Borough of the Bronx compares favorably with the systems of any city of the world. We have in the Borough of the Bronx 4,000 acres of park land, which means that we have as much park land in the Borough of the Bronx as the other four boroughs combined; and a thousand acres besides, which means, further, that for every six acres in the Borough of the Bronx one acre is a park, about two acres are streets and avenues, another acre would be provided by the percentage of lots to be left vacant. Without including public places, this would leave us in the Borough of the Bronx with four acres out of every six uncovered, which cannot be exceeded by probably any great city in the world; and it does not apply to the thousands of small houses which cover in many cases not over 50 per cent. of the land. A very interesting fact we might mention just here is that "District E," which you in your bill limits to 3-story houses, has approximately the following areas: Total acreage, 6,683, of which 3,072 acres are park lands, and 1,192 acres are streets and avenues, while there remains but 2,420 acres for building purposes. So a district like this, which a common-sense man would say is just the place for large buildings, as it is close to the park system, where boys and girls would have a chance to use them, you would limit to three-story houses, while in the congested districts of Manhattan Island which are the cause of all this complaint you would still allow builders to go 1½ times as high as the width of the widest street, which in many cases would be 12 stories. Yet you say that your committee has studied this subject, and by your system you would intensify in lower Manhattan Island the conditions so much to be deplored.

Fifth question: "Do you not recognize that some system of taxing land, aside from the single-tax theory, may and will equalize the conditions in the several boroughs?"

I am not familiar with your views of a single-tax theory, but I do believe with our great President Lincoln "that a system which gives every man an opportunity to improve his condition is the best system." Further, "I do not believe in a law to prevent any man getting rich. This would do more harm than good. So while we do not propose any war on capital, we do believe that the humblest ought to have an equal chance to get rich with everybody else." While the system you propose gives wealthy property owners on Manhattan Island, who already have enough, the chance to improve their condition with practically no limit, the little fellow already limited by his environment and pocketbook shall be still further limited in the use of the little piece of property that he may own in the remote part of the Bronx, Brooklyn, Queens or Richmond.

Sixth question: "If you claim that nothing but Rapid Transit in New York City will prevent congestion, how do you explain the development along the lines of rapid transit in the City?"

No matter what system is finally decided upon as the best, it will always be true that close to rapid transit stations in this City, real estate will always be more or less congested. For every person who is willing to walk ten blocks after reaching the nearest station to his home, there are twenty who refuse to go more than one block from the station, and no committee on earth will cause them to change their view.

The conditions along the lines of the present rapid transit system would be impossible if the people of the City of New York, instead of electing the Hon. Geo. B. McClellan six years ago had selected some man like Mayor Gaynor who had some conception of what government of the people, by the people, for the people meant. If Mayor McClellan had spent half the time in devising a rapid-transit system for our city that he spent enjoying himself at Princeton, N. J., there would now be no complaint because of a lack of rapid transit, as by this time we would have had at least one and probably two other systems in operation, which would have prevented any such seeming congestion.

Seventh question: "Do you want the same density of population in the Bronx as we have in lower Manhattan?"

This question has already been answered. Conditions in the Bronx can never be one thousandth part as bad as they are in lower Manhattan. When lower Manhattan was being built up such a thing as a flat was not thought of. Most of the houses were built for but one family, and since the character of the neighborhood changed they have been altered for use for several families, which is the real source of the trouble in the lower districts of Manhattan.

But what do you mean by "Congestion" and "Density" of population? These sound very much like catch phrases. I will admit there are many individual blocks in the lower end of Manhattan Island that are too densely populated, but if houses had been built there similar to those now being built in the Prospect Avenue and Hunts Point section of the Bronx, there certainly would be no cause for complaint, as the houses being built to-day are of an entirely different sanitary and health type from any built in the olden times.

Eighth: "Do you as a public official consider that you are retained primarily in the interests of real estate owners or of the citizens as a whole?"

Before I ever served as a public official I fought to the best of my ability for a better standard of housing and living for the working classes, into whose companionship I was born, among whom I was reared and from whose ranks I have never graduated; and the greatest trouble I have experienced in a fight for better housing conditions has come from men who represented just such organizations as the Committee on Congestion of Population seems to be. For years we have fought to have common-sense amendments to the Tenement House Law, but have been constantly hindered in our efforts by the paid employees of certain so-called altruistic societies who have stood at the door of the Legislature at Albany and demanded that we secure their aid before we could have attention from the Legislature of the State of New York for any amendments to the Tenement House Law in which we are interested.

I am employed as a public official at a fair salary, but at large financial loss, and so you must not be surprised that after I have given the public good value, I still have opportunity to exercise my powers in the public interest outside of my official position. In this discussion I am not speaking as Superintendent of Buildings, but simply as a citizen of this magnificent republic. I have the honor to be President of the North Side Board of Trade and am a member of several chambers of commerce and taxpayers' organizations which have for their object the development of the latent resources of this splendid country in the interest not of corporations, nor of committees, nor of commissions, but in the interests of the working classes of the present day and our boys and girls of the future; so that when the latter have to breast the waves of progress, they may do it with every opportunity derived from education, ability and environment, and with a free field and no favor to make their way in life.

Ninth: Finally this from your letter.

"I am willing to state freely that in my own judgment, and I do not speak for the committee, I should like to limit tenements wherever possible in New York City to not over three stories in height."

This is probably the most remarkable statement in your entire letter and shows what little thought you have given the subject. Do you not know that it costs about one hundred and fifty-six million dollars a year to run the government of this City, not to mention the tens of millions for assessable improvements? If it were built up on these lines how much do you think each working man would have to pay for accommodations for himself and his family? If the homes of the City were confined to two and three-family houses where would they spread to? Where would we get transit to bring them to the centres and who would pay for it? Are you not aware that notwith-

standing this enormous budget, the City of New York is millions of dollars behind in improvements that we ought to have at once, such as public schools, rapid transit, etc. Where would the money come from to pay for these things? Where would the money come from for the better class of housing of which you speak?

My dear man, you have many things to learn about this City, and the problem that you talk on so lightly has consumed the ambition of scores of men before you appeared among us. Your entire theory is wrong or else you are being used by men who probably know more than yourself, to accomplish their purpose. However, let me hear from you again, and if there are any more questions on these lines, let me try to answer them to the best of my ability. Let us gain some light, and no man will appreciate progress on these lines more than your humble servant.

J. H. JONES.

New York, May 16.

TITLE REGISTRATION LAW AMENDMENTS.

To the Editor of the Record and Guide:

I NOTICE a news item to the effect that "the committee appointed at the last annual meeting of the New York State Bar Association to consider amendments to the Torrens law is at work on the amendments to the law now before the Legislature," and that some members of the committee consider two of these amendments undesirable, namely, that which gives to the certificate of the examiner the effect of prima facie proof, and that which provides for the appointment of a guardian for all persons under disability on the ex parte application of the plaintiff; and that they also suggested that "the provision in respect to proof is unconstitutional as calculated to take away property from defendants without due process of law, by substituting for evidence taken in the usual course in court a statement made by an examiner who is not subject to cross-examination."

Primarily, I might say that the motion for the appointment of a committee to consider these proposed amendments was made by me at the annual meeting of our New York State Bar Association, held in Rochester last January. The usual and parliamentary course was not pursued, however, as I was not made chairman of the committee, or even one of the members thereof, and consequently have had no opportunity to defend these amendments or to answer the objections raised to them. The fact remains that a large majority of the lawyers throughout the State composing the Bar Association is strongly in favor of the Torrens system of land title registration and would welcome any amendments tending to perfect the law. So that this small committee does not voice the sentiment of the Association and has no power to speak for it.

The objections urged seem to be without merit. In the first place, it is proper that the certificate of the official examiner should be accepted as prima facie proof, and there is no reason why he should be subjected to cross examination. It should be borne in mind that the official examiner under the Act must be a trained lawyer and conveyancer, who has had a wide experience in the examination of titles, and his judgment as to the effect of the various instruments of record revealed by his search, is quite as valuable and authoritative as that of a Judge sitting upon the bench, or a Referee appointed by the Court. Furthermore, the examiner is under bonds, and aside from the question of professional pride in his work and his sense of duty to make a true and faithful report, his financial responsibility would prevent him from deliberately deceiving or making false statements. This is not the case of a lay witness on an issue of fact where cross-examination would be useful and essential to bring out the whole truth of the matter, but where an examination of title is made by a trained attorney, upon whose report the Court can safely rely.

The present common law rule of evidence requiring the production of certified copies of all instruments of record is both cumbersome and expensive, and imposes too great a burden upon the applicant or plaintiff. The only proper procedure is that outlined in the proposed amendment, namely, that the report of the official examiner should be accepted as PRESUMPTIVE evidence of the facts therein stated, leaving the burden of proof to the contrary upon the contestants or such persons as may wish to dispute the same. This is not only fair and just, but facilitates the operation of the law and carries out its spirit and intent, thus making it practical and workable.

Furthermore, this proposed amendment does not establish any novel or strange procedure, as it embodies in effect what is now the practice in the examination of titles. For the purpose of issuing their policies of title insurance, the old companies now accept the report of their examiners of title as presumptive evidence of the facts therein contained and of the correctness of the work done, and they do not require certified copies of the records or any other proof, and this has been the custom for years. The method set forth in the amendment is modeled upon the practice which has been in vogue among conveyancers in this State for at least one hundred years. It cannot be disputed that the Legislature has the right and authority to pre-

scribe any rules of practice or procedure so long as they do not preclude any one from asserting whatever right, title or interest he may have in the land.

This has been exemplified in the matter of the Adirondack forest lands and other properties owned by the State, which it has acquired through tax sales, and which it has subsequently sold and transferred by good and marketable title. So that it is absurd to argue that this proposed amendment is unconstitutional "because it is calculated to take away property from defendants without due process of law, by substituting another rule of evidence from that which is now in full force and effect." If the gentlemen who made these criticisms had carefully studied the question of what constitutes the distinction between presumptive evidence, prima facie evidence, and conclusive evidence, they would not have had placed themselves in this unfortunate position of assuming that an amendment is unconstitutional which has been drawn in strict conformity to the practice that has prevailed from the earliest days. I might cite numerous decisions and authorities in support of this proposition, but the limited space of this letter will not permit.

With regard to the second objection against the appointment of a guardian for all persons under disability on an ex parte application of the plaintiff, this also is without merit. It is a well settled rule of law that only a disinterested party should be appointed as a guardian of a person under disability, and frequently where a guardian has been named by the parties in interest, the Court has refused to appoint such guardian and has named a guardian of its own. There is no necessity for giving notice to all the defendants in an action in rem, brought under the Torrens law, as the Court is bound to protect the interests of all the parties before it, and can be relied upon to appoint as guardian, an officer of the Court who will perform his duties in a faithful and efficient manner.

Furthermore, where it may subsequently appear in the proceedings that there are infants or others under disability, for whom the guardian should have been appointed, this amendment very wisely provides for such appointment. But it is evident that the objectors have not carefully read this proposed amendment, as it does not arbitrarily deprive the parties in interest from making an application to have a guardian appointed on their own motion, but provides merely that where no application for guardian has been made, that then the Court, in its discretion, may appoint a disinterested attorney as guardian to protect the interests of the infants or persons under disability. The proposed amendment also specifically preserves the right which an interested party now has to petition the Court for the appointment of guardian, after service of summons and complaint, and it is only upon failure to make such application that the Court is empowered to act and appoint its own guardian, and even this discretionary power in the Court cannot be exercised until after the time for infant or person under disability to appear and answer has expired.

It seems, therefore, that there is no foundation whatever for the objections made to these amendments to the Torrens law, and while the gentlemen of the committee may be entirely sincere in their opposition, the object of the old title insurance companies in attempting to prevent the Legislature from passing the proposed bill is to be found probably not in an honest desire to strengthen and improve the law, but solely to thwart and impede its successful operation.

The Torrens system of land title registration is growing in favor every day, as evidenced by the fact that numerous inquiries have been made by parties interested in registering their titles, and it will be only a short time before there are many titles registered under this law in all parts of the State, and then the public will be educated up to the point where they can appreciate the practical advantages of this system over the old cumbersome, expensive and unsatisfactory system of title insurance as now practised.

GILBERT RAY HAWES.

(Attorney for Torrens Title Insurance Co., 120 Broadway, New York City.)

Dated May 7, 1910.

—The Hotel La Salle has recently been completed at the northwest corner of La Salle and Madison sts (in the loop district), Chicago. The plans of the hotel were drawn by Architects Holabird & Roach, of Chicago, and the building was constructed from their drawings under the supervision of the Geo. A. Fuller Company. This is the largest hotel ever constructed under an original contract, being twenty-two stories above the street level and containing in all eleven hundred and seventy-two rooms. The hotel with the land on which it is built represents an investment of about \$6,500,000.

—A residence in the Colonial style designed by Aymar Embury for St. George Barber, of Englewood, N. J., has the gable ends and a big domer across the front covered with hand-rived cypress shingles painted white. The shingles are seven inches wide and twenty-four long, costing \$22.50 a thousand, but, considering their covering capacity, they are really no more costly than the ordinary red cedar shingles at \$8.50 a thousand. The lower walls and piers of this house are of concrete. White and green are the colors of course.

CONSTRUCTION

THE USELESSNESS OF A VENT SHAFT.

A Consideration of the Periphery of Outside Walls for Living Purposes:
Toilets Elsewhere—Comparison of Several Recent Prominent Tenements.

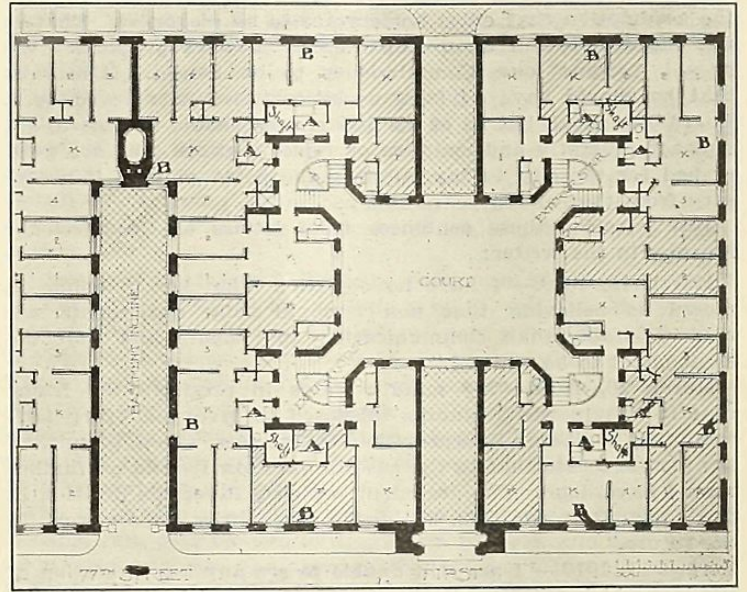
IN the Record and Guide of April 9, 1910, was published the plans of the Vanderbilt tenement on 77th and 78th sts, showing the floor plan as it would be amended, should permission be granted for the elimination of sixteen shafts. The sixteen shafts are required because under the Tenement House law a toilet must vent upon one of four spaces: a street, yard, court or a vent shaft. Now as the outside stairs do not readily fall under the definition of any of these four, a shaft becomes necessary, although it will probably never be used, because better ventilation is afforded upon the open stairs.

The shaft will be erected to satisfy the LITERAL wording of the law, although many authorities other than were mentioned in our former issue are convinced that the shaft is not only unnecessary but a positive nuisance. It is stated that the shaft windows will never be opened, because the tenants will be advised that this is the only source of communication that will tend to spread infection.

It has been pointed out, which is of course obvious, that Mr. Henry Atterbury Smith, the architect, could himself have eliminated the necessity of a shaft by placing the baths, marked (A), in the positions marked (B). This, we feel, would have been unwise, and we agree with Mr. Smith that the introduction of a shaft, which never needs to be used, is better than placing the toilets upon the periphery of the walls and thereby robbing the house of just so much outside wall space, that could be better used for living purposes and where we spend many hours day and night. On this account we illustrate the front and rear walls, approximately, of several recent so-called "Model Tenements," to show that the Vanderbilt tenement differs essentially from all the others in the matter of using the periphery (the whole outside walls space) for living purposes. The toilets being taken care of elsewhere.

Mr. Smith, it seems, has requested authority from sources from whom help would be powerful, but has been unsuccessful in eliminating the shaft to date. He states that he still has hopes; in fact, he has so constructed the framing, etc., about the shaft that it can be taken out at any time at small expense. The tenement law is to blame for bringing about this un-

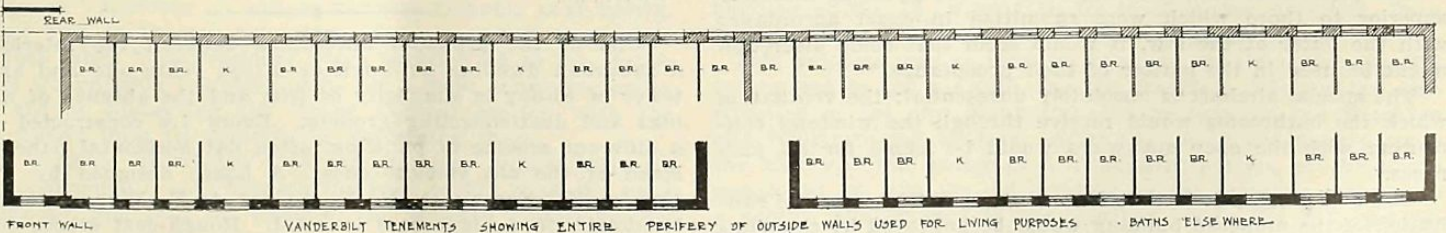
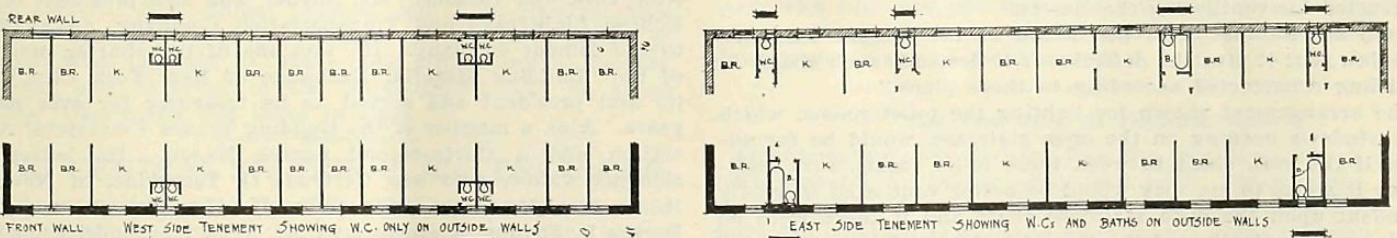
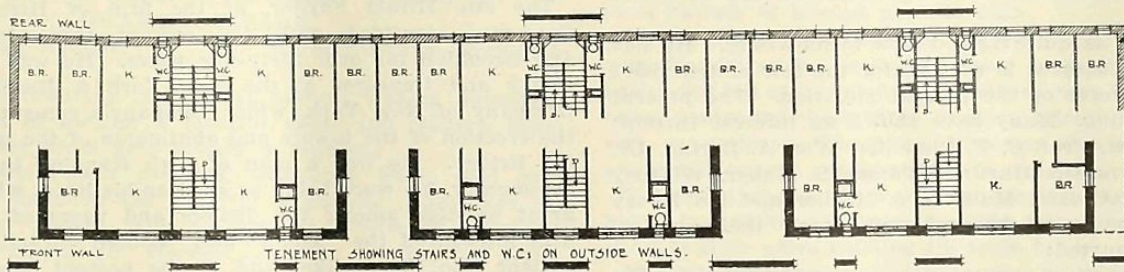
fortunate situation. Drawings and models will doubtless go abroad from our city and the shaft will be a decided blow to our reputation as sanitary housing authorities, whereas the fault is in our law, or the lack of discretionary power of our Tenement Commissioner.



FLOOR PLAN OF THE VANDERBILT TUBERCULOSIS TENEMENTS.

East 77th and 178th Streets. Henry Atterbury Smith, Architect.

The positions marked "A" indicate the baths, adjoining the exterior stairways. The shafts adjoining the baths are unnecessary, but have been required by the official interpretation of the law. The positions marked "B" represent the only alternative, than which the architect preferred to build the really unnecessary shafts.



FRONT AND REAR WALLS OF SEVERAL RECENT MODEL TENEMENTS.

DISCRETIONARY POWER OF A TENEMENT COMMISSIONER.

IN framing the tenement law no discretionary powers were granted the Commissioner, and there is no Board of Appeal to assist him and to share his responsibility for new developments as there is in the Building Department with its so-called Board of Examiners. Some of the framers of this law seem proud of the stagnant condition with which they have crippled tenement development. They say that the Tenement Commissioner should have no discretion, he should not think. The law that was good enough ten years ago is good enough now and will be for all time unless one wants to introduce special legislation at Albany; by this means new developments can become legal but not otherwise. Changing the law at Albany is cumbersome, considerable trouble is attached to such procedure. The scene of action is shifted from New York to Albany, where the Assembly have to be coached to act or not, depending upon the activity of those interested.

It has been pointed out by some very enthusiastic and short-sighted individuals that while discretionary powers in the hands of the present incumbent would be perfectly safe—how about it if some dishonest fellow were appointed to the place?

It does seem short-sighted for us to cripple ourselves with the assumption that office holders are to be dishonest. That is not the assumption upon which broad matters progress. We should assume our Commissioner to be honest. It may be that he should have advisors or be curtailed or relieved by a Board of Appeal, but he or his department should be able to act and act promptly and embrace or reject matters that are good or bad for the city to-day, altering the point of view if necessary from that of ten years ago.

Just consider these sentences from letters of Commissioner Murphy to the writer:

March 12, 1910.—"I have no objection whatever to going on record as believing that non-communicating apartments are more desirable than communicating apartments and that the shaft ought to be omitted."

March 26, 1910.—"My mind remains in precisely the frame that it was in the beginning—disposed to give you every latitude that a liberal interpretation of the law would permit. I am unable to see that in the case in question I could go farther than I have done. The precedent, which a favorable decision in this case might establish, has grave possibilities for my work in the future."

April 11, 1910.—"I am still unable to see any interpretation of the law which will permit the construction which you desire."

March 4, 1910.—"Apart, however, from the merits of the case, I feel that there is no construction of the law at present which will permit me to grant the elimination of the shaft."

April 14, 1910.—"I have simply insisted that, under the law, I cannot approve the present method of ventilating the toilets and bathrooms. I have gone on record several times in my approval of the elimination of the shaft and the general idea of non-communicating apartments. On the value of this form of construction common sense and expert information are in entire agreement."

The Commissioner is quite right; he has to act wrong. He has no discretion; his judgment is useless, for the law of ten years ago did not preconceive of the present situation. The present situation is interesting. Many have shown an interest therein: Messrs. Geo. B. Post, Prof. C. F. Chandler, Wm. A. Boring, Dr. Walter Benschel, Carrere & Hastings, James B. Baker, Whitney Warren, Fire Chief Croker, Mulliken & Moeller and Dr. Henry L. Shively have among others expressed clearly their opinion, some of which are quoted:

"In every point of view your plan for your 77th st tenement house would be better with the omission of the special shaft constructed for ventilating the closets."

"I am not familiar with the details of the present tenement house law, but it must be defective if it demands such shafts in a building constructed according to these plans."

"The arrangement shown for lighting the toilet rooms, which have windows opening on the open staircase, would be far superior if the vent shaft between these toilet rooms were omitted, as it seems to me they would be better ventilated if wholly dependent upon the open staircase shaft and if there were no interior communication of the same by means of a vent shaft."

"The plans first submitted appeared to me to be so infinitely superior to those which were submitted in exact accordance with the letter of the law, it would seem that some discretion might be used in the matter of their acceptance."

"The special airshaft is absolutely unessential; the ventilation which the bathrooms would receive through the windows connecting with the open stairways would be ample for all purposes."

"Our own judgment is that from every point of view the sanitation of the proposed building would be improved by the elimination of the vent shaft or court, which we understand, however, would be illegal. It is certainly open to grave question whether the law is not at fault in this particular case."

"The advantage of this omission is so apparent and vital that should the law positively require it, it seems to me that the law should be so modified as to give more latitude to the Commissioners' common sense judgment in the matter."

"The stairs as you have them designed are in themselves a ventilating shaft, but with communication to the fresh air at every story. If the shaft proper is used it becomes merely a connecting duct between all the apartments in the house."

"It does seem too bad that in a building otherwise so amply protected against fire there should exist this flue, which in case of fire would make it very dangerous to the occupants."

"The building of the bathroom vent shaft, shown on your plan, and serving as a direct communication of air between the various apartments connecting with it, would be in our opinion, a decided step backward. These bathrooms should open only on the stair-well and thereby complete the isolation of the apartments."

"When we went over the matter with him (The Commissioner) he appeared to agree with us that their (the shafts) retention would be a menace to the health of the buildings as well as a wasteful use of space. With the shaft eliminated every suite is distinct, privacy and freedom from the possibility of communication of disease is assured."

Now what is the result in this case of the lack of discretionary power or Board of Appeal? A large and prominent building is being erected wrong. A building for the promotion of health has within its walls sixteen inter-communicating shafts connecting 192 families; these shafts are a means of the spreading infection. If measles break out and is confined to one suite twelve (12) other families with toilets on the same shaft have a fine chance of catching the disease. The shaft is unnecessary; better ventilation is provided upon the exterior open stairs.

New York should be ashamed of its stupidity in demanding by imperfectly drawn laws the building of such a thing. The owner, as any good citizen should, wants to build as well as he is allowed, as well as his city wants him to. He knows, as does the Commissioner and every one else who gives the matter attention, that the building without the shaft is better and more healthful, but yet it must be built less healthfully to satisfy the laws of ten years ago.

This building, on account of its purpose, that of checking and preventing tuberculosis in the home, has a very wide interest. Plans and models of it have been and are being requested throughout the civilized world. Will our neighbors in this country and abroad, in reviewing these sixteen (16) inter-communicating infection-spreading shafts, sympathetically allow for the lack of discretionary power of our Tenement Commissioner, or will they denounce New York as being pretty stupid for a progressive city.

HENRY ATTERBURY SMITH.

May 19, 1910.

Obituary Note.

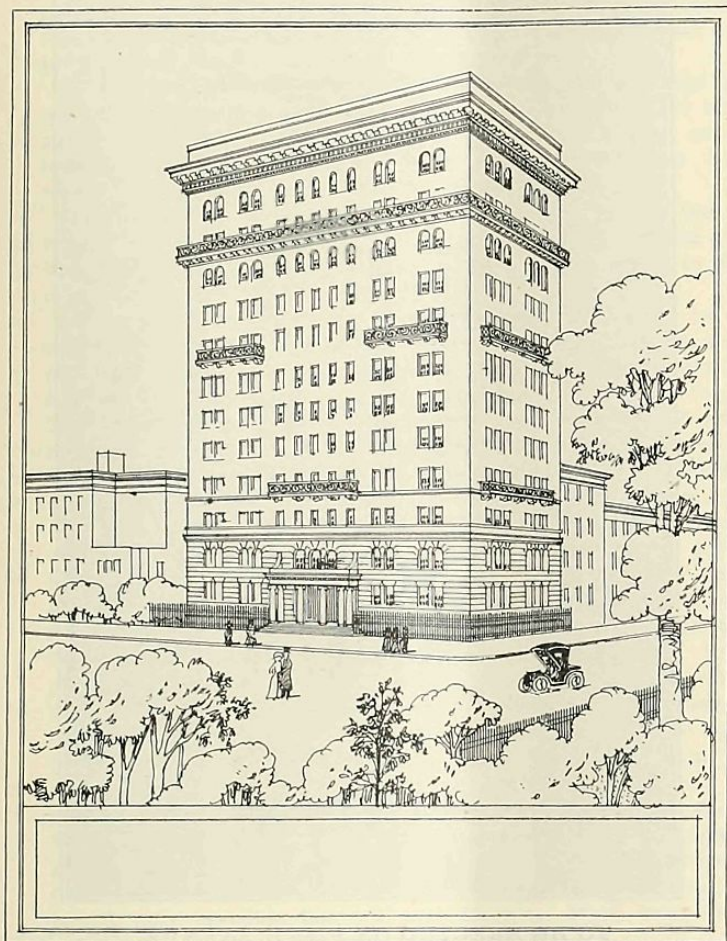
The late Hiram Snyder, of the firm of Hiram Snyder & Co., was identified with the cement trade in New York and Brooklyn for over forty-five years. He was formerly secretary and treasurer of the New York & Rosendale Cement Company of New York, which company's cement was used in the erection of the towers and abutments of the present Brooklyn Bridge. He was a man of high standing in the business community, his word being as good as his bond, which gave him great prestige among the dealers and users of cement. His firm introduced the "Alpha" and "Lehigh" brands of Portland cement into this market and at the present time the firm is the distributor for the Lehigh Portland Cement Company in New York and vicinity. Mr. Snyder was also president of the Eclipse Lighterage and Transportation Company, an auxiliary to the cement company. He was one of the charter members of the "Building Material Exchange of New York City," also its first president and served as its treasurer for over eleven years. Also, a member of the Building Trades Employers' Association and a thirty-second degree Mason. He leaves beside his widow, who was Gertrude O. Tompkins, of Newport, R. I., two daughters, Mrs. Wm. H. Hendrickson, and Miss Bertha L. Snyder; a son-in-law, Mr. Wm. H. Hendrickson, who was his partner in business, and three grandchildren.

—One of the principal differences between the interior of a suburban dwelling built ten or fifteen years ago and an interior of to-day is simplicity of trim and the absence of moldings and dust-collecting grooves. Doors are constructed with a different scheme of paneling, often flat horizontal panels instead of the old vertical ones. A house designed by F. A. Norris (150 Nassau st, N. Y. C.) for A. E. Wuppermann, of Montclair, N. J., is a case in point. Rough-cast stucco forms the exterior of the body of the house, and trees and shrubbery contribute to the architectural success of a very attractive cottage.

NUMBER ONE LEXINGTON AVENUE.

The multi-family house that will replace the Henry W. Poor residence at No. 1 Lexington av (Gramercy Park) will as the representative of a new class stand for the highest conception of city housing that it has so been possible to rise to in practice under new century conditions in the Metropolis. This is not to say that this particular house will be more externally beautiful than some speculative apartments, but that it will in its situation, in its private ownership and in its exclusive character, as well as in the possession of certain lineaments and conveniences, have an attractiveness analogous to that of a private house.

This will be a house owned by a club. It will have such duplex and studio apartments as may be desired by its owners. The decoration and, to some extent, the layout of the rooms will also be as desired by the individual owners. This is one of the respects in which this class of house differs from those which are merely leased and occupied for short terms. It will have twelve stories and be called "Number One Lexington



DESIGN FOR A CLUB APARTMENT HOUSE ON GRAMERCY PARK.

No. 1 Lexington Avenue. Herbert Lucas, Architect.

Avenue." A noteworthy fact about naming houses nowadays is that instead of getting a fanciful name the modern high-class house most often gets merely a number.

Outside balconies will overlook Gramercy Park, and provision will be made on the roof for a garden. Elevators for passengers and freight will be run by electricity. Ground dimensions are 60x123 ft. Herbert Lucas is drawing the plans, and the owners, who are incorporated as the "Number One Lexington Avenue Company," include Edward Corning, J. Brooks Leavitt, Mrs. Daniel Lamont, Mr. J. S. Phillips, Miss Nora Goodwin, Miss Natalie de Castro, Mr. and Mrs. Joseph F. Garneau, Miss Cornelia D. Earle and Mrs. Carolyn Frevert. The total cost involved in the improvement will be about \$600,000. Operations will begin in June.

GRAND CENTRAL STATION PLANS ENLARGED.

THE general offices of the New York Central Lines have nearly all been moved to the new building at the corner of Lexington av and 45th st, over the post office. The old building on Vanderbilt av will be removed probably next month. Another step in the reconstruction of the terminal was taken this week when Vice-President Place transmitted to the Public Service Commission tentative plans for a joint concourse under East 42d st connecting the Grand Central Station with the rapid transit lines terminating or converging there.

It is common knowledge that the Steinway tunnel interests have constructed a loop beneath the level of 42d st at the head of Park av, and that the plans of the McAdoo Tunnel system contemplate a general concourse at a level between the Interborough Subway and the Steinway tunnel loop, and otherwise situated between the westerly side of Park av and Depew pl. Mr. Place, representing the New York Central Lines, now comes in with a plan that links together the stations of the Steinway,

McAdoo, Interborough, Lexington av (proposed subway) and the New York Central and New Haven.

His plan is explained in a series of maps and profiles. The essential feature of the new proposition is a common subway concourse connected by two elevators with two lower levels, at the first of which the McAdoo system will be found, and at the second (and lowest) the Steinway tunnel loop will be found. Particular attention is called by Vice-President Place to the suggestion of his engineers that the new Lexington av subway station be located at 42d st instead of 43d st, in order to carry out these plans, and also to get a proper connection with the new Grand Central Terminal. A change is also suggested in the location of the New York & Long Island Railroad (Steinway Tunnel).

Mr. Place suggests that a conference at which all interests will be represented be called. The end which he assumes all wish to attain is the most convenient means of passing from any one of these stations to any other. The Public Service Commission has instructed its engineers to prepare a report on the subject.

A VISIT TO THE EDISON CEMENT WORKS,

Through the courtesy of the management of the Edison Portland Cement Company, the Architects' Division of the Alumni of Cooper Union was able to arrange for a visit to their plant at New Village, N. J., last Saturday. About one hundred members of the Alumni and their friends availed themselves of the opportunity of inspecting one of the largest Portland cement manufacturing plants in the world. The party left the Lackawanna station on a special train at 11 A. M. sharp, the trip of about ninety miles taking about two hours. An elaborate luncheon was served on the train, and the time was occupied by all in becoming better acquainted with each other, and in discussion of the various branches of the building trades represented.

Upon arrival at New Village the party was met by Mr. W. H. Mason, superintendent of the Edison plant, and the entire party was divided into squads of eight or ten men each. To each squad was detailed an employee of the company to act as guide. These men, all familiar with every branch of the cement industry, were prepared to answer all questions, and able to impart much valuable information about the various processes used in the manufacture of Portland cement, which never would have occurred to the layman.

The inspection started at the quarry, where the blasted rock is lifted into cars by two 90-ton steam shovels, and sent to the automatic washers, and then to the crusher. In this building large boulders, weighing from seven to eight tons, are reduced to sizes varying from one-half inch to one inch. The 25-ton rollers used in this operation were of great interest and much time was spent in this building. From the crusher house guests proceeded through the various operations to the kiln house. Here again it was necessary to spend much time on account of the interest of the building. These giant kilns, the patents of which are owned and controlled by Mr. Thomas A. Edison, are 150 feet long and eight feet in diameter. There are ten kilns and when in full operation have a total capacity of eight thousand barrels of burned product daily.

To the mechanical engineers in the party, the new reinforced concrete power house was a very interesting building. The power for the entire plant is developed here by three 800 K. W. cross compound horizontal engines, direct connected to 250-volt generators. The plant is motor driven throughout, and about 225 motors are necessary to run it.

The trip through the works consumed about two hours and a half, after which refreshments were served by the Edison Company in their office building till train time.

The trip was arranged by Messrs. W. H. Wagner, president of the Alumni Association; Jos. Cassidy and J. F. Egan, secretary, who with the officers of the Edison Portland Cement Co. deserve all credit for one of the most enjoyable and instructive days spent by any of those present.

The Lowering of Division Street.

An interesting case showing how the city can damage a citizen's property by taking away part of it, lowering the street in front of his building six feet and thus cause him to tear down the building, is called to mind by the plans filed this week in the Manhattan Building Department, for a 2-sty bakery building at No. 77 Division st, by M. Feldman, architect, Park Row Building, for the estate of Albert Cappelle.

This property was an interior lot up to the time that the city determined to cut a swath through the East Side for the construction of the new Manhattan Bridge between the Brooklyn and Williamsburgh Bridges. After the smoke had cleared away the city was the owner of a triangular portion of the above mentioned lot, and the old building on the premises stood with a gaping side exposed to the weather where the city had cut away parts of the building to leave room for New Forsythe st, and so making a corner lot of the property but greatly reducing its size.

In order to avoid lawsuits, due to the possible collapse of the remaining portion of the building, the owner razed the

walls to the new curb level, and has now decided to erect a new bakery building and continue the business which he has carried on at this location for 34 years. In the meantime he has suffered irreparable loss due to the two or three years of interference with his business, caused by this public improvement, which no damage commission can ever make good.

This is the third job filed by Mr. Feldman in connection with the changes necessitated by the lowering of Division st, due to the construction of the Manhattan Bridge, and is the first new building operation on Division st in connection with these changes.

REAL ESTATE AND IDEAL HOMES SHOW

Suburban Property in Miniature and New Ways of Construction the Most Interesting Things to See.

There are 107 exhibits at the Real Estate and Ideal Homes Show now open at Madison Square Garden, and about one-half represent suburban real estate developments, some of which are shown in miniature, but mostly by means of pictures. The other half of the show is made up in part of items of equipment for the ideal home, including gas stoves, kitchen utensils, rustic seats, flowers and shrubbery, greenhouses and such things. The exhibit of the Consolidated Gas Company is a clever feature. A lady who does not (apparently) have much use for soap herself, gives away cakes of it as a sample of the only kind of "cake" that is not baked in gas stoves.

It is noticed that three new things under the head of construction make a great impression. Crowds of men stop and ponder over them. One is the cottage built of terra cotta hollow tile. The building blocks are different from those used for floors and partitions in fireproof construction of city buildings, and are called "Natico" blocks. They are intended particularly for the construction of suburban houses and are manufactured by the National Fireproofing Company, whose New York offices are in the Flatiron Building. The Record and Guide and the Architectural Record Magazine have in the past described houses built of this material, which builders and architects know is a great success, but the purpose of the exhibition in the Garden is to make the home-seeker know it, too. The cottage at the Show was built in less than forty-eight hours. It has a white Colonial porch, a red tile roof, a stucco exterior, and a green lawn around it. A part of the interior wall is left unplastered so that the terra cotta blocks can be seen as they are in the wall. Mr. Keasbey, the vice-president of the National Fireproofing Company, says that about six hundred houses have been built of this material so far.

Another exhibit that makes people stop and think is Mr. Edison's house of poured cement. The possibility of "pouring" such a house into or through a mold is the wonderful matter. Some of the steel molds by which it is done are shown. The third striking exhibit is the one showing how very handsome brickwork can be made to be. This is the purpose of the representation of a brick cottage at the booth of Fiske & Company (Flatiron Building), manufacturers of Tapestry brick. It is a beautiful piece of brickwork that they show, called "Star One, Tapestry Brick." There is an old English cottage—or at least one side of it—showing the casement windows and big chimney, with a stretch of flowery lawn in front. The cottage is built of rough, fireproof bricks of dull, soft red, with a gleam of blue in it. A fireplace of these bricks is shown in another room, with its open-arch walls, furniture and rugs of soft browns and greens, and walls of chestnut paneling.

BUILDING CODE AMENDMENT.

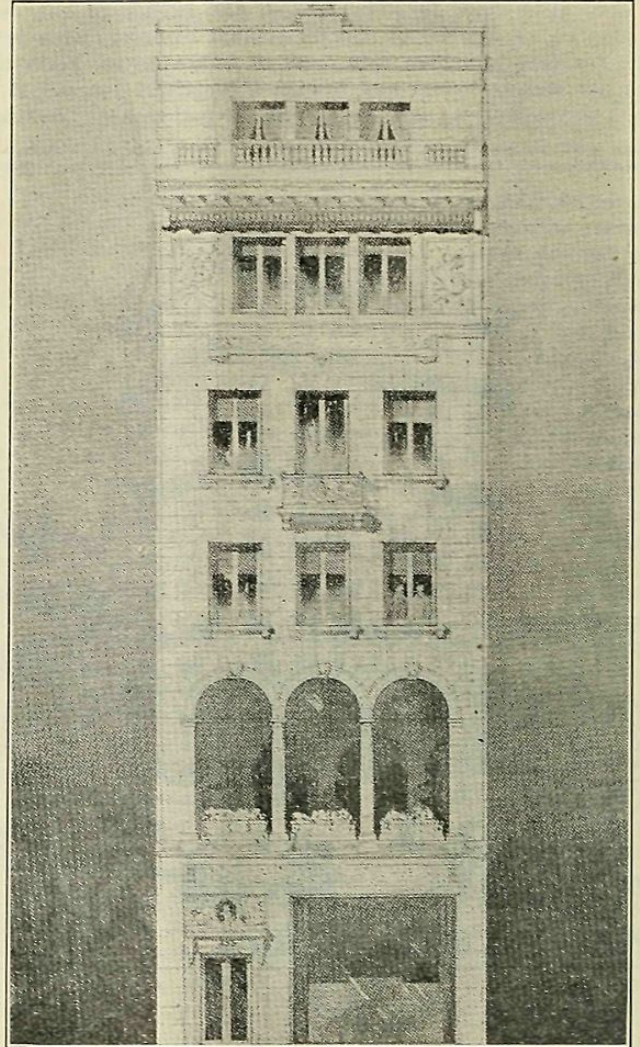
An Automatic Device to Shut-Off the Gas from the Outside of Buildings Proposed as a Measure of Safety.

An amendment to Section 89 of the Building Code, introduced in the Board of Aldermen by Mr. Johnson, is being considered by the Building Committee. It provides that—"Every building within this city in which gas is used for illuminating, heating or other purposes shall be equipped with a mechanical device or devices that will enable any person to shut off or turn on the supply of gas to such building from the outside or vestibule of said building by breaking the glass cover of the shut-off or turn-on keys which operate the gas valves in basement. Such device or devices shall be placed at such point or points in or on such building as may be designated by the Chief of the Fire Department of this city, and shall be of such design and construction as to be easily operated by manual power and with reasonable certainty and safety and to do the work required to be done thereby. The device or devices installed under the provisions of this section shall be approved by the Chief of the Fire Department and shall be so installed as to operate automatically in case of heat from fire."

The resolution is favored by the Board of Fire Underwriters, where it originated, and by the Fire Department as a fire protection measure. Chief Croker says that there is danger of gas escaping from broken pipes and overcoming the firemen in confined spaces, such as cellars, and that there is also danger of an explosion.

A MARBLE BUSINESS PALACE.

Francis G. Stewart (103 Park av) and Harry Allan Jacobs (320 5th av) will design the new building which the firm of Hardman, Peck & Co. will erect at 433 5th av, east side, between 38th and 39th sts, on a site now occupied by a 4-sty private dwelling, belonging to the estate of Theron R. Butler, who bought it in 1867. The exterior will be in Italian style, built in white marble with a colonnade on the second floor, separated by columns of Pavanava marble. Between these columns will stand large, carved marble boxes filled with flowers. The back on the colonnade will be of French plate glass. The ground floor entrance will be particularly impressive with large bronze candlesticks at the entrance, and the show window



TO BE ERECTED ON FIFTH AVENUE.

Stewart & Jacobs, Architects.

will be set in a border of white marble elaborately carved. The walls and ceiling of the ground floor will be built of Caen stone. The ceilings will be arched and elaborately carved in stone and a circular marble stairway, which will be one of the features of the building, will run up to the second floor. Over this stairway will be a dome of leaded glass which will shed light into the rear of the show rooms. This is the first time that a salesroom has been built entirely of Caen stone.

NOVELTIES.

BREEZE COOLS YOU, BUT DOES NOT BLOW PAPERS.—All this for one cent a day. It is one of the most distinctive novelties on the market. Furthermore, it is seasonable. You work all summer with the office windows closed, but you keep cooler than the man under the country shade tree. You are not buried in dust either. Street noises do not make you shout and irritate your throat, because you are cool and quiet and dustless in your office. A little device is on the market that either exhausts the bad hot air in the room or draws in, filters and distributes 5,000 cubic ft. of fresh live air about you every hour you work. The first cost is \$36 delivered. One charm about this little device is that you enjoy a breeze, not a hurricane, of clean air, even though the outer atmospheric conditions are perfectly stationary and blistering hot. For further information address Buyers' Bureau.

A BOON FOR TENEMENT HOUSE OWNERS.—When the Tenement House Department inspectors put a violation on your premises for not having a dumb waiter shaft or your cellar walls properly whitewashed, you have a vision of a good sized bill for whitewashing. This need not be a serious matter nowadays. A certain house makes a specialty of doing this work by machine. It also does cold water painting in the same way. It is a time saver, and for sheds or inaccessible places where it is desired to paint this method is simple and efficient. It works on the same principle as the portable vacuum cleaning service. For further information address Buyers' Bureau, of the Record and Guide.

A TALK WITH MR. EDISON ABOUT HIS CAST CONCRETE HOUSE.

"SOME people collect butterflies, others find pleasurable avocations in going fishing, but my hobby is to build a house for the workingman that will be within his reach and that will be something practical for him. I have great respect for the American workingman and as I have put aside a few dollars that I cannot take with me to the Great Beyond I want to perfect a scheme for doing something for him that will be a real blessing to him. The cast concrete house will be my gift to humanity and I believe it is perfected."

Thomas A. Edison addressed these words to a representative of the Real Estate Record and Builders Guide at his West Orange, N. J., laboratory. He was found there after a prolonged directors' meeting. As he spoke of his latest accomplishment and said that it was for his friend the workingman his eyes twinkled and he rubbed his hands in glee, just like the great big-hearted fellow that he is. "They've been faithful to me," he chuckled, "and you see I want to show them that I appreciate it."

"There she is," and he pointed to a model which is now temporarily on exhibition in Madison Square Garden. "Out here," said he, rising from his chair and leading the way to a window looking out upon the factory grounds is the full-sized house which we will pour in the Fall."

Outside in the yard was a great taupaulin covering the cast iron forms of the poured house to be. The great mixing plant was ready to be turned over and everything was ready to begin work.

"Now I am not going to be commercially interested in that house at all," said Mr. Edison leading the way back to an alcove methodically arranged with phials, electrical apparatuses and other paraphernalia, past a piano and a bed cot, for Mr. Edison works hard and he knows no regular hours. If sleepiness overtakes him while in the midst of work he goes to bed. This is not the general rule, of course, but the bed is there in case sleepiness overtakes the great wizard while he is at work.

"I will lease the rights to build this poured cement house to any responsible contracting firm absolutely without cost or hindrance. I will not exact royalties from it. It is my contribution to the American workingman and I want no revenue from it. I have tried to put every comfort into it. The walls, for instance, will be ornamental, like this," and Mr. Edison pointed to a beautiful white cement plaque embodying a wreath in bas-relief of real artistic merit. "The workingman deserves it and besides it costs no more after the pattern is made to give decorative effects than it would to make everything plain."

"I have been working on that for eight years. There were many problems to overcome. One of them was to make the house dampproof. So I had to set to work to find a compound that would do the work and at the same time last forever. I finally discovered how to make a waterproofing compound that is not only invisible but will last forever. That compound is on that model there, but you cannot see it."

Mr. Edison's own statement regarding the cast concrete house follows: "I believe that this house can be built by lots of 100 or more at one location for a price which will be so low that it can be purchased or rented, by families whose total income is not more than \$550 per annum. It is an attempt to solve the housing question by a practical application of science, and the latest advancement in cement and mechanical engineering. With this idea in mind I have conducted a large number of experiments. These experiments have proved that it is possible to cast a house complete in six hours by pouring a very wet mixture of gravel, sand and cement into iron moulds having the form of a house, and after the removal of the forms or moulds, leave standing a complete house with a fine surface, plain or ornamental, all in one solid piece, including the cellar, partitions, floors, roof, stairs, mantels, veranda—in fact everything except the windows and doors, which are of wood and the only parts of the house that are combustible.

"The house is to be heated by boiler and radiators in the usual manner, the plumbing to be open and jointed by electric welding.

"The experimental house has the partitions arranged to give, besides the cellar, two rooms on first story (one to be used as a living room and the other for a kitchen); the second story to have two rooms and bath; the roof story to have two rooms. When large numbers of houses are made, the partitions can be changed to make more rooms. Once the house is cast, however, no changes can ever be made—nothing but dynamite could be used to remove a partition without great expense.

"Well-made concrete, employing a high grade of Portland cement, is the most lasting material known. Concrete will last as long as granite, and is far more resistant to fire than any known stone.

"The iron moulds for the full size house are, at the present time, about 60 per cent. completed, and it may be possible that before Fall they will be finished and the first house cast. If successful I will use the forms to cast a few sample houses,

to prove how, with a few simple additions to the iron forms, a great many variations in the type of the houses can be made. For instance, by adding or subtracting iron sections, the house can be made smaller and cheaper. By adding sections, the number of stories can be increased, or it can be widened or lengthened. By a few additional forms, the whole appearance of the veranda can be changed. A contracting company having the smallest unit possible to permit of cheap and rapid production, must have six sets of moulds with the other necessary machinery. From these iron sections almost any variation in the size, appearance and ornamentation of the row of houses can be made. The concrete could be tinted with any kind of color, but the general type would be the same. The units might be divided and thereby three complete moulds for one type of house and three sets for an entirely different type, would be secured.

"This scheme of constructing houses cheaply and in quantities does not permit of the building of one house at a time, for the reason that the moulds are heavy. The machinery necessary to handle the materials as well as for the erection of the iron moulds is large and expensive.

"The hardening of the cement requires four days. While one house was hardening the men would either have to remain idle or be laid off during this period, and this would not be practicable; whereas, if the full unit of a minimum of six sets of moulds, and machinery was in operation, the thirty-seven men necessary could be employed continuously erecting, pouring, and removing forms from one lot to another, at a minimum of expense.

"Houses of the type shown in the model, I believe, can be built for \$1,200 each, in any community where material excavated from the cellar is sand and gravel, so it can be used. If the sand and gravel must be obtained elsewhere, the cost will be much more. A change in the forms can be made so that a house can be built that will look just as well, but smaller, at a less cost. On the other hand, by addition to the forms, houses costing \$2,000 or \$3,000 or more can be built.

THE BUILDER'S INVESTMENT.

"To give a rough idea of the cost, I estimate that six sets of iron forms for the house I am to build will cost about \$25,000 per house—a total cost of \$150,000. The cranes, traction steam-shovel, conveying and hoisting machinery, I estimate will cost \$25,000 additional, making a total investment of \$175,000. With this machinery twelve (12) houses per month can be made every month in the year, with the aid of one foreman, one engineer, and thirty-five (35) laborers. This gives one hundred and forty-four (144) houses per year for the unit. If I can prove this, then the labor cost per house will not exceed \$150 each.

"If we allow 6% interest and 4% for breakage on the cost of the forms, and 6% interest with 15% depreciation on machinery, the yearly expense will be about \$20,000. Dividing this into the 144 houses built in the year, gives approximately \$140 per house, for cost of moulds and machinery. Estimating 220 barrels of cement to be mixed with the sand and gravel excavated from the cellar, and will provide sufficient material to build the house. Allowing \$1.40 per barrel for cement, adds a further sum of \$310. The reinforcing steel rods cost \$125; and the heating system and bath \$150. These items total \$875. This leaves a margin between that sum and \$1,200 of \$325 to provide for doors, windows, etc., painting, and the correction of any possible defects.

"If the houses are smaller and 225 can be built in the year for the same investment and labor, it will, from the above data, be easy to approximate the cost per house; the same is true with larger size houses.

"These houses will be waterproof and dampproof. The roofs, after the forms are removed, are painted with a paint made of cement tinted with red oxide of iron, which hardens and never deteriorates. Cement can be tinted to any color and any shade of that color, and the inside or outside can be painted, and is permanent. The cost of the paint for the whole house, inside and out, including roof, will be very small."

FORMS OF CONTRACT.—The two hearings held by the Public Service Commission on the forms of contract for building the new subways resulted in little of practical value. As on most such occasions, the time was largely taken up by speakers who persisted in discussing matters which were not in order. At this week's hearing the subject was the form of contract for building with the City's money. (It was admitted by Commissioner Bassett that the present form of contract was incompatible with building by assessment.) A speaker advocated the appointment of a commission of experts to study the question of ventilation in the subway and prepare plans. Commissioner Eustis explained in a general way the measures that the engineers have adopted for good ventilation. No large interests likely to submit bids were represented among the speakers, and the form of contract will no doubt be adopted without change.



DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others



This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' ASSOCIATION.

ELEVATOR REGULATIONS.

The following regulations are in force in the Bureau of Buildings, Borough of Manhattan, Rudolph P. Miller, Superintendent, for the construction, inspection and operation of elevators:

1. The term "Elevators," as used in these Regulations, shall include all elevators or lifts used for the carrying of passengers or employees. The term "dumbwaiter" is a special form of elevator whose dimensions do not exceed nine square feet, four feet in height, and used for the conveyance of small packages or merchandise. So far as practicable, these Regulations shall also apply to escalators. Where freight elevators are placed within the same shaft enclosure as passenger elevators, such elevators must conform in all particulars to the regulations for the construction, inspection and operation of passenger elevators. All other freight elevators must comply with Sections 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 15, 17, 18, 20, 21, 22 and 23 of the Regulations for Passenger Elevators.

2. All elevators must be inspected as often as possible by an Inspector of the Bureau of Buildings known and designated as Inspector of Elevators, in accordance with the Rules and Regulations of the Bureau prescribing the duties and governing the actions of the employees.

3. Before any elevator shall be hereafter installed or altered in any building in the Borough of Manhattan, the owner or his agent, architect or contractor, shall notify the Superintendent of Buildings in writing, stating the construction and mode of operation of machinery of elevator to be installed or altered, and obtain his approval therefor, and such elevator shall not be operated until it shall have been duly tested and inspected and a certificate of such inspection obtained.

4. The owner, lessee, manager or other person having charge or control of any elevator now in operation in the Borough of Manhattan, and the manufacturer of any such elevator hereafter placed in any building, shall cause to be fastened in a conspicuous place in said elevator a metal plate, having suitable raised letters on same, which shall prescribe the number of pounds weight which said elevator shall be permitted to carry, which weight shall be determined by a proper test, calculation and inspection made under the supervision of an Inspector of Elevators of the Bureau of Buildings.

5. Every elevator, except in private dwellings occupied by one family, must be in charge of a competent operator of reliable and industrious habits, not less than 18 years of age, with at least one month's experience in running an elevator under the instruction of a competent person. In case the Superintendent of Buildings shall become satisfied that the person engaged in running any elevator is incompetent or disqualified from any cause to continue to run the same, the owner or person managing or controlling the elevator shall, upon notice from the Superintendent of Buildings, at once replace the said operator by a competent operator.

6. Elevator shafts and doors of same in non-fireproof buildings must be constructed fireproof and made solid for their full height. Any lights that may be desired in these doors must be provided with wire glass. No one pane of wire glass shall exceed five square feet in area. No more than one opening in the elevator shaft will be allowed on each floor, and all openings in the several stories shall be one above the other; more than one opening may possibly be allowed in extreme cases, but the operating device in the car must be so situated that the operator of the car can control all doors without leaving his car controller, or an automatic switch must be placed on the folding gate on car farthest from the controller.

7. All doors or gates leading to any elevator shaft shall be locked or bolted on the shaft side so as to be opened only by the operator of the car.

8. In all cases where the law or regulations permit grillwork enclosing the shaft or car, it shall be of substantial materials, properly braced and carried the full height of openings, and there shall not be more than one and one-half inch space between any two members of said grille work, except where plain straight bars are used, not filled in with scroll, when there shall not be more than one inch space between members.

9. All entrances to elevator cars must be provided with substantial folding or sliding gates or doors and where floor tracks are used the same must be counter sunk. All folding gates over 3 feet wide at entrance to shaft or car shall have top and bottom centre braces.

10. All counterweights shall have their sections strongly bolted together and shall be so situated that they cannot fall on any part of the elevator or machinery. There shall not be less than 3 feet clearance between the top of counterweights and the underside of overhead beams when the car is resting on the bumpers.

11. No elevator shall be permitted to have attached above, below or on the inside of the car a freight compartment or similar device.

12. All elevators shall have a governor or speed regulator properly connected to the safety devices on the car.

13. The car of all elevators must be constructed of fireproof materials, except that interior trim and flooring may be of hard wood. There shall not be more than one and one-quarter inches ($\frac{1}{4}$) space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly beveled on the underside.

14. All guide rails for both the car and weights shall be of iron or steel, and shall be fastened to the sides of the shaft with wrought or cast-iron brackets, and said brackets shall not be spaced vertically more than eight feet centres for the car guide rails and ten feet for the weight rails.

15. There shall be not less than two cables independently connected to the car and to each set of counterweights. The lifting or weight cables shall have at least one full turn of cable on the drum when they have run the limit.

16. Where counterweights run in the same shaft as the car they must be protected with a substantial screen of iron from the top of rail to a point 15 feet below.

17. Immediately under the sheaves at the top of every elevator shaft in any building there shall be provided and placed a substantial grating of iron or steel having not more than $\frac{1}{2}$ -inch space between any two members of said grating, and of such construction as shall be approved by the Bureau of Buildings.

18. A clear space of not less than 3 feet must be provided between the bottom of the shaft and the lowest point of the underside of the car floor when the car is at its lowest landing, and between the top of crosshead of the car and the underside of the overhead grating when the car is at its top landing, provided that for elevators of greater speed than 350 feet per minute, the distance between the top of crosshead of the car and the underside of the overhead grating when the car is at its top landing shall be not less than 5 feet.

19. All parts of the elevator machinery must be properly inclosed by suitable partitions, and such inclosure must be lighted. Free and safe access must be provided to all parts of elevator machinery.

20. The speed of all elevators must not exceed 400 feet per minute, except that express elevators may run 600 feet per minute for that portion of the shaft in which no intermediate stops are made. Express elevators shall mean only such elevators as run 80 feet or more without stop.

21. At the bottom of all elevator shafts there shall be placed substantial buffer springs.

22. The carrying beams for all machinery shall be of wrought iron or steel.

23. In making any changes or alterations to elevator shafts, rails, overhead machinery or power, all the work changed or altered must be made to conform to the present law and regulations.

24. Any infraction of these regulations, or failure to comply with their provisions after due notice from the Superintendent of Buildings, shall be treated the same as a violation of the Building Code and shall subject the owner to the same penalties as prescribed in Section 150 of the Building Code for such violations.

BOARD OF EXAMINERS.

Appeal No. 52 of 1910: New building No. 134 of 1910; premises, north side of 170th st, 95 west of Fort Washington av, George R. Euell, appellant.

The architect's application was for two 5-sty flats, 50x83 ft., to be erected in the north side of 170th st, 95 ft. west of Fort Washington av, for the Cliff Construction Co. The plans were disapproved April 7 by the Bureau of Buildings on the ground that the front and rear walls were checked, and should be increased in thickness, as the span of beams exceeded 26 ft.; and that the changes in dimensions should be made on all floors, and changes dated and initialed. The application was approved by the Board of Examiners on May 11, on condition that the front wall be increased four inches in thickness, and that both the front and rear walls be laid up in concrete mortar.

DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY.

The Commissioner has issued the following:

"It is hereby ordered that henceforth whenever a new meter is installed or an old one disconnected and reset, there shall be a coupling, union or flange union connection on the inlet and outlet, both connections to be bored for the seal of this Department.

"It is further ordered that the property owner shall protect the said seal and also the meter itself by an adequate covering."

A Measure of Precaution.

Mayor Gaynor has signed the following resolution of the Board of Aldermen:

"Resolved, That pursuant to the provisions of subdivision 8 of section 188 of the Greater New York Charter, the Board of Estimate and Apportionment is hereby requested to authorize the Comptroller to issue special revenue bonds in the amount of twelve thousand dollars (\$12,000), for the purpose of taking the necessary care of the sewers and water mains at the junction of Manhattan av and 110th st, in the Borough of Manhattan, in order to remove the immediate danger of cutting off the water supply from a large portion of the Borough; and be it further

"Resolved, That the President of the Borough of Manhattan is hereby authorized to arrange for the performance of the work hereunder without public letting.

School Recommended for Hunts Point Road.

The Board of Aldermen has passed a resolution recommending to the Board of Estimate and Apportionment that a request from the Board of Education for funds to build a public school in the Hunts Point section be granted. Also, a resolution recommending to the Commissioner of Water Supply, Gas and Electricity that additional lights be placed in the Hunts Point section south of Lafayette av.

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.

INDEX:

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The Star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

<p>1—Demolishing 2—Excavating 3—Foundations 4—Masonry 5—Carpentry 6—Terra cotta blocks. 7—Steel and iron work 8—Reinforced concrete 9—Fireproofing 10—Tin roof 11—Roofing other than tin 12—Front brick</p>	<p>13—Granite 14—Limestone 15—Marble 16—Terra Cotta 17—Mosaic 18—Tile 19—Metal lath 20—Plaster partition blocks 21—Coping 22—Galvanized Iron skylights and cornices 23—Fire-escapes.</p>	<p>24—Plumbing 25—Heating 26—Elevators 27—Dumbwaiters 28—Electric power. 29—Electric wiring. 30—Lighting fixtures 31—Plate glass 32—Interior woodwork and trim 33—Paints 34—Hardware</p>
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Max Zevie, 124 W 112th st, owner; 24.
D Finelite, 306 W 112th st, owner; 24.
Geraty Const Co, 429 6th av, owner; 12, 14, 22.
R H Macdonald, 29 W 34th st, builder; 12, 14, 11, 25, 22.
Louis Roossin, 5-7 Attorney st, owner; 10, 12, 22, 25.
T J McGuire Const Co, 100 W 139th st, owner; 6, 7, 12, 14.
Gustave A Detroy, 339 W 44th st, owner; 24.
Westinghouse Lamp Co., 510 W 23d st, owner; 26.
L Levy, 320 Broadway, owner; 24.
Nicholas F Walsh, 280 Broadway, owner; 24, 22, 31.

Louis C Maurer, 1495 Broadway, ar't; 9, 12, 26, 31; May 25.
Katonah Const Co, 881 Tremont av, owner; 12, 26.
Frisco Realty Co, 442 East 165th st, owner; 12, 26, 14.
Alfred Ollson, Minford pl and 172d st, owner; 12, 26.
Hensle Const Co, 3210 Broadway, owner; 12, 26, 14, 16.
J J Johnson, 108 W 107th st, owner; 24.
Sophia Moore, 230 Grand st, owner; 22, 24.
D O Haaren, 61 10th av, owner; 24.
George Spencer, 555 Peary st, owner; 7.
John J Mahedy, 439 East 18th st, owner; 24.
Croisic Realty Co, 350 Broadway, owner; 7, 9, 12, 14.

Wm Albert Swasey, 47 W 34th st, ar't; 24.
W S Edgar, 127 W 70th st, owner; 22, 12.
Walker & Hazzard, 437 5th av, ar'ts; 24.
Ogden Iron & Steel Mfg Co, 147 Cedar st; 29.
Frank E Wallis, 346 4th av, ar't; 26, 24, 22.
Morris Levirion, 98 Canal st, owner; 24.
The Hennebique Const Co, 1170 Broadway; 8, 13, 12, 25, 26, 28; about June 1.
J S Kennedy, 44 Court st, Brooklyn, ar't; 9, 4, 5; until June 17.
Chas H Higgins, 16 Exchange pl, Jersey City, engineer; 9, 12, 7, 8.
Squires & Wynkoop, 44 Cortlandt st, ar'ts; 12, 9, 7; about June 13.
Patrick Shanley, 1204 Broadway, lessee; 4, 5.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

LEWIS ST, Nos. 79-81, 6-sty brick and stone store and tenement, 50.10x87, slag roof, terra cotta coping; cost, \$25,000; owner, Estate Ogden Goelet, 9 West 17th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 367.

Reinhardt Bros., 645 5th st, have mason work.

SHERMAN AV, s e cor Emerson st, 6-sty brick and stone flat, 155x90, slag roof, steam heat; cost, \$125,000; owner, Hensle Const Co., 3210 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 348.

Chas. Hensle, president and treasurer, Edward Ince, secretary.

ATTORNEY ST, Nos. 5-7, 6-sty brick and stone tenement, 49.8x87, tin roof, steam heat; cost, \$42,000; owner, Louis Roossin, premises; architect, C. Ambrosius, 95 Liberty st. Plan No. 361.

58TH ST, No. 158 W, 9-sty brick and stone apartment house, 42x85.5, composition roof, low pressure steam, tile coping, metal cornices; cost, \$100,000; owner, George D. Waring, 25 East 30th st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 359.

R. H. Macdonald, 29 West 34th st, has general contract.

AMSTERDAM AV, s w cor 175th st, 6-sty brick and stone store and tenement, 70x150, slag roof, wire glass, steam heat; cost, \$300,000; owner, T. J. McGuire Construction Co., 100 West 139th st; architects, Euell & Euell, 1 Madison av. Plan No. 362.

The owner will handle general contract.

AMSTERDAM AV, s w cor 174th st, 6-sty brick and stone tenement, 50x90; cost, \$65,000; owner, Mrs. K. Frank, 42 West 114th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 374.

1ST AV, w s, 75.8 n 107th st, 6-sty brick and stone, ten 25x87; cost, \$30,000; owner, Antonio Sorgi, 2057 1st av; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 373.

Hotels.

11TH AV, n e cor 23d st, 4-sty brick and stone hotel, 49.8x93x96; cost, \$55,000; owner, John Hollings, 182 11th av; architect, Fredk. Jacobsen, 1204 Broadway. Plan No. 368.

Miscellaneous.

AUDUBON AV, s w cor 181st st, 1-sty frame open air, booth 6x6; cost, \$400; owner, T. W. Meyers, 21 New st; architects, Neville & Bagge, 217 West 125th st. Plan No. 358.

DIVISION ST, n w cor Allen st, 1-sty brick stores, 76x40x16.3, slag roof; cost, \$6,000; owner, Adelphi Holding Co., 25 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 366.

99TH ST, n s, 175 w Columbus av, 1-sty frame and sheet iron operating booth, 10x7; cost, \$500; owner, The Morrison Estate; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 369.

DIVISION ST, No. 77, 2-sty brick store and bakery, 10.5x25; cost, \$6,000; owner, Estate Albert Cappelle, 617 2d st, Brooklyn; architect, M. Feldman, 21 Park Row. Plan No. 355.

4TH ST, No. 207 E, 1-sty brick out-house, 11.2x10.6; cost, \$1,000; owner, Wm. Henkel, 207 East 4th st; architect, O. Reissmann, 30 1st st. Plan No. 353.

40TH ST, No. 344 E, 1-sty brick out-house, 21.4x7.1; cost, \$2,000; owner, F. Sulzberger, 409 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 351.

124TH ST, Nos. 437-439 E, 1-sty frame shed, 46x34; cost, \$450; owner, Patrick O'Neill, 417 East 124th st; architect, Nathan Langer, 81 East 125th st. Plan No. 352.

CENTRAL PARK WEST, Cathedral Parkway, 109th st, 2-sty, open air pictures how, 6x6; cost, \$200; owner, S. & M. Ferguson, 20 Cathedral Parkway; architect, Central Park West Amusement Co., 36 Cathedral Parkway. Plan No. 356.

MADISON AV, e s, 100 n 137th st, 1-sty frame shelter, 12x24; cost, \$50; owner, not given; architect and builder, J. Odell Whitenack, 231 West 18th st. Plan No. 349.

Theo. C. Wood, Madison av and 137th st, lessee.

MACOMBS DAM ROAD, n w cor 154th st, 1-sty brick open air dining room, 50x100; cost, \$3,000; owner, Louis Waldron, 8th av and 155th st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 347.

12TH AV, e s, 57th, 58th sts, 1-sty frame shed, 50x50; cost, \$2,000; owner, Chas. E. Appleby, 192 Broadway; architect, G. P. Derrats 113 East 19th st. Plan No. 354.

Schools and Colleges.

116TH to 120TH STS, Amsterdam av to Broadway, grounds, 5-sty brick and stone Philosophy bldg., 145x57, tile roof, copper skylights, steam heat; cost, \$250,000; owner, Columbia University, Amsterdam av and 116th st; architects, McKim, Mead & White, 160 5th av. Plan No. 365.

No contract awarded.

182D ST, Nos. 555-557 W, 1-sty stone and brick school, 25x64.9, tar and gravel roof; cost, \$3,000; owner, Oscar and S. Marie Duryea, 200 West 72d st; architect, John H. Duncan, 208 5th av. Plan No. 360.

54TH ST, No. 545 W, 3-sty and basement brick and stone school, 88x61, tar and gravel roof, steam heat; cost, \$60,000; owner, Church of St. Ambrose 513 West 64th st; architect, John J. Van Pelt, 381 4th av. Plan No. 370.

Stables and Garages.

11TH AV, Nos. 404-408, 3-sty brick and stone garage, 74.1x125, tar and gravel roof, steam heat, bluestone coping; cost, \$40,000; owner, Marion Post, 1690 Broadway; architect, office of F. E. Wallis, 346 4th av. Plan No. 350.

Stores, Offices and Lofts.

32D ST, Nos. 14-18 East, 12-sty brick and stone mercantile bldg., 65.6x90, slag roof, copper skylights, vitrified tile coping; cost, \$250,000; owner, Geraty Const. Co., 429 6th av; architect, Wm. H. Birkmire, 396 Broadway. Plan No. 357.

MADISON AV, Nos. 72-74, 12-sty brick and stone loft, plastic slate roof; cost, \$200,000; owner, Madison Holding Co., 83 Canal st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 371.

25TH ST, s s, 400 e 6th av, 12-sty brick and stone loft and store, 50x86, slag roof, steam heat; cost, \$225,000; owner A. & L. Construction Co. 1046 Myrtle Co.; architect, Chas. B. Meyers, 1 Union sq. Plan No. 372.

5TH AV, Nos. 218-220, 19-sty brick and stone store and office, 56.6x127.6, slag or gravel roof, steam heat; cost, \$700,000; owner, Croisic Realty Co., 350 Broadway; architect, Frederick C. Browne, 3 West 29th st. Plan No. 364.

Louis M. Jones, 30 West 87th st, president; Thomas W. Jones, 21 West 88th st, vice-pres.; Chas. E. Jones, 161 Underhill av, Brooklyn, secretary.

17TH ST, Nos. 50-54 W, 12-sty brick and stone store and loft, 66x84, plastic slate roof, copper cornices, steam heat, glazed tile coping; cost, \$200,000; owner, Widbern Realty Co, 14 West 23d st; architect, James F. Connell, 190 South av, Staten Island. Plan No. 363.

Maurice Renard, president. Fleishman Bros. Co. have contract.

MANHATTAN ALTERATIONS.

ALLEN ST, No. 121, windows to 5-sty brick tenement; cost, \$400; owner, Morris Lipschutz, 1 East 106th st; architect, O. Reissmann, 30 1st st. Plan No. 1198.

BEACH ST, Nos. 78-80, stairs, doors, alter hoistway to 2 and 4-sty brick loft; cost, \$3,000; owner, Thomas Newbold, 463 Madison av; architect, Valentine Lynch, 100 William st. Plan No. 1190.

BAXTER ST, No. 20, partitions, windows, toilets, to 2-sty brick dwelling; cost, \$500; owner, D. Finelite, 306 West 112th st; architect, O. Reissmann, 30 1st st. Plan No. 1199.

BLEECKER ST, No. 207, fireproof ceiling to 3-sty brk tenement; cost, \$500; owner, Mary Ottinger, 31 Nassau st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1261.

CEDAR ST, Nos. 147-149, alter stairs, flooring, electric wiring, to 4-sty brick office; cost, \$1,000; owner, Washington Frothingham Fonda, N. Y.; architect, Ogden Iron & Steel Mfg. Co., 147 Cedar st. Plan No. 1240.

CHAMBERS ST, Nos. 147-149, Reade st, Nos. 127-131, cut openings, alter ice box, to three 4-sty brick lofts; cost, \$300; owner, Chas. Weiland, premises; architect, Herman Horenburger, 122 Bowery. Plan No. 1188.

CITY HALL PLACE, No. 37, windows, plumbing, galvanized iron skylights, show windows, to 3-sty brick and stone store and dwelling; cost, \$2,000; owner, Nicholas F. Walsh, 240 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 1217.

CLINTON ST, No. 68, store front, alcoves to 5-sty brk store and tenement; cost, \$450; owner, Mrs. Sarah Dickie, 132 Hooper st, Brooklyn; architect, William Kurtzer, 192 Bowery. Plan No. 1260.

DEY ST, No. 59, 1-sty brk rear extension, 21x17, to 4-sty brk loft; cost, \$1,500; owner, New York Steam Co., 90 West st; architect, Mason R. Strong, 7 Wall st. Plan No. 1269.

DELANCEY ST, N.o. 126, toilets, partitions, windows, to 2, 4 and 5-sty brick tenements; cost, \$6,000; owner, Morris Levinson 98 Canal st; architect, Bernstein & Bernstein, 24 East 23d st. Plan No. 1246.

DELANCEY ST, s e cor Orchard st, show windows, to 6-sty brick tenement; cost, \$2,000; owner, A. & E. Elteman, 5 West 111th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1247.

DOWNING ST, No. 23, partitions, toilets, windows, show windows, to 3-sty brick tenement; cost, \$1,400; owner, T. W. Moyer, Pottsville, Pa.; architect, D. Briganti, 205 East 17th st. Plan No. 1203.

Cardile & Co., 254 East 10th st, has contract.

ELDRIDGE ST, No. 38, vent shaft, toilets, to 5-sty brick store and tenement; cost, \$1,200; owner, Hyman Spektorsky, 259 Canal st; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 1183.

FRONT ST, No. 41, erect sign to — sty store and dwelling; cost, \$225; owner, not given. Plan No. 1221.

O. J. Gude Co., lessee.

FULTON ST, No. 176, alter stairs, partitions, piers, to 5-sty brick store and loft; cost, \$15,000; owner Caroline B. Sellev 111 Fulton st; architect, J. C. Westervelt, 36 West 34th st. Plan No. 1220.

No contract let.

JEFFERSON ST, s w cor Cherry st, add 1-sty for ward, to 5-sty brick and stone hospital; cost, \$8,000; owner, The Beth Israel Hospital Association, premises; architect, Edward Necarsulmer, 507 5th av. Plan No. 1228.

MOTT ST, Nos. 19-21, partitions, toilets, windows, to two 5-sty brick store and tenement; cost, \$400; owner, Cecilia Cohn, 247 East 68th st; architect, Robert Cohn, 247 East 68th st. Plan No. 1176.

MOTT ST, No. 156, partitions, toilets, windows, to 6-sty brick store and tenements; cost, \$300; owner, Wm. Figundio, 24 Garfield place, Brooklyn; architect, Robert Cohn, 247 East 68th st. Plan No. 1189.

NASSAU ST, No. 20, iron columns, girders, stairs, tank, alter elevator to 5-sty brick and stone office building; cost, \$25,000; owner, Fourth National Bank, 20 Nassau st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1179.

Marc Eidlitz & Son, 489 5th av, have general contract.

NEW CHAMBERS ST, No. 70, store fronts, partitions, windows, steel girders, to 5-sty brick store and tenement; cost, \$6,000; owner, Wolf Finkelstein, 121 Chrystie st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1241.

ORCHARD ST, No. 191, vent shaft, toilets, partitions, windows, to 5-sty brick tenement; cost, \$5500; owner L. Levy, 320 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1212.

PEARL ST, No. 208, toilets, partitions, windows, to 4-sty brick store and loft; cost, \$250; owner, Martin Wellbrook, premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 1233.

RIVINGTON ST, No. 64, partitions to 3-sty brick dwelling; cost, \$450; owner, Otto A. Rosalsky, Criminal Court Bldg.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1225.

RIVINGTON ST No. 263, chimney, partitions, windows, to 2-sty frame dwelling; cost, \$200; owner, Harry Jaffe, 22 Hope st, Brooklyn; architect, Max Cohn, 280 Bedford av, Brooklyn. Plan No. 1218.

SPRING ST, No. 305, partitions, vent shaft, toilets to 5-sty brk store and tenement; cost, \$1,800; owner, Estate P. Skelly, 650 1st av; architect, Chas. H. Richter, 68 Broad st. Plan No. 1258.

VARICK ST, No. 71, alter plumbing, toilets, to 5-sty brick loft; cost, \$450; owner, Mrs. Deborah Herrman, Hotel Majestic; architect, Peter Roberts, 37 Sullivan st. Plan No. 1250.

WILLIAM ST, Nos. 103-105, 2-sty brick rear extension, 10x8, windows to 6-sty brick and stone loft and office; cost, \$800; owner, C. B. Van Valen, 95 William st; architect, M. Conniffe, 508 Pearl st. Plan No. 1239.

WASHINGTON ST, Nos. 658-660, skylights, windows, walls, to 1-sty frame and brick beer bottling building; cost, \$1,000; owner, Frederick W. Woerz, 291 West st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 1205.

Louis Weber Bldg. Co., 1 Madison av, has contract.

10TH ST, No. 415½ E, stairs, walls to 5-sty brick tenement; cost, \$200; owner, John Bentz, premises; architect, Harry Zlot, 58 East 114th st. Plan No. 1174.

16TH ST, Nos. 320-322 W, toilets, partitions, windows, to 4-sty brick tenement and stable; cost, \$2,000; owner, Diedrich O. Haaren, 61 10th av; architect, Frank Hausle, 81 East 125th st. Plan No. 1187.

16TH ST No. 655 E., toilets, windows to 5-sty brk tenement; cost, \$1,500; owners, Weil & Mayer, 5 Beekman st; architect, A. Balschun, 462 E. 137th st. Plan No. 1264.

18TH ST, No. 439 East, 1 and 2-sty brick side and rear extension, 25x42, partitions, toilets, stairs, to 4-sty brick store and dwelling; cost, \$5,000; owner, John J. Mahedy, 439 East 18th st; architect, Edwin C. Georgi, 603 East 83d st. Plan No. 1223.

23D ST, No. 120 W, partitions, balconies, stairs, to 4-sty brick loft; cost, \$3,500; owner, L. F. Cooper, 65 Prospect st, East Orange, N. J.; Jeanette Le Brun Parsons, 126 East 73d st; J. Cooper Mott, Great Neck, N. J.; architects, Gross & Kleinberger, Bible House. Plan No. 1200.

23D ST, Nos. 536-546 W, alter floors to 4-sty brick manufacturing; cost, \$100; owner, Wm. Lyall, Summit, N. J.; engineer, W. E. Weston, 552 West 23d st. Plan No. 1204.

Levering & Garrigues Co., 552 West 23d st, have contract.

23D ST, Nos. 516-534 W, install elevator, to 5-sty brick and stone factory; cost, \$1,825; owner, Westinghouse Lamp Co., 520 West 23d st; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 1210.

23D ST, Nos. 44-60 E., erect balconies to 11-sty brk and stone store and loft; cost, \$400; owner, U. S. Realty Trust Co., 111 Broadway; architects, S. B. Eisendrath and B. Horwitz, 500 5th av. Plan No. 1265.

27TH ST, No. 157 W, toilets, to two 4-sty brick stores and tenements; cost, \$900; owner, The Twenty-Eighth St. and Seventh Av. Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1207.

28TH ST, No. 45 W, partitions, windows, toilets, store fronts to 4-sty brick office and storage; cost, \$5,000; owners, S. H. Russin and S. Haufing, 114 West 28th st; architect, O. Reissmann, 30 1st st. Plan No. 1213.

33D ST, No. 19 W, 2-sty brick front extension, 30.2x5.2, partitions, girders, to 3-sty brick and stone store and dwelling; cost, \$1,000; owner, Astor Estate, 23 West 26th st; architect, Wm. Albert Swasey, 47 West 34th st. Plan No. 1182.

33D ST, No. 19 E, 2-sty brick front, extension, 30x52, partitions, plumbing fixtures, walls to 3-sty brick and stone store dwelling; cost, \$1,000; owner, Astor Estate, 21 West 26th st; architect, Wm. Albert Swasey, 47 West 34th st. Plan No. 1234.

34TH ST, No. 60 E, store fronts, alter floors, to 4-sty brick residence; cost, \$10,000; owner, Annie Flint, 178 East 19th st; architect, R. H. Robertson & Son, 160 5th av. Plan No. 1222.

No contract let.

36TH ST, No. 69 W., walls to 4-sty brk store and dwelling; cost, \$200; owner, F. J. Shine, 71 W. 36th st; architects, B. W.

Berger & Son, Bible House. Plan No. 1256.

39TH ST, Nos. 243-249 W, 11-sty brick side extension, 66.7x98.9, staircase, cut walls, to 11-sty brick and stone loft; cost, \$200,000; owner McGraw Realty Co. 239 West 39th st; architects Jackson & Rosencrans, 1328 Broadway. Plan No. 1201.

42D ST, No. 117 West, 1-sty brick side extension, 8x55, alter floors, chimney, vault, piers to 4-sty brick and stone store and dwelling; cost, \$8,000; owner, Alonzo Hornby, Redmonds, California; architects, Wm. Douglas Smith, 1170 Broadway. Plan No. 1251.

43D ST, No. 548 W, partitions, show windows, iron beams to 5-sty brick tenement and store; cost, \$700; owner, Chas. Pope Caldwell, 640 West 139th st; architect, John G. Pfuhler, 66 10th av, White-stone, L. I. Plan No. 1196.

44TH ST, No. 339 W, partitions, toilets, windows, to 5-sty brick and stone store and tenement; cost, \$1,500; owner, Gustave A. Detroy, 339 West 44th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 1208.

47TH ST, No. 526 W, alter air shaft, to 5-sty brick store and tenement; cost, \$100; owner, Mary L. Bishop, care Thomas M. Fanning, 3427 Broadway; architect, Thomas M. Fanning, 3427 Broadway. Plan No. 1184.

47TH ST, Nos. 315-317 W, elevator, skylights, plumbing, to 5-sty brick storage; cost, \$6,000; owner, C. J. Richter, 119 West 73d st; architect Frank E. Wallis, 346 4th av. Plan No. 1245.

51ST ST, No. 49 E, alter roof, build sun room to 5 and 6-sty brick dwelling; cost, \$1,950; owner, Mrs. Ethel Davies Thacher, 49 East 51st st; architects, Phillips & Ingalls, 103 Park av. Plan No. 1209.

John J. Kennedy, Riverdale, N. Y., has general contract.

54TH ST, Nos. 58-60 E, 2-sty brick front and rear extensions, 38x22.6, and 38x25.6, walls to two 5-sty brick tenements; cost, \$14,000; owners, E. C. Henderson and H. I. Henderson, 58 East 54th st; architect, Henry Rutgers Marshall, 3 West 29th st. Plan No. 1230.

57TH ST, No. 140 W, toilets, windows, to 12-sty brick and stone apartment; cost, \$1,000; owner, 140 West 57th st (a corporation); architects, Pollard & Steinam, 10 East 33d st. Plan No. 1185.

Victor Harris, 140 West 57th st, president.

57TH ST, No. 109 East, 2-sty brick rear extension, 11.6x4, stairs, rebuild front. baths, to 5-sty brick and stone dwelling; cost, \$10,000; owner, M. A. Shiland, Hotel Gotham; architect, Herbert Lucas, 129 East 19th st. Plan No. 1175.

R. J. Algie, 7 West 67th st, has mason work.

64TH ST, No. 126 E., 2-sty brk rear extension, 8.8x16, add 1-sty, partitions, girders to 3-sty brk and stone dwelling; cost, \$8,000; owner, J. Dodge Peters, 74 E. 55th st; architect, Cortlandt F. Luce, 246 4th av. Plan No. 1242.

J. I. Cahalan, 400 Columbus av, has mason work; Joseph Kelly, 189 9th av, carpenter work.

69TH ST, No. 417 E., partitions, windows to 5-sty brk tenement; cost, \$600; owner, J. J. Cermak, premises; architect, E. Wilbur, 120 Liberty st. Plan No. 1254.

70TH ST, No. 176 E., 2-sty brk rear extension, 8x23.6, add 1-sty, partitions, plumbing, vent shaft to 3-sty brk and stone residence; cost, \$12,000; owner Lydia Lawrence Blagden, 16 E. 10th st; architects, Walker & Hazzard, 437 5th av. Plan No. 1237.

70TH ST, No. 127 E., 3-sty brk rear extension, 20x5.2, partitions, skylight, walls to 3-sty brk and stone residence; cost, \$1,500; owner, W. S. Edgar, 127 W. 70th st; architects, Delano & Aldrich, 4 E. 39th st. Plan No. 1235.

71ST ST, No. 112 E, new floors, partitions, to 4-sty brick and stone apartment house; cost, \$18,000; owner, Ethel S. Tefft,

M. Louise Shefflin and Lida M. Fleitmann, 61 East 60th st; architect, Geo. E. Wood, 311 Madison av. Plan No. 1211.

80TH ST, No. 20 E, elevator shaft, to 4-sty brick and stone residence; cost, \$1,000; owner, Mrs. Sara Hermann, 20 East 80th st; architect, R. S. De Coster, 451 5th av. Plan No. 1215.

Norman Fireproof Const. Co., 412 East 125th st, has contract.

85TH ST, Nos. 338-340 W., partitions, alter chimney to 6-sty brk apartment house; cost, \$2,000; owner, The Three Art Club, 536 West End av; architect, Geo. A. Fitting, 2434 Broadway. Plan No 1266.

85TH ST, No. 21 W, partitions, toilets to 6-sty brk tenement; cost, \$4,500; owner, P. J. Sachs, 468 W. 142d st; architect, Geo. Nichols, 82 Wall st. Plan No. 1236.

Stoddard & Hughes, 244 W. 29th st, have general contract.

85TH ST, No 54 W., 4-sty brk rear extension, 6.6x4.6, add 1-sty to extension, toilets, to 4-sty brk dwelling; cost, \$1,200; owner, Mrs. Ida Small, 54 W. 85th st; architects, Herts & Tallant, 113 E. 19th st. Plan No. 1257.

87TH ST, No. 31 W., extend bay window to 1-sty brk dwelling; cost, \$500; owner, I. B. Kleinert, 31 W. 87th st; architects, Shire & Kaufman, 110 E. 23d st. Plan No. 1243.

91ST ST, No. 350 E, partitions, skylight, toilets, to 5-sty brick tenement; cost, \$2,500; owner, Sophia Moore, 230 Grand st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1181.

98TH ST, No. 2 W, partitions, new entrance, to 7-sty brick apartment house; cost, \$12,000; owner, Theresa Goldsmith and Louis Kahn, 170 Broadway; architects, Schwartz & Gross, B. N. Marcus, 347 5th av. Plan No. 1219.

101ST ST, No. 183 W, brick wall, to 1-sty brick dwelling; cost, \$150; owner, Fred Esselmann, 183 West 101st st; architect, David W. King, 136 Liberty st. Plan No. 1193.

106TH ST, No. 339 E., windows, bake oven to 5-sty brk tenement; cost, \$800; owner, Antonio Sorgi, 20.7 1st av; architect L. F. J. Weiher, 217 W. 125th st. Plan No. 1227.

107TH ST, No. 209 E., partitions, windows, to 4-sty brk tenement; cost, \$400; owner, Wm. and Bertha Hof, 587 E. 136th st; architect, Otto Rettig, 289 E. 146th st. Plan No. 1238.

116TH ST, Nos 105-107 W., 1-sty brk rear extension, 35x8, toilets, balcony, windows to 2-sty brk stores and office; cost, \$1,000; owner, S. & M. Bernheimer, 2339 7th av; architect, Albert Morris, 103 Park av. Plan No. 1244.

Aldhouse & Co., 2339 7th av, have contract.

AMSTERDAM AV, Nos. 1123-1127, stairs, toilets, add 1-sty to 2-sty brick stores; cost, \$15,000; owner, J. J. Johnson, 108 West 107th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1177.

AMSTERDAM AV, Nos. 1321-1327, windows to four 4-sty brk tenements; cost, \$1,500; owner, Lambert Suydam, 10 W. 39th st; architects, Gross & Kleinberger, Bible House. Plan No. 1263.

AMSTERDAM AV, No. 2761, alter columns to toboggan slide; cost, \$45; owner, E. C. Merrell, 2761 Amsterdam av; architect, Robert Moss, 120 Liberty st. Plan No. 1253.

BROADWAY, Nos. 1642-1646, alter walls, foundations, roof to parquet and and balcony, brk and stone auditorium and stable; cost, \$50,000; Fiftieth Street & Broadway Co., 1416 Broadway; architect, Wm. Albert Swasey, 47 W. 34th st. Plan No. 1226.

BROADWAY, No. 2241, erect sign to -sty store and dwelling; cost, \$175; owner, not given; architect, O. J. Gude Co., 935 Broadway. Plan No. 1178.

BROADWAY, s e cor 136th st, iron and glass marquise to 6-sty brick apartment

and store; cost, \$300; owner, Belgrade Realty Co., premises; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1180.

Webster Iron Works, 1240 Webster av, has contract.

BOWERY, No. 98, new entrance, store fronts, stairs, to 5-sty brick store and lodging house; cost, \$500; owner, John J. Campbell 356 Bowery; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 1173.

GREENWICH AV, Nos. 44-46, alter walls, partitions, to 2-3-sty brick stores and tenements; cost, \$1,800; owner, Nathan Glassheim, 44 Greenwich av; architect, Geo. M. McCabe, 9 65th av. Plan No 1214.

LEXINGTON AV, No. 332, partitions, alter stoop, windows to 4-sty brk tenement; cost, \$1,500; owner, Thomas Snell, 110 4th av; architects, John B. Snook's Son, 73 Nassau st. Plan No. 1252.

J. Odell Whitenack has contract.

MADISON AV, No. 1, partitions, walls, columns, girders, alter roof beams to 11-sty brk office building; cost, \$6,000; owner, Metropolitan Life Ins. Co., 1 Madison av; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 1231.

MADISON AV, No. 2016, partitions, windows, to 6-sty brick store and tenement; cost, \$35; owner, Mayers Kahn Realty Co., 153 East 59th st; architect, Frank Hausle, 81 East 125th st. Plan No. 1186.

MADISON AV, Nos. 571-591, windows, toilets, to 2 and 3-sty brick studios and stores; cost, \$300; owner, Mary H. Lester, 453 West 143d st; architect, E. B. Chestersmith, 150 Nassau st. Plan No. 1194.

PARK AV, n e cor 76th st, add 1-sty to 5-sty brk dispensary and laundry; cost, \$15,000; German Hospital & Dispensary, 77th st and Park av; architect, I. E. Ditmars, 111 5th av. Plan No. 1248.

1ST AV, No. 1514, partitions, store fronts to 4-sty brk store and tenement; cost, \$1,500; owner, Emma S. Goldstein, 234 E. 68th st; architects, Gross & Kleinberger, Bible House. Plan No. 1262.

1ST AV, No. 795, fireproof ceiling, toilets, plumbing, windows to 5-sty brk store and tenement; cost, \$2,000; owner, F. Sulzberger, 409 E. 46th st; architect, Otto L. Spannhake, 233 E. 78th st. Plan No. 1268.

1ST AV, Nos. 2126-2128, partitions to 6-sty brick tenement; cost, \$800; owner, Hyman Fried, 90 East 10th st; architect, A. Balschun, 462 East 137th st. Plan No. 1192.

3D AV, No. 684, windows to 5-sty brk store and tenement; cost, \$250; owner, E. Kenedy, 5 Barclay st; architect, Otto J. Spannhake, 283 E. 78th st. Plan No. 1267.

4TH AV, n w cor 17th st, alter vault lights, stairs, toilets to 17-sty brk and stone loft and office; cost, \$4,500; owner, Everett Investing Co., 111 Broadway; architects, Starrett & Van Vleck, Everett Bldg. Plan No. 1259.

4TH AV, s e cor 11th st, walls, windows, stairway, to 3-sty brick store and loft; cost, \$900; owner, Frank L. Part-ridge, 49 Wall st; architect, Warwick D. Bishop, 90 East 10th st. Plan No. 1195.

5TH AV, No. 308, add 1-sty to extension, piers, steel beams, to 4-sty brick store; cost, \$2,500; owner Jacques Kra-kauer 308 5th av; architect, Buchman & Fox, 11 East 59th st. Plan No. 1206.

5TH AV, s w cor 23d st, tile partitions to 7-sty brick store and loft; cost, \$1,500; owner, Union Trust Co., 80 Broadway; architect, Lebolt & Co., premises. Plan No. 1202.

5TH ST, No. 336 E., partitions to 6-sty brk store and tenement; cost, \$150; owner, Rose Hutz, 7 E. 1st st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1224.

6TH AV, No. 616, erect sign to - sty store and tenement; cost, \$250; owner not given; lessee, Timothy J. Shine, 616 6th av. Plan No. 1229.

6TH AV, No. 504, piers to 4-sty brk store and dwelling; cost, \$200; owner, Wm. F. Donnelly, 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1232.

7TH AV, n e cor 128th st, windows, alter chimney, stone steps, partitions, stairs to 1-sty stone and brk church; cost, \$450; owner, New York Presbyterian Church, premises; architect, John Brandt, 271 W. 125th st. Plan No. 1249.

7TH AV, No. 362, alter cellar entrance, girders to 3-sty brk store and dwelling; cost, \$400; owner, H. L. Denring, 220 Broadway; architect, B. W. Berger & Son, Bible House. Plan No. 1255.

8TH AV, No. 683, stairs, partitions, store fronts, to 4-sty brick tenement; cost, \$500; owners, J. & F. Goodman, 224 West 44th st; architect, John H. Knubel 318 West 42d st. Plan No. 1216.

10TH AV, Nos. 239-243, steel columns, walls, girders, to 5-sty brick and stone loft; cost, \$10,000; owner Geo. Spencer, 555 Pearl st; architect Frank H. Klute, 225 East 19th st. Plan No. 1191.

11TH AV, No. 662, stairs, partitions, toilets, windows, to 4-sty brick tenement; cost, \$1,000; owner, Max Zevie, 124 West 112th st; architect, Nathan Langer, 816 125th st. Plan No. 1197.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

3D AV, w s, 47.9 s St. Paul's pl, 6-sty brick store and tenement, slag roof, 26x 116 9-12; cost, \$29,000; owner, 3d Ave. Bldg Co., 215 West 120th st; architect, David Stone, Bible House. Plan No. 539.

COLLEGE AV, n e cor 163d st, 4-sty brick tenement, plastic slate roof, 44x 76.6; cost, \$30,000; owners, Frisco Realty Co., Charles Zimmermann, 442 East 165th st, president; architect, Fred Hammond, 149th st and 3d av. Plan No. 523.

163D ST, n s, 44 e College av, two 4-sty brick tenements, plastic slate roof, 38x 70.6; total cost, \$40,000; owners, Frisco Realty Co., Charles Zimmermann, 442 East 165th st, president; architect, Fred Hammond, 149th st and 3d av. Plan No. 524.

167TT ST, s w cor Tiffany st, 5-sty brick tenement, plastic slate roof, 69.1 $\frac{1}{4}$ x 88.11 $\frac{1}{2}$; cost, \$60,000; owner, Jane Kitchen, 2009 Bronxdale av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 522.

WEBSTER AV, w s, 229 n 180th st, two 4-sty brick tenements, tin roof, 38x 70.6; total cost, \$30,000; owner, Chas. Bjorkegren, 2148 Mapes av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 528.

Stebbins av, s w cor Jennings st, 6-sty brick tenement, tin roof, 69.6x68.3 $\frac{1}{2}$; cost, \$45,000; owners, Cioffi Co, 1116 Intervale av; architect, Harry T Howell, 149th st and 3d av. Plan No. 542.

Dwellings.

BROOK AV, n e cor 142d st, 4-sty brick dwelling, 60.8x40; cost, \$25,000; owners, Sisters of the Poor of St. Francis, on premises; architect, J. E. Ditmars, 111 5th av. Plan No. 540.

VALENTINE AV, n w cor 197th st, 3-sty brick dwelling, tin roof, 18.03x60; cost, \$8,500; owner, Philip Cahill, 1980 Daly av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 537.

VALENTINE AV, w s, 18 n 197th st, four 3-sty brick dwellings, tin roof, 18x 37; total cost, \$26,000; owner, Philip Cahill, 1980 Daly av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 538.

STORY AV, s s, 125 w Olmstead av, 2-sty frame dwelling, tin roof, 19x38; cost, \$2,500; owner, Wm. Heinrich, 1037 Olmstead av; architect, Henry Conrad, 840 Olmstead av. Plan No. 520.

WEBSTER AV, s w cor 167th st, 1-sty brick stores, tin roof, 100x50; cost, —; owner, Elizabeth A. Dillen, Broadway

and 66th st; architect, Frank Marlon Wright, 569 5th av. Plan No. 521.

BAILEY AV, e s, 759 s Kingsbridge road, 2 $\frac{1}{2}$ -sty frame dwelling, slate roof, 28x44; cost, \$5,500; owner, Caroline A. Thorn, Riverdale; architect, Thos. Phillips, 70 Morningside av, Yonkers. Plan No. 535.

HERSCHELL ST, e s, 379.20 s Westchester av, three 2-sty frame dwellings, tin roof, 21x48, total cost, \$13,500; owners, Baxter Howell Bldg Co., 2283 Westchester av; architect, Chas R Baxter, 3099 Middletown road. Plan No 543.

Factories and Warehouses.

135TH ST, n s, — e Willow av, 5-sty brick factory, slag roof, 50x100; cost, \$15,000; owner, Frederick Schnen, on premises; architect, Edward L Middleton, 2655 Briggs av. Plan No. 533.

Miscellaneous.

BRONX RIVER AV, n s, 200 e Stephens av, 1-sty frame stand, 16x16; cost, \$400; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 536.

BROOK AV, w s, 62 s Park av, 1-sty brick shed, 20x38; cost, \$1,000; owners, Sheffield Farms Slawson Decker Co., 524 West 57th st; architect, Frank A. Rooke, 489 5th av. Plan No. 527.

CEDAR AV, e s, 500 s Cornell av, 1-sty frame shed, 14x18; cost, \$80; owner, Jane Killian, on premises; architect, James Killian, on premises. Plan No 519.

ROOSEVELT AV, s s, 115 e Fort Schuyler road, 1-sty frame tool house, 24x16; cost, \$75; owner, John Grennan, 2150 Blackrock; architect, Henry Nordheim, 1087 Tremont av. Plan No. 525.

WHITE PLAINS AV, e s, 300 s Clason Point road, 1-sty frame shooting gallery, 20x30; cost, \$1,500; owner, Wm. Geo. Baker, 1848 Boston road; architect, Adolph Schuler, 495 East 140th st. Plan No. 526.

BOSTON ROAD, w s, 138 n 180th st, 1-sty frame kitchen, Carey roof, 35x20; cost, \$400; owners, The Old Hoboken Turtle Club, John Hollings, 565 W 23d st, pres; architect, J G Harlach, 790 E 180th st. Plan No. 529.

CLASON POINT ROAD, n w cor Stephenson av, six 1-sty frame amusement hall, plaster or metal roof, sizes irreg; cost, \$10,000; owners, Gorge Scenic Water Ride Co, A F Tupin, 309 Broadway, pres; architect, Lynn Welcher 309 Broadway. Plan No. 531.

Stables and Garages.

167TH ST, n e cor Clay av, 1-sty frame stable, tin roof, 30x47; cost, \$1,000; owner, Albert J. Schwarzler, 1340 Brook av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 518.

TINTON AV, No. 18, 1-sty frame stable, 15x31; cost, \$500; lessee, Wm. Eske, on premises; architect, A. Arctander Co., 391 East 149th st. Plan No. 534.

MACOMBS ROAD, w s, 75 n 181st st, 1-sty brick garage, concrete roof, 26x26; cost, \$600; owner, Wm E Bergen, 180th st and Andrews av; architects, Serviss & Glew, 3063 Decatur av. Plan No. 530.

188TH ST, n s, 50 e Belmont av, 3-sty brick stable, plastic slate roof, 25x95; cost, \$15,000; owner, Petro Criscuolo, 659 E 188th st; architect, M W Del Gaudio, Tremont and Webster avs. Plan No. 532.

215TH ST, s s, 375 e Holland av, 1-sty frame stable, tar and gravel roof, 25x75; cost, \$2,000; owners, Vito and Antonio De Carlo, Tarrytown; architect, Geo P Crozier, 223d st and White Plains av. Plan No 541.

BRONX ALTERATIONS.

DORIS ST, w s, 120 s Lyon av, new porch, new partitions, &c, to 2 $\frac{1}{2}$ -sty frame dwelling; cost, \$800; owner, John Welcker, 1437 Doris st; architect, Henry Nordheim, Tremont av, and Bronx st. Plan No. 259.

s Perot st, 1-sty frame extension, 8.6x14 to 2-sty and attic frame dwelling; cost, \$250; owner, John J Neenan, 3040 Kingsbridge terrace; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 268.

OAKLAND PL. s s, 100 w Prospect av, 1-sty frame extension, 9x11.6 to 3-sty frame tenement; cost, \$250; owner, Filomena De Lorenzo, 748 Oakland pl; architect, J J Vreeland, 2019 Jerome av. Plan No 263.

145TH ST, n w cor 3d av, 3 stories built of brick upon 2-sty stores, lofts, hall and amusement hall; cost, \$15,000; owner, Andrew Davey, 350 Greenwich st; architect, Chas H Richter, 68 Broad st. Plan No. 266.

167TH ST, n w cor Franklin av, new girders, &c, to 2-sty brick church; cost, \$400; owner, Rev Thos F Gregg, 1183 Franklin av; architect, John V Van Pelt, 381 4th av. Plan No. 269.

187TH ST, No 580, 2-sty frame extension, 5.6x6, add 1-sty and move 2-sty frame store and dwelling; cost, \$2,500; owner, Pietro Criscuolo, 659 E 188th st; architect, M W Del Gaudio, Tremont and Webster avs. Plan No 267.

259TH ST, n e cor Riverdale av, new partitions, &c, to 3-sty frame store and dwelling; cost, \$235; owner, John K Collins, 455 W 50th st; architect, Chas F Arnold, 35 N Broadway, Yonkers. Plan No 260.

BATHGATE AV, No 2043, 1-sty frame extension, 11x17, to 1-sty frame stable; cost, \$500; owner, Dr Brown, on premises; architect Franz Wolfgang, 535 E 177th st. Plan No. 261.

BOSTON ROAD, w s, from 175th to 176th st, 1-sty of brick built upon 2-sty brick office; cost, \$25,000; owners, Union Railway Co. Frederick N Whitridge, 130th st and 3d av, Receiver; architect, N. P. Seiver, 130th st and 3d av. Plan No. 265.

PARK AV, e s, 60.4 n 153d st, 1-sty frame extension, 15x15 to 1-sty frame store; cost, \$150; owner, John De Camillo, on premises; architect, Wm Schmanfer, 363 E 149th st. Plan No. 262.

SHERIDAN AV, e s, opposite 156th st, 1-sty extension, 72x16.6, to 2-sty brick store house; cost, \$1,800; owners, N Y & Harlem R R Co, Grand Central Station; architect, E L Taylor, 335 Madison av. Plan No 258.

WATERBURY AV, s s, 230 e Have-meyer av, 2-sty frame extension, 7x8 to 2-sty frame dwelling; cost, \$125; owner, Henry Somers, 2322 Waterbury av; architect, Thos L Newman, 2164 Westchester av. Plan No. 264.

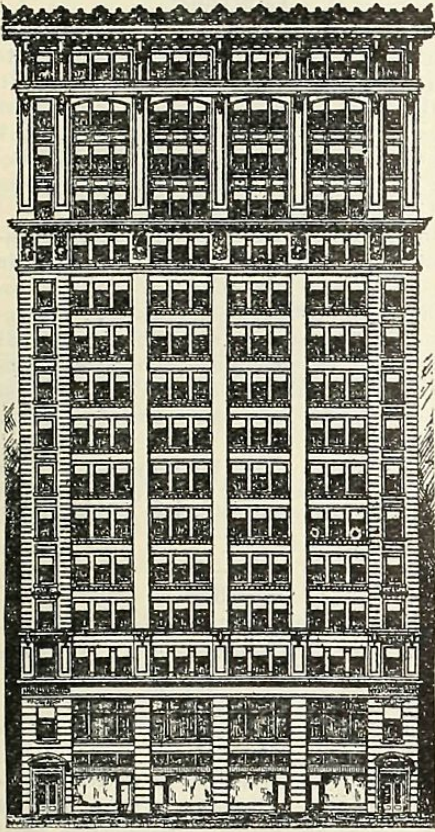
ADVANCE REPORTS.

Denby & Nute to Plan 46th Street Hotel.

46TH ST.—The John J. Hearn Construction Company, No. 505 5th av, of which John J. Hearn is president, has commissioned Architects Denby & Nute, No. 333 4th av, to prepare plans for the improvement of the plot Nos. 65 to 69 West 46th st with a modern, high-class hotel building of the latest fireproof type of construction. The site, which measures 56.3x100.5 ft., is now covered with three 4-sty and basement high-stoop dwellings. The new building will contain every up-to-date convenience, having a total of fifteen rooms and eight baths on each floor, two high-speed electric elevators, with best modern plumbing and lighting fixtures. The estimated cost will be in the neighborhood of \$275,000. The owner will handle the general contract and receive all figures. It will be some weeks yet before plans will be ready for estimates, but it is the intention to raze the old buildings and break ground at an early date.

Work to Start on 22d Street Building.

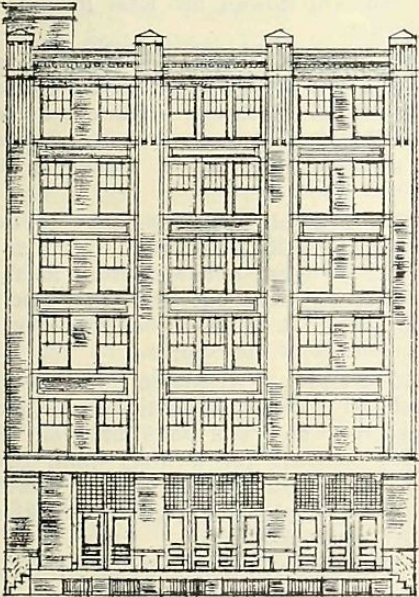
22D ST.—Work on the new fireproof mercantile structure about to be erected at Nos. 20 to 26 West 22d st, from plans by Architect Louis Korn, 353 5th av, will soon be underway. The building is to be put up by a corporation of which



the names are for the present withheld. It will cover a plot measuring 104x100 ft in size, and contain four electric elevators, mail chutes, sprinkler system and all other modern improvements. All contracts will be awarded through the architect.

A Warehouse for Perry Street.

PERRY ST.—Plans are now in progress by Architect Louis C. Maurer, 1495 Broadway, to improve the plot at Nos. 161-163-165 Perry st with a 6-sty fireproof warehouse. It will have electric elevators and be heated by steam. The facade will be of pressed brick with gran-



ite and limestone trimmings. All windows will be fireproof glazed with wire glass. Plans and specifications will be ready for estimating in about ten days. The Rex Realty Company, No. 1493 Broadway, is the owner.

Planning a Large Estate.

BRIARCLIFF, N. Y.—Arthur T. Remick, architect, 3 West 29th st, is preparing plans for an estate between Briarcliff and Ossining, residence to contain 60 rooms, 20 bath rooms, steam heat, laun-

dry machinery, refrigerating plant, trunk elevator, dumb waiter, electric lighting plant, tile porch floors, electric plate warmers, silver safe, humidifier, tile bath rooms, oak floors, private telephones, frame building, shingle walls and roof, porch columns, 25 fireplaces, sewage and water supply, etc. Contract for excavations and foundations let to North-Eastern Const Co., New York. Other contracts later. Afterward, garage, studio, pleasure pavilion and greenhouses.

Contracts Awarded for 27th Street Building.

27TH ST.—The general contract has been awarded to Jacob A. Zimmermann, 505 5th av, for the new store and loft building, 12-stys, 67x80 ft., which the People's Co-operative Property Co., 19 West 20th st, Samuel Mayers, president; Moses Misch, treasurer, and David Tigner, secretary, is to build at Nos. 144-152 West 27th st, at a cost of \$250,000. The Hennebique Construction Co., 1170 Broadway, has received the contract for foundations and reinforced-concrete work. C. Matlock, 220 Broadway, is the electrical engineer, and Messrs. Buchman & Fox, 11 East 59th st, the architects.

Haviland & Co. Deny Building Report.

36TH ST.—The removal at an early date of the old-fashioned crockery firm of Haviland & Company from No. 45 Barclay st, near the centre of the crockery district, to the new retail centre uptown, is apparently indicated by the purchase of a site elsewhere. But at the office of the company on Thursday a representative of the Record and Guide was informed that the concern has no plans for the erection of a new office and salesroom building, but that Charles Edward Haviland had merely purchased the property No. 11 East 36th st, for investment.

Fleischmann Bros. Get Contract.

17TH ST.—The Widbern Realty Co., 14 West 23d st, has awarded to the Fleischmann Brothers Company, 507 5th av, the general contract to construct the 12-sty store and loft building, 66x84 ft., at Nos. 50 to 54 West 17th st, to cost in the neighborhood of \$200,000. As planned by Architect James F. Connell, of 190 South av, Staten Island, the construction will be high class, including a plastic slate roof, copper cornices, steam heat, glazed tile coping, marble base tile floors, best plumbing, elevators, etc. Maurice Renard, 14 West 23d st, is president of the company.

To Let Contracts for \$700,000 Building.

5TH AV.—No building contract has yet been awarded for the construction of the new 19-sty store and office building which the Croisic Realty Co., 350 Broadway, is about to build at Nos. 218-220 5th av, from designs by Architect Frederick C. Browne, 3 West 29th st. The cost is estimated in the neighborhood of \$700,000. Members of the company include: Louis M. Jones, 30 West 87th st, president; Thomas W. Jones, 21 West 88th st, vice-president, and Chas. E. Jones, 161 Underhill av, Brooklyn, secretary.

\$1,000,000 Apartment House Plans Ready.

BROADWAY.—Architects Rouse & Goldstone, 12 West 32d st, have just completed plans for the 12-sty apartment house to accommodate seventy-five families, for Samuel Borchardt, of 349 West 86th st, to be erected at the southeast corner of Broadway and 98th st, to cost \$1,000,000. M. S. Falk, 30 Church st, will be the steel engineer, and P. R. Moses, 43 West 34th st, steam and electrical engineer.

Plans for Parochial School.

108TH ST.—Plans will soon be prepared by Architect F. A. De Meuron, 31-33 East 27th st, for a new parochial school and auditorium to be erected at a cost of about \$100,000, in 108th st, near Broadway. The building will have a facade of light brick, limestone and terra cotta, 4-stys, 100x70 ft. in size and will be strictly fireproof. The Rev. E. M. Sweeney, 221 West 107th st, is pastor. No figures have yet been taken.

To Improve 50th Street Building.

50TH ST.—Architect Wm. A. Swasey, 47 West 34th st, is preparing plans for \$50,000 worth of alterations to the 3-sty brick stable building in the northside of 50th st, between Broadway and 7th av, for the 50th Street and Broadway Co., 1416 Broadway, of which Wm. H. Chesebrough, is president. The building will be made over into a music hall with stores. No building contract has yet been placed.

New Apartments for Heights Operator.

156TH ST.—Maximilian Zipkes, architect, 103 Park av, has been commissioned to draw plans for two 6-sty apartment houses, to be built at the corner of 156th st and Amsterdam av, on a plot 100x125, to cost about \$200,000, and to accommodate sixty families. The ground floor will contain stores, and the building will be up-to-date in all particulars. The owners are styled the "De Leon Realty Company."

Contract for 58th Street Apartment.

58TH ST.—Ranald H. Macdonald, 29 West 34th st, has received the general contract to erect the 9-sty apartment house, 42x85.5 ft., at No. 158 West 58th st, for George D. Waring, of 25 East 30th st. A composition roof, low pressure steam, tile coping and metal cornices are called for. The cost is estimated at \$100,000 by Architect Chas. E. Birge, 29 West 34th st.

To Enlarge Brooklyn Power House.

BROOKLYN.—The Edison Electric Illuminating Co., 360 Pearl st, has decided to enlarge its Gold st power house with a 4-sty brick addition to cost in the neighborhood of \$100,000. The plans are being prepared by the company's engineering department. Estimates will probably be taken about June 25.

42d Street Dwelling for a Restaurant.

42D ST.—The 5-sty brick and stone residence, No. 117 West 42d st, leased by Patrick Shanley, of 1204 Broadway, will be renovated and altered by him into a first-class restaurant building. Figures will be received on the general contract by Mr. Shanley in about ten days.

Twelve-Story Loft for 38th Street.

38TH ST.—Architects Schwartz & Gross, 347 5th av, have prepared plans for a 12-sty mercantile building, 41x98.9 ft., for Julius Miller, to be erected at Nos. 223-225 West 38th st. Two 4-sty dwellings cover the site.

Apartments, Flats and Tenements.

COLLEGE AV, N. Y. C.—Fred Hammond, 391 East 149th st, is preparing plans for three 4-sty flats for the Frisco Realty Co., 442 East 165th st, to be erected at the northeast corner of College av and 163d st.

EMERSON ST, N. Y. C.—The Hensle Construction Co., 3210 Broadway, will erect a 6-sty flat, 90x150 ft., at the southwest corner of Port av and Emerson st, to cost \$125,000. Schwartz & Gross, 347 5th av, are making plans.

VYSE AV, N. Y. C.—Alfred Ollson, Minford place and 172d st, owner, will erect

a 5-sty flat, 50x80 ft, on the east side of Vyse av, 75 ft north of 172d st, to cost \$50,000. M. W. Del Gaudio, Tremont and Webster avs, is the architect.

SOUTHERN BOULEVARD, N. Y. C.—On the west side of the Southern Boulevard, 200 ft. south of 182d st, the Katonah Const. Co., 881 Tremont av, will erect three 5-sty flats, for which Fred Hammond, 391 East 149th st, is preparing plans.

CAULDWELL AV, N. Y. C.—Architect M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for a 5-sty flat to be erected on the west side of Cauldwell av, north of 158th st, to cost \$60,000. Tuckman Bros. Const. Co., 1525 Hone av, are the owners.

PINEHURST AV, N. Y. C.—Goldner & Goldberg, 708 Jackson av, have prepared plans for a 6-sty tenement, 100x irregular, to be erected at the southeast corner of Pinehurst av and 180th st, to cost \$150,000. The Cotoba Realty Co., 1023 College av, Bronx, is the owner.

TERRACE VIEW AV, N. Y. C.—The northeast corner of Terrace View and Kingsbridge avs will be improved with a 6-sty flat, 86.10x irregular, from plans by Geo. Fred Pelham, 507 5th av. The Hudson Terrace Realty Co., 135 Broadway, is the owner. Estimated cost, \$110,000.

UNION, N. J.—The New Jersey Const. Co., 2d National Bank, Hoboken, has received the general contract to erect two 4-sty brick flats at the Boulevard and Morgan st, Union, N. J., for Joseph F. Hourigan, 806 Washington st, Hoboken. Joseph D. Lugosch, Kossuth st, Union, N. J., is the architect.

CROTONA AV.—Maximilian Zipkes, architect, 103 Park av, has been commissioned to draw plans for three 5-sty high-class apartments at the corner of 183d st and Crotona av, to cost \$100,000, on a plot 80x100 ft., and designed for the accommodation of thirty families. The De Leon Realty Company are the owners.

EAST ORANGE, N. J.—Alfred Walters, 45 Clinton st, Newark, N. J., has completed plans for two eleven-family flats, with four stores, 3-stys, brick, to be erected at 292-294 Central av, East Orange, for the Essex Real Estate and Const. Co., of 506 Central av, East Orange. Estimated cost, about \$25,000. The owner builds.

AMSTERDAM AV, N. Y. C.—The T. J. McGuire Construction Co., 100 West 139th st, owner, will handle the general contract for the 6-sty store and apartment house, 70x150 ft., to be erected at the southwest corner of 175th st and Amsterdam av, to cost about \$300,000. Architects Euell & Euell, 1 Madison av, prepared these plans.

DELANCEY ST, N. Y. C.—John C. Watson, 217 West 125th st, has prepared plans for a 6-sty apartment and stores, 51.6x100 ft., to be erected at the southwest corner of Delancey and Clinton sts, for Abraham Collier, of 41 Division st. Steam heat and hot water, Roman brick and terra cotta front, plastic slate roof, baths, seven stores on the ground floor, exceptionally large apartments 4 and 5 rooms.

Contracts Awarded.

DOWNING ST, N. Y. C.—Contract has been awarded to Cardile & Co., 254 East 10th st, for interior changes to the tenement, No. 23 Downing st, for T. W. Moyer, of Pottsville, Pa.

NEW HAVEN, CONN.—The contract for the erection of the power and refrigerating plant at the New Haven Hospital has been awarded to Peet & Powers, 45 West 34th st., N. Y. C.

51ST ST, N. Y. C.—Architects Phillips & Ingalls, 103 Park av have awarded to John J. Kennedy, of Riverdale, N. Y., the contract for alterations to the residence

No. 49 East 51st st, for Mrs. Ethel Davies Thacher.

LEWIS ST, N. Y. C.—The Estate of Ogden Goelet, 9 West 17th st, has awarded to Reinhardt Bros. 645 5th av, the mason work for the store and tenement, 50.10x87 ft., to be erected at Nos. 79-81 Lewis st, to cost \$25,000.

85TH ST, N. Y. C.—Stoddard & Hughes, 244 West 29th st, have received the contract for alterations to the tenement property No. 21 West 85th st, for P. J. Sachs, 468 West 142d st. Geo. Nichols, 82 Wall st, is the architect.

80TH ST, N. Y. C.—The Norman Fire-proof Construction Co., 412 East 125th st, has received the contract for installing an elevator shaft in the residence of Mrs. Sara Hermann, No. 20 East 80th st, from plans by R. S. De Coster, 451 5th av.

100TH ST, N. Y. C.—A contract for alterations, additions and repairs to Schinasi Bros.' stable, at 36 West 100th st, N. Y. C., has been awarded to John H. Deeves (Inc.), of 103 Park av. Gillespie & Garrel, architects, 1123 Broadway.

57TH ST, N. Y. C.—R. J. Algie, 7 West 67th st, will do the mason work in extensive repairs to be made to the 5-sty residence of M. A. Shiland, at No. 109 East 57th st, to cost about \$10,000. Herbert Lucas, 129 East 19th st, has prepared the plans.

BROADWAY, N. Y. C.—An iron and glass marquee is to be erected over the entrance of the apartment house at the southeast corner of Broadway and 136th st, for the Belgrade Realty Co. The Webster Iron Works, 1240 Webster av, has the contract.

64TH ST, N. Y. C.—J. J. Cahalan, 400 Columbus av, has the mason work, and Joseph Kelly, 189 9th av, the carpentry for remodeling the 3-sty residence No. 126 East 64th st, owned by J. Dodge Peters, M. D. Plans are by C. F. Luce, 246 4th av.

WASHINGTON ST, N. Y. C.—The beer bottling plant, Nos. 658-660 Washington st, is to undergo some interior changes. Frederick W. Woerz, 291 West st, is the owner, L. A. Hornum, 145 East 42d st, architect, and the Louis Weber Building Co., 1 Madison av, has the contract.

143D ST, N. Y. C.—S. Niewenhouse, 1 Madison av, has obtained the general contract to construct a 4-sty addition, 40x42 ft., to the pavilion for the Sisters of the Poor of St. Francis, in the north side of 143d st, 115 ft. south of Brook av, the Bronx. Estimated cost about \$20,000. J. E. Ditmars, 111 5th av, architect.

NASSAU ST, N. Y. C.—Marc Eidlitz & Son, 489 5th av, have received the general contract for interior improvements to the 5-sty office building for the Fourth National Bank, at No. 20 Nassau st, from plans, by Delano & Aldrich, 4 East 39th st, to cost \$25,000. The changes will include installing iron columns, girders, interior stairs, roof tank and extending the elevator.

UTICA, N. Y.—The Hennebique Construction Co., 1170 Broadway, N. Y. City, has secured the general contract for a department store in Utica, five stories, 125x150, reinforced concrete skeleton with brick, limestone, terra cotta and granite facings. The contract also includes elevators, heating, lighting, ventilating system and power plant, and the Record and Guide is officially informed that the company will be ready to figure on all sub-contracts about June 1st.

Banks.

DEEP RIVER, CONN.—Architect T. C. Visscher, 425 Fifth av, N. Y. C., is preparing plans for a new building for the Deep River Savings Bank, 1-sty, 27x90 ft, brick and limestone. The building will be erected under the supervision of Hoggson Bros., of N. Y. C.

BRIDGEPORT, CONN.—Architect E. K. Rossiter, 15 East 38th st, N. Y. C., has been commissioned to prepare plans for a new bank for the City Savings Institution, at Nos. 1122-1126 Main st, to cost, \$125,000. S. W. Hubbell Building Co., has already obtained the general contract.

Churches.

WATERBURY, CONN.—Architects Griggs & Hunt have been selected to prepare plans for the addition, 46x67 ft, to the First Congregational Church parish house. It will contain 25 rooms, with steam heat, steel beams and girders, electric light, new plumbing, etc. The plans will be completed about June 15.

BROOKLYN, N. Y.—The general contract for a rectory to be constructed in Pacific st, near Vanderbilt av, by St. Joseph's R. C. Church, of which P. J. McNamara is pastor and manager, has been awarded to John Kennedy & Company, of 1133 Broadway, N. Y. C. (Last week the name of the general contractor was incorrectly given, owing to a similarity of names.) The building is to have 3-stys, 40x72, and is to be of brick and limestone. F. J. Berlenbach, Jr., 260 Graham av, Brooklyn, N. Y., is architect.

Dwellings.

NEW HAVEN, CONN.—Architects Murphy & Dana, 103 Park av, N. Y. C., have prepared plans for a residence for R. G. Harrison, 306 York st, New Haven.

NEW HAVEN, CONN.—Architects Delano & Aldrich, 4 East 39th st, N. Y. C., have completed plans for a \$30,000 residence for E. G. Stoddard, to be erected here. Bids are being received from local builders.

WILLETT AV, N. Y. C.—The general contract has been awarded to Chas. Gordon, of 670 East 125th st, for the two-family, 2-sty frame dwelling, 22x54 ft, to be erected on the west side of Willett av, 300 ft north of 116th st. Plumbing has been awarded to Daniel Cash of White Plains av and 221st st. Total cost, \$6,000.

Factories and Warehouses.

163D ST, N. Y. C.—Fred Hammond, 391 East 149th st, is preparing plans for enlarging the dental factory in the north-side of 163d st, 40 ft west of Cauldwell av. Edward Rowan, 625 East 163d st, is the owner.

WESTFIELD, MASS.—Plans are being figured for a new factory to be erected for the H. B. Smith Co. Reinforced concrete, 65x112 ft, 2-stys, with steel trusses and girders. Clifford A. Tinker is the architect.

SPRINGFIELD, MASS.—The Pelley Toilet Paper Co., of Fulton, N. Y., is planning to erect a new factory in this city. It will be about 50x100 ft, 2-stys, brick. Wm. G. A. Pelley of this city is the president of the company.

BROOKLYN.—Architects Walsh & Hirsch, 59 Court st, Brooklyn, have plans in progress and will take bids on the general contract for a 6-sty (mill construction) manufacturing plant, 89x162 ft., for the Empire Clothing Co., Brooklyn, to cost about \$80,000.

WATERBURY, CONN.—Plans are being figured for a new factory to be erected at Platts Mills for the Bristol Co. It will be built of brick, mill construction, 48x100 ft, 3-stys, with bluestone trim, steam heat, freight elevator and a tar and gravel roof. Griggs & Hunt are the architects.

JERSEY CITY, N. J.—The firm of W. Ames & Company, manufacturers of bolts and spikes, No. 312 Washington st, Jersey City, contemplate the construction of a new plant on Communipaw av, near the canal. The plans are being prepared by Engineer Charles H. Higgins, 16 Exchange

pl, Jersey City. Bids will be taken by Mr. Higgins about May 23.

JERSEY CITY, N. J.—F. A. Lohmeyer, 55 Glenwood av, president of the Novelty Candy and Chocolate Co., has purchased thirty-five lots fronting on Claremont and Orient avs and Halstead st, covering an area of 87,500 sq ft. On the plot just taken, the company will erect a large factory. John T. Rowland, Jr., 15 Exchange pl, Jersey City, is architect for the company.

Miscellaneous.

BLANDFORD, MASS.—Plans are being figured for the new hotel to be erected here for Miss Ida L. Killam of Springfield. It will be of frame construction, 40x112 ft, 3-sty. C. A. Tinker of Westfield is the architect.

WINSTED, CONN.—Architects Allen & Williams, New Haven, have been commissioned to prepare plans for the new town building. The structure will be of brick and cost about \$50,000. E. B. Gaylord is chairman of the building committee.

STAMFORD, CONN.—Architects Tracy, Swartwout & Litchfield, 244 Fifth av, New York City, will have plans for the new Ferguson library to be erected in Bedford st, ready to figure about June first. The structure will be of marble one and two stories high, and will cost about \$50,000.

AMSTERDAM AV, N. Y. C.—McKim, Mead & White, 160 5th av, have completed plans for the 5-sty philosophy building, 145x57 ft., to be erected by Columbia University on grounds bounded by 116th, 120th sts, Amsterdam av and Broadway. Estimated cost is \$250,000. Figures have not yet been taken.

Office and Loft Buildings.

116TH ST, N. Y. C.—Aldhouse & Co., 2339 7th av, have the contract for interior changes to the office and store Nos. 105-107 West 116th st, for S. & M. Bernheimer, 2339 7th av. Albert Morris, 103 Park av, prepared plans.

FULTON ST, N. Y. C.—J. C. Westervelt, 36 West 34th st, has prepared plans for \$15,000 worth of changes to the 5-sty store and loft No. 176 Fulton st, for Caroline B. Sellew, 111 Fulton st. No contract has yet been awarded.

25TH ST, N. Y. C.—Squires & Wynkoop, architects, 44 Cortlandt st, will have plans ready about June 13 for bids for the 10-sty loft building, 100x100 ft., for the Ocma Realty Co., to be erected at 513-519 West 25th st, to cost about \$200,000.

39TH ST, N. Y. C.—Jackson & Rosencrans, 1328 Broadway, have completed plans for the 11-sty addition, 66.7x98.9 ft, to be erected at Nos. 243-249 West 39th st, by the McGraw Realty Co. The improvement is estimated to cost \$100,000. No contract has yet been awarded.

42D ST, N. Y. C.—Architect Gustav Schwarz has plans on the boards for a 6-sty and basement loft building, 60x90 ft., to be erected in the north side of 42d st, between 9th and 10th avs. The owners name is withheld. Estimated cost, \$40,000.

FREEMAN ST, N. Y. C.—Plans are now being drawn by Robert La Velle for a 2-sty office building with stores, to be erected on the northeast corner of Freeman st and Southern Boulevard on a plot 50x100 ft. The Jackson Construction Co. on premises is the owner.

BROADWAY, N. Y. C.—No architect has yet been selected for the new 18-sty bank and office building, 66x124 ft., which the East River Savings Bank, 280 Broadway, contemplates to erect at Broadway, the northwest corner of Reade st, at a cost of \$1,000,000. The building committee is composed of D. S. Ramsey, H. T. Nichols, Richard Young, C. F. Bassett and James B. Clews.

Schools and Colleges.

NEW HAVEN, CONN.—Architects Brown & Von Beren, will receive bids until June 2, for the new school to be erected in Truman st.

PLAINFIELD, CONN.—Architect C. H. Preston is completing plans for the new school to be erected in Plainfield. The cost will be about \$20,000. John R. Pryor Moosup, is chairman of the committee.

SHEFFIELD, PA.—Estimates will be taken on plans and specifications at the office of J. S. Kennedy, architect, 44 Court st, Brooklyn, for a new high school fire-proof building, to be erected as a memorial by B. B. Horton, at Sheffield, Pa. Sealed bids will be opened June 20, to be delivered at the office of the architect on or before 10 A. M., June 17. The owner reserves the right to reject any or all bids. Copies can be had by applying to the said architect and making a deposit of ten dollars for the care and safe return of the same.

Theatres.

WENDOVER AV, N. Y. C.—Shaefer & Jaeger, Tremont av, Bronx, are preparing plans for alterations to the moving picture and show theatre at the southeast corner of Wendover and Park avs, for Louis Keban, of Union av and 156th st.

BOSTON ROAD, N. Y. C.—The Henry Hollerith Construction Co., 406 East 149th st, has just begun work on the 1-sty theatre, 50x100 ft, for Chas. Kling of Southern Boulevard and Westchester av, at Nos. 1013-1015 Boston Road, to cost about \$15,000.

Bids Opened.

BRONX.—The Board of Education opened bids on May 16 for alterations and repairs to various public schools in the Bronx. The low bidders were as follows: P. S. 1, 9, 29, 37, W. M. Fleischman, \$690, \$919, \$624, \$849; P. S. 3, J. P. Hansen, \$536; P. S. 18, 31, A. W. King, \$733, \$842; P. S. 25, 43, W. H. Quinn, \$523, \$1,287; P. S. 27, 30, 38, Lawrence J. Bengert, \$835, \$815, \$1,060.

BROOKLYN.—Bids were opened on May 16 by the School Board for alterations to different schools in the Borough of Brooklyn. The lowest bidders were: P. S. 61, 91, 159, Joseph Ryan, \$597, \$1,237, \$888; P. S. 63, B. Diamond, \$522; P. S. 65, 76, 108, Casey O'Brien Co., Inc., \$942, \$596, \$3,985; P. S. 72, Jacob Loopo, \$1,315; P. S. 90, C. L. Dooley, \$429; P. S. 109, Herman Sacks, \$1,646; P. S. 119, Neptune B. Smyth, \$827; P. S. 149, Joseph Oehausen, \$657; E. H. H. S., Joseph Balaban, \$2,238.

NEW YORK CITY.—The low bids received by the Board of Education on May 16 for alterations and repairs to various schools in Manhattan were as follows: P. S. 13 S. H. S., Stern & Bernadik, \$1,319, \$765; P. S. 14, 19, 40, 47, 79, Duncan Stewart, \$2,260, \$1,382, \$1,142, \$1,342, \$1,366; P. S. 20, A. & W. Gray & Co., Inc., \$1,300; P. S. 25, J. M. Knopp, \$1,386; P. S. 35, Neptune B. Smyth, \$850; P. S. 50, Kerr & Krenkel, \$1,347; P. S. 63, 140, M. D. Lundin, \$1,069, \$939; P. S. 104, 122, V. Green Construction Co., \$625, \$673; P. S. 160, Wm. Kreisberg, \$1,245; P. S. 161, L. Dornbush, \$1,068.

Government Work.

GOVERNOR'S ISLAND, N. Y.—Sealed proposals will be received until 11 a. m., May 23, for constructing a freight shed on Governor's Island, N. Y. Address Major M. Gray Zalinski, depot quartermaster.

WATERTOWN, MASS.—Watertown Arsenal, Watertown, Mass. Sealed proposals for furnishing iron, steel, hardware, lumber, paints, oils, chemicals, etc., during year ending June 30, 1911, will be received here until 1 p. m., May 25. In-

formation furnished on application to the commanding officer, Watertown Arsenal.

FORT HANCOCK, N. J.—Sealed proposals for construction of roads and walks at Fort Hancock, N. J., will be received until May 31. Plans and specifications can be seen at the office of chief quartermaster, department of east, Governor's Island, New York City, or at this office. C. J. Goodier, constructing quartermaster.

STATEN ISLAND.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until June 11, for addition to female nurses' quarters at the U. S. naval hospital, Staten Island, N. Y. C. Plans and specifications can be obtained on application to the bureau. R. C. Hollyday, chief of bureau.

MINNEAPOLIS, MINN.—Sealed proposals will be received at this office until the 27th day of June for the construction (including plumbing) of the U. S. Post Office at Minneapolis, Minn., in accordance with drawings and specifications, copies of which may be had from the custodian of site at Minneapolis, Minn., or at the office of James Knox Taylor, supervising architect, Washington, D. C.

CLINTON, MO.—Sealed proposals will be received until the 23d day of June, for the construction, complete, (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the United States post office at Clinton, Mo., in accordance with the drawings and specifications, copies of which may be obtained from the custodian of site at Clinton, Mo., or from James Knox Taylor, supervising architect, Washington, D. C.

Municipal Work.

WASHINGTON SQ N. Y. C.—Bids will be received by the Park Board Thursday, May 26, for repairs to Washington arch in Washington Square.

BRONX.—The Park Board will open bids on Thursday May 26 for furnishing and delivering five hundred cubic yards road gravel (No. 1, 1910), for parks, Borough of the Bronx.

RICHMOND, N. Y. C.—Bids will be received by the President of the Borough of Richmond, Tuesday, May 31st, for furnishing labor and materials required for furnishing and delivering three hundred barrels of Portland cement.

BROOKLYN.—The Department of Parks will open bids on Thursday May 26, for labor and materials necessary to manu-

HOUGHTALING & WITTPENN
Impervious Face Bricks
 ALL COLORS
 44 EAST 23d ST., NEW YORK
 Telephone, 1154 Gramercy

WHITNEY-STEEN CO.
ENGINEERS
CONTRACTORS & BUILDERS
 1 LIBERTY STREET, N. Y.
 NEW YORK, HARTFORD, SALT LAKE, DENVER

THE QUAY ENGINEERING CO.
 NEW YORK CLEVELAND
 Designed and Supervised Erection of Entire Steam and Mechanical Plant in Macy's Store. Cost \$600,000.00. 3020 H. P. They are producing 4, 200,000 K.W. hours a year at 1 1/4 cents. (Mr. C. O. Mailloux, Electrical Engineer)

facture and set up two hundred stationary seats on Ocean and Eastern Parkways, in the Borough of Brooklyn.

BROOKLYN.—Estimates will be received by the Park Board, Thursday, May 26 for furnishing and delivering Hudson River road gravel in parks and on parkways crushed trap rock and trap rock screenings and delivering one thousand barrels of emulsifying road sprinkling oil at Prospect Park West and 7th st Prospect Park, and gravel pit, Ocean Parkway, near Av P, Brooklyn.

Brief and Personal.

Waid & Willauer have dissolved partnership. D. Everett Waid will continue the general practice of architecture in his office at No. 1 Madison av.

Mr. J. J. Brooks, general sales manager of the Harbison-Walker Refractories Company, has been elected to its directorate.

Owing to increased business, the John H. Symmers cut-stone works have removed from Brook av and 167th st to larger quarters on the Southern Boulevard, at 141st st, the Bronx.

An addition of \$63,756 has been made to the contract of the Geo. A. Fuller Co., for certain changes in the contract for

housing the railway mail service at the U. S. Post Office, New York City.

Mr. T. J. Bird, for twenty years chief engineer of Milliken Brothers (Inc.), has been elected an officer of the firm of Manning, Fish & Co., builders, No. 103 Park av. Mr. Bird will have charge of the engineering end of the business.

The brickwork of the Ritz-Carlton Hotel and Carlton House, on Madison av, near the Grand Central Depot, is considered very neat. Warren & Wetmore are the architects. Carter, Black & Ayres furnished 800,000 Harvard brick for these buildings.

Walter S. Wilson, doing business under the name of "Thom & Wilson," architects, announces that hereafter he will conduct the business under his own name, at the same address, No. 1123 Broadway, and will be so listed in the telephone directory—Madison Square 5544.

The Universal Portland Cement Co. has recently adopted a voluntary accident relief plan for the benefit of its employees. The plan of relief adopted by the Universal company corresponds to one which has been made operative among all the subsidiary companies of the United States Steel Corporation.

The Hill Dryer and the Hill-Canton companies, of Worcester, Mass., have is-

sued announcements to the trade and to their customers that they have combined their New York offices and showrooms and have placed them under the management of Mr. W. Frank Daub, at 47-49 West 13th st, where they have set up for exhibition both the balcony and lawn dryers and the Hill-Canton Sanitary laundry drying cabinet. A complete stock of these dryers is now being carried by this firm.

At a meeting of the Real Estate Owners and Builders Association held at its office, No. 500 5th av, May 16th, Mr. Charles Buek was unanimously re-elected a member of the Board of Examiners of the Building Department of the City of New York. Sympathetic mention was made of the death of one of its members, Richard W. Buckley, the surviving member of the old firm of McCafferty & Buckley. A number of new members were added to the list of active real estate owners and builders already belonging to the association. This organization should appeal particularly to the great building public, as it is the only one entitled to representation on the Board of Examiners that really represents those that spend their own money in building, in contradistinction to those who, as architects and contractors, spend the money of others.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material Market Still Unsteady.

Building material in this district is in fluctuating demand. New England is booming. Good prices are being obtained and the demand is increasing. The West is absorbing nearly all the cement, lumber, iron, steel and hardwood finish it can get, and prices are stiffening, while New Jersey, Pennsylvania and New York State are holding their own.

But the Metropolitan district is dull. What is the matter? The question is being asked everywhere. Several building material men, leaders in their respective lines, were asked this week for their views on the cause of the present situation. A Portland cement man said he thought the stagnation was due to the steamfitters' strike, and to the general unrest in the labor market. A brick manufacturer blamed present inactivity on a general fear of adverse legislation and a consequent withdrawal of capital from the building field if such a measure as the Dana Mechanics' Lien law amendments had been enacted. A lumber man thought the cause of the listlessness was due to surfeiting certain sections of the city with loft building and apartment and tenement houses, and that builders were awaiting the tenanting of those already constructed before going ahead with new work. A hardwood man held the same opinion, although he added that he was satisfied with the business he had done so far this year. Iron and structural steel men described the present situation as being the result of the inflated post-panic building boom of last year, when a revision of the Building Code gave an artificial impetus to operations that went ahead before the time was ripe for them to do so. They were not without hope for better things, but they expected it would come late.

A lime and plaster man said weather conditions had much to do with the small volume of business moving in this city for this time of the year, and that real settled building weather had not yet come. Lime and plaster men have been fairly

busy. Building stone men, which includes bluestone, limestone, sandstone, marble and granite interests, blame their inactivity in the local market to labor troubles and to the hesitancy on the part of architects to advise their clients to go ahead. Hardware, paints and oils, terra cotta, reinforced concrete contractors and slate men believed that the unsatisfactory conditions were due to a temporary reaction arising from last year's inflated volumes, but were confident that with the great amount of public work hanging fire and loft, factory and tenement house construction that would soon be underway along the route of the proposed Broadway-Lexington avenue subway in the Bronx, followed in the near future by a complete change in the nature of construction on Lexington avenue from Gramercy Park to 59th st, and on Seventh and Eighth avs near the P. R. R. terminal, would result in a big year in 1911. This year, they opined, would be one devoid of great activity.

The Market in a Nutshell.

- BRICK—Raritan's, stiffer; Hudsons, steady.
- CEMENT—Good volumes going out.
- LIME AND PLASTER—Strengthening.
- LUMBER—Fair and steadier.
- PIG IRON AND STEEL—Dull.
- SAND AND GRAVEL—Active.
- STONE—Improving.

Brick.

Raritan River common hard brick is quoted at \$5.75 to \$6.25, with some transactions at three-eighths in an active market. Sayre & Fisher Company report all boats moving, and in fact, some orders slightly behind because of inability to get boats to move them. The prices are stiffening, and an even stronger market is anticipated.

Hudson Rivers are in better demand than they have been in some time. As many were sold as came in last week, and while prices are a little weaker, they are thought to be in the nature of "coaxers" rather than being due to a falling off in

demand. Quotations are \$6 to \$6.25, with fewer sales at three-eighths. Transactions on the market last week were: Left over, May 7, 12; arrived, 72; sold 72; leaving 12 on hand at the first of this week. Arrivals up to close of business on Wednesday were: Monday, 23 arrived, 17 sold; Tuesday, 5 arrived and 10 sold; and Wednesday, 8 arrived and 11 sold. Thirty-eight came in, and the same number were sold. Thursday's sales were brisk.

The dealers are feeling the market, and are still buying carefully. There is a better undertone, and prospects favor a fair business in the immediate future. New Jersey dealers report considerable buying, but not in large quantities. Front brick are moving freely, but buyers continue to show timidity. Enamels are without feature. Wholesale prices follow:

	Per M.
BRICK.—(Cargo Quotations at the wharf.)*	
Hudson River, Common.....	\$6.00@ \$6.25
Hudson River, Light Hard.....	4.50
Raritan River	5.75 6.25
Croton Point—Brown, f. o. b.....	12.50
Croton Point—Dark and red.....	12.50
*Cartage and dealers' profits must be added to above quotations for retail prices.	
Fronts: (Delivered at buildings.)	
Bufs, No. 1	22.00 28.00
Bufs, No. 1 (delivered at bldgs.)	24.00 28.00
Greys, various shades & Speckled..	24.00 31.00
Kittanning White, No. 1.....	26.50 30.00
Kittanning White, No. 2.....	24.00 26.00
Old Gold	26.00 32.00
Trenton or Philadelphia Red Fronts	25.00 28.00
Enamelled:	
English size	75.00 80.00
American size	60.00 75.00
Seconds, etc.	45.00 55.00

Cement.

There was hardly a day this week that a large volume of Portland cement was not contracted for, and indications point to a big business now that the labor situation has cleared, and there is practically nothing to interfere with progress in building. There is a tremendous volume of Portland cement moving into this district at present, the average being as high as forty per cent. over that of last year at this time, but prices are not such as to make this highly profitable. One company is putting out its product at the rate of 6,000 barrels a day despite labor

troubles, while certain other companies are rushing their mills at practically full capacity.

The statement was made this week that after certain mills have run their plants to fullest capacity for the entire year they will still be 400,000 barrels behind their orders. Much of that is coming into this district. Owing to the high price of lumber in certain sections and the comparatively low price of cement the mills are hardly able to keep up with what has been expected of them. That conditions in this district are improving is shown by the withdrawal of certain companies from the Western territory, and if this continues there is every reason to believe that a satisfactory price adjustment will come within a short time. The output for this year, if present demand continues, will be between 71,000,000 and 72,000,000 barrels. Current wholesale prices follow:

CEMENT.

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

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

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland.....	\$1.43@	\$1.58
Atlantic Portland	1.43	....
Atlas Portland	1.43	1.53
Bath Portland	1.43	....
Edison Portland	1.43	....
Dragon Portland	1.43	1.58
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland.....	2.40	....
Dyckerhoff (German) Portland.....	2.43	....

Iron and Steel.

While purchases in pig iron continue unsteady in this district a large number of small inquiries are still coming in. Last week closed fairly strong and a good tonnage was pending when the week opened. Prices were inclined to be steadier. Several more small furnaces blew out this week, but if the present improvement continues this procedure may be dispensed with until the situation becomes strong enough to warrant some of them blowing in again.

Accumulations up to this week piled up, despite the efforts to check it at furnaces, but reports at hand show that conditions are equalizing themselves now. Steel making iron while dull showed signs of improvement, but most of the inquiry is elsewhere than from this district. The increased inquiry for foundry iron is another encouraging sign. Some of this comes from upper New York state, one feeler alone calling for 5,000 tons, and another for 3,000 tons. This business extends into the fourth quarter for delivery. That there are still traces of timidity is shown by the fact that a 1,000 ton inquiry was withdrawn until later this month.

The steel mills report a continued improvement in orders. Despite the depressed building material market, the May recovery promises to show an improvement over the month of April, but that is not saying much. Specifications are for bars, plates and shapes, but most of this business is for the present. The scarcity of business calling for future deliveries is noticeably slight and is causing concern among some of the mill men. The Pittsburgh Steel Company, this week, started its Monessen plant, which had been closed since April 2. This action is taken as an indication that wire stocks, which include nails and certain lines of metal lathing and reinforcement, have been worked down. The output of both trust and independents for the month has been about 60 per cent. of the maximum rate. Wire nails and plain wire have been freely shaded \$1 a ton, making prices \$1.60 on plain wire and \$1.80 on nails. In exceptional cases an extra five cents has been given on nails. Wrought pipe

has been reduced \$2 per ton. New business is light and mill output has been reduced to about 60 per cent. of capacity, according to the National Tube Company.

The Eastern Steel Company will fabricate 1,600 tons of shapes for a 19-story office building at 218 Fourth av. The Hay Foundry and Iron Co. will erect both jobs. Shipments of wire products by the American Steel and Wire Co. in April were about 135,000 tons, but from present indications shipment in May will be much heavier, although the output at the mills has been reduced greatly.

Increased premiums are being obtained in the sheet-metal market on some specialties. Pickle finish sheets cannot be obtained for early delivery at less than \$2 premium, or on the basis of \$2.50, plus the regular extra. Blue annealed sheets are also firmer for early delivery. Above quotations are Pittsburgh.

Contracts for structural steel placed last week aggregated 40,000 tons, although the railroads placed few orders for bridges. This speaks well for building construction. Competition is still keen among fabricating shops and Eastern structural mills. New contracts recently placed are for 1,300 tons for a loft building in 31st st, which went to an independent interest, and another for 500 tons to Levering & Garrigues for a loft building in 34th st.

PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the third quarter:

Northern:

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

The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including litherage within litherage limits, N. Y. harbor, \$4.85:

Southern:

No. 1 Foundry	\$16.25@	\$16.75
No. 2 Foundry Spot.....	15.75	16.25
No. 3 Foundry	15.50	16.00

Lime and Plaster.

Lime and plaster are steadier than most building materials, the volume going out at this time being between 65 and 75 per cent. of last year's sales at this time. The foregoing is only an estimate made by a specialist in this line, but it is indicative of the comparative strength of this line over others. Prices remain steady and there does not seem to be any indication of their advancing immediately. Hydrated is in fair demand, and according to report is being sold closely. Kilns are running at from 80 per cent. to full capacity and an increasing volume is going into New England markets. Current prices follow:

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

State common, cargo rate, per bbl.....	@	\$0.75
Rockland-Rockport, Com., per bbl. ....	....	.92
Rockland-Rockport, L., per bbl.....	1.02	....
Rockland-Rockport, special, 320 lbs.	1.37	....
Select finish, per 350 lbs., net	1.60	....
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots	....	....
West Stockbridge, finishing, 325 lbs.	1.40	....
New Milford Lime	1.30	....
New Milford (small barrel)	1.00	....
Hydrated, per ton (for brick work).....	6.50	....
Hydrated lime for finishing, per ton.....	9.00	....

PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs	1.45
In barrels, 320 lbs.	1.65
In bags, per ton	\$8.50 10.00
Calcined, city casting, in barrels, 250 lbs.	1.45
In barrels, 320 lbs.	1.65
Neat wall plaster, in bags, per ton*	8.00
Wall plaster, with sand, per ton.....	5.25
Plaster board, ½ in. thick, per sq. yd. ....	.16
Browning	5.25
Scratch	6.25

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

Lumber.

Although lumber interests thought that by this time there would be a general stiffening in the prices of lumber market conditions here do not yet warrant it, said one authority this week. "The market has got to be a great deal stronger than it is now before anything like that oc-

curs," he said. Another man, a specialist in North Carolina pine, said that the demand was steady at a low plane and that he saw no chance for an immediate betterment. Asked what were his views as to the future he said that he saw no reason, now that the labor situation was clearing up, why the building situation should not improve. He said that he looked for better things in June. With him, May of this year he thought would be about equal to April of last year for volume of business. Many lumber men believe that much better conditions will have to prevail before there can be any hope for better prices. Retail interests are doing a fair business. Some big office building operations have helped to maintain the average for some concerns having downtown offices, while Bronx retailers show a slight improvement in business with numerous inquiries pending. Long leaf yellow pine is increasing in demand in this city. Spruce is stronger and so is maple flooring. Hardwoods show little improvement in volume, but it must be recalled that hardwoods have had a good run all season. While pine selects is from \$5 to \$10 cheaper. Current wholesale prices follow:

OAK FLOORING.—K. D. end matched or butted and bundled, f. o. b. N. Y., litherage.

13/16, 2, 2¼ and 2½ in. clear quartered white	\$90.00
Select quarter sawed white.....	52.00
Clear quartered red.....	90.00
Select, quarter sawed red.....	52.00
Clear plain sawed white.....	56.00
Select P. S. white	46.00
Clear P. S. red.....	46.00
Common red and white.....	27.00
No. 2 factory red and white.....	23.00

MAPLE FLOORING.—F. O. B. New York.

Grade	2 in.	2¼ in.	3¼ in.
Clear	\$46.00	\$47.00	\$43.00
No. 1	37.50	39.00	39.00
Factory	25.00	28.00	32.00

Above are standard sizes only, standard thickness 13/16 in.

LONG LEAF YELLOW PINE.—Flooring.

A Heart rift.....	\$56.00@	\$57.00
B Heart rift	46.00	47.00
A Sap rift	41.00	42.00
B Sap rift	35.00	36.00
A Flat	28.50	29.00
B Flat	27.00	27.50
No. 1 Common Flat.....	22.50	23.00

Above are 13/16 x 2½ in. face, counted 1 x 3, D. & M.

RED GUM, per M. feet, f. o. b. N. Y. C.

1 in. FAS	\$44.00
1 in. No. 1 Common.....	32.00
SAP GUM, per M. feet, f. o. b. N. Y. C.	....
1 in. FAS	\$31.00
1 in. No. 1.....	25.00

YELLOW PINE.—Delivered N. Y. (Sall.)

Building orders, 12 in. and under.....	\$24.00@	\$26.00
Building orders, 14 in. and up.....	30.00	33.00
Yard orders—ordinary assortment.....	24.00	26.00
Ship stock—easy schedules.....	31.00	33.00
Ship stock—40 ft. average.....	38.00	40.00
Heart face siding, 4/4 in. & 5/4 in.....	30.00	32.00
Kiln dried sap siding, 4/4.....	26.00	27.00
Kiln dried sap siding, 5/4 in.....	27.00	28.00

YELLOW PINE (dressed) f. o. b. car or vessel, Norfolk.

	No. 1.	No. 2.	No. 4.
Flooring:			
13/16 x 2½ and 3, flat grain.....	\$27.50	\$25.00	\$13.50
13/16 x 3½, flat grain.....	27.00	25.00	14.00
13/16 x 4 to 4½, flat grain.....	27.00	24.50	15.00
13/16 x 3 to 4, jointed flat grain	31.00	27.00	....
13/16 x 2½ and 3, rift.....	41.00	36.00	....
13/16 x 3½, rift.....	36.00	31.00	....
1 1/16 x all widths, flat grain.....	30.00	28.00	....
1 1/16 x 2½ x 3½, rift.....	47.00	42.00	....

Stone.

There is little optimism among building stone interests. One wholesaler summed it up this way: "Those cutters who have jobs on hand sufficient to keep them busy are happy and those who haven't are unhappy, and there are a whole lot in the unhappy class." Some green stone is coming in and the quarries are now able to send in a little bluff limestone which has been so scarce heretofore. Shipments from Indiana and Ohio quarries are coming in better, but there is still considerable scarcity of these products in this district. Granite is in better demand and there is said to be an increasing inquiry for better grades. Domestic marble is holding its own very well in a sick market, but foreign grades are gaining somewhat, it is said. In the case of building stone the New England boom is not being felt especially, but inquiries are coming

in to some of the leading wholesalers showing that cutters and contractors have some big contracts in sight which have not yet come out. Current wholesale prices follow:

STONE.—Wholesale rates, delivered at New York.		
Bennington building marble.....	\$1.40	.....
Brownstone, Portland, Con.....	.60	\$1.25
Caen	1.25	1.75
Georgia building marble.....	1.40	2.00
Granite, black	1.10	1.25
Granite, grey .....	.70	1.25
Granite .....	.75	1.00
Granite, Milford, pink.....	1.25	.....
Granite, Picton Island, pink.....	1.25	.....
Granite, Picton Island, red.....	1.25	.....
Granite, Westerly, blue.....	1.25	3.75
Granite, Westerly, red.....	1.25	3.25
Hudson River bluestone, promiscuous sizes, per cu. ft.....	.70	.74
Dressed, ditto .....	.82	.86
Kentucky limestone .....	.85	.95
Lake Superior redstone.....	1.05	.....
Limestone, buff and blue.....	.85	1.05
Longmeadow freestone .....	.85	.90
Ohio freestone .....	.80	1.00
Portage or Warsaw stone.....	.90	1.00
Scotch redstone	1.05	.....
South Dover building marble.....	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble.....	1.00	1.50
Wyoming bluestone .....	.80	.90

SLATE.—Prices are per square, delivered in New York in car lots.		
Bangor, Genuine, No. 1.....	\$5.00	\$6.75
Brownville & Monson Mine.....	7.50	9.50
Chapman, No. 1.....	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1.....	11.00	13.00
Unfading Green	5.25	6.40

Crushed Stone and Gravel.

Crushed stone is in active demand, especially for high grades. There is a large quantity of this material coming down the Hudson for consumption in the city and specially in the Bronx, where a much larger percentage of reinforced concrete construction is under way this year than formerly. There is much work in sight that will take large quantities of this material, especially in the construction of the new subway.

The contract for furnishing the Department of Docks with 15,000 cubic yards was recently awarded at \$1.04 to \$1.06. This has led some interests to believe that there has been an advance in prices. The above quotations include services of man to load the buckets and empty them on the dock, the city furnishing the power. Otherwise prices are unchanged. Sand is in active demand.

SAND, GRAVEL, GRIT AND BROKEN STONE. Dock, New York.		
Screened Cow Bay sand.....	\$0.35	cu. yd.
Screened Cow Bay gravel.....	.70	cu. yd.
White Quartz Roofing grit.....	1.60	cu. yd.
Crushed Granite, 1½ in.....	.95	cu. yd.
Crushed Granite, 2¼ in.....	.60	cu. yd.

An Educational Cement Exhibit.

The Edison Portland Cement has an exhibit at Madison Square Garden this week and up to Wednesday evening of next week, of its well known "10 per cent. finest ground" product which is well worth seeing. It consists of a house showing the possibilities of cement in structural, ornamental and stucco construction work and several pieces of art work done in cement from designs by W. H. Miller, the Truscon Art Company and the Erkins Studios. Another feature of the exhibit is the demonstration of Edison Waterproofing paint by a water and counterbalancing device that is certainly one of the most convincing arguments of its kind that has yet been devised.

Concrete Hollow Tile.

The Concrete Products Company is now operating a plant at Flushing, L. I., for making concrete building tile by a process developed by A. A. Pauly, of Youngstown, Ohio, and known as the Pauly system. The tiles are of the hollow type resembling the familiar terra cotta shapes, and are made in various sizes, according to the purpose for which they are to be used. The most unusual feature is the method of manufacture, the blocks being made of a "soupy" mixture in steam-heated moulds.

The standard wall tile is made in widths of 8 and 10 ins., lengths of 8 to

16 ins., and is 8 ins. high. Walls and webs are 1 in. thick. They are laid with their larger faces horizontal. Partition tiles are 4 ins. thick, 12 ins. high and 12 ins. long, and are set on edge. Floor tiles are 8 ins. deep, 18 ins. wide and 12 ins. long. They are used in combination with narrow reinforced concrete beams. These narrow beams are tied to reinforced wall girders. Corner tiles are similar to wall tiles, but are placed on end and the spaces filled with concrete. Interior columns are formed with corner tiles filled and reinforced with vertical rods. Lintels are formed of wall tile, reinforced with rods and filled with concrete.

Exterior finish of stucco, ornamented with colored tiles if desired, is plastered directly onto the concrete tiles. Interior plaster is placed on wire lath supported by furring nailed to the tiles.

Important Facts About Roof Tanks.

This is a face-to-face talk about roof tanks. It should interest every owner, architect and real estate dealer in the Metropolitan district. As one of the oldest tank manufacturers in the country puts it, some building owners "do not think about tanks till they have to put one in. Then they think some about putting in the best or the cheapest tank they can. But after the tank is in, if it doesn't hold water, they are likely to think very hard. Some men have been known to think and speak profanity about some tanks."

This concise bit of wisdom is the vintage of nearly half a century's practical and theoretical knowledge of the tank-building science, for if ever there was a demand for scientific thought and application in manufacturing an article, that demand was created when the first tank was made.

It takes only 235½ gallons of water to weigh as much as a ton of coal. A certain manufacturer makes tanks that hold as much as 1,000,000 gallons. Think of the tremendous outward and downward pressure exerted upon tank staves and hoops! Now, if there are two parts that do not fit scientifically perfect that tremendous pressure is sure to find it out. So will the architect, owner or real estate dealer who trusted a tank manufacturer who did not maintain machinery of the best kind and did not have good experience to guide him. One big roof tank burst causing damage amounting to \$25,000. The enormous water pressure had found the weak spot. Any tank improperly made is liable to burst at any moment. The only safeguard is to have the tanks made properly.

Here is something that will surprise the average building owner and possibly some architects: Plane surfaces do not mean planed surfaces. A smooth edge looks pretty and more finished but the tightest joints in the manufacture of water tanks is obtained from contact with rough sawn edges properly clamped together. The scientifically made tank is built in this way. Each fibre of wood is impressed into its neighboring stave and with an approved lug system of hooping the tank is practically one piece, sides as well as bottom.

No calking, painting or puttying, white leading, metal lining or waterproofing compounds should be permitted in a tank. Let the tank stand upon its own merits with nothing to insure perfection but the well selected wood and the lug bands that hold the staves together. With such a tank longevity is assured with practically no cost of repairs.

Riveted hoops coopered down never were and never will be a permanent guaranty against leakage. Frost and weather contract and expand these metal hoops and slowly but surely the tank becomes weaker. The only safe way is to have the tank staves held in place by lug bands

that will take up slack. In the tanks make by A. J. Corcoran, of 11 John st, this city, the bands are tightened by means of lugs on each end through which a bolt or draw rod is passed. An anti-friction plate is placed between the lugs and the tank, enabling the ends of the bands to slide readily together. Anyone who can use a wrench can tighten a tank of this kind and so eliminate the expense of hiring a cooperage expert. Bands of this kind are put where the greatest pressure is.

The selection of wood is vital, and it is also necessary to give proper consideration to the tank supports. Frost proofing is another essential. You could have a boiler explosion in a building if your tank should freeze in winter. Have you ever thought of that? But above all consult an experienced tank maker before you install this important adjunct to your building equipment and if you already have a tank that has not been looked after in some time act now, before it is too late.

A Tribute to the Late Hiram Snyder.

At a special meeting of the Building Material Exchange, President Uriah F. Washburn brought to the attention of the members the fact that one of the charter members of the Exchange, Mr. Hiram Snyder, had passed away. Mr. William C. Morton, the treasurer, paid a tribute to the character of the late friend and associate of the members of that body. In his remarks, Mr. Morton referred to the old Mechanics and Traders' Exchange and the stormy times that sometimes characterized its sessions, and recalled the memorable occasion in 1882 when 300 members were forced to call an indignation meeting and later retire from the exchange.

"Our late associate," continued Mr. Morton, "was one of the signers of that call and was chairman of that meeting, at which he strongly denounced the injustice to the associate members and urgently advocated the forming of a new exchange. There were thirteen charter members, of which he was one and of that faithful number only five remain with us to-day.

"Mr. Snyder was the first president from 1882 to 1884 and treasurer from 1888 to 1899. He incorporated the New York and Rosendale Cement Company in 1873 and was connected with the manufacture of Rosendale cement for twenty years; then he went into the Portland cement industry and it was through his efforts that the Alpha Portland Cement was introduced in this market. He also introduced the Lehigh Portland Cement in this district and at the present time his firm, Hiram Snyder & Co., are the distributors here.

"Those who have had business relations or have been associated with him during these many years can testify to his character and amiable disposition. Many has he helped when they first started in business and he proved himself to be the friend in need that was a friend indeed.

"It was my pleasure to have served under our friend for eighteen years. Owing to the facts hereinbefore mentioned, I think the president should be authorized to appoint a committee to draft a set of resolutions to send to the late family, expressing our sympathy for them in their sorrow, also attesting to the high esteem in which he was held by the members of the exchange."

Mr. Francis A. Howland said he had known Mr. Snyder for many years and had had close business relations with him. It was a great pleasure, he said, to endorse all that had been said. Jerome A. King, Albert Morton, J. B. King, William K. Hammond and Hamilton V. Meeks, were designated as a committee to prepare suitable resolutions.

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
May 13 to 19, inc.		May 14, to 20, inc.	
Total No. for Manhattan....	220	Total No. for Manhattan	239
No. with consideration....	21	No. with consideration..	21
Amount involved.....	\$742,745	Amount involved.....	\$1,847,650
Number nominal.....	199	Number nominal.....	218
Total No. Manhattan, Jan. 1 to date.....			
1910.		1909.	
4,490		4,634	
Total No. with consideration, Manhattan, Jan. 1 to date.....			
416		370	
Total Amt. Manhattan, Jan. 1 to date.....			
\$23,041,917		\$20,055,049	
1910.			
May 13 to 19, inc.			
Total No. for the Bronx....	156	Total No. for the Bronx	153
No. with consideration....	11	No. with consideration..	19
Amount involved.....	\$114,486	Amount involved.....	\$117,029
Number nominal.....	145	Number nominal.....	134
Total No., The Bronx, Jan. 1 to date.....			
1910.		1909.	
2,770		2,838	
Total Amt., The Bronx, Jan. 1 to date.....			
\$1,845,483		\$1,564,542	
Total No. Manhattan and The Bronx, Jan. 1 to date.....			
7,260		7,472	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....			
\$24,887,400		\$21,619,591	

Assessed Value Manhattan.

1910.		1909.	
May 13 to 19, inc.		May 14, to 20, inc.	
Total No. with consideration.....	21	Total No. with consideration.....	21
Amount involved.....	\$742,745	Amount involved.....	\$1,847,650
Assessed value.....	\$638,400	Assessed value.....	\$1,695,500
Total No. nominal.....	199	Total No. nominal.....	218
Assessed value.....	\$7,877,200	Assessed value.....	\$7,736,500
Total No. with consid., from Jan. 1 to date			
416		370	
Amount involved.....			
\$23,041,917		\$20,055,049	
Assessed value.....			
\$19,305,400		\$17,384,500	
Total No. nominal.....			
4,074		4,264	
Assessed value.....			
\$254,222,230		\$224,698,420	

MORTGAGES.

1910.		1909.	
—May 13 to 19, inc.—		—May 14, to 20, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	198	Total number.....	142
Amount involved.....	\$5,867,769	Amount involved.....	\$1,684,805
No. at 6%.....	68	No. at 6%.....	46
Amount involved.....	\$1,125,400	Amount involved.....	\$145,790
No. at 5½%.....	1	No. at 5½%.....	20
Amount involved.....	\$15,000	Amount involved.....	\$134,275
No. at 5%.....	50	No. at 5%.....	36
Amount involved.....	\$1,532,900	Amount involved.....	\$383,460
No. at 4¾%.....	1	No. at 4¾%.....	6
Amount involved.....	\$15,000	Amount involved.....	\$80,000
No. at 4½%.....	30	No. at 4½%.....	1
Amount involved.....	\$1,839,000	Amount involved.....	\$350,000
No. at 4%.....	5	No. at 4%.....	4
Amount involved.....	\$163,700	Amount involved.....	\$53,000
No. with interest not given	43	No. with interest not given	34
Amount involved.....	\$1,176,769	Amount involved.....	\$941,280
No. above to Bank, Trust and Insurance Companies	58	No. above to Bank, Trust and Insurance Companies	17
Amount involved.....	\$2,423,500	Amount involved.....	\$939,300
Total No., Manhattan, Jan. 1 to date....			
3,678		4,012	
Total Amt., Manhattan, Jan. 1 to date....			
\$147,846,276		\$132,884,962	
Total No., The Bronx, Jan. 1 to date....			
2,667		2,847	
Total Amt., The Bronx, Jan. 1 to date....			
\$25,501,960		\$25,122,261	
Total No., Manhattan and The Bronx, Jan. 1 to date.....			
6,345		6,859	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....			
\$173,348,236		\$158,007,223	

*Does not include mortgages given by City of New York, covering transfer of tax liens, for various amounts, at rates ranging from 8% to 12%.

EXTENDED MORTGAGES.

1910.		1909.	
—May 13 to 19, inc.—		—May 14 to 20, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	56	Total number.....	7
Amount involved.....	\$2,477,050	Amount involved.....	\$31,250
No. at 6%.....	10	No. at 6%.....	6
Amount involved.....	\$215,550	Amount involved.....	\$37,500
No. at 5½%.....	2	No. at 5½%.....	1
Amount involved.....	\$47,000	Amount involved.....	\$5,500
No. at 5%.....	26	No. at 5%.....	3
Amount involved.....	\$671,500	Amount involved.....	\$13,750
No. at 4¾%.....	2	No. at 4¾%.....	1
Amount involved.....	101,500	Amount involved.....	.....
No. at 4½%.....	14	No. at 4½%.....	11
Amount involved.....	\$1,395,500	Amount involved.....	\$3,430,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	.....	Amount involved.....	\$400,000
No. at 4%.....	1	No. at 4%.....	2
Amount involved.....	\$38,000	Amount involved.....	\$60,000
No. with interest not given	1	No. with interest not given	3
Amount involved.....	\$8,000	Amount involved.....	\$12,000
No. above to Bank, Trust and Insurance Companies	17	No. above to Bank, Trust and Insurance Companies	3
Amount involved.....	\$1,411,500	Amount involved.....	\$12,000
Total No., Manhattan, Jan. 1 to date....			
1,000		782	
Total Amt., Manhattan, Jan. 1 to date....			
\$41,808,338		\$36,488,652	
Total No., The Bronx, Jan. 1 to date....			
267		210	
Total Amt., The Bronx, Jan. 1 to date....			
\$3,678,706		\$1,672,359	
Total No., Manhattan and The Bronx, Jan. 1 to date.....			
1,267		992	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....			
\$45,487,044		\$38,161,011	

PROJECTED BUILDINGS.

1910.		1909.	
May 14 to 20, inc.		May 15 to 21, inc.	
Total No. New Buildings:			
Manhattan.....	28	Manhattan.....	13
The Bronx.....	37	The Bronx.....	42
Grand total.....	65	Grand total.....	55
Total Amt. New Buildings:			
Manhattan.....	\$2,631,600	Manhattan.....	\$1,956,500
The Bronx.....	360,555	The Bronx.....	692,600
Grand total.....	\$2,992,155	Grand total.....	\$2,649,100
Total Amt. Alterations:			
Manhattan.....	\$546,705	Manhattan.....	\$210,050
The Bronx.....	59,845	The Bronx.....	11,050
Grand total.....	\$606,550	Grand total.....	\$221,100
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	394	Manhattan, Jan. 1 to date.....	487
The Bronx, Jan. 1 to date.....	819	The Bronx, Jan. 1 to date.....	1,086
Mhhtn-Bronx, Jan. 1 to date			
1,213		1,573	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$52,188,445	Manhattan, Jan. 1 to date.....	\$65,814,550
The Bronx, Jan. 1 to date.....	17,621,470	The Bronx, Jan. 1 to date.....	16,928,760
Mhhtn-Bronx, Jan. 1 to date			
\$69,809,915		\$82,743,310	
Total Amt. Alterations:			
Mhhtn-Bronx, Jan. 1 to date	\$5,333,887	Mhhtn-Bronx, Jan. 1 to date	\$5,686,610

BROOKLYN.

CONVEYANCES.

1910.		1909.	
May 12 to 18, inc.		May 13, to 19, inc.	
Total number.....	597	Total number.....	636
No. with consideration.....	40	No. with consideration.....	26
Amount involved.....	\$196,242	Amount involved.....	\$211,863
Number nominal.....	557	Number nominal.....	610
Total number of conveyances, Jan. 1 to date.....			
10,599		11,453	
Total amount of conveyances, Jan. 1 to date.....			
\$6,515,681		\$5,305,108	

MORTGAGES.

Total number.....	552	Total number.....	619
Amount involved.....	\$1,788,815	Amount involved.....	\$2,715,004
No. at 6%.....	276	No. at 6%.....	329
Amount involved.....	\$628,438	Amount involved.....	\$1,121,938
No. at 5½%.....	93	No. at 5½%.....	93
Amount involved.....	\$313,050	Amount involved.....	\$489,850
No. at 5¼%.....	1	No. at 5¼%.....	1
Amount involved.....	.....	Amount involved.....	\$12,000
No. at 5%.....	148	No. at 5%.....	177
Amount involved.....	\$757,672	Amount involved.....	\$896,434
No. at 4½%.....	1	No. at 4½%.....	1
Amount involved.....	.....	Amount involved.....	\$80,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	.....	Amount involved.....	\$400
No. at 3%.....	2	No. at 3%.....	2
Amount involved.....	.....	Amount involved.....	\$84,000
No. with interest not given	35	No. with interest not given	15
Amount involved.....	\$89,655	Amount involved.....	\$30,382
Total number of Mortgages, Jan. 1 to date.....			
10,159		10,058	
Total amount of Mortgages, Jan. 1 to date.....			
\$54,802,748		\$43,280,329	

PROJECTED BUILDINGS.

1910		1909	
May 13 to 19, inc.		May 14 to 20, inc.	
No. of New Buildings.....	153	No. of New Buildings.....	280
Estimated cost.....	\$1,071,870	Estimated cost.....	\$1,958,750
Total Amount of Alterations.....	\$80,910	Total Amount of Alterations.....	\$158,060
Total No. of New Buildings, Jan. 1 to date.....			
2,734		3,361	
Total Amt. of New Buildings, Jan. 1 to date.....			
\$16,122,820		\$19,212,553	
Total Amount of Alteration, Jan. 1 to date.....			
\$1,922,896		\$1,678,643	

QUEENS.

PROJECTED BUILDINGS.

1910		1909	
May 13 to 19, inc.		May 14 to 20, inc.	
No. of New Buildings.....	57	No. of New Buildings.....	143
Estimated cost.....	\$218,275	Estimated cost.....	\$649,584
Total Amount of Alterations.....	\$16,710	Total Amount of Alterations.....	\$9,600
Total No. of New Buildings, Jan. 1 to date.....			
1,556		.....
Total Amt. of New Buildings, Jan. 1 to date.....			
\$5,451,447		.....
Total Amount of Alterations, Jan. 1 to Date.....			
\$306,640		.....

THE WEEK.

THE market is gradually passing out of the stage of great activity into normal summer conditions. The transactions of the week are devoid of any feature, and the best that can be said is that the strength reflected by the number of sales reported is a hopeful sign for the immediate future. The absence of large investors should not disappoint or discourage. At this time of the year people with large funds at their command are engaged with preparations for their summer tours, and naturally their mind does not turn to real estate negotiations which might delay or prevent their departure for the country or Europe. Business has been confined to small investors and

traders. A small sprinkling of sales of good-sized plots is contained in the budget, which comprises chiefly flats, apartments and dwellings.

The biggest sale of the week was negotiated by Mark Rafalsky for Henry Corn, of the Stockton Realty Co., who disposed of 5-11 East 31st st, extending through to 6-10 East 32d st, an 11-sty loft building, to the American Real Estate Co., which gave as part payment eight 5-sty apartment houses on Simpson st, near Westchester av. The deal involves nearly \$2,000,000. It is said that the buyers consider the loft building an excellent investment property, as the returns on the equity are more than ten per cent. above all carrying charges.

The proposed erection of a large apartment house on Riverside Drive and 90th st is the result of a deal, by which Franklin Pettit acquires this property. The value of the parcel is said to be about \$500,000. Mr. Pettit will resell the plot, which is at present covered with a high-class dwelling, to a builder.

According to a rumor the Yerkes Art Gallery will be turned over by Mr. Robert E. Dowling, who bought the property at the recent auction sale of the Yerkes estate holdings, to Thomas Fortune Ryan. No confirmation of the report could be obtained. Mr. Ryan's residence at 858 5th av adjoins the gallery.

Several transactions below 14th st, east of the Bowery, may be more than incidents. For many years neglected, the lower part of Second av seems to have taken a start for rejuvenation. A theatre building at the corner of Extra place and 1st st is in course of construction and other signs of changes which Second av is undergoing are visible. No longer can Second av be termed the red-light district. The element which at one time made the ownership of old buildings profitable has been driven away and the shacks now fronting on one of the widest avenues of the city will be replaced by modern tenements or loft buildings.

The sale of 11 East 36th st to the crockery firm of Haviland Co. forecasts the shifting of the crockery trade from its old district in Barclay st to the new uptown business center. It is very likely that other dealers in chinaware and glass will follow the lead of Haviland & Co., and announcements of this nature might be expected in the near future.

THE AUCTION MARKET

THE bulk of the offerings at the Exchange Salesrooms consisted of medium-priced property, and the only sale of importance was the offering of the Murray Hill Hotel, which was knocked down after much lively bidding for \$1,796,500 to John Delahunty, who acted for B. L. M. Bates, the tenant of the Murray Hill Hotel and also the lessee of the Hotel Belmont on the adjoining block to the north.

The property was offered by Auctioneer Joseph P. Day to partition the Smith estate. The hotel covers the entire westerly block front of Park av, between 40th and 41st sts, and runs back on 40th st for a distance of 230 feet and 130 feet on 41st st.

The first bid, \$1,200,000, was made by William L. DeBorst, a representative of the Cruikshank Company. Mr. William H. Wheelock, of the Douglas Robinson-Charles S. Brown Co. raised the bid \$200,000, and from that point the bidding was carried on until after the forty-sixth bid Mr. Delahunty stepped in and offered \$1,756,000. The three-cornered contest was then advanced in bids of from \$1,000 to \$5,000, until the knockdown price was reached. It is understood that the new owner will reconstruct the hotel and continue its management.

Public Service Sales This Week.

More than ordinary interest is being taken in the sale of the Subway Loop properties offered on behalf of the Public Service Commission with the consent of the Commissioners of the Sinking Fund by Joseph P. Day on Tuesday at the Exchange Salesroom, 14-16 Vesey st. A bill passed by both houses of the Legislature and signed by the Mayor and the Governor allows banks and trust companies and holders of trust estates to take mortgages on the property such as Mr. Day will offer, so that a rapid transit easement is not an encumbrance.

Mr. Day will offer six plots, a total of 65,478 square feet, each plot to be offered first in single lots and then as an entirety and to go at the highest bid. The plots are on Walker, Centre, Canal, Broome, Howard and Delancey sts and Cleveland pl. The subway easement in some of these parcels is only from five to eight per cent., so that very little hindrance can exist to any kind of a development of them. All the plots are well adapted for lofts and offices. On some of them old loft buildings exist at present. All of these parts are especially attractive for the opportunities they give for light and air, most of them having three frontages. The subway structure is designed to support 10-sty office buildings with enough space in the basement for boilers and machinery. The cubical contents of this building would be over 1,500,000 feet. Plot No. 1 is equally good for office purposes. Its cubical contents would be 2,000,000 feet, if designed according to the architect's description. Plot No. 2 would also have cubical contents from nearly a half a million to a million and a half cubic feet. As four of

the five sections of the Manhattan branch of the Brooklyn Loop Line Subway which connects the Williamsburgh, Manhattan and Brooklyn Bridges are now practically completed, the Canal st station, the three entrances of which are located upon the property offered by Mr. Day, may become the terminal of the line. This terminal should easily assume the importance of that at the present Brooklyn Bridge. No less than four of the main rapid transit routes will cluster around these properties, making the section the most important rapid transit center in Manhattan.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BANK ST.—Duross Co. have sold to Thomas Monahan 17 Bank st, a 3-sty and basement brick house, for E. L. McKeever.

ELDRIDGE ST.—Aronson & Baum resold 204 and 206 Eldridge st, old buildings, on plot 48.11x88.6.

FORSYTH ST.—Aronson & Baum resold 178 and 180 Forsyth st, old buildings, on plot 50x100.

FULTON ST.—Dr. William A. Rodgers bought, through Benjamin R. Lummis, 123 Fulton st, running through to 46 Ann st, a 4-sty building, on lot 25.7x119.3x25.4x118.11.

PROSPECT ST.—Pierre M. Clear sold for Margaret Fogarty No. 66 Prospect pl, a 3-sty and basement dwelling adjoining the corner of 43d st, size 16.8x54.

WILLETT ST.—Kronengold & Hassloch sold for Mary Weber 30 Willett st, 4-sty front and 2-sty rear tenements, on plot 31x100, to Bullowa & Bullowa.

4TH ST.—Duross Company sold to the Marseillaise French Baking Co. for N. Rossetti 93, 95 and 97 West 4th st.

12TH ST.—The New York Training School for Deaconesses has obtained permission from Justice Whitney, of the Supreme Court, to sell 226 to 230 East 12th st to Carrie Van A. Jesup, Sarah S. Ollesheimer, Mary M. Irvin and Virginia Potter for \$75,000. The school has now under construction a new building adjoining the Cathedral of St. John the Divine.

12TH ST.—Folsom Bros., Inc., sold for Richard B. Ferris, as executor and trustee for the estate of Isaac Ferris, the 4-sty house 106 East 12th st, on lot 25x106.6, to Marie Gougelman and Gertrude E. Mager for \$30,000. This is the first time this property has been transferred for over 50 years.

18TH ST.—M. & L. Hess sold for the Teichman Engineering & Construction Co. 356-362 West 18th st, size 50 x 92. This plot will immediately be improved with a 6-sty building, which will be ready for occupancy about December 1st next, and will be occupied by the purchasers.

18TH ST.—Peter P. Sherry sold for George G. Jackson the 4-sty private house at 316 West 18th st, on lot 20x92, to Lillian C. Sherry.

Activity in the Old Chelsea Section.

19TH ST.—E. S. Willard & Co. have sold for the King's Farm Realty Co. 220-230 West 19th st to the G. B. W. Construction Co. This plot has a frontage of 91.8 and is to be immediately improved with a 12-sty fireproof loft building at an estimated cost of \$300,000. The sellers bought this property in 1906 together with Nos. 214 to 218 and 248 to 256. They still own all but the plot just sold.

21ST ST.—I. B. Wakeman sold for the Rexton Realty Co. 132 and 134 West 21st st, two 3-sty dwellings on plot 40x92, between 6th and 7th avs. The purchaser is the Gueron Building Co., which will begin immediately the erection of a 12-sty mercantile building. This will mark the first business operation in the block, which is at present improved with old style 3 and 4-sty dwellings. The Lincoln Holding Co. some weeks ago accumulated a plot 100x100 at 133 to 141 and will in the near future improve it with 12-sty lofts.

21ST ST.—Douglas Robinson, Charles S. Brown & Co. sold for Eliza A. Newell to Charles J. Wirth 140 West 21st st, a 3-sty and basement dwelling, on a lot 23x90.

21ST ST.—The Douglas Robinson, Charles S. Brown Co. sold for Eliza A. Newell to Charles J. Wirth 140 West 21st st, a 3-sty dwelling, on lot 23x92. The buyer has resold to Irving I. Kempner, who owns 136 to 140 adjoining.

26TH ST.—The Douglas Robinson, Charles S. Brown Co. sold to Henry Corn 15 to 19 East 26th st and 10 to 14 East 27th st. The plot as a whole measures 84x197.6 feet, having equal frontages on 26th and 27th sts, and containing about 16,800 square feet. The seller of 15 East 26th and 12 East 27th sts was the Wetherbee Estate; of 17 East 26th and 12 East 27th sts, the O'Brien Estate, and of 19 East 26th and 14 East 27th sts, the McComb Estate. The buyer plans to immediately improve the plot with a 20-sty mercantile building. Mr. Corn controls, by lease or purchase, all but a very small portion of the entire block bounded by 26th and 27th sts, Madison and 5th avs. The Brunswick building on the 5th av front is under lease to him from the Brunswick Building Co., and on the Madison av front the Iselin building was erected by Mr. Corn, on land leased from the Iselins. Both of these buildings have been extremely well rented, the Brunswick building being entirely full.

30TH ST.—Charles H. Topping sold 229 and 231 West 30th st, old buildings, on plot 43x98.9, between 7th and 8th avs. The New York Colored Mission owns the two houses adjoining on the east.

American Real Estate Co. in \$2,000,000 Deal.

31ST ST.—Mark Rafalsky & Co. sold to the American Real Estate Co. for the Stockton Realty Co. the 11-sty loft building 5 to 9 East 31st st, running through to 6 to 10 East 32d st, together with the 5-sty building at 11 East 31st st on lot 22x98.9. The buyers give in part payment eight 5-sty 40-foot flats at 992 to 1020 Simpson st, which were built by the sellers and are well tenanted. The 31st st property was purchased by the seller in May of last year. It fronts 66 feet on each street. It is entirely rented, the store, basement, first and part of the second floor being leased to F. A. O. Schwarz for 21 years at from \$32,500 to \$35,000 per year. The asking price for the building was \$1,500,000, No. 11 was held at \$125,000 and the Simpson st flats are said to have figured in the deal at \$400,000. In connection with this sale it is interesting to note that of about thirty apartments erected in the past year in this immediate section of the Bronx practically all have been sold.

36TH ST.—The Robert Hoe's Estate sold 11 East 36th st, a 5-sty dwelling on plot 50x98.9, between 5th and Madison av. The house which has been in the market at \$300,000, has been owned by the Hoe family since 1878. It is on the block to the west of J. Pierpont

Morgan's mansion and for many years one of the show places of the Murray Hill section. Nos. 13 to 17, adjoining, are also owned by the Hoe family, and are said to have been sold to the same buyers.

36TH ST.—Dr. Frederick H. Wiggin sold 53 to 57 West 36th st, three 4-sty and basement dwellings, on plot 60x98.9. The buyer is a builder who will erect a loft building on the site.

37TH ST.—M. & L. Hess sold for Julia A. Birdseye and William G. Jones 214 West 37th st, a 4-sty building, on lot 20.10x60, to the Realty Holding Co.

38TH ST.—Heil & Stern sold for John T. Brock 223-225 West 38th st, size 41x98.9, two 4-sty dwellings. The purchaser is Julius Miller. Plans have been drawn by Schwartz & Gross for the erection of a 12-sty loft building. The adjoining property, No. 227, owned by Edward A. Quinn, is also said to have been sold.

Hotel for 46th Street.

46TH ST.—John P. Kirwan sold for Patrick J. McMahon 65 to 69 West 46th st, three 4-sty dwellings, on plot 56.3x100.5, to the John J. Hearn Construction Co., which will erect on the site a 12-sty hotel.

48TH ST.—Henry R. Stern purchased from the Bernard Hecht Estate 163 West 48th st, a 5-sty apartment house, with store, on a plot 25x106, 100 feet east of 7th av. This is the first transfer of the property in fifty years.

50TH ST.—Herman Arns Co. sold to A. E. and A. B. Martaine Nos. 154-156 West 50th st, 160 feet east of 7th av, two 3-sty dwellings, off a plot 40x100.5. The property is adjacent to the 50th st subway station.

53D ST.—The Cooper Realty Co. resold 246-248 East 53d st, a 6-sty flat, on plot 33.4x100.5.

55TH ST.—Suzanne B. Ketchum sold 118 East 55th st, a 3-sty dwelling, on a lot 18.9x100.5.

56TH ST.—George L. Nichols sold 68 East 56th st, a 4-sty and basement dwelling, on a lot 18x100.5. The property was held at \$65,000.

2D AV.—Wendolin J. Nauss sold 87 2d av, northwest corner of 5th st, a 3-sty building on a lot 24.3x100. Samuel Golding is the buyer.

2D AV.—Miller, McMann & Donley sold for Mrs. Carbrey 89 2d av, a 4-sty tenement, on lot 24.3x100. The adjoining house at the northwest corner of 5th st, was recently sold by Wendolin J. Nauss.

Activity on Lower 2d Avenue.

2D AV.—The Wynkoop Estate sold the group of tenements and dwellings at the southwest corner of 2d av and 2d st. The property is known as 35 and 37 2d av and 29 and 35 East 2d st, and has frontages of 50 ft. on the av and 109 ft. on the st, with a 20-ft. "L" extending back 92 ft. at the westerly end of the plot. On the property are five 3 and 4-sty buildings which were among the first houses put up in the section. The property has been in the hands of the Wynkoop family for more than a century, the southerly boundary of the parcel just sold following the line of the old Wynkoop farm. Heirs of the family own the remainder of the block front on the south side of 2d st extending over to the Bowery, with the exception of a 20-ft. parcel at 27.

Accumulating a Building Plot.

5TH AV.—Horace S. Ely & Co. sold for Mrs. Sarah C. Hayden 106 5th av, an old 3-sty dwelling, on a lot 362.2x80, to Jacob Rothschild; also a 2-sty brick stable in the rear of 104 5th av, with the rights in an alley having an outlet ten feet wide in 15th st. Mr. Rothschild owns all the adjoining property south of 106 to 15th st and now controls a plot having a frontage of 169 feet in the av, 140 feet in 15th st by irregular. Mr. Rothschild bought Nos. 98 and 100 in 1905. Nos. 102 and 104 he acquired this year. For No. 104, a plot similar to the one just purchased, he paid \$131,100. It is believed that the assembling of this plot by Mr. Rothschild forecasts the erection of a conspicuous mercantile building in the near future.

Gathering Up a 7th Avenue Block Front.

7TH AV.—S. B. Goodale & Son sold for F. W. Marquand to Emma E. Horn 267 7th av, near 25th st, a 4-sty building on lot 19x75. The purchaser now owns 260 to 269, northeast corner of 25th st, a plot of 9,000 square feet. The Madison Square Mortgage Co., representing practically the same interests, and owners of Nos. 277 and 279, have purchased from Ida A. Gallatin 281 7th av, at the southeast corner of 26th st. The buyers are said to control the entire block front from 25th to 26th sts. The second improvement of a plot on the avenue between 23d and 34th sts, was announced this week. It is a 10-sty hotel to be erected at the southwest corner of 30th st.

7TH AV.—William F. Newkirk is reported to have sold 365 and 367 7th av, 3 and 4-sty buildings, on plot 41.8x75, about 47 feet north of 30th st. The rest of the block to the north is owned by Berg Bros. The property is directly opposite the Pennsylvania Station.

10TH AV.—Hugh D. Smyth and Gillen & Stryker have sold for the George W. Thurston estate to Jacob Levy 293 10th av, a 5-sty tenement, on lot 24.8x100.

NORTH OF 59TH STREET.

60TH ST.—H. C. Senior & Co. sold for the estate of Gideon Fountain 27 and 29 West 60th st, two 3-sty dwellings, on a plot 36x100, and 33, 35 and 37, three similar buildings, on a plot 54x100, and for Margaret Chauveau 31, a 3-sty dwelling, on a lot 18x100, to Aneta Howell, a client of William L. Levy. The combined plot is 109x100. The property was last transferred in 1881.

68TH ST.—Post & Reese sold for the estate of H. R. De Milt 54 East 68th st, a 5-sty and basement dwelling, on a lot 20x102.2. Daniel F. Kellogg is the buyer.

Only One Left.

71ST ST.—Henry D. Winans & May report the sale of one lot on south side of 71st st, 47.6 west of Madison av. This lot is 22.6x100.5, and the purchaser will erect a high-grade modern dwelling for his own occupancy. It immediately adjoins on the east the 50 feet recently sold by the same firm to C. W. Luyster, jr., who is erecting two modern residences for sale purposes. There only remains unsold of the entire Lenox Library block one lot, that directly adjoining to the east the property above reported, of equal size, 22.6x100.5.

72D ST.—Daniel S. McElroy sold 40 West 72d st, a 4-sty dwelling on lot 25x102.2.

73D ST.—Harry Parker sold for Kate Schmitt the 3-sty and basement dwelling 132 East 73d st, to a client for occupancy.

73D ST.—Harry Parker sold for Kate Schmitt 132 East 73d st, a 3-sty and basement stone front dwelling on lot 15x102.2, near Lexington av. The buyer will occupy.

At Auction

Decoration Day

Monday, May 30

On the Premises, at 2 P. M., Rain or Shine

300 PARK LOTS 300

Wyckoff Park, L. I.

AT WOODHAVEN STATION, NEAR JAMAICA

14 Minutes from Flatbush Ave. Station

Jamaica Ave. trolley passes property and the Union Course and Woodhaven stations of the L. I. R. R. are on property. This entire district is built up mostly with a good class of one and two family houses.

Terms of Sale

10% on day of sale, cash, check or savings bank book; 2½% each month until fully paid, or 20% in 30 days, when you take title.

70% may remain on bond and mortgage for 1, 2, or 3 years, at **5%**

Title Policies Free

Send for Booklet

J. P. Day

Auctioneer,
31 NASSAU ST.,
NEW YORK CITY

79TH ST.—Post & Reese sold for Mrs. Emil Kupfer 114 East 79th st, a 4-sty dwelling on lot 18.9x102.2.

80TH ST.—John R. and Oscar L. Foley sold for M. Gans 208 West 80th st, a 5-sty flat, on lot 25x102.2.

83D ST.—The Charles F. Noyes Co. sold for E. H. Ludlow & Co. eight contiguous private dwellings at 46-56 West 83d st, including 37-9 West 82d st. This is one of the few large plots in the immediate district between Central Park West and Columbus av that is practically free of leases and suitable for immediate improvement. The purchaser is the Hennessey Realty Co., Joseph Holstein, president.

83D ST.—Johanna Krumwiede sold 132 West 83d st, a 3-sty brownstone dwelling, on lot 16x102.2.

84TH ST.—Webster B. Mabie & Co. sold for the estate of William H. H. Moore the 5-sty American basement dwelling 349 West 84th st, on lot 17x102.2.

84TH ST.—L. A. Lincoln bought the 3-sty brownstone dwelling, 336 West 84th st, on lot 18x102.2, from Nathaniel Tuttle. Mr. Lincoln has occupied the house as a residence for the past three years and will now make extensive alterations to it.

84TH ST.—Mary E. Field sold 157 West 84th st, a 5-sty flat on lot 25x102.2, near Amsterdam av.

85TH ST.—Alexander P. W. Kinnan has resold 318 West 85th st, 3-sty brick dwelling on lot 16.8x102.2, between West End av and Riverside Drive. Mr. Kinnan bought the house in March of this year from Edgar H. Laing.

88TH ST.—Frederick Zittel & Sons have sold for Grace W. Hoagland, 181 West 88th st, 3-sty dwelling, 16.8x100.8, to a client for investment.

88TH ST.—Mulvihill & Co. sold for Maria E. Pieper to Samuel Grodinsky 176 East 88th st, a 4-sty tenement on lot 17.6x108; in exchange Mr. Grodinsky gives the 4-sty flat No. 124 East 128th st, a 3-sty and basement single flat on lot 20x99.11.

96TH ST.—Kurz & Uren sold for the Johnston-Umstead Realty Co. 172 East 96th st, a 4-sty flat, on plot 30x100.8.

96TH ST.—Kurz & Uren sold for the Johnston-Umstead Realty Co. 172 East 96th st, a 4-sty flat, on a plot 30x100.8.

97TH ST.—Geisler & Weissbein sold for Margaret E. Morris the 3-sty dwelling 148 West 97th st.

99TH ST.—Sheldon & Becker and Kempe & Cohen sold for the Congregation Pincus Elijah 146 West 99th st, a 3-sty and basement private house, which they had been forced to sell in order to obtain larger quarters.

104TH ST.—Chas. S. Kohler sold for Mrs. Leda P. Clason the 3½-sty high stoop brownstone private dwelling, 20x100.11, 322 West 104th st, to a client for occupancy.

107TH ST.—Isaac Hattenbach sold for Mary Jane Noonan 177 East 107th st, a 5-sty single flat on a lot 17x100.

107TH ST.—Mary J. Noonan sold 177 East 107th st, a 5-sty flat, on lot 17x100.11.

125TH ST.—Mrs. Bolton Hall purchased from Barbara Fredericks 426 West 125th st, a 5-sty apartment house on a lot 25x100.11, through H. C. Senior & Co. Mrs. Hall owns Nos. 428 to 432, similar properties, and now has a plot 100x100, facing the square formed by the intersection of Manhattan and 125th st and Hancock pl.

126TH ST.—Webster B. Mabie & Co. sold for Dr. Emil Danziger 6 West 126th st, a 3-sty and basement dwelling, on lot 17.6x99.11.

138TH ST.—Earle & Calhoun sold for Charles A. Christman to a client the 3-sty and basement private house 319 West 138th st, on a plot 16.8x100. The buyer purchases this house for occupancy.

139TH ST.—The William M. Moore Co. bought from the Speedway Realty Co. the plot 100x99.11 on the south side of 139th st, 150 feet west of Amsterdam av. Last October the Moore Co. acquired from the same sellers a similar plot adjoining on the west and improved it with a 6-sty elevator apartment house. Their latest purchase will be improved in a similar manner.

145TH ST.—H. W. Schutte & Co. sold for Julius Eloskey 477 West 145th st, a 5-sty double flat on lot 25x100.

173D ST.—Isaac Hattenbach, in conjunction with Philip Potash sold for Abraham Roth 568 West 173d st, a 6-sty apartment house on a plot 37.6x100, and took in part payment from Thomas W. Seele the 4-sty dwelling 537 West 187th st, on a lot 19x95.

176TH ST.—Robert M. McCoy bought from Francis Colety 506 West 176th st, a 5-sty apartment house on plot 43.6x119.

AMSTERDAM AV.—The Chelsea Realty Co. sold the northwest corner of Amsterdam av and 169th st, a plot 100x100, to a builder, who will erect an apartment house on the site.

AMSTERDAM AV.—David Stewart sold for Ehler Osterholt the northwest corner of Amsterdam av and 156th st, a plot fronting 99.11 ft. on the av and 125 ft. on the st. The buyer is the De Leon Realty Co., Harry Aronson, president, which will erect on the site two 6-sty apartment houses, with stores, from plans by Maximilian Zipkes. The houses are to cost about \$200,000 and will accommodate 60 families.

FORT WASHINGTON AV.—The Missionary Sisters of the Sacred Heart are the buyers of the Marshall M. Grund property on Fort Washington av, at 190th st. The sisters occupy the former Redgewood house adjoining on the south, which they acquired about ten years ago. With their latest purchase they now control a plot fronting 212 feet on Fort Washington and about the same on Northern av, with an average depth of 275 feet, which lies to the south of the Billings place. The Grund house is a 2-sty brick and stone structure, erected by the late Ernest Grund about six years ago.

LENOX AV.—Shaw & Co. sold to Harry Herche for the estate of A. Hamilton Higgins 227 Lenox av, a 4-sty and basement stone front dwelling, on lot 25.11x80, adjoining the Lenox Avenue Unitarian Church, at the northwest corner of 121st st. The house was built for Mr. Higgins about 15 years ago and is said to be the costliest dwelling erected in Harlem. The house will probably be altered by the new owner. The adjoining house at 229 was recently taken in trade by Frances Stevens for the loft building at 28 East 10th st.

PARK AV.—The Douglas Robinson, Charles S. Brown Co. sold for Henry B. Anderson 591 Park av, a 5-sty flat on lot 20.5x97.6, between 63d and 64th sts. The building will be converted into a private dwelling and will be occupied by the new owner.

PARK AV.—Moore & Wyckoff sold for Augustus B. Gray the two 3-sty dwellings 1064 and 1066 Park av, on a plot 33.6x80, adjoining the northwest corner of 87th st.

WEST END AV.—F. R. Wood & Co. sold to Mrs. Alice Goodwin, of Bell Harbor, L. I., 901 West End av, at the northwest corner of 104th st, a 4-sty dwelling, on a lot 20.11x98.

STH AV.—Isidor H. Kempner, president of the New Amsterdam Realty Co. sold 2440 8th av, a 5-sty tenement with stores on lot 25x100. Mr. Kempner bought it at auction from the Sanford Estate in April, 1909, for \$32,300.

BRONX.

138TH ST.—Gertrude I. Grummen has sold to Otto F. Koerner 671 East 138th st, a 3-sty dwelling, on lot 16.8x100.

170TH ST.—Annie Mulhooly bought the one-family house, 580 East 170th st, on lot 17x109.

179TH ST.—John A. Steinmetz sold 807 East 179th st, a dwelling, on lot 25x103. Samuel J. Waldron was reported to have bought the property a couple of months ago.

BERGEN AV.—Eugene J. Busher sold for the estate of Marie Kirchoff 595 Bergen av, a large brick dwelling, on plot 50x100, near Westchester av.

CROTONA AV.—A. Blumenthal sold for Isaac Lowenfeld to Alexander Rosenberg the plot 40x90, at the southeast corner of Crotona av and Fairmount pl. The buyer will erect a 5-sty flat.

ELLSWORTH AV.—Albert J. Adobody has sold the plot, 125x80, on the east side of Ellsworth av, 100 feet north of Baisley av, in the Lohbauer Park tract.

HOE AV.—Gaines-Roberts Co. sold through H. L. Phelps the northeast corner of Hoe av and Aldus st, a plot 40x100, and 873 Aldus st, adjoining, 40x100.

HONEYWELL AV.—Henry W. Fedden & Co. have resold for a client the 2-family frame dwelling located at 2017 Honeywell av, Bronx, on a lot 23.57x140.

LOHBAUER PARK.—John A. Steinmetz sold for Alfred J. Adobody 5 lots in Lohbauer Park, lots 554 to 558; also sold for a client 807 East 179th st, lot 25x103, with 1-family house thereon.

MOTT AV.—Eugene J. Busher sold for A. J. Cunningham the northwest corner of Mott av and 151st st, 70x100, with a large residence, to Henry L. Morris, who owns adjoining property.

STORROW AV.—Andrew Hally has sold for Frederick C. Schulze a lot situate on the southwest corner of Storrow and McGraw avs; also two lots situate on the northwest corner of Storrow and Benedict avs, Unionport.

WEBSTER AV.—E. Sharum sold for the Armor Realty a vacant lot, 25x180, on the westerly side of Webster av, 375.3 feet north of 179th st. The purchaser is a builder who is erecting 5-sty flats on an adjoining plot.

WESTCHESTER AV.—Eugene J. Busher sold for William H. Ohborn 436-438 Westchester av, old buildings, on plot 50x171, running to the subway. The plot is 78 feet east of Bergen av and adjoins the theatre in the course of construction.

WEST FARMS ROAD.—Geo. J. McCaffrey sold for De Voe Estate dock property on the east side of West Farms road, 278 ft. north of 174th st, 100x irregular.

3D AV.—George Price has sold for Mary A. Costello and Helena Nitsch the plot, southeast corner 3d av and 135th st, an "L" fronting 26 ft. on 3d av and 60 ft. on 135th st, and running through to 134th st, 200 ft. The buyer will improve immediately.

3D AV.—Eugene J. Busher sold for the estate of Marie Kirchoff 2902 3d av, a 3-sty building, on lot 15x100, near Westchester av.

LEASES.

John H. Scheier has leased from the estate of Levin R. Marshall the building No. 512 East 116th st. The lease carries an option to purchase.

Cammann, Voorhees & Floyd have leased to Bernard Kreizer for the Mitchell, Woodbury Co., of Boston, the entire buildings 28 and 30 West Broadway and 66 Park pl, for a long term of years at an aggregate rental of about \$125,000.

M. & L. Hess have leased for the Susquehanna Silk Mills, Inc., to a client, 21 West 17th st, 4-sty and basement building on a lot 27x92, for a term of 21 years at an aggregate rental of \$85,000. The lessee will make extensive alterations to the property.

John H. Behrman has leased for a period of 10 years the large 4-sty building on the northeast corner of 219th st and White Plains av for William J. Gordon to the Ramm Manufacturing Co., which will open a confectionery and ice cream parlor there.

T. Scott & Son have leased for V. Peters to Henry Scherman a 5-sty and basement building at 170 East 80th st; the lease is for a term of years at a total rental of \$30,000. The place is to be called Scherman Hall and will be used as a meeting and wedding hall.

Heil & Stern leased for the Alcourt Realty Co., in the new building the company is erecting at 48-54 West 25th st, the 5th, 6th, 7th and 8th lofts, comprising about 40,000 sq. ft. of space, to Max Rubel & Co. The lease covers a period of 10 years at a total rental of \$275,000.

M. & L. Hess have leased for the United States Trust Co. 433 5th av, size 25x125, to Hardman, Peck & Co., makers of the well-known Hardman piano, for a term of 21 years, at a rental aggregating \$750,000. The plot will be immediately improved with a building to be exclusively devoted to the sale of pianos.

T. Scott has leased for a term of years the following 3-sty and basement dwellings for F. Goodnow, 159 West 121st st. For J. M. Horton, 136 West 126th st; for the Knickerbocker Trust Co., 177 West 126th st; for B. Wolf, 68 West 126th st; for G. Stetson, 264 West 130th st; for the Pendant Realty Co., 244 West 131st st.

Henry D. Winans & May report the rental of the ground floor store at 22 West 59th st, adjoining the Plaza Hotel, for the 59th Street Real Estate Co., to Max Schling. After extensive alterations and refitting they will occupy the premises as a high-grade florist and floral establishment. The lease is for ten years and the rental from \$4,500 to \$8,000.

M. & L. Hess have leased for Morris W. Levine the 2d and 3d lofts, containing 10,000 feet, of 40-42 West 17th st, to Schechter & Metz and Silberman & Brecker, respectively; for Louis Sachs the 7th loft of 38-44 West 21st st, to Schram & Norden; for the Manhattan Office Building Co., in conjunction with W. B. Mabie & Co., to Tobias & Pritchard, the 2d loft of 45-47 West 27th st.

Wohlgemuth Bros. have rented for William Murray the first loft of premises 204 to 206 Greene st to Harry George Allen; for Samuel Burr the 6th loft of premises 529 and 531 West Broadway to Samuel Pareti; for Joseph Blumberg the first loft at 3 Great Jones st to the Manhattan Bandeaux Co.; for William Hangen the store and basement of premises 43 East 8th st to Leo P. Feldman.

L. & A. Pincus and Joseph L. Graf have leased from the Inman Estate for a long term of years the two 7-sty apartment houses known as the Pocantico, on a plot 100x100, at the northeast corner of Broadway and 53d st. Albert B. Ashforth and Parish, Fisher & Co. were the brokers. Parish, Fisher & Co. recently sold the Montevideo apartments, at the southwest corner of 7th av and 54th st, 100x100, in the same block to the same buyers.

Duross Co. have leased for Andrew Cavagnaro to Sarah J. Bishop 247 West 4th st, a 3-sty and basement house on lot 22x86.7 for a term of years; for Angelino Sartirana to Francesco Cuomo the store and basement 581 10th av for five years, and for the estate of N. W. Nack 38 Grove st a 3-sty and basement house, for one year, and for Bernard Schnitzler the second loft in the building on the northeast corner of 12th st and Greenwich st, to George A. Lindsay.

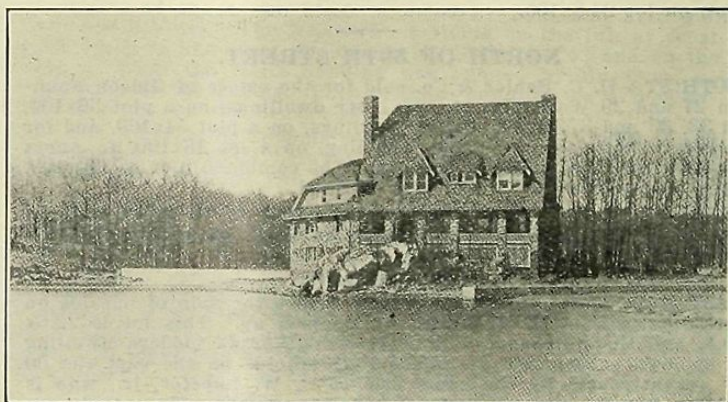
J. Arthur Fischer has leased for J. Walter Rosenberg 135 West 45th st to Joseph H. Joubert, the nephew of Piet Joubert, for the restaurant business; for S. May the store in 20 West 38th st to Oliver Moore; for the Borough Realty Co. the 4-sty dwelling 210 West 43d st to J. Klein for a term of years; also the parlor floor in the premises 35 East 77th st; also to George Sardou the store and basement 637 6th av to be utilized as a cafe and restaurant.

SUBURBAN.

CHAPPAQUA, N. Y.—White & Pierce sold for Alfred Brusselle 16 acres of land at Chappaqua, N. Y., to F. H. Brown. The purchaser owns 10 acres adjoining, on which he has just completed a new residence, covering a plot 100x40.

GIFFORDS, S. I.—Mr. Crowell M. Seguire sold through Cornelius G. Koff to Wm. R. Sainsbury 4 lots on the corner of Bayview av and Southside Boulevard, Giffords, Staten Island, where the purchaser contemplates the erection of a private residence for himself.

TOKENEKE PARK, CONN.—Allee Real Estate Co. and Chas. W. Seitz have sold for W. B. Greenman, a Brooklyn builder, to R. Percy Chittenden, assistant corporation counsel, the "Red Gables" property



RESIDENCE AT TOKENEKE PARK, CONN.

at Tokeneke Park, Conn. The park is a beautiful tract of several hundred acres on the Sound at Rowayton, 5 miles above Stamford, containing more than 30 houses costing from \$20,000 to \$125,000. Several new houses are under construction. With the completion of the road system, the park will rank with the most attractive developments on the Sound. "Red Gables," a beautiful mansion at the water's edge, is said to be exceptionally well built. The sale is one of the important events in suburban realty market of the week.

ARLINGTON, N. J.—The estate of H. G. Eilshemius sold through Henry G. Eilshemius to the First Baptist Church of Arlington, N. J., a plot 103x115 on Kearny av, corner Eilshemius av, Arlington, N. J. This plot adjoins the Baptist Church and parsonage, giving them approximately 207x115 on the avenue.

WHITE PLAINS, N. Y.—E. Nelson Ehrhart has sold for E. C. Sniffen his corner plot on the northwest corner of Lexington av and Railroad av, comprising a frontage of 62 feet with a depth of 125 feet and a frontage on North Lexington av of 106 feet, with the brick building thereon; this property was held at \$100,000 and the owner bought it about 35 years ago for \$15,000. It is considered the best business corner in White Plains; also sold to a client the Thompson property on 17 and 19 Railroad av, having a frontage of 32 feet and a depth of 90 feet. This property was held at \$30,000.

REAL ESTATE NOTES

Hughes & Busch have opened offices at 661 West 181st st, where they will conduct a general brokerage business, as well as handling suburban property.

John H. Murphy, formerly located at 5 East 42d st, has removed his office to the northwest corner of Gunhill road and White Plains av, and will carry on a general real estate business from his new office.

Post & Reese, real estate and insurance, announce the removal of their offices from 16 East 60th st to 753 5th av, Plaza Bank Building, southeast corner 58th st. The telephone number, 3725 Plaza, will remain unchanged.

Pease & Elliman were the brokers in the sale for Hamilton Bell & Co. of the premises 18-20 East 41st st, on lot 50x99, and the Martin Holding Co. the buyers. The Martin Holding Co. consists of C. Grayson Martin and Frank Martin, of Paris.

Mr. and Mrs. John Finck have planned to spend a month, beginning the latter part of June, at the Edgemere Club, Long Island, and to travel abroad the latter part of July on the "Augusta Victoria" and return Sept. 10 on the "Mauretania."

The Title Guarantee & Trust Co. loaned this week to the Froma Realty Co. on first mortgage \$42,000 on the 6-sty and basement brick and stone store and basement building located on the east side of Robbins av, 41.80 feet south of 152d st, plot 50x104. The mortgage is for five years at 5 per cent.

Those who wish to receive a complete service of real estate records are referred to the Wants and Offers columns in this issue. An advertiser offers to dispose of several months' unexpired service of the Real Estate Directory, and of Record and Guide Quatrely Annuals for two years past, all at reduced prices.

A new atlas of the Borough of Manhattan, complete in one volume will be published by E. Belcher Hyde, 5 Beekman st. All the pages will be drawn on a liberal and uniform scale, and many of the valuable features in his recent large scale atlases will be embodied in this new one volume atlas. There will be other additional and attractive features, which will enhance the value of the work. See advertisement in Wants and Offers page in this week's issue.

UNCLASSIFIED SALES

The total number of sales reported in this issue is 88, of which 35 were below 59th st, 36 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 100, of which 30 were below 59th st, 49 above, and 21 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 198, as against 174 last week, and in the Bronx 161, as against 149 last week. The total amount was \$7,241,710, as against \$6,286,394 last week.

The amount involved in the auction sales this week was \$2,724,645, and since January 1, \$30,597,464. Last year the total for the week was \$607,597, and from January 1, \$26,656,694.

15TH ST.—The Douglas Robinson, Chas. S. Brown Co. sold for Helen Roosevelt Robinson 257 to 261 West 15th st, three 4-sty tenements, on plot 50x103.3. The purchaser is Joseph L. Bittenweiser.

34TH ST.—M. L. & C. Ernst, who own the two 6-sty buildings at 155 to 159 West 34th st, bought from Henry E. Jones the abutting property 154 and 156 West 35th st, two 5-sty buildings, on plot 50 x98.9. Leopold Weil was the broker in the transaction. The Messrs. Ernst now control a frontage of 56 ft. on 34th st and 50 ft. on 35th st, between 6th and 7th avs. The property lies just to the west of the Macy store.

45TH ST.—The Tilden Investing Co., of which Loton H. Slawson is president, is said to have resold the five 4-sty dwellings at 25 to 33 West 45th st, on plot 100x100.5, between 5th and 6th avs. The Tilden Co. acquired the property a couple of weeks ago from Alfred Skitt and others in part payment for the 12-sty Tilden Building at 105 to 111 West 40th st.

67TH ST.—Chas. E. Williams and Frank B. McAnerney sold 216 West 67th st, a 5-sty tenement, on lot 25x100.5.

114TH ST.—Thos. J. O'Reilly sold for John J. Falahee Rookland Hall, 618 West 114th st, a 6-sty flat, on lot 25x100, 225 ft. west of Broadway, to Frederick M. Moody, for investment. The asking price was \$60,000.

RIVERSIDE DRIVE.—John B. Russell is reported to have sold to Franklin Pettit the north corner of Riverside Drive and 90th st. The plot measures 110 ft. on Riverside Drive and 159 ft. on 90th st, and has been held at \$500,000. Slawson & Hobbs are said to have been the brokers in the transaction, but nothing in the shape of confirmation or denial of the report could be obtained at their of-

SUBWAY LOOP PROPERTIES

OFFERED AT AUCTION

on behalf of the

PUBLIC SERVICE COMMISSION

for the First District and by the consent of the Commissioners of the Sinking Fund. Property acquired by the city by purchase or condemnation for the purpose of building the Manhattan branch of the Brooklyn Loop Line Subway which connects the Williamsburg, Manhattan and Brooklyn bridges in Manhattan.

Tuesday, May 24

12 o'Clock, Noon, at Exchange Salesroom, 14-16 Vesey Street, N. Y. City.

A Rapid Transit Easement Is not an Encumbrance.

A bill passed both houses, was signed by the Mayor and the Governor and immediately became a law, allowing banks and trust companies and the holders of trust estates to take mortgages on such properties.

S. E. cor. Walker and Centre Streets

PLOT No. 1
Block 198—Five lots, with a double four story building; total area of plot about 17,480 square feet.

W. S. Centre Street

Bet. White and Walker sts.

PLOT No. 2
Block 197—Three lots, about 16,176 square feet, with a six story and basement loft building.

W. S. Centre Street

From Walker to Canal st.

PLOT No. 3
Block 197—One lot, about 4,200 square feet; to be sold as a whole.

N. E. Cor. Canal and Centre Streets

PLOT No. 4
Block 207—One lot, about 1,830 square feet, with a four story building.

W. S. Centre Street

Between Canal and Howard sts.

PLOT No. 5
Block 208—Three lots, about 13,668 square feet.

N. E. Corner Broome St. and Cleveland Place

Centre st. extension.

PLOT No. 6
Block 481—About 12,124 square feet.



Auctioneer, 31 Nassau St., N. Y. C.

Each plot to be offered first in single lots and then as an entirety, to go at the highest bid.

files. Mr. Russell bought the property about three years ago and spent a large sum in altering and renovating the house, but in the interval the advance in Riverside Drive prices has been such that he now feels justified in selling, although the consideration in the present deal is based solely on land value.

227TH ST.—Geo. H. Janss has sold to the Goldfein Realty & Construction Co. the lot, 25x114, on the south side of 227th st, about 280 ft. west of the White Plains road.

ST. LAWRENCE AV.—Edward Kell has sold a 3-sty frame building at St. Lawrence avenue and Merrill st, on 1 ot25x100.

Sales at Auction by Joseph P. Day Next Week.

The sales by Joseph P. Day for the next week are in Manhattan and the Bronx, but the large ones are in Manhattan. The most important is the Subway Loop properties, the sale of which takes place on Tuesday. Another important offering is Nos. 15-17-19 East 59th st, near 5th av. With the proposed improvements in this street to meet the increasing traffic on the Queensboro Bridge, the sale of this property should be of interest. Mr. Day will offer another parcel in a district that is rapidly changing from a residential to a business section, No. 34 East 20th st, near Broadway. In the Washington Square section, where improvements may be looked for in a short time because of the demand for high-class apartment houses in the neighborhood, Mr. Day will sell 39 West 8th st, near 5th av.

The following are the sales: May 23, 309 South 5th st, 83 Division av, 115 Clymer st, 57 South 3d st, 193 Wilson st, all in Brooklyn; north side East 165th st, near 3d av, 229 East 126th st, 2159 Story av, 39 West 8th st. May 24: 4316 Martha av, 402-406 Cherry st, Public Service Commission properties. May 25, 60 acres west side Grassy Sprain road, Yonkers, west side Webster av, near 179th st, 15-17-19 East 59th st, east side Harlem River, near 150th st. May 26: 310 Lexington av, southwest corner Eastbourne av and Sairs av, Long Branch, N. J., east side Southern Boulevard, near Jennings st, 120 West 3d st, 358-360 West 11th st, 429 Broome st, 125 West 83d st, Fort Washington av, about 189th st, 249-251 East 45th st, 456 Greenwich st, 234-236 East 23d st, 13 East 65th st, 33 West 35th st, 1414-1416 Washington av, 255 West 143d st, West st, near Honeywell av, Bronx, 253 West 43d st, 34 East 20th st. May 27: 15 and 19 Tompkins st and 26 Mangin st.

MORRIS ESTATE SELLS PROPERTY.

Historical Family Has Given Its Name to the Morrisania Section.

An auction sale of the property belonging to the estate of Lewis Gouverneur Morris will take place Tuesday, June 17, at the Exchange Salesroom. The Morris family has given Morrisania and Morris Heights its names, and the history of the early settlement of New York State contains many references to the ancestors of the family.

The original Morris to settle in the City of New York was Colonel Richard Morris, who was a captain in Cromwell's army, later a merchant in Barbadoes, and who moved to New York and with his brother Lewis purchased the plantation Bronxland from Samuel Edsell, who had purchased it from the successors of Jonas Bronx, who had received his patent from the Dutch West India Co. By reason of the capture of New Amsterdam by the Dutch and finally in 1676 the English having recaptured the province, Governor Andrews granted to Lewis Morris, the older brother, a confirmatory patent of Bronxland and some "additional lands adjacent thereto," not mentioned in the patent.

Under this grant Col. Morris became seized of a tract of land of about 1,900 acres, all of which is included in what is known to-day as the 23 Ward, or Borough of the Bronx. In later generations this patent was added to by various purchases of adjoining tracts. The property was handed down from generation to generation and split up among the different branches of the family. The various generations were always very active in Colonial history in the formative period of the government as well as during Revolutionary times.

The property to be sold finally descended to Richard Morris, who was appointed in 1762 Judge of the Court of Vice Admiralty. In 1775 he resigned, having sided with the American Colony.

The Royal Governor requested him to continue, but he declined to sacrifice his principles. Special orders were then given by the Governor to seize and burn his house at Fordham, which stood on the site of the present Lewis Gouverneur Morris house, now standing adjacent to the buildings of the Messiah Home. The house was burned and Judge Morris was forced to take refuge with the American Army. In 1779 he was appointed Chief Justice of the Supreme Court of New York.

Lewis Gouverneur Morris, son of Robert Morris, the sixth in line of descent from Richard Morris, the first settler of the name, whose numerous descendants have acted so prominent a part in the history of the country, was born at Claverack, Columbia County, New York, August 19, 1808, while his parents were making a visit there. His father, who had inherited an estate from his ancestors, was engaged in mercantile pursuits in New York, and the rest of the children having been provided for, it naturally devolved on Lewis G., as son of their old age, to remain with his parents upon the ancestral heritage. To the care and development of this estate his time and energies were devoted and under his skillful management the "Mount Fordham" farm became known far and wide, and his name was justly ranked as foremost among the agriculturists of the State.

One of the most important events was his connection with the improvement of Harlem River and the building of High Bridge. At the time of constructing the Croton Aqueduct the Commissioners had determined to carry the water across Harlem River by inverted syphons over a low bridge with only one arch eighty feet in width. This attempt, which would have effectually destroyed the navigation of the river, met with the most determined opposition from the land-owners along its shores, and of this opposition Mr. Morris was the most prominent representative. At that time the navigation of the stream was impeded, if not wholly destroyed by McComb's Dam, constructed under an act of Legislature passed in 1813. This obstruction to a navigable stream was, in the opinion of Mr. Morris and his associates, a public nuisance, and a plan was forthwith formed for its abatement. Mr. Morris at the request of his neighbors hired a small vessel owned by parties in another State (with a view to having the question brought before the Federal Courts) and engaged the master to deliver a cargo of coal at his landing. The attempt of the vessel to proceed on her voyage being prevented by the dam, the company on board proceeded, on the night of September 14, 1838, to abate the nuisance by tearing down and removing a portion of the obstructing work.

The suit which followed established the theory that Harlem River was a navigable stream and any obstruction was a public nuisance liable to be abated by anyone interested in navigation.

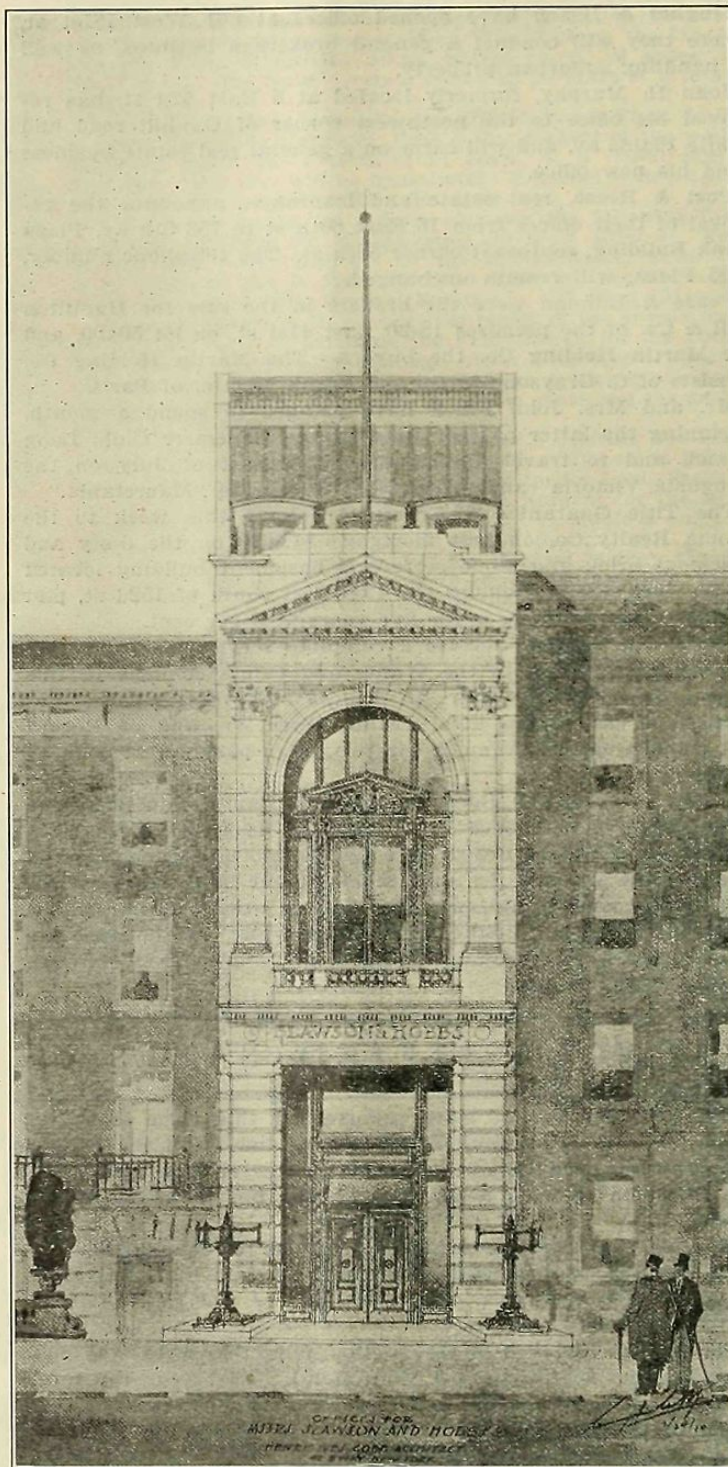
The constant remonstrance and persistent efforts of Mr. Morris and his associates to prevent the building of a low bridge over the river were at length crowned with success and an act of Legislature passed May 3, 1839, prescribed that the Aqueduct Bridge should be constructed with arches and piers at least 80 foot span and 100 feet in height, and the magnificent High-bridge is a lasting monument of their perseverance and energy.

The estate of Mount Fordham in a portion of the old Manor of Fordham, was purchased by Lewis Morris, grandson of Richard, the first settler, and has descended from his ancestors.

SLAWSON & HOBBS' NEW BUILDING.

A new white marble facade in the south side of 72d st in course of construction indicates where the new offices of Slawson & Hobbs, the real estate agents and brokers, will be after the first of September, or when the handsome business edifice is ready. A significant part of the operation to real estate men is that a firm so long identified with Columbus avenue make this move into 72d st. It is taken as a prophecy of the complete transformation of a residential street to business purposes within a brief period of time.

It is an innovation in New York City real estate for a firm of brokers and agents to construct premises of the style of these exclusively for their own occupancy. The new building is taking shape at 172 West 72d st, on a site which has long been



BUILDING FOR SLAWSON & HOBBS.

172 West 72d street. In course of erection.

Henry Ives Cobb, Architect.

owned by the firm. It was planned by Henry Ives Cobb, the architect, and is estimated to cost \$50,000. Designed in the style of the Italian Renaissance, the building will be four stories in height and the white marble facade will be trimmed with bronze metalwork.

The interior will have an equipment comparable with any real estate office in the city. Special furniture in the Mission style has been designed, and it is the intention to make this one of the most complete office buildings in the real-estate business. Slawson & Hobbs was a pioneer real estate firm on the upper West Side, and it has been successful and prominent ever since its inception, eighteen years ago. All the departments of the business are under a competent head and they employ a large staff.

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TWO-CENT FARE SUGGESTED BY MAYOR.

The Commission on Congestion of Population to Work for Such Arrangement.

The members of the Commission on Congestion appointed recently by the Mayor met Thursday for the first time and elected ex-Borough President Jacob A. Cantor to preside over their deliberations. Preliminary plans were discussed and a committee was appointed to outline a plan and scope for the work of the Commission.

Mayor Gaynor attended the meeting and he suggested that some arrangement might be made by which the Interborough Rapid Transit Company would carry passengers downtown on the empty trains which it runs on the subway and elevated lines to meet the rush traffic at a two-cent fare.

"Let us see," said the Mayor, "what is the population of the whole world? If I am not mistaken it is in round numbers 1,500,000,000. It is true, however, that they could all be put in the City of New York, each occupying two feet square. Yes, and they could all be put in the State of Texas, six to the acre. And yet here we are with the question of congestion of population. What a strange world this is. I say all this is subject to correction, especially in the presence of Prof. Goodnow, whose fine book on Municipal Government I read the other night.

"If the Interborough and the elevated companies would carry passengers in the morning trains which run empty to the Bronx, and then carry them back in the evening trains which run empty to the bridge at two cents, say, they could carry all the East Side and congested people up to the Bronx any day and back and make money out of it at two cents apiece. They would be just that much more in at the end of the year. But what is the use of talking about all these things? I hope you will do your work well, and we will talk about that afterward."

LOT SALE AT WYCKOFF PARK, QUEENS.

In the 4th Ward of Queens where, according to the weekly review of the Real Estate Exchange of Long Island, more permits were granted for the erection of new structures than in any other ward, Joseph P. Day will offer on the premises, rain or shine, on June 30, 300 lots in Wyckoff Park. Fronting on Atlantic av directly at the Woodhaven station of the Long Island Railroad, Wyckoff Park has at hand excellent transit facilities. Woodhaven is essentially a place of modern priced homes and there is ample evidence of a demand for sites for one and two-family houses, for which the property to be offered by Mr. Day is particularly well adapted. All around the section there is increasing building activity, and when one can reach 14th st, New York, in a half an hour from Woodhaven station, the practicability of the park as a residence place for workers in New York City may be seen. The increased improvements to Queens this year will be many. In the late summer, the Pennsylvania tunnels will be in operation to all parts of the borough, bringing them in close association with the great terminal zone of Manhattan and the downtown district, so that there should be a demand for home sites that are immediately available for improvement and at prices that must show a greater advance than in many other suburban sections.

Wyckoff Park is four miles from Jamaica, the railroad centre of Queens, and must partake of the great growth that has taken place in that community. Schools and churches abound in the section and transit facilities other than those of the Long Island Railroad may be had by the Lexington av elevated, the Broadway elevated and numerous trolley lines with a transfer system.

BOARD OF ESTIMATE.

The Board of Estimate disposed at yesterday's meeting of 128 Local Improvements matters, giving its approval to nearly all of the proposed construction work and referring about a dozen petitions for grading and regulating streets to the Chief Engineer for further investigation.

President Mitchel, of the Board of Aldermen, hinted at the meeting that the question of granting franchises for public utilities, like gas, electric light, fire alarm systems and similar services needed by the public will receive his attention in the near future. He said the Board should formulate a policy whether to continue to grant new franchises or to take over existing grants. This question came before the Board when the petition in the matter of the Electric Protection Company of New York for a franchise to construct, maintain and operate suitable wires for electric conductors under the streets of Manhattan, for the purpose of maintaining burglar and fire alarm systems for the protection of premises of subscribers was discussed. The petition was referred to the Franchise Committee and a public hearing was order. Mr. Mitchel also introduced a resolution calling for the establishment of an elaborate playground in Central Park. A special committee was appointed to report on the merits of the recommendation.

To facilitate the construction of subways, Mr. Mitchel asked the Comptroller to prepare and submit to the Board, a statement showing in detail the indebtedness incurred by the City

of New York for rapid transit investment prior to the first day of January, 1910, with the dates of maturity of such indebtedness, the gross revenues received by the city therefrom, the interest paid and to be paid by the city, the annual installments necessary for the amortization thereof and the current net revenue derived by the city from the investment.

The Board will be guided by this report in ascertaining the amount that can be eliminated from the present debt limit, and how much money can be used for other improvements, especially for construction of playgrounds and new schools. Mr. Mitchel began at yesterday's meeting a campaign for sufficient school facilities, and he hopes to be able to give every child a seat at the opening of the coming school year.

LEGISLATIVE DIGEST.

The following is a digest of bills affecting real estate and building, introduced in the Legislature at the present session, together with the recommendations of the law committee of the Allied Real Estate Interests, and the action thereon of the Board of Governors:

CODE OF CIVIL PROCEDURE.—Mr. Lee's bill to amend the Code of Civil Procedure so that a court may require a referee appointed to sell real property to deposit the proceeds of sale in a bank or trust company to be drawn out only upon the special direction of the court. This bill should be favored. Cases may arise where the parties or the court may desire to make such a direction in relation to funds in the hands of a referee.—Report approved.

EAGLE AV ASSESSMENT.—Mr. Garfein's bill to release an assessment against property of Eagle Avenue German Baptist Church in the Borough of The Bronx. This bill should be opposed.—Report approved.

CODE OF CIVIL PROCEDURE.—Mr. Bayne's bills to amend the Code of Civil Procedure in relation to condemnation proceedings and to create a court of condemnation. The bill creating the new court is of doubtful constitutionality. The mechanism is faulty in that it will put municipalities and counties to the proof of the necessity for taking property before commissioners can be appointed. These bills will probably not be moved during the session.—Report approved.

CONGESTION BILL.—Mr. Harte's and Mr. Wilsnack's bill permitting cities of the first, second and third classes by ordinances to establish districts and separately prescribe for each district the maximum proportion of lot area which may lawfully be covered by buildings and the maximum number of stories or maximum height of buildings in such districts. This is another attempt to reach the congestion problem in an improper manner. The matter should not be permitted to be determined by ordinances adopted by local authorities without hearing and without investigation. Until there has been due consideration and investigation, this legislation should be opposed. It does not even provide for hearings before the adoption of the ordinances. This bill should be passed only after a competent commission has investigated and reported congestion conditions.

NEW CHARTER.—Members of your committee have had a conference with Mr. J. M. Mayer, counselor to the commission drafting the new charter and have discussed with him matters in which the present draft should be amended in the interest of property owners. Judge Mayer received the suggestions with an open mind and most of the things which were discussed in the memorandum prepared upon the Ivins charter were discussed. The new bill assembling all the scattered bills heretofore introduced is now in preparation. When it is introduced and printed, it will be necessary to study it carefully and to criticize its provisions.

CONDEMNATION PROCEEDINGS.—Mr. Parker's bill to amend the Rapid Transit Law permitting corporations other than the city acquiring by condemnation proceedings additional property for extensions to enter before the finish of the proceedings upon making a deposit or giving security. This bill should be opposed. Private corporations should not have power to enter on land before proceedings for condemnation have been finished. They may devote it temporarily to their uses and then proceeding may not compensate the owner sufficiently.—Report approved.

TAKING LANDS FOR PUBLIC PURPOSES AND MAKING TENDER OF PAYMENT THEREFOR.—Senate, introductory No. 595, printed No. 647. Mr. Travis' bill to amend the New York Charter by adding a new section 1439A, providing that before the title vests under any condemnation proceeding, the city must tender a reasonable amount not less than the assessed value of the property on account of the amount which may be recovered, such payment if accepted to be without prejudice to recovery of the actual damage by the owner. The general intent of this bill is meritorious. It ought to be amended in several particulars. For instance, where the owner cannot be found to receive tender, the city's proceeding ought not to be held up, and as the entire proceeding is against the interest of the owner and not in his behalf, it seems to be unjust to provide that unless he recovers more than the amount of tender, the expense of the proceeding should be a claim against him. The property owner does not desire to sell his property to the city, but is forced to do so, and he ought not to be penalized if he seeks to obtain his just due, nor ought he be discouraged from trying to obtain what is coming to him by imposing the heavy penalties of commissioners' bills, etc., upon him if he fails. This bill should be amended so as to meet these points and others which may come up upon careful consideration, and if it can be so amended, should be supported.—Report of Law Committee approved.

OVERPRODUCTION ON WASHINGTON HEIGHTS.

REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK

Available Supply of Apartment Houses Sufficient for Two Years
or More—Improved Subway Facilities Needed to Fill Vacancies.

CONCERTED action on the part of financial institutions in curtailing their output of building loans on Washington Heights, in the section situate between 150th and 180th sts, on Broadway and adjacent streets, should act as a warning to speculative builders and investors alike. This territory has been more rapidly built up within the last year than any other part of the city in the same period. Notwithstanding denials by property owners and their agents, an overproduction has taken place which cannot be ignored by building loan people. While there is no danger at the present time of a crisis, a serious condition would be created if the speculative builders should continue their pace of erecting elevator apartment houses in a section whose available supply is already sufficient to take care of the normal influx during the next two years.

One of the chief obstacles to inducing families to move to this part of Washington Heights is the wholly insufficient train service of the subway. For every four express trains going or coming from the Bronx during rush hours only one express train is run on the Broadway line beyond the 137th st section. The inadequate traffic facilities are only one of the many reasons put forth by those who think that the available supply is considerably in excess of any demand that may exist at present or be created in the near future.

Over three thousand apartments must be filled to make the new houses interest-bearing investment-properties. On Broadway, between 150th and 168th sts, there are now twenty-four buildings under construction which will house 3,500 people. From 168th to 180th st, on Broadway and Audubon av, and in the intersecting streets, new houses just completed or under construction, are awaiting 2,300 tenants, or averaging five members to each family, about 11,500 people. The renting season last fall and winter was very unsatisfactory, although inducements of reduced rents or one or two months of free rent have been offered. To enhance the apparent value of their apartment houses some speculators are asking a higher rental than is demanded in apartments below 137th st. Not many investors have been buying in the new section and speculative builders have to add to their ordinary expenditures heavy carrying charges. A readjustment of conditions is forced upon operators by the refusal of life insurance companies to make new building loans, as above stated.

Builders and real estate brokers, whose houses have recently been or will be completed in the near future, do not take the same view of the conditions confronting them. They argue that every development has been deprecated as premature. When the upper Broadway movement began, between 96th and 125th sts, the same hue and cry was raised, they claim. Similar conditions existed in the Riverside section which can now boast of containing the safest and best investment properties. And pointing to the Bronx they recall the building movements which preceded the exodus from the lower East Side to the borough lying beyond the Harlem.

But conditions are not the same to-day and therefore a comparison with former developments cannot be made. The rapid growth of the Bronx began when the tenement house law went into effect. Rents on the lower East Side were raised by landlords to compensate themselves for the outlay caused by alterations and improvements. The "new-law" tenements and apartment houses, also the modern two-family houses of the Bronx, induced the dwellers of the East Side to change their habitat. The Riverside and Broadway apartments below 125th st were filled either by families living in Yorkville who were pushed further northward by the East Side migration or by people who had owned private houses in the downtown section. The reconstruction period which began less than a decade ago, changed the social and business map of the city entirely. There then existed a demand for new and modern flats and the grow-

ing popularity of the West Side apartments was in evidence. The demand was also increased by the many people who had become wealthy in New England manufacturing towns and in Western cities and were lured by the opportunities and amusements offered in New York to make their residence here.

While some of these conditions may still exist none prevail to a marked degree. It is possible, indeed, quite probable, that we will have another migration, shifting part of the population to the upper section of Washington Heights, between Ft. George and Riverside Drive, as soon as relief can be provided for the present subway crush. The trains, crowded not alone during rush hours but at all times of the day, keep many men from moving their families to a remote section where rents are just as high as below 125th st. Brokers and agents who know conditions and have no reason to conceal facts state that the percentage of families MOVING AWAY from upper Washington Heights to New Jersey, Westchester, Long Island or other outlying districts on account of the subway crush is larger this spring than it has ever been before.

The completion of the proposed Tri-Borough route will give the necessary relief to the Broadway trains, and traveling between 181st st and City Hall will become less of a dreaded horror to the people living on Washington Heights. Until this relief is supplied the construction of apartment houses should proceed slowly. With its splendid parkways, wide avenues and beautiful river frontage the Washington Heights section is one of the most desirable places for residential purposes. So also is Tarrytown, and for that matter one might say the Boston Back bay. But a New Yorker can't live in those places if he has no chance of getting there in good time and comfortably. The people now traveling to and fro between Washington Heights and downtown are exhausted from the subway trip before they reach their destination. It does not seem possible that any more humanity can be crowded into the trains, and as the subway is the only means of reaching Washington Heights no further rapid growth of this section is feasible or likely for some years to come.

INVASION OF CROTONA PARK.

Property Owners Object to the Use of Park
for Baseball Fields—Reasons for a Protest.

APETITION circulated by the Crotona Athletic Association asking Park Commissioner Higgins to lay out the southern section of Crotona Park so as the same will be divided into baseball fields has received the indorsement of the Board of Aldermen. As the petition states that the athletic association shall be placed in charge of these fields strong opposition has developed from adjoining property owners. It is argued that the Park Commissioner lacks the authority to set apart any part of a public park for the exclusive use of baseball clubs. The parks are for all the people. The people are excluded from that part of any park set aside for the exclusive use of any class of people.

Mr. Arthur C. Butts, who represents the Crotona Park Property Owners' Association, has filed a protest with the Park Commissioner against the proposed baseball fields. "One of your predecessors," he says, "tried to establish a racetrack in one of our parks. His effort met instant and deserved condemnation. Give up our parks to baseball clubs and we will soon have athletic associations clamoring for like special privileges. The money of the taxpayers spent for our parks represent cash expenditures and it was never the intention of the people to permit park lands to be turned over to private uses. It is no answer to say that the public can witness the ball games. Those who desire to witness such games do not constitute the whole people. Those who wish to use the parks as

they were intended to be used are excluded from every foot of soil occupied and appropriated by such clubs under pretended authority. If you have any doubt about your powers in the premises, I suggest you ask the advice of the Corporation Counsel.

"The public parks of the city are under the jurisdiction of the Park Board. The Board of Aldermen cannot by a resolution in any manner regulate the use of the parks—it can only do so by ordinance and under the provisions of Section 610 of the Charter even the Board of Aldermen have no power to devote any one park in any borough to the use of baseball clubs—because all such ordinances must be general and apply to all the boroughs. The Park Commissioner of a borough by Section 612 of the Charter in conformity to the general ordinances and rules of the Park Board is charged with the duty of maintaining the beauty and utility of the parks under his control, etc., 'for the beneficial uses of the people of the city.'

"Do you think that baseball playing in a residential neighborhood with all that it implies conduces to the repose of Sunday? Do you think that citizens of the Bronx living adjacent to Crotona Park who desire to avail themselves of facilities for rest and recreation undisturbed by the noisy accompaniments of a ball game should be excluded from the park by those who have taken exclusive possession of it? I do not, and without distinction of class or creed, I know that our best citizens are of like opinion. Since I began this letter to you, I have learned of a riot at a baseball game this day in one of our parks in which seven persons were arrested, and I have just bailed one of them for felonious assault. No person should be permitted to enjoy the day called Sunday in his way, if that way interferes with the peace and order of the community."

The decision of the Park Commissioner will be a precedent for similar petitions to turn parks over to private associations for control of amusements or games.

THE LURE OF THE GREAT CITY.

Immigrants Do Not Settle in Towns or Villages—What Farm Statistics Tell.

That peasants, farmers and farm laborers emigrating from European countries to America do not pursue their former occupation but try to begin life anew in large cities is the claim made by the Committee on Congestion. In a bulletin figures are given to prove this statement. The statistics of the Bureau of Immigration show that out of 530,000 immigrants admitted to the United States during the fiscal year ending June 30, 1909 (excluding women and children and persons with no occupation), 185,000, or one-third, were farmers and farm laborers. Of the total of three-quarters of a million immigrants arrived here in 1900, over five-sevenths landed in New York City.

During the past few years, however, the population of the larger cities of the State has been growing at the expense of the rural population.

Out of a total of 226,720 farms in the State in 1900 less than 3,000 were under three acres in size and about 30,000 were between 3 and 20 acres, while about one-seventh were over 175 acres in area, and these represented almost two-fifths of the total 22,648,109 acres in farms in the State.

Just over two-thirds of the farms were owned, about one-sixteenth were part owned by the occupiers, while about one-fourth of the farms were occupied by tenants, but the acreage of these farms represented also about one-fourth of the total acreage of farm land in the State.

The rural population of the State is estimated at about two million, assuming five to a family. This means 400,000 families on farms.

An average of ten acres to a family would mean a total of 2,264,810 small farms, or about ten times as many farms as there were in the State in 1900. An average of 50 acres to a farm would give nearly 455,000 farms, or twice as many farms as there were in the State in 1900.

Denmark has a total acreage of over 10,000,000 acres. This is nearly one-half of the farm acreage of New York State, but Denmark has one-tenth more farms than New York State had in 1900.

One-tenth of Denmark's farms are less than 1½ acres in size, and about one-sixth of the farms are under 40 acres in size.

Nearly nine-tenths of the farmers in Denmark own their farms, and one-ninth are tenants as against one-fourth in New York State in 1900.

Denmark in 1899 and 1904 enacted laws enabling the small peasants to borrow money from the State Treasury with which to buy a holding. The value of the land is limited to about \$1,600 and the size of the estate so purchased ranges from eight to twelve acres.

Only one-tenth of the purchase money need be furnished by the purchaser and the State advances the other nine-tenths and charges the peasant 4 per cent., 1 per cent. of which is to repay the loan. The general effect of this legislation and of the mutual credit societies has been to check the movement of the people away from the farm.

GRANTEES TO GIVE ADDRESSES.

New Law to Check the Use of Dummies Becomes Effective October First.

THE bill compelling grantees to give their residences in conveyances of real properties has been signed by Governor Hughes and will become effective after September 30 of this year. The law reads as follows:

"After September 30, 1910, a recording officer shall not record or accept for record any conveyance of real property executed subsequent to said September 30, 1910, unless the residence of the purchaser and, if in a city of over 500,000 inhabitants according to the last federal census, the street number of the residence of the purchaser shall be stated therein and such residence and street number shall be recorded with the conveyance."

The bill was opposed by the Allied Real Estate Interests, and Mr. Walter Lindner, chairman of the Law Committee of this organization, made the following comment:

"The law might help a skillful attorney to some extent in giving him a more substantial basis for service by publication, but I do not think it would really be of much use in 'catching the scamp,' that is, the dummy who holds title to property for the sole purpose of complicating legal actions.

"This bill requires that instruments shall not be recorded unless the residence of the purchaser is stated therein. Grantees who know the law will, of course, be able to protect themselves. Those ignorant of the law will find themselves in possession of deeds which they cannot record. The bill will not accomplish what it intends to accomplish, for the residence given may be adopted merely for the purpose of being stated in the deed and can be changed the next moment."

Real estate brokers are divided in their opinion of the results to be obtained by the new law. Some think that it will tend to check the use of dummies in real estate transactions, or, in any event, will make the use of dummies less effectual by facilitating service by publication in foreclosure suits as in other legal proceedings.

REGULATING OF WATER RATES.

Appellate Division to Give Important Decision on Meter Question.

Apartment house owners in this city are greatly interested in the argument made recently before the Appellate Division of the Supreme Court, in the case of Uriah Herrmann against the Commissioner of Water Supply, Gas and Electricity which seeks a writ of peremptory mandamus directing the Water Commissioner to regulate and adjust water rates at the minimum annual scale adopted by the Board of Aldermen.

On April 2, 1910, Justice Gerard at Special Term decided that the Water Commissioner must remove the water meter illegally installed in Mr. Herrmann's modern 7-story apartment house at 446 Central Park West, but at the same time the decision was to the effect that the frontage rates for buildings over five stories was not mentioned and fixed by the minimum scale, and the rates for Mr. Herrmann's building was therefore reserved for special contract with the Water Commissioner, who could cut off the supply until the new contract was entered into.

Lawyer John J. A. Rogers, of 886 Broadway, Brooklyn, appeared for Mr. Herrmann, and distinctly contends that the minimum scale affects every apartment house in the City of New York, no matter how high, and that the rates were distinctly mentioned and fixed by it and were therefore not reserved for special contract, and that the rate was a flat rate for the first story according to the width and one dollar a story for all other stories, no matter how high the building was.

As over 72,000 meters have been installed by the Water Department in the last ten years, and as the profits to that Department over the year 1900 were one million dollars last year, due to the enhanced receipts from metered property, the City authorities view with alarm a decision which will be adverse to Justice Gerard's, which to-day is known as the "five story decision."

The New York Real Estate Property Owners' Association and the Allied Real Estate Interests have endorsed Mr. Herrmann's contention and urge that the interests of the property owners and of the City dictate that a proper construction of the ordinance is that it should apply to all buildings. The Appellate Division has reserved decision until briefs will be submitted.

A Threatened Danger.

To the Editor of the Record and Guide:

May I be permitted to call the attention of real estate owners to a possible threatened danger? Does not the proposed "Postal-Savings Bank Bill" threaten our real estate here, by threatening to divert the savings of the masses from our present savings banks—which invest their deposits in bond and mortgage—and thereby lessening the amount available for mortgage loans upon real estate? Yours, etc.,

N. J. STONE.

May 17, 1910.

MUNICIPAL IMPROVEMENTS

Matters Under This Head Require the Immediate Attention of Property Owners. They Mean the Expenditure of a Large Amount of Money.

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

Monday, May 23.

ELWOOD ST—From Broadway to Hillside av; 12 m.
 HAVEN AV—From 170th st to Fort Washington av; 1 p. m.
 GUERLAIN ST—From Beach av to Unionport road; 3 p. m.
 TAYLOR ST—From Morris Park av to West Farms road; 3.30 p. m.
 ROSEWOOD ST—From Bronx Boulevard to Cruger av; 1 p. m.
 WEST 21ST ST—From Seaman av to 9th av; 2 p. m.
 WEST 17TH AND 179TH STS—From Haven av to Buena Vista av, assessment; 11 a. m.
 BRONX ST—From 177th to 180th st; 11.30 a. m.
 NORTHERN AV—North of 181st st; 3.30 p. m.
 BAKER AV—From Baychester av to city line; 11 a. m.
 LANE AV—From Westchester av to West Farms road, assessment; 11 a. m.
 FAILE ST—From Garrison av to Whitlock av; 1 p. m.
 ZEREGA AV—From Castle Hill av to Castle Hill av; 1 p. m.

Tuesday, May 24.

GARRISON AV—From Leggett av to Longwood av; 2 p. m.
 GARRISON AV—From Leggett av to Longwood av, assessment; 3.30 p. m.
 3D AV—Widening, between Washington av and Lorillard pl; 2 p. m.
 MAPLE AV—Sewer easement, Richmond; 3 p. m.
 VAN ALST AV—From Hoyt av to Winthrop av, Queens; 3 p. m.
 BRONX BOULEVARD—From Old Boston Post road to East 242d st; 3 p. m.
 LUDLOW AV—From Tremont av to Whitlock; 1 p. m.
 LUDLOW AV—From Tremont av to Whitlock av, assessment; 1.30 p. m.
 EAST 161ST ST—From Brook av to 3d av; 3.30 p. m.

Wednesday, May 25.

PUBLIC PL—At Boscobel pl, from Aqueduct av to Undercliff av; 11 a. m.
 UNNAMED ST—At Boscobel pl, from Aqueduct av to Undercliff av; 10 a. m.
 EAST 161ST ST—From Brook av to 3d av; 3.30 p. m.

Thursday, May 26.

EAST 180TH ST—From Bronx River to West Farms road.

COMMISSIONERS OF ESTIMATE AND APPRAISAL.

258 BROADWAY.

Monday, May 23.

PIERS 32 AND 33, EAST RIVER.—Claimants' proof of value; 11 a. m.
 BLACKWELL'S ISLAND BRIDGE.—Taking testimony as to value on behalf of claimants; 3 p. m.
 15TH AND 18TH STS., NORTH RIVER.—Claimants' proof of value; 2 p. m.

Tuesday, May 24.

FT. GEORGE RAPID TRANSIT.—City's proof of value; 9.30 a. m.
 LOOP 1, CENTRE AND WALKER STS.—Claimants' proof of value; 2 p. m.

Wednesday, May 25.

BLACKWELL'S ISLAND BRIDGE.—Taking testimony; 1 p. m.
 15TH AND 18TH STS., NORTH RIVER.—Claimants' proof of value; 2 p. m.

Thursday, May 26.

FT. GEORGE RAPID TRANSIT.—City's proof of value; 10 a. m.

Friday, May 27.

FT. GEORGE RAPID TRANSIT.—City's proof of value; 10 a. m.
 15TH AND 18TH STS., NORTH RIVER.—Claimants' proof of value; 2 p. m.

PUBLIC SERVICE COMMISSION.

150 NASSAU ST.

Monday, May 23.

Coney Island & Brooklyn R. R. Co.—"Application for approval of issue of \$462,000 additional bonds."—Commissioner Bassett; 2.30 p. m.

Wednesday, May 25.

New York & Queens County Ry. Co.—"Service and equipment."—Commissioner Bassett; 2.30 p. m.

Thursday, May 26.

Rapid Transit to Queens Borough.—"Advisability of laying out a rapid transit line in 59th st, from the North River to the Queensboro Bridge and across the bridge with reference to extension in Queens and connections with rapid transit lines in Manhattan; 2.30 p. m.

Friday, May 27.

City of New York and J. B. McDonald Contracting Co.—"Arbitration of determination of Henry B. Seaman, Chief Engineer"; 11 a. m.

Third Avenue Bridge Co.—"Application of certificate of public convenience and a necessity for street railroad over Queensboro Bridge."—Commissioner Maltbie; 2.30 p. m.

Third Avenue Bridge Co.—"Application for approval of franchise for street railroad over Queensboro Bridge."—Commissioner Maltbie; 2.30 p. m.

BOARD OF ESTIMATE.

PRELIMINARY AUTHORIZATION.

181ST ST.—The construction of a sewer in Northern av, from West 181st st to West 190th st, was authorized. The engineer reports that title to these three long blocks of Northern av has been legally acquired. The st is regulated and graded, but the abutting property is generally unimproved. The outlet sewer is built. Estimated cost, \$55,900. Assessed valuation, \$1,692,500.

HOE AV.—The construction of a sewer in Hoe av, from Boston road to East 174th st; in Vyse av, from Boston road to East 173d st; in Bryant av and Longfellow av, from East 173d st to East 176th st; in Boone av, from East 176th st to the summit south of East 172d st, and in East 172d st and East 173d st, from West Farms road to Longfellow av, Borough of the Bronx, was authorized. Estimated cost, \$68,500; assessed valuation, \$1,243,400.

WEST 242D ST.—The construction of a sewer in West 242d st, from Broadway to Waldo av; in Waldo av, from 242d st to West 244th st; in West 244th st, from Waldo av to Spuyten Duyvil Parkway; from West 244th st to Riverdale av, was authorized. Estimated cost, \$61,200; assessed valuation, \$602,000.

LUDLOW AV.—The grading, curbing and flagging of Ludlow av, between White Plains road and Tremont av, was authorized. The engineer reports that this improvement affects a length of about 4,100 ft. of Ludlow av, title to which can be vested in the city at any time. Numerous requests have heretofore been made for the improvement of this st, but in each case they have been denied for the reason that the cost of the work contemplated was greater than could be assessed upon the abutting property. The matter was last considered by the board on Dec. 3, 1909, at which time a resolution for grading the section between Clasons Point road and Tremont av was referred back to the Borough President with the suggestion that the improvement be limited to include the section between White Plains road and Tremont av. The estimate of cost shows that the assessment will probably average about \$500 per lot. The assessed valuations are reported to range from about \$100 to about \$600 in the easterly section, while in the westerly section they are well above the limit required. Estimated cost, \$85,000; assessed valuation, \$259,170.

PARK AV. WEST.—Paving with asphalt block and curbing where necessary Park av West, from East 177th st to East 189th st, was authorized. The engineer reports that title to these nine blocks of Park av West has been legally acquired. The st has been regulated and graded, the property abutting on the westerly side is partially improved and, with the exception of the gas main, all of the sub-surface construction has been provided. The entire frontage on the easterly side is occupied by the New York & Harlem R. R. Estimated cost, \$54,000; assessed valuation, \$539,650.

FINAL AUTHORIZATION.

40TH ST.—Reconstructing sewer under the pier at the foot of West 40th st was authorized. Proposed contract time, 100 days; estimated cost, \$15,300.

HEARINGS.

Public hearings will be given by the Board of Estimate in the following matters on the dates mentioned:

BARNES AV.—Modification in the line of Barnes av, between Burke av and Chestnut st, and of South Oak Drive, between Barnes av and North Oak Drive. The engineer reports that in 1909 a modification was made in the lines of these sts for the purpose of avoiding damage to buildings for which permits had been issued and which would fall within the lines of Barnes av, where an opening proceeding was then in progress. The map now presented is intended to restore the original lines of both streets. The change made last year provides a broken alignment for Barnes av, but it has the advantage of conforming with the property subdivisions and of avoiding damage to buildings. A recent inspection of the ground shows that none of the buildings for which permits were issued has yet been erected. It is recommended that the plan be not approved unless it conforms with the desires of the property owners in the vicinity, and unless assurances are given that work will not be resumed upon the buildings which would fall within the st lines. June 17.

GUN HILL ROAD.—Modification in the final map of section 32, Borough of the Bronx. The engineer reports that this plan affects the territory bounded by Gun Hill road, Barnes av, East 228th st and Laconia av. The changes desired consist of minor adjustments in the block dimensions and angles required as a result of the triangulation work which has been completed since the original adoption of the plan. June 17.

UNIVERSITY PARK.—Discontinuing the proposed extension of University Park, and of a st laid out as an approach to it and extending from Harlem River Terrace to Cedar av. The engineer reports that this extension of University Park and the st to be used as an approach to it were placed upon the city plan on Feb. 15, 1907, at which time it was evidently understood that the entire expense would be assumed by the city, and in accordance with the practice which then prevailed. At a later date the policy of assessing property benefited by improvements of this character was adopted, but the property owners in this vicinity object to paying for the improvement. It is therefore proposed to remove the park extension and the st from the plan. June 17.

FAIRVIEW AV.—Laying out an underground st from Fairview av, near Broadway, to the subway station at West 191st st and St. Nicholas av. The engineer reports that in 1909 the Local Board adopted a resolution for laying out a tunnel and passageway for a route practically identical with the one now proposed for the underground st. It was understood that this would be used partly for a single track railroad and partly for pedestrian traffic. The matter was referred to the Borough President with the suggestion that if a railroad was desired application be made to the Public Service Commission, but if a passageway for pedestrians only was intended, provision be made for incorporating the tunnel on the city map with the understanding that any incidental expense due to the acquisition of the land or the ultimate construction would be assessed upon the property benefited. The map now submitted indicates a tunnel having a width of 18 ft. and a length of a little over 800 ft., which is to be used by pedestrians only. Information is presented indicating that provision has been made for acquiring title to a little

over one-half the length and that it will be necessary to secure an easement in the remaining distance. The cost of construction is estimated to be about \$86,000. The Corporation Counsel has advised that the tunnel can be treated as an underground st and there appears to be no objection to the approval of the plan. Favorable action is recommended after a public hearing, with the understanding that the cost of construction will be assessed upon the property benefited. June 17.

AUTHORIZING MAP CHANGES.

The following changes were authorized at Thursday's meeting of the Board of Estimate:

WEST 30TH ST.—Changing the grade of Broadway, between West 230th st and West 231st st. The engineer reported that this change consists of the insertion of a summit at a point south of and near West 231st st, and is evidently designed for the purpose of improving the surface drainage.

ROSEWOOD ST.—Changing the map or plan of the City of New York by adjusting the block dimensions and angles in section 30, final map, Borough of the Bronx. The engineer reported that this map affects the territory bounded approximately by Rosewood st, the New York & Harlem Railroad, East 228th st and Barnes av, and consists of an adjustment of the block dimensions and angles to conform with the triangulation which has been completed since the map was originally approved. No change is intended in the position or treatment of any of the streets affected.

190TH ST.—Changing the grade of West 190th st, between Webb av and Aqueduct av. The engineer reported that this change is of minor consequence and is intended to provide for the treatment of the platform at the intersection of West 190th st and Devoe Terrace, the grades for which have heretofore been fixed only in part.

AREAS OF ASSESSMENT.

At yesterday's meeting of the Board of Estimate the following resolution authorizing proceedings for fixing an area of assessment was adopted:

UNNAMED ST.—Extending from Fort George av to Dyckman st. The engineer reported that this st was laid out on Dec. 17, 1909, to have a width of 25 ft. It is intended to provide a connection between Fort George av and the Speedway for pedestrians only, and will require the construction of a series of steps and platforms about 600 ft. long with a difference in elevation between the terminal sts of about 150 ft. It is believed that buildings at Fort George av encroach upon the land to be acquired. The entire cost is to be assessed upon the property benefited.

MISCELLANEOUS.

At yesterday's meeting of the Board of Estate the following resolution was adopted:

TREMONT AV.—Fixing the roadway width of Tremont av, from Jerome av to the approach to the Grand Boulevard and Concourse at 42 ft. The engineer reported that between the limits named, Tremont av has been laid out to have a width of 80 ft. and has been graded with a roadway width of 42 ft.

LIND AV.—Fixing the sidewalk width of Lind av, at its intersection with West 170th st, at 13 ft. The engineer reported that Lind av has a width of 50 ft. south of the angle point near West 170th st, where it merges into Aqueduct av, which has a width of 66 ft. The curbing on Lind av has been set at a distance of 13 ft. from and parallel with the st lines.

RULE AND DAMAGE MAPS AND PROFILES.

UNNAMED ST.—The rule, map, damage map and profile in the proceeding for acquiring title to the unnamed st adjoining Riverside Drive on the east and extending from West 177th st at Riverside Drive to West 181st st at Buena Vista av, was approved by the Board of Estimate. The engineer reported that a proceeding for acquiring title to this st was authorized by the Board of Estimate on Feb. 11, 1910. The maps submitted show that an area of 56,135 sq. ft. of unimproved land is to be acquired under the proceeding.

235TH ST.—The rule, map, damage map, and profile in the proceeding for acquiring title to West 235th st, from Spuyten Duyvil Parkway to Riverdale av; to Cambridge av, from West 235th st to West 236th st; and to West 236th st, from Cambridge av to Riverdale av, was approved. The engineer reported that this proceeding was instituted on June 5, 1908, but was amended on Nov. 19, 1909, to conform with changes which had been made in the lines of Cambridge av and West 236th st. The maps submitted show that an aggregate area of 116,205.29 sq. ft. of unimproved land is affected. On April 8, 1910, a map showing proposed modifications in the st system in this vicinity was referred back to the Borough President with the suggestion that certain changes be made in the elevation of Riverdale av.

242D ST.—The modification in the drainage plan of District 39-V, Borough of the Bronx, was approved. The engineer reported that this plan affects the sewers proposed for Spuyten Duyvil Parkway, West 242d st, West 244th st and Waldo av, and is desired for the purpose of making the drainage plan conform with modifications made in the st plan of the section subsequent to the date when it was originally approved.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

CORNELL AV.—The Commissioners appointed to acquire lands required for the opening and extending of CORNELL AV, from White Plains rd to the bulkhead line of the Bronx River; BRONX RIVER AV, from Cornell av to Gildersleeve av, and LELAND AV, from Bronx River av to Patterson av, in the 24th Ward, Borough of the Bronx, give notice that they have completed their estimate of damage, and that all persons interested in this proceeding, or in any of the lands, tenements and hereditaments and premises affected thereby, having any objection thereto, do file their said objections, in writing, duly verified, with them at their office, Nos. 90 and 92 West Broadway, in the Borough of Manhattan, in the city of New York, on or before the 4th day of June. The area of assessment includes all those lands bounded as follows: Beginning at a point on the easterly bulkhead line of Bronx River distant 100 ft. southerly from the southerly line of Cornell av, the said distance being measured at right angles to the line of Cornell av and running thence northwardly along the said bulkhead line to a point distant 100 ft. northerly from the northerly line of Gildersleeve av, the said distance being measured at right angles to the line of Gildersleeve av; thence eastwardly parallel with Gildersleeve av to the intersection with the prolongation of a line midway bet Theriot av and Leland av; thence northwardly along the said line midway bet Theriot av and Leland av and the prolongation thereof to a point distant 100 ft. northerly from the northerly line of Patterson av; thence eastward-

ly along a line parallel with Patterson av to the intersection with a line bet Leland av and Underhill av; thence southwardly along the said line midway between Leland av and Underhill av to a point distant 100 ft. northerly from the northerly line of Gildersleeve av; thence eastwardly parallel with Gildersleeve av to the intersection with a line midway bet Underhill av and Bolton av; thence southwardly along the said line midway bet Underhill av and Bolton av to the intersection with a line midway bet Gildersleeve av and Cornell av; thence eastwardly along the said line midway bet Gildersleeve av and Cornell av to the intersection with a line midway bet White Plains rd and Newman av; thence southwardly along the said line midway bet White Plains rd and Newman av to the intersection with a line bisecting the angle formed by the intersection of the prolongation of the northerly line of Bronx River av and the southerly line of Cornell av, as laid out bet Bolton av and White Plains rd; thence westwardly along the said bisecting line to the intersection with a line distant 100 ft. southerly from the southerly line of Cornell av, the said distance being measured at right angles to the line of Cornell av; thence westwardly and parallel with Cornell av to the point or place of beginning.

VAN CORTLANDT AV.—The Commissioners appointed to acquire lands required for the opening and extending of VAN CORTLANDT AV (although not yet named by proper authority), from Sedgwick av to Van Cortlandt Park South, in the 24th Ward, Borough of The Bronx, give notice that they have completed their estimate of damage, and that all persons interested in this proceeding, having any objection thereto, do file their said objections in writing, duly verified, with them at their office, Nos. 90 and 92 West Broadway, on or before the 4th day of June, 1910.

225TH ST.—The Commissioners appointed to acquire lands required for the opening and extending of 225TH ST (Muscoota st), (although not yet named by proper authority), from Broadway to the line dividing the Boroughs of Manhattan and The Bronx, in the 12th Ward, Borough of Manhattan, give notice that the final reports will be presented to the Supreme Court on May 19, for confirmation.

GUN HILL RD.—The Commissioners appointed to acquire land required for the opening and extending of GUN HILL RD (although not yet named by proper authority), from Jerome av to Mosholu Parkway North, in the 24th Ward, Borough of The Bronx, give notice that they have completed their estimate of damage, that all persons interested in this proceeding affected thereby, having any objections thereto, do file their said objections in writing, duly verified, with them at their office, Nos. 90 and 92 West Broadway, on or before the 6th day of June, 1910.

157TH ST.—The Commissioners of Estimate appointed to acquire title to lands required for the opening and extending of West 157th st, between Broadway and Audubon pl, 12th Ward, give notice that their final report will be presented for confirmation to the Supreme Court May 20.

FOX ST.—The Commissioners of Estimate appointed to acquire title to lands required for the opening and extending of FOX ST (although not yet named by proper authority), from Leggett av to Longwood av, in the 23d Ward, Borough of The Bronx, give notice that the bill of costs incurred by reason of the proceedings will be presented for taxation to one of the Justices of the Supreme Court on the 26th day of May, 1910, and that the said bill of costs has been deposited in the office of the Clerk of the County of New York.

22D ST.—The Commissioners appointed in the matter relative to acquiring the right and title to and possession of certain lands, lands filled in, wharf property, terms, easements, necessary to be taken for the improvement of the water front on the North River, bet WEST 22D and WEST 23D STS, 11TH and 13TH AVS, pursuant to the plan heretofore adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund, give notice that the bill of costs incurred by reason of the proceedings will be presented for taxation to the Supreme Court on the 31st day of May, 1910, and that the said bill of costs has been deposited in the office of the Clerk of the County of New York.

141ST ST.—The Commissioners appointed in the matter of acquiring title to certain lands situated on the northerly side of EAST 141ST ST, bet Cypress av and Powers av, in the Borough of The Bronx, as a site for school purpose, give notice that they have completed their estimate of the loss and damage to the respective owners, and have filed a true report or transcript of such estimate in the office of the Board of Education, for the inspection of whomsoever it may concern. All parties or persons whose rights may be affected may, within ten days after Tuesday, May 17, 1910, file their objections, in writing, at the office, Room 401, No. 25S Broadway. The Commissioners will hear parties so objecting at their office, on the 31st day of May, 1910, at 11 o'clock.

BILLS OF COST.

22D ST.—The Commissioners appointed to acquire right and title to wharf property, terms, easements, necessary to be taken for the improvement of the water front of the City of New York on the North River, bet WEST 22D and WEST 23D STS, 11TH and 13TH AVS, give notice that the bill of costs, incurred by reason of the proceedings will be presented for taxation to one of the Justices of the Supreme Court on the 27th day of May, 1910, and that the bill of costs has been deposited in the office of the Clerk of the County of New York.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

BRONX.

QUARRY RD.—Acquiring title to the triangular area bounded by LA FONTAINE AV, QUARRY RD and the south side of OAK TREE PL. Confirmed March 10, 1910; entered May 13, 1910. Area of assessment includes all those lands, tenements and hereditaments bounded and described as follows: Beginning at the intersection of a line 125 ft. distant southerly from and parallel with the southerly line of Oak Tree pl, the said distance being measured at right angles to the line of Oak Tree pl, with the southeasterly side of Quarry rd, and running thence northwardly at right angles to the line of the Quarry rd to a point distant 100 ft. northwesterly from the northwesterly side of the said road; thence northeastwardly and parallel with the Quarry rd to the intersection with a line drawn at right angles to the said road from a point on its northwesterly side where it is intersected by a line distant 200 ft. northerly from and parallel with the northerly line of Oak

Tree pl, the said distance being measured at right angles to the line of Oak Tree pl; thence southeastwardly to the last mentioned point on the northwesterly side of the Quarry rd; thence eastwardly along a line parallel with the northerly side of Oak Tree pl, and along the prolongation of the said line to the intersection with a line 100 ft. distant easterly from and parallel with the easterly line of La Fontaine av, the said distance being measured at right angles to the line of La Fontaine av; thence southwardly along a line parallel with La Fontaine av to the intersection with a line distant 125 ft. southerly from and parallel with the southerly line of Oak Tree pl; thence westwardly along the said line parallel with Oak Tree pl to the point or place of beginning. Due July 12.

ELM PL.—Paving, between East 189th st and Kingsbridge road. Area of assessment: Both sides of Elm pl, bet East 189th st and Kingsbridge rd, and to the extent of half the block at the intersecting sts.

WEST FARMS RD.—Opening, from the Southern Boulevard and Westchester av to the Boston road. Confirmed March 28, 1910; entered May 14, 1910. Area of assessment includes all those lands, tenements and hereditaments and premises bounded and described as follows: Beginning at a point formed by the intersection of the middle line of Westchester av and the middle line of Kelly st; running thence northerly along said line of Kelly st to a point in the middle of Intervale av; thence westerly from said point perpendicular to the west side of Intervale av to its intersection with a line parallel to and distant 100 ft. west from the west line of Intervale av; running thence north along said parallel line to Intervale av to its intersection with a line parallel to and distant 100 feet north of the north line of Freeman st; thence east along said parallel line to Freeman st to its intersection with a line midway bet Hoe st and Vyse st; thence north along said middle line to its intersection with the north line of Boston rd; thence east along said north line of Boston rd to its intersection with the north line of East 176th st; thence west along said north line of East 176th st to its intersection with a line midway bet Boston rd and Daly av; thence north-east along said last mentioned line to its intersection with a line midway bet Daly av and Vyse st; thence north along said last mentioned line to its intersection with line parallel to and distant 100 ft. south from the south line of West 188th st; thence west along said last-mentioned parallel line to its intersection with a line parallel to and distant 100 ft. east from the east line of Broadway; thence south along said last-mentioned parallel line to its intersection with a line parallel to and distant 100 ft. south from the south line of West 177th st; thence west along said last-mentioned parallel line to West 177th st to its intersection with the south prolongation of a line parallel to and distant 100 ft. west from the west line of Haven av; thence north along said last-mentioned south prolongation and parallel line to its intersection with a line parallel to and distant 100 ft. south from the south line of West 178th st; thence west along said last-mentioned parallel line and its westerly prolongation to the point or place of beginning. Due July 5.

VYSE ESTATE AND VICINITY.

The annual public meeting of the Property Owners of the Vyse Estate and Vicinity will be held at the new quarters, Fauser's Hall, northwest corner of Home st and Southern Boulevard, Bronx, this (Saturday) evening, May 21, at 8 o'clock. The following named have been invited to address the members and their guests on interesting topics: Hon. Cyrus C. Miller, president of the Borough of the Bronx; Hon. Joseph A. Goulden, member of Congress; Hon. Geo. M. S. Schulz, State Senator; Hon. Thomas W. Whittle, Commissioner of Public Improvements of the Borough of the Bronx; Hon. Douglas Mathewson, Deputy Comptroller; Hon. John Eustis, member Public Service Commission; Hon. Raphael Garfein, member of Assembly; Hon. Abraham W. Herbst, member Board of Aldermen; Hon. J. Harris Jones, president North Side Board of Trade; Wm. Gill, Esq. Following the meeting refreshments will be served. If you are interested in the growth and prosperity of this section of the Bronx, it is to your interest to attend. Committee: Harry Robitzek, chairman; A. R. Baumann, secretary; W. C. Hannessen, E. L. Franz, Chas. Kiesling.

Bronxwood Park Against Changing Map.

At a meeting of the Bronxwood Park Association on Monday night, Dr. Lucius W. How presiding, the question of a general change in the map of the section was discussed and the following resolution adopted:

"Whereas, It has come to our knowledge that the city authorities propose the extension of certain streets and avenues, and the changing of the lines of other streets and avenues, as now laid down on the official map within the territory comprising Bronxwood Park (Williamsbridge), thereby destroying the layout of the Park, heretofore carefully maintained as a select restricted residential section, with an individuality and charm all its own; and

"Whereas, Such extensions and changes will, if carried out, destroy about one-third of the present buildings, and entail such enormous cost as would prove confiscatory of the remaining property in the Park, and which would be far out of proportion to any benefits claimed by the advocates of such changes; now therefore be it

"Resolved, That we, property owners and residents of Bronxwood Park do most emphatically oppose and hereby voice our unqualified protest against the destructive and injurious propositions hereinbefore recited."

The Bronx Drainage Problem.

The Webster av storm-relief sewer, failing to meet the requirements of the area in the Bronx north of Wendover av, to meet the situation the construction of a supplemental sewer is now said to be necessary, and its cost is roughly estimated at \$325,000. South of Wendover av the relief sewer is adequate, but north of that point water backs up in cellars more or less in wet weather. It is thought that the first step will be to have a petition for the sewer presented to the Local Board of Van Courtlandt, by which body it will be sent forward to the Board of Estimate and Apportionment for final authorization by that body.

NEW REAL ESTATE CORPORATIONS.

- Amity Construction Co., care Clark L. Jordan, 154 Nassau st; inc. May 7, 1910; capital, \$10,000; directors, Clark L. Jordan, Jr., Stewart Skiff, Eugene F. McGee.
- Applegate Land & Impt. Co., care Ruskay & Ruskay, 31 Liberty st; inc. May 11, 1910; capital, \$10,000; directors, Isidore A. Rubin, Cecil B. Ruskay, Mary D. Schmeer.
- William Cail Bitmo Co., 18 Broadway; inc. May 7, 1910; capital, \$15,000; directors, John A. Donald, William McAdoo, John C. Harland.
- P. Callan Co., 602 East 16th st; inc. May 4, 1910; capital, \$15,000; directors, Peter Callan, Elizabeth Callan, Maria Crump.
- Clinton Fireproofing Co. of New England, 133 West 27th st; inc. May 6, 1910; capital, \$10,000; directors, Albert Oliver, W. Klingberg, Herbert G. Oliver.
- 876 Park Av Co., care Arnstein, Levy & Pfeiffer, 128 Broadway; inc. May 10, 1910; capital, \$3,000; directors, Aaron M. Janpole, Charles Mayer, Percival R. Moses and one more.
- Enterprise Construction Co., 271 West 125th st; inc. May 5, 1910; capital, \$20,000; directors, Henry O. Heuer, Christian Schierloh, Julius Schwartz.
- 59th St. Real Estate Co., care A. I. Sire, 99 Nassau st; inc. May 11, 1910; capital, \$50,000; directors, Albert I. Sire, Leander S. Sire, Wm. F. Donnelly.
- Flanagan Realty Co., care Guggenheimer, Untermeyer & Marshall, 37 Wall st; inc. May 4, 1910; capital, \$100,000; directors, Edward M. Neary, Albert Hector, Ralph Brill and two others.
- Francis Co., 783 Broadway, Brooklyn; inc. May 4, 1910; capital, \$2,500; directors, Leon I. Levien, Sara A. Levien, Morris S. Levien.
- Frimosett Operating Co., care Leo B Levy, 150 Nassau st; inc. May 4, 1910; capital, \$1,500; directors, Emanuel Friedlich, Gabriel Marluk, Anna E. Friedlich.
- Frisco Realty Co., 442 East 165th st; inc. Apr 30, 1910; capital, \$5,000; directors, Frank W. Davis, Thos. M. Cantwell, Fredk. H. E. Zimmerman.
- G. B. W. Construction Co., 45 Pine st; inc. May 2, 1910; capital, \$100,000; directors, Sumner Gerard, Nathan A. Smyth, W. Stephen Van Rensselaer, J. Stewart Barney, Eugene S. Willard.
- Thomas Galligan, Inc., 609 East 18th st; inc. May 6, 1910; capital, \$5,000; directors, Thomas Galligan, Edward D. Loughman, Jas. S. Darcy.
- Hanover Mortgage Co., care Geo. R. Coughlan, 49 Wall st; inc. May 9, 1910; capital, \$1,000; directors, Winston H. Hagen, Robt. C. Knapp, Geo. R. Coughlan.
- Interne Construction Co., care Kantrowitz & Esberg, 320 Broadway; inc. May 9, 1910; capital, \$1,000; directors, Jennie Weill, Kartha W. Weill, Samuel W. Solinsky.
- Lahey Construction Co., 150 5th av; inc. May 6, 1910; capital, \$5,000; directors, J. Clarence Brennan, Geo. M. Martin, William Lahey.
- Macarthur-Eddy Co., care Lyttleton Fox, 2 Rector st; inc. May 11, 1910; capital, \$500,000; directors, John R. Macarthur, Chas. B. Eddy, Lyttleton Fox and two others.
- Manhattan Properties Co., 45 West 34th st; inc. May 7, 1910; capital, \$1,000,000; directors, Henry L. Stine, Lucian E. Kinn, S. Henry O'Callaghan and four others.
- New Leasing & Improving Co., care Weed, Henry & Meyers, 62 William st; inc. May 5, 1910; capital, \$15,000; directors, Joseph L. Graf, Morris L. Goldstone, Alex. H. Pincus and one other.
- 171st St & Brook Av Co., 115 Broadway; inc. May 3, 1910; capital, \$1,000; directors, Henry A. Mark, John M. Stoddard, Norman W. Chandler.
- Picone & Oliva Construction Co., 547 Southern Boulevard; inc. May 10, 1910; capital, \$10,000; directors, Joseph Picone, Rosina Picone, Vincenzo Oliva and one other.
- Rockledge Construction Co., 41 West 33d st; inc. May 11, 1910; capital, \$10,000; directors, Vincent J. Slattery, Henry S. Mansfield, Eugenie Levy.
- 7th Av. Development Corp., care Riegelman & Bach, 141 Broadway; inc. May 5, 1910; capital, \$1,000; directors, Leo Hess, Samuel G. Hess, Chas. A. Riegelman.
- Theadela Realty Co., care Albert L. Phillips, 99 Nassau st; inc. May 4, 1910; capital, \$10,000; directors, John W. Stevens, Jacob D. Goodhart, Abram Anhalt.
- Tri-State Land Co., care Clark L. Jordan, 154 Nassau st; inc. May 6, 1910; capital, \$25,000; directors, Clark L. Jordan, Jr., Stewart Skiff, Eugene F. McGee.
- Ward Estate Realty Co., 35 Broadway; inc. May 3, 1910; capital, \$25,000; directors, Horace Comfort, Harry P. Furness, Chas. S. Daley.
- Wentworth Holding Co., care Jerome A. Kohn, 1400 5th av; inc. May 11, 1910; capital, \$2,000; directors, Benjamin Roth, Jacob Wiegand, Thomas Norris.

THE "HOFMAN" RULE.

ITS APPLICATION IN VALUING A CITY LOT THAT IS CUT.

We are requested so frequently to answer the question, "What is the Hofman Rule?" that we do so now in our columns.

The scale became known as the "Hofman Rule" through Judge Murray Hofman publishing it in his "Digest of the Charters, Statutes and Ordinances of the City of New York" in 1866.

The rule is based on a lot with 25 feet frontage and a depth of 100 feet. The lot is divided into cross strips, the first one ten feet wide and the others five feet each. On this basis the value of the lot by strips would be as follows:

25x 10 feet, 16 per cent. of full lot.
25x 15 feet, 23.50 per cent. of full lot.
25x 20 feet, 31 per cent. of full lot.
25x 25 feet, 37 per cent. of full lot.
25x 30 feet, 44 per cent. of full lot.
25x 35 feet, 50 per cent. of full lot.
25x 40 feet, 56 per cent. of full lot.
25x 45 feet, 61.50 per cent. of full lot.
25x 50 feet, 67 per cent. of full lot.
25x 55 feet, 71.50 per cent. of full lot.
25x 60 feet, 76 per cent. of full lot.
25x 65 feet, 80 per cent. of full lot.
25x 70 feet, 84 per cent. of full lot.
25x 75 feet, 87.50 per cent. of full lot.
25x 80 feet, 91 per cent. of full lot.
25x 85 feet, 93.50 per cent. of full lot.
25x 90 feet, 96 per cent. of full lot.
25x 95 feet, 98 per cent. of full lot.
25x100 feet, 100 per cent. of full lot.

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SLAWSON & HOBBS

Real Estate 284 COLUMBUS AVENUE

VOLUNTARY AUCTION SALES.

May 24.

JOSEPH P. DAY.

Centre st, Nos 142 to 150 s e cor Walker st. Walker st, Nos 111 to 121 Centre st, Nos 133 to 149 n w cor White st, -x- White st, Nos 112 to 114 to Walker st. Walker st, Nos 105 to 109 Centre st, Nos 151 to 155 n w cor Walker st, -x- Walker st, Nos 106 & 108 to Canal st. Canal st, No 240 Centre st, No 166 n e cor Canal st. Canal st, Nos 233 & 235 Centre st, Nos 157 to 163 and Nos 193 to 201. Howard st, Nos 1 and 3. Canal st, No 239. 299x37x-x38. Cleveland pl, Nos 1to 5 n e cor Broome st, 145 Broome st, Nos 400 to 404x76; also interior plot.

BRYAN L. KENNELLY.

May 25.

6th av, No 929, s w cor 53d st, No 102, 2 and 4-sty brk and frame tenements and stores, 75.3 x100. Robbins av the block, 141x171, vacant. St Marys st cant. Port Morris Branch R R Carpenter av, s e cor 231st st, 114x105, 2-sty frame dwelling. Valentine av, No 2490 e s, 88.10 s Fordham rd, Tiebout av 100x235, 3-sty frame and brk dwelling. Arthur av, w s, 35.3 n 188th st, 100x112.4x-, vacant. 75th st, Nos 436 & 438, s s, 150 w Av A, 50x 102.2, two 6-sty brk tenements. Garden pl, e s, opposite 140th st, Ryer av, s e cor 182d st, 99.9x95.7x-, vacant. 182d st, n s, bet Valentine and Ryer avs, 201.4 x63.6x200x-.

May 26.

JOSEPH P. DAY.

2d av, No 843, n w cor 45th st, 25.5x100, two 4-sty brk tenements and stores. 65th st, No 13, n s, 303 e 5th av, 22x100.5, 4-sty and basement brk dwelling. 35th st, No 33 W, 25x98.9, 4-sty stone front dwelling. Southern Boulevard, e s, 75 s Jennings st, 50x 100, vacant. 32d st, n s, bet Broadway and 5th av, Hotel Pierrpont.

ADVERTISED LEGAL SALES.

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

May 21.

No Legal Sales advertised for this day.

May 23.

8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day. 8th av, No 750 n e cor 46th st, 25.5x100, 6-sty 46th st, No 249 brk office and store building. 8th av, No 752, e s, 25.5 n 46th st, 25x100. 46th st, No 247, n s, 100 e 8th av, 25x100.5. Sheriff's sale of all right, title, &c, which Metropolitan Mercantile & Realty Co had on Dec 15, 1909, or since; John F Forrester, att'y, 346 Broadway; John S Shea, sheriff. By Daniel Greenwald. 126th st, No 229, n s, 280 w 2d av, 25x99.11, 5-sty brk tenement. Sophie Muller agt Catherine Gerlich et al; Hamilton Odell, att'y, 60 Wall st; Roger A Pryor, ref. (Amt due, \$11,260.22; taxes, &c, \$952.47.) Mort recorded May 15, 1904. By Joseph P Day.

97th st, No 120, s s, 300 e Park av, 25x 100.11, 5-sty stone front tenement. Hendrietta Wissler agt Luigi Favata, et al; Herman J Rubenstein, att'y, 5 Beekman st; Geo N Boehm, ref. (Amt due, \$3,054.62; taxes, &c, \$425; sub to a first mort of \$24,500.) Mort recorded Sept 9, 1906. By L J Phillips & Co. Story av, No 2159, n s, 199.9 w Castle Hill av, 49.3x103.1, Unionport. Elizabeth Dellmann agt Jacob Kassler et al; Stephen J Stillwell, att'y, 261 Broadway; George Burnham, Jr, ref. (Amt due, \$1,836.08; taxes, &c, \$74.08.) By Joseph P Day. 2d av, No 2235, w s, 75 s 115th st, runs w 100 x s 7.5 x s e - x e 87 to av, x n 25 to beg, 5-sty brk tenement and stores. Herman Adelson agt Esther Blankstein et al; Bloomberg & Bloomberg, att'ys, 5 Beekman st; Benjamin Jackson, ref. (Amt due, \$3,303.46; taxes, &c, \$446.78.) Mort recorded April 25, 1906. By Samuel Marx. 165th st, n s, 177 w 3d av, 26.2x192, vacant. Northern Bank of N Y agt Edgar J Roylance et al; Gifford, Hobbs & Beard, att'ys, 5 Nassau st; Chas L Hoffman, ref. (Amt due, \$5,352.21; taxes, &c, \$1,002.85.) Mort recorded Jan 18, 1906. By Joseph P Day. 2d av, No 1429, w s, 82 n 74th st, 20.2x77. 4-sty stone front tenement and store. Nicholas J Unger agt Louis Grimm et al; Samuel Bitterman, att'y, 309 Broadway; Philip J McCook, ref. (Amt due, \$1,771.73; taxes, &c, \$600; sub to a first mort of \$15,000.) Mort recorded April 23, 1909. By Herbert A Sherman. Creston av, No 2262, e s, 176.4 s 183d st, 16.8x89.6, 2-sty brk dwelling. Insa R Meisel agt Mountshannon Realty Co et al; Meisel & Bolles, att'ys, 165 Broadway; Maximus A Lesser, ref. (Amt due, \$5,918.56; taxes, &c, \$219.73.) By Samuel Marx.

May 24.

11th av, No 589 n w cor 44th st, 25x100, 44th st, Nos 601 & 603 4-sty brk tenement and store and 1-sty brk building in street. Catherine Cusack agt Jacob Bier et al; Rabe & Keller, att'ys, 258 Broadway; Samuel F Jacobs ref. (Amt due, \$17,083.31; taxes, &c, \$704.39.) Mort recorded Jan 4, 1906. By J H Mayers. Martha av, No 4336, e s, 50 n 238th st, 25x100, 2-sty frame dwelling. August Schaffer agt John Tillie et al. Heironymus Breunlich, att'y, 120 Broadway; Julius J Frank, ref. (Amt due, \$3,992.20; taxes, &c, \$11.95.) Mort recorded Oct 21, 1896. By Joseph P Day. Cherry st, Nos 402 to 406, n s, 203.9 e Scammel st, 64.1x97.8, three 4-sty frame brk front tenements and stores and 5-sty brk tenement in rear. James A Trowbridge agt Caroline E Miles et al; Henry M Bellinger, Jr, att'y, 135 Broadway; Geo S Husch, ref. (Amt due, \$24,028.42; taxes, &c, \$1,476.61.) Mort recorded March 18, 1905. By Joseph P Day.

May 25.

127th st, s s, 450 e 2d av, runs s 199 to 126th 126th st, n s, 1st, x e 25 x n 99.11 x e 25 x n 99.11 x w 50 to beg, frame booth and vacant. Emma E Gross extrx, &c, agt Catharine Sulzer et al; Louis Wendel, Jr, att'y, 277 Broadway; Wilson L Cannon, ref. (Amt due, \$8,783.65; taxes, &c, \$302.04.) Mort recorded July 8, 1887. By Samuel Max. 59th st, Nos 15 to 19, n s, 250 e 5th av, 75x 100.5, three 4-sty stone front tenements and stores. J Frederic Kernochan et al, committee agt Harry L Toplitz et al; Henry F Miller, att'y, 44 Pine st; G Welles Wheeler, ref. (Amt due, \$209,057.67; taxes, &c, \$9,035.41.) Mort recorded Jan 26, 1905. By Joseph P Day. 138th st, Nos 763 & 767, old Nos 1035 to 1041, n s, 269.2 e So Boulevard, 75x100, two 6-sty brk tenements. Edw J Moloughney agt Max Walther et al; Andrew M Clute, att'y, 156 Broadway; Chas O Brewer, ref. (Amt due, \$11,749.48; taxes, &c, \$1,895.48; sub to two mortg aggregating \$52,000.) By Herbert A Sherman. Tracks, franchises, &c, of 28th and 29th St Cross-town R R Co, beg at or near ferry landing at West 42d st, runs to 11th av & 34th st; also beg at 34th st and North River on 34th st, runs to 10th av to 30th st to 9th av to 29th s and 28th st, on 28th and 29th sts to 1st av to 23d st and East River; also from 28th st and 1st av on 1st av to 34th st and East River; also from 9th av and 29th st on 29th st to 10th

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av to 28th st to 11th av; also from 9th av and 28th st on 28th st to 11th av to 24th st to 13th av, to 14th st and North River. Central Trust Co of New York agt The Twenty-eighth and Twenty-ninth Streets Cross-town R R Co et al; Joline, Larkin & Rathbone, att'ys, 54 Wall st; Newell Martin, ref. (Amt due, \$1,639.167.67; taxes, &c, \$-.) By Joseph P Day. West End av, No 910, e s, 80.9 s 105th st, 20.2 x100, 4-sty and basement stone front dwelling. Samuel A McGuire agt Emily M Kalloch et al; Flannigan & Erskine, att'ys, 52 Wall st; Adam Wiener, ref. (Partition.) By Samuel Goldstickler. Exterior st, w s, 1170 n 150th st, runs w 389.6 to Harlem River, x n 112.1 x e 248.9 x n 75.6 x e 145.8 x s 188.3 to beg, vacant leasehold. Knickerbocker Trust Co, trustee, agt Fireproofing Mfg Co et al; Davis, Stone & Auerbach, att'ys, 34 Nassau st; Abraham Stern, ref. By Joseph P Day. 134th st, No 442, s s, 418.4 e Willis av, 18.4x100, 3-sty brk dwelling. Wm H Macy, Jr, et al agt Thomas J O'Kane et al; W B & G F Chamberlin, att'ys, 31 Nassau st; Horace E Deming, ref. (Amt due, \$5,472.34; taxes, &c, \$1,156.47.) Mort recorded June 1, 1885. By Bryan L Kennelly.

May 26.

West st/s, 10.1 w Honeywell av, 50x86.7 to 181st st 181st st, x50.1x81.5, vacant. Mary A Langbein extrx, &c, agt Minor O Russ et al; Leonard J Langbein, att'y, 302 Broadway; Simon M Roeder, ref. (Amt due, \$2,676.85; taxes, &c, \$529.12; sub to a mort of \$3,700.) Mort recorded July 23, 1909. By Joseph P Day. 143d st, No 255, n s, 525 w 7th av, 37.6x99.11, 5-sty brk tenement. Benjamin Jacobs et al agt Frederick Rohkohl et al; Samuel P Goldman, att'y, 141 Broadway; Abel C Thomas, ref. (Amt due, \$15,164.66; taxes, &c, \$2,193.05.) Mort recorded Oct 3, 1906. By Joseph P Day. 20th st, No 34, s s, 240 w 4th av, 20x92, 5-sty brk loft and store building. Warren McConihe agt John T Duffy et al; Warren McConihe, att'y, 42 Broadway; Edw R Finch, ref. (Amt due, \$11,439.65; taxes, &c, \$-; sub to two mortg aggregating \$30,000.) Mort recorded Oct 26, 1898. By Joseph P Day. Washington av, Nos 1414 & 1416, e s, 100.7 n 170th st, 50.7x150.2x52.3x150.1, two 2-sty frame dwellings. Eliza Wilder agt John F Burt et al; Thornton & Earle, att'ys, 38 Park Row; Algernon S Norton, ref. (Partition.) By Joseph P Day.

May 27.

Mangin st, No 26 le s 125.4 n Broome st, 25x Tompkins st, No 19/200.2 to Tompkins st, 2-sty brk stable and vacant. Tompkins st, No 15, w s, 75 n Broome st, 25x 100, 4-sty brk tenement. Walter D Starr et al, admrs, &c, agt Chandler D Starr et al; Wilfred N O'Neil, att'y, 135 Broadway; Chas L Hoffman, ref. (Partition.) By Joseph P Day. 15th st, Nos 342 & 344, s s, 154 w 1st av, 42x 103.3, 6-sty brk tenement. Abraham Goldschmidt et al agt Louis Kovner et al; Arnstein, Levy & Pfeiffer, att'ys, 128 Broadway; John C Coleman, ref. (Amt due, \$15,896.53; Taxes, &c, \$3,103.94.) Mort recorded Jan 6, 1906. By Herbert A Sherman. Bulkhead abutting and opposite No 283 South st, its e or river bounds being 48 s pier at foot of Clinton st, runs s 32.1. Peter Hassinger agt William Pennington et al; Decker, Allen & Storm, att'ys, 100 Broadway; James Kearney, ref. (Amt due, \$3,138.34; taxes, &c, \$225.) By Chas A Berrian. 120th st, Nos 325 & 327, n s, 270 e 2d av, 50x 100.11, vacant. Delia G Levy agt Bartolomeus Sulinski et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; Macgrane Coxo, ref. (Amt due, \$6,939.43; taxes, &c, \$719.70.) Mort recorded April 27, 1906. By Samuel Marx.

May 28 and 30.

No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending May 20, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

*Broome st, Nos 149 & 151, s s, 87.6 e Attorney st, 37.6x100, 7-sty brk tenement and stores. (Amt due, \$21,312.36; taxes, &c, \$-; sub to a first mort of \$55,000.) Chas S Whitman. 74,023 Park Row, Nos 211 & 213, s s, 16.9 w James st, runs s 16.9 x w 12.3 x s 36.1 x w 22 x n 59.4 x e 33.5 to beginning, 5-sty brk loft and store building. (Partition.) Robert Kommel. 24,050 *Cruger av or Timpson st n e cor road to Westchester, runs n 34.9 to Road to Westchester | 205th st, x e 200 to Holland av, x s 128.5 to Holland av road to Westchester, x w 221.3 to beg, Wakefield. (Amt due, \$4,919.77; taxes, &c, \$100.66.) Emily A Kuerzi. 3,000 98th st, No 324, s s, 350 e 2d av, 25x100.9, 1 and 2-sty frame building and store. (Amt due, \$3,353.05; taxes, &c, \$317.41; sub to a tax lien of \$157.60.) Withdrawn. 42d st, No 245, n s, 262.6 e 8th av, 18.9x100, 4-sty stone front dwelling. 42d st, No 249, n s, 218.9 e 8th av, 18.9x100, 4-sty stone front dwelling. 43d st, Nos 256 & 258, s s, 227.6 e 8th av, 52.6x100.4, two 5-sty brk tenements

43d st, Nos 260 & 262, s s, 175 e 8th av, 52.6x100.4, two 5-sty brk tenements. (Partition.) Mitchel Lehman et al, defendants. 312,000 Lexington av, No 1717, e s, 50.11 n 107th st, 16.8x65, 4-sty stone front tenement. (Partition.) New Amsterdam Realty Co. 10,150 54th st, No 345, n s, 250 e 9th av, 25x43.8x25.2x46.10, 4-sty frame brk front tenement. (Partition.) Murtha & Hanson. 10,100 Eastchester Landing road s w cor White Plains Turnpike, runs s w White Plains Turnpike | 159.10 x n w 152.5 x e 111.11 to beg. Fischer's Landing road s e cor White Plains road, runs s e 746.1 x s White Plains road | 269.3 to Boston Post road, x w 264.7 x n 204 x w Boston Post road | 190.3 x s 178.1 x n w 422.7 x n 628.5 to beg, Eastchester (Partition.) Adj to June 1. 1,796,500 Park av n w cor 40th st, runs w 230 x n 98.9 x e 100 x n 98.9 to 41st 40th st | st, x e 130 x s 197.6 to beg, 7-sty brk and stone hotel (Mur-41st st | ray Hill). (Partition.) B. L. M. Bates. 1,796,500 Av B, Nos 260 to 270 | s w cor 16th st, runs s 120.1 x w 95.6 x n 25.10 16th st, Nos 546 to 552 | x w 75 x n 103.3 x e 170.6 to beg, five 4 and four 4-sty brk tenements and stores and three 6-sty brk tenements in rear of Nos 546 to 550. (Partition.) Cruikshank Co, for a client. 142,500 *2d av, No 1854 s e cor 96th st, 25.8x100, 5-sty brk tenement and stores. 96th st, No 300 | (Amt due, \$27,570.16; taxes, &c, \$636.75.) Caroline L Harned. 28,500 97th st, No 125, n s, 228 w Columbus av, 16x100.11, 4-sty and basement stone front dwelling. (Amt due, \$4,582.59; taxes, &c, \$302.70; sub to prior mort of \$10,000.) E H Proudman. 13,700

5th av | n e cor 110th st, runs n 50.11 x e 100 x s — x e — x s 100.11 to 110th st | 110th st, x w 120 x n, n w and w on curve 157 to beg, vacant (exrs sale). Bid in at \$190,000.

38th st, No 307, n s, 125 e 2d av, 25x87.6x—x99.1 5-sty brk tenement (exrs sale). Sol Silverstein 20,550

38th st, No 309, n s, 150 e 2d av, 25x75.11x—x87.6, 5-sty brk tenement (exrs sale). Paul F Lahme 20,500

38th st, Nos 311 & 313, n s, 175 e 2d av, runs e 50 x n 122.6 x w 125 x s 11.9 x s e — x s 75.11 to beg, 4 and 5-sty brk tenements with store and two stables in rear (exrs sale). Withdrawn.

10th st, No 225, n s, 350 e 2d av, 25x94.10, 4-sty brk tenement with store (voluntary). Wm Meyer 20,000

177th st | s e cor Walton av, 75x125, vacant (voluntary). Withdrawn. Walton av | 34

174th st | s e cor Eastburn av, 50x100, vacant (voluntary). With-Eastburn av | drawn 34

Belmont Parkway | n e cor Eastburn av 95x150, vacant (voluntary). Eastburn av | Bid in at \$17,000.

35th st, No 33, n s, 445 w 5th av, 25x98.9, 4-sty stone front dwelling (voluntary). Readvertised for May 26.

Southern Boulevard, e s, 75 s Jennings st, 25x100, vacant (voluntary). Readvertised for May 26.

Elton av, Nos 813 & 815, w s, 49 s 159th st, 50x100, 2-sty frame dwelling with stable and vacant. (Partition.) Gross & Rosenwasser. 7,250

134th st, No 35, n s, 389.6 e Lenox av, 25x99.11, 2-sty frame dwelling (trustee's sale). James Welton 6,100

Jerome av | w s, 143.5 n Cromwell av, 50x100x48.10x76, vacant (trustee's Cromwell av | sale). Leander Brink 9,350

*58th st, No 31, n s, 311 e 6th av, 22x100.5, 4-sty and basement stone front dwelling. (Amt due, \$5,693.86; taxes, &c, \$2,304.46; sub to five prior mortgages aggregating \$40,000.) Sidney Bernheim. (Corrects error in last issue when description of property read 48th st, No 31.) 45,268

BRYAN L. KENNELLY.

136th st, No 157, n s, 175 e 7th av, 12.6x99.11, 4-sty brk and stone dwelling (voluntary). R S Jaffray 9,500

136th st, No 132, s s, 316.8 w Lenox av, 16.8x99.11, 3-sty stone front dwelling (exrs sale). Miss A K Stern 9,950

JAMES L. WELLS.

*Arthur av, No 2155, w s, 25 s Oak Tree pl, 22.5x94, 2-sty frame dwelling. (Amt due, \$28,380.91; taxes, &c, \$600; sub to prior mort of \$4,000.) Edward Heid et al. 5,158

L. J. PHILLIPS & CO.
*Cannon st, No 71, w s, 75 s Rivington st, 35.6x100, 6-sty brk tenement and stores. (Amt due, \$12,756.34; taxes, &c, \$106.10; sub to prior mort of \$42,000.) Joseph L Buttenwieser 46,090

D. PHOENIX INGRAHAM.
*218th st, s s, 605 w Barnes av, 50x114, Wakefield. (Amt due, \$2,352.63; taxes, &c, \$752.70; sub to prior mort of \$3,000.) Kingston Securities Co. 4,550

HERBERT A. SHERMAN.
*97th st, No 224, s s, 360 e 3d av, 25x100, 4-sty stone front tenement and store. (Amt due, \$6,080.43; taxes, &c, \$670.42.) Julia E Bamby 12,600

SAMUEL MARX.

*Cherry st, Nos 35 & 37, s s, 79 w Roosevelt st, 32.9x75.1x32.9x74.8, two 4-sty brk tenements and stores and 4-sty brk tenement in rear. (Amt due, \$4,004.10; taxes, &c, \$84.70; sub to a first mort of \$16,000.) Louis Dansky 18,000

PARISH, FISHER & CO.

(On the premises.)

William st, Nos 80 & 82 | e s, block front bet Liberty st and Maiden lane, Liberty st | 72.8x25.7x61.11x32.7, 12-sty brk and stone of-Maiden lane | fice building (special master's sale). Adj to June 1 24,152

J. H. MAYERS.

*138th st, No 759, n s, 231.7 e Southern Boulevard, 37.6x100, 6-sty brk tenement. (Amt due, \$—; taxes, &c, \$—; sub to prior mortgages aggregating \$26,900.) John A Philbrick & Bro. 29,900

138th st, Nos 763 & 767, n s, 269.1 e Southern Boulevard, 75x100, two 6-sty brk tenements. (Amt due, \$—; taxes, &c, \$—; sub to prior mortgages, aggregating \$66,222.) Rudolph Sultz 66,472

*Jones st, No 11, n s, 119.8 w 4th st, 25x100, 5-sty brk tenement. (Amt due, \$5,574.40; taxes, &c, \$854.71; sub to a first mort of \$22,000.) Anna C S Hassey 24,152

Total \$2,724,645
Corresponding week, 1909 607,597
Jan. 1st, 1910, to date 30,597,464
Corresponding period, 1909 26,656,694

REAL ESTATE RECORDS

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, if they will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the conveyance is recorded under the Torrens system.

CONVEYANCES

May 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Attorney st, No 171, on map No 167, w s, 72.1 s Houston st, 27.11 x60x27.7x60, 4-sty brk tenement and store. Anne Block to Annie Levin. All liens. May 12. May 14, 1910. 2:350—64. A \$16,500—\$20,000. other consid and 100

Attorney st, No 171, on map No 167, w s, 72.1 s Houston st, 27.11 x60x27.7x60, 4-sty brk tenement and stores. Saville Levin to Anne Block. All liens. May 12. May 13, 1910. 2:350—64. A \$16,500—\$20,000. other consid and 100

Broad st, No 44 | w s, abt 150 s Exchange pl, 20.4x162 to New st, New st, No 40 | 32.3x157, n s, part 8-sty brk office and store building. Chas de Rham et al to Wall Street Journal Building Co. B & S. May 16. May 17, 1910. 1:24—part lot 34. A \$—\$. other consid and 100

Cannon st, Nos 69 and 71, w s, 75 s Rivington st, 35.6x100, 6-sty brk tenement and stores. FORECLOS, May 16, 1910. Abraham L Gutman, ref, to Joseph L Buttenwieser. First mort \$42,000. May 17, 1910. 2:333—59. A \$25,000—\$50,000. \$3,000 over and above 1st mortgage

Coenties slip, No 26, n e s, 50.10 n w South st, 20x51x20x51.5, 5-sty brk tenement and stores. City Real Estate Co to the TRUSTEES of St Luke's Retreat in City of N Y. B & S. May 17. May 18, 1910. 1:34—34. A \$15,100—\$19,500. nom

Coenties slip, No 22, n e s, 92.6 n w South st, 20x51x20.3x51, 5-sty brk tenement and stores. City Real Estate Co to the TRUSTEES of St. Luke's Retreat in City of N Y. B & S. May 17. May 18, 1910. 1:34—36. A \$14,700—\$19,000. nom

Clinton st | s w cor Delancey st, 5.7x100x5.3x100, vacant. Delancey st |

Clinton st, No 125, w s, abt 25 s Delancey st, 25x100, 3-sty brk tenement and store and 4-sty brk tenement in rear. Pincus Lowenfeld et al to Chanticleer Realty Co. Mort \$20,000. May 10. May 18, 1910. 2:347—21 and 24. A \$—\$. nom

Clinton st, Nos 123 and 125 | s w cor Delancey st, 51.4x100x51x100, Delancey st | 5-sty brk tenement and stores and 3-sty brk tenement and store with 4-sty brk tenement in rear and vacant. Chanticleer Realty Co to Abraham Collier. Mort \$92,000. May 17. May 18, 1910. 2:347—21 to 24. A \$—\$. other consid and 100

Division st, Nos 101 and 101½ | s s, about 65 w Pike st, 21x128.9 to on map No 101 | n s East Broadway x21x129, two

East Broadway, No 110 | 5-sty brk tenements and stores. Charles Lanier and Wm Jay, EXRS Frances A Lawrence to Isaac Sakolski. Apr 25. May 19, 1910. 1:282—62. A \$35,000—\$48,000. 53,000

Same property. Isaac Sakolski to Fajbush Libman. Mort \$37,000. May 19, 1910. 1:282. other consid and 100

Fulton st, No 123 | n e s, 125 e Nassau st, 25x119 to Ann st, two Ann st, No 46 | 4-sty brk loft and store buildings. John A Benseal to Wesley Thorn. Mort \$70,000. May 17. May 19, 1910. 1:91—10. A \$81,400—\$95,000. other consid and 100

Same property. Wesley Thorn to Wm A Rodgers. Mort \$95,000. May 17. May 19, 1910. 1:91. other consid and 100

Forsyth st, No 54, e s, 76 s Hester st, 24.9x75.4x24.9x75.2, 5-sty brk tenement and store. Philip Sugerman to Rebecca Lipschitz. Mort \$25,000. May 16. May 17, 1910. 1:301—12. A \$17,000—\$25,000. other consid and 100

Greenwich st, Nos 627 to 631 | s e cor Morton st, 100.4x110.10x100x Morton st, Nos 82 to 90 | 102.4, five 2-sty brk dwellings and one 3 and 4-sty brk tenement and stores. Rector, &c, Trinity Church to James H Cruikshank of Freeport, L I. May 17, 1910. 2:602—57 to 62. A \$54,000—\$60,500. nom

Goerck st, No 94, e s, 121.7 n Rivington st, 25x100, 5-sty brk tenement. FORECLOS, May 5, 1910. Edward L Parris, referee to Wilhelmina Fuhr. Mort \$20,000. May 11. May 16, 1910. 2:324—3. A \$16,000—\$29,000. 2,000

Greene st, Nos 175 and 177, w s, 100 s Bleeker st, 40x100, 6-sty brk loft and store building. Alice C McCoy to Nathan J Packard. Mort \$70,000. May 12. May 16, 1910. 2:524—53. A \$42,000—\$75,000. nom

Greenwich st, Nos 372 to 378 | s w cor North Moore st, —x—, two North Moore st, Nos 74 to 82 | 5-sty brk loft and store buildings. North Moore st, Nos 64 and 66, s s, abt 100 e Greenwich st, —x—, 5-sty brk mill.

Washington st, No 399, e s, abt 30 n Hubert st, —x—, 5-sty brk stable.

All right, title and interest to all estate devised or entitled to under will of Max Ams, dec'd.

Emil A Ams HEIR, &c, of Max Ams to Chas M Ams. Mort \$4,500. May 12. May 16, 1910. 1:185—32 and 34. A \$90,000—\$130,000; 187—19 and 20. A \$32,500—\$52,000; 217—11. A \$15,000—\$22,000. other consid and 100

Hudson st, No 641, w s, 58 n Horatio st, 29.2x109.2x29x112.4, 5-sty brk tenement and stores. J Henry Magonigle and Cath C his wife to Florence Magonigle. Mort \$32,000. May 13. May 14, 1910. 2:627—13. A \$23,000—\$36,000. nom

Hamilton pl, No 61 | s e cor 140th st, 108.6x101.10x99.11x59.9, 6-140th st, No 526 | sty brk tenement. West Side Construction Co to Carl Forsch. Mort \$100,000. May 13, 1910. 7:2071—45. A \$32,000—\$114,000. other consid and 100

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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

- Hester st, No 111, n s, 42.7 w Eldridge st, 24.7x50x24.5x50, 5-sty brk tenement and stores. Barnard Spector to Gussie wife Barnard Spector. All title. Correction deed. All liens. Jan 29. May 18, 1910. 1:306-37. A \$17,000-\$25,000. nom
- Houston st, Nos 141 and 143, s s, 36.11 e Macdougall st, 37.10x75x38x74.11, 6-sty brk tenement and stores. Savoy Holding Co to Domenico Calarco. Mort \$40,500. May 18. May 19, 1910. 2:518-19. A \$23,000-\$49,000. other consid and 100
- Liberty st, Nos 105 and 107 n w cor Church st, runs w 34.6 x n Church st, Nos 2 to 10 | 100 x e 35.9 to w s Church st x s 100.8 to beginning, 5-sty stone front loft and store building and 1-sty frame stores on Church st. John L Cadwalader to Geo N Robinson of Brooklyn. B & S. May 11. May 13, 1910. 1:60-1. A \$190,000-\$210,000. other consid and 100
- Ludlow st, No 52, e s, 20x87.6. Assignment of rents as collateral to secure notes. Beckie Warshawsky to Solomon Goldstein. All title. Sub to mort \$25,750. May 12. May 13, 1910. 1:310. 1,200
- Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87, 7-sty brk loft and store building. Kate Frank to Aaron Goodman. Mort \$29,000. May 17, 1910. 1:298-24. A \$15,000-\$—. nom
- Mulberry st, No 163, w s, 100.4 n Grand st, 25x98.4x24.11x102.11, 6-sty brk tenement and stores. Mort \$40,800.
- Mulberry st, No 165, w s, 125.4 n Grand st, 25.1x99.9x25.1x99.4, 6-sty brk tenement and stores. Mort \$41,000.
- Michele Voccoli to Savoy Trust Co of N Y. May 13. May 17, 1910. 2:471-20 and 21. A \$37,500-\$80,000. 2,400
- Oak st, No 42, n s, abt 100 e James st, 25x50, 5-sty brk tenement and store. Antonio Marsicano to Martin Garone. 1/2 part. Mort \$19,200. Apr 23. May 13, 1910. 1:278-3. A \$9,000-\$16,000. nom
- Pitt st, No 49, w s, 75 n Delancey st, 25x75, 4-sty brk tenement and store with 4-sty brk tenement in rear. Therese Weil to Isak M Schoenfeld. Mort \$16,000. May 16. May 18, 1910. 2:343-69. A \$15,500-\$21,000. other consid and 100
- St Nicholas pl s w cor 152d st, 34.3x101.5x35x108.10, owned by 152d st party first part.
- St Nicholas av, e s, 35 s 152d st, 76.8x85.3x75x101.5, owned by party 2d part.
- Encroachment agreement. Elias D Hunter with Josephine Weinberg. May 3. May 14, 1910. 7:2066. nom
- Spring st, Nos 26 and 28 | s e cor Mott st, 47.7x91.5x46.7x102.8, 6-Mott st, Nos 202 and 204 | sty brk tenement and stores. Isaac Lowenfeld to Pincus Lowenfeld and William Prager. All liens. Jan 25, 1909. May 17, 1910. 2:479-14. A \$55,000-\$120,000. other consid and 100
- Spring st, No 19, n s, 71.3 n e, should be w Elizabeth st, runs n 110.10 x w 23.5 x s 81.7 and 24 to st, x s e 25.9 to beginning, 5-sty brk tenement and store and 4-sty brk tenement in rear. Salvatore Zuccaro to Camela wife Salvatore Zuccaro. All liens. May 17. May 18, 1910. 2:493-37. A \$20,000-\$30,000. other consid and 100
- Spring st, No 150 (132), s s, abt 60 w Wooster st, 20x80, 4-sty brk loft and store building. Max Abramson to David Kass. Morts \$20,000. May 12. May 19, 1910. 2:487-26. A \$19,000-\$20,000. nom
- South st, Nos 226 and 227, n s, 126 e Market Slip, 40x80, ruins of two 3-sty brk loft buildings. Harry Hellinger to Florence Morill. B & S. Mort \$— and all liens. May 16. May 17, 1910. 1:249-7 and 8. A \$14,000-\$—. nom
- Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11x100x40x100, 6-sty brk tenement and stores. Isaac Cohen to Solomon F Cohen. Morts \$50,000 and all liens. May 10. May 13, 1910. 2:476-40. A \$27,000-\$50,000. other consid and 100
- Thompson st, No 58, e s, abt 110 n Broome st, 18.9x94, 3-sty brk tenement & store and 4-sty brk tenement in rear. Luigi Afeltra to Nicola Galgano. 1/2 part. All title. Mort \$15,800 and all liens. May 11. May 17, 1910. 2:488-3. A \$11,000-\$16,500. other consid and 100
- Thompson st, No 58, e s, abt 110 n Broome st, 18.9x94, 3-sty brk tenement and store and 4-sty brk tenement in rear. Nicola Galgano to Antonio Montana. Morts \$15,800. May 14. (Deed recorded as mort as collateral for payment of \$400 on June 2, 1910.) May 18, 1910. 2:488-3. A \$11,000-\$16,500. 400
- Washington st, No 185 (161), e s, abt 42 n Dey st, 26.5x68.5x25.1x75.5, n s, 4-sty brk loft and store building. Edwin Ferris to Eleanor A Ferris, of Lakewood, N J. Morts \$20,000. Apr 30. May 17, 1910. 1:82-28. A \$21,600-\$27,000. other consid and 12,500
- Washington Terrace, No 5, e s, 35.6 s 186th st, 17.9x62.6, 3-sty brk dwelling. Moritz L and Carl Ernst to Edith Favor. Mort \$5,000. May 16, 1910. 8:2156-46 1/4. A \$1,000-\$6,000. other consid and 100
- Water st, No 342, n s, 130 e Roosevelt st, 24.8x63.1x24.9x63.10, 4-sty brk tenement and stores. Martin Garone to Milia Anzeloni. Mort \$8,500. May 18, 1910. 1:110-36. A \$6,300-\$11,000. 100
- 7th st E, No 96, s s, 112.11 e 1st av, 25x90.10, 5-sty brk tenement and stores. Selmar R Pollitz to Henry G Wenzel. Mort \$29,900. May 16. May 17, 1910. 2:434-12. A \$17,000-\$30,000. other consid and 100
- 12th st E, No 427, n s, 246 w Av A, 24.3x103.3, 5-sty brk tenement and store and 3-sty brk loft building in rear. Salvatore Simmatore to Francesca P Sportaro. All liens. Apr 14. May 18, 1910. 2:440-46. A \$17,000-\$27,000. other consid and 100
- 13th st E, No 538, s s, 170 w Av B, 25x103, 3-sty brk tenement and store and 2-sty brk stable in rear. Bessie H Kane widow to Julia P McSwegan. All title. B & S. All liens. May 7. May 13, 1910. 2:406-24. A \$16,000-\$18,000. nom
- 13th st E, No 706, s s, 110.3 e Av C, 23.10x103.3, 5-sty brk tenement.
- Av B, Nos 272 and 274 | n w cor 16th st, 43x70.6, two 4-sty brk 16th st, No 553 | tenements and stores.
- Jos Bruder to Joseph Isaac and Max Wachsmann. 1-3 part. All title. C a G. May 12. May 13, 1910. 2:382-11. A \$8,000-\$16,000; 3:974-29 and 30. A \$20,000-\$28,000. other consid and 100
- 15th st E, No 615, n s, 438 w Av C, 25x103.3, 5-sty brk tenement. Lillian Gingold to George Schlemovitz. Morts \$17,000. May 16. May 17, 1910. 3:983-11. A \$8,000-\$15,500. other consid and 100
- 18th st E, Nos 347 and 349, n s, 100 w 1st av, 40x92, two 4-sty brk tenements and 2-sty brk stable in rear.
- 19th st E, Nos 352 and 354, s s, 80 w 1st av, 40x92, two 4-sty brk tenements, store in No 354.
- 19th st E, Nos 338 to 350, s s, 120 w 1st av, 140x92, seven 4-sty brk dwellings.
- Bridget C Duffy to Catherine E McKenna her daughter. Jan 12. May 16, 1910. 3:924-28, 29, and 38 to 46. A \$95,000-\$120,000. gift
- 19th st W, Nos 220 to 224, s s, 205.6 w 7th av, 45.5x92, three 5-sty brk dwellings. Release mort. Edward A Morrison and ano TRUSTEES Samuel Philips to Kings Farm Realty Co. May 13. May 16, 1910. 3:768-50 to 52. A \$21,000-\$30,000. 34,500
- 19th st W, Nos 220 to 230, s s, 205.6 w 7th av, 91.8x92, six 5-sty stone front dwellings. Kings Farm Realty Co to G B W Construction Co. May 16, 1910. 3:768-50 to 55. A \$42,000-\$60,000. other consid and 100
- 19th st E, Nos 410 and 412, s s, 165 e 1st av, 47.3x92, two 4-sty brk tenements, store in No 412.
- 19th st E, Nos 414 and 416, s s, 212.3 e 1st av, 44.6x92, 1-sty brk shop.
- 119th st E, Nos 121 and 123, n s, 190 e Park av, 40.6x100.11, two 4-sty brk tenements.
- 119th st E, n s, 190 e Park av, a strip, runs w 0.3 1/4 x n 100.11 x e 0.3 1/4 x s 100.11.
- 119th st E, No 125, n s, 230.6 e Park av, 20x100.11, 4-sty brk tenement.
- Bridget C Duffy to Cath E McKenna her daughter. Jan 22. May 16, 1910. 3:950-47 to 50. A \$36,400-\$40,900; 6:1768-9 to 11. A \$21,000-\$36,000. gift
- 19th st E, No 313, n e s, 516.8 w 1st av, 16.8x92.
- 19th st E, No 317, n e s, 483.4 w 1st av, 16.8x92.
- 19th st E, No 321, n e s, 450 w 1st av, 16.8x92.
- three 4-sty brk dwellings.
- 2d av, No 1111, on map No 1115, w s, 60.5 s 59th st, 20x65, 4-sty brk tenement and store.
- 20th st E, No 424, s s, 299.6 e 1st av, 20x92, 4-sty brk tenement.
- Bridget C Duffy to Cath E McKenna her daughter. Feb 10. May 16, 1910. 3:925-10, 12 and 14. A \$24,000-\$33,500; 5:1332-26. A \$12,000-\$15,500; 3:951-44. A \$6,500-\$9,000. gift
- 20th st W, No 24. Power of attorney. Mary M Bohling to Herman H Kahrs. Nov 5, 1909. May 19, 1910.
- 21st st E, No 55, n s, 60.6 w 4th av, 14.6x74.9, 5-sty and basement stone front dwelling. Peter T Barlow, INDIVID, EXR, &c, Virginia L Barlow to Esther E de P Hosmer, Mary J de P Martin and Carola A de P Kip, all of Dutchess Co, N Y. Mort \$14,000. Apr 21. Apr 22, 1910. 3:850-36. A \$25,500-\$30,000. Corrects error in issue of April 30 when one of the grantees was given as Esther E de P Hosmer. other consid and 100
- 22d st W, No 219, n s, 148.3 w 7th av, 16.1x78.6, 3-sty stone front dwelling. Elizabeth Halsey widow et al HEIRS, &c, John B Halsey, dec'd, et al to Sarah Davis. B & S. May 9, 1888. May 16, 1910. 3:772-35. A \$9,000-\$12,000. 12,000
- 22d st W, No 418, s s, 144 w 9th av, 15.6x72, 4-sty and basement brk dwelling. Saml W Whittemore and ano EXRS Josephine L Wells to Wm B Montgomery. May 16. May 17, 1910. 3:719-54. A \$6,000-\$9,000. other consid and 100
- 25th st W, No 167, n s, 75 e 7th av, 20x78.9, 5-sty brk tenement and store. Emma E Horn and ano to Wilber C Goodale. B & S. May 16. May 17, 1910. 3:801-6. A \$12,000-\$15,000. other consid and 100
- 25th st W, No 167, n s, 75 e 7th av, 20x78.9, 5-sty brk tenement and store. Wilber C Goodale to Emma E Horn and Lina Ettlinger. B & S. Mort \$20,000. May 16. May 19, 1910. 3:801-6. A \$12,000-\$15,000. other consid and 100
- 25th st W, Nos 146 to 150, s s, 229 e 7th av, 55.8x98.9, 4-sty brk dwelling and 4-sty brk stable. Sherwood Construction Co to Gibson-Steingart Construction Co. Mort \$85,000. May 16. May 19, 1910. 3:800-65 and 67. A \$47,500-\$65,100. other consid and 100
- 26th st E, No 151, n s, 145 w 3d av, 25x98.9, 6-sty brk tenement and store. Millie Segal to Jos L Bittenwieser. All liens. Mar 15. May 16, 1910. 3:882-38. A \$18,000-\$39,000. other consid and 100
- 27th st W, Nos 336 and 338, s s, 340 e 9th av, 44x98.9, 3-sty brk stable. David Lippmann et al to Gustav Hilborn. 1/4 part. Mort \$17,000 and all liens. Feb 1. May 19, 1910. 3:750-61. A \$23,000-\$30,000. other consid and 100
- Same property. Same to Daniel Levy. 1/4 part. Morts as above. Feb 1. May 19, 1910. 3:750. other consid and 100
- Same property. David and Harry Lippmann, Gustav Hilborn and Daniel Levy to Patrick Tully. All of. B & S. Morts as above. May 17. May 19, 1910. 3:750. other consid and 100
- 29th st W, No 209, n s, 102 w 7th av, 19x98.9, 4-sty brk tenement and store and 3-sty brk tenement in rear. Jefferson M Levy to Eliphalet L Davis. B & S. All liens. May 16, 1910. 3:779-33. A \$12,000-\$14,500. other consid and 100
- Same property. Eliphalet L Davis to Madison Square Mortgage Co. Mort \$17,000. May 16, 1910. 3:779. other consid and 100
- 30th st W, No 232, s s, 398.7 w 7th av, 25.2x98.9, 4-sty brk tenement and store with 1-sty brk extension. Joseph F Beglan and ano to Maurice Myers. Mort \$10,000. May 16. May 17, 1910. 3:779-61. A \$16,500-\$21,000. other consid and 100
- 32d st W, No 555, on map Nos 553 and 555, n s, 175 e 11th av, 50x98.9, vacant. Release mort. John A Aspinwall and ano TRUSTEES Louisa Minturn will Wm H Aspinwall to Samuel Warwick and Edward T Thomson. Apr 21. May 19, 1910. 3:704-8 and 9. A \$16,000-\$16,000. 2,000
- 32d st W, n s, 175 e 11th av, 50x98.9, vacant. Samuel Warwick and ano to Arthur C Cronin. C a G. Mort \$14,000. May 18, 1910. 3:704-8 and 9. A \$16,000-\$16,000. other consid and 100
- 33d st W, Nos 550 to 558, s s, 100 e 11th av, 125x98.9, 3-sty brk and frame shop. Samuel Warwick and ano to Arthur C Cronin. Mort \$60,000. May 18, 1910. 3:704-67. A \$44,000-\$60,000. other consid and 100
- 33d st W, Nos 416 to 422, s s, abt 212 w 9th av, 56.3x98.9, one 3 and three 4-sty brk tenements. CONTRACT. Chas F Myers with Philip Levey. Mort \$35,900. Feb 11. May 13, 1910. 3:730-59 to 62. A \$20,500-\$26,500. 39,900
- 34th st E, Nos 331 and 333, n s, 340 e 2d av, 40x97.6, 6-sty brk tenement and stores. Michele Voccoli to James E Brande. 1/2 part. Morts \$41,000. May 18, 1910. 3:940-20. A \$22,000-\$53,500. nom
- 36th st W, No 235, n s, 415.6 e 8th av, 18.6x98.9, 4-sty brk dwelling. Jacob Becker and Phillippina his wife to Phillippina Becker. Apr 30. May 18, 1910. 3:786-25. A \$14,000-\$17,500. nom

- 37th st W, No 14, s s, 245 w 5th av, 23.10x98.9, 4-sty brk dwelling with 2-sty brk extension. Frances G Alexander to Alclimac Realty Co. Q C. May 4. May 18, 1910. 3:838-59. A \$72,000-\$79,000. nom
- 37th st W, No 14, s s, 245 w 5th av, 23.8x98.9, with all title to any strip or gore of land adj, 4-sty brk dwelling with 2-sty brk extension. Frances G Alexander to Alclimac Realty Co. Mort \$66,200. May 4. May 18, 1910. 3:838-59. A \$72,000-\$79,000. other consid and 100
- 37th st W, No 6, s s, 163 w 5th av, 21.6x98.9, 4-sty stone front dwelling. Benjamin Welles and ano as TRUSTEES, &c, of Benjamin Welles, dec'd, to Midville Realty Co. May 3. May 13, 1910. 3:838-55. A \$68,000-\$76,000. 115,000
- 38th st E, No 313, n s, 200 e 2d av, 25x88.9, 4-sty brk tenement and store. Alex E Crowley to Cath A and Mary T Linehan, EXTRXCES Denis Linehan. Morts \$12,000. Apr 30. May 14, 1910. 3:944-9. A \$20,000-\$24,000. nom
- 38th st W, No 214, s s, 116.8 w 7th av, 16.8x98.9, 4-sty stone front dwelling. Mary La Monte to Harriet S James. Mort \$13,000. May 16. May 17, 1910. 3:787-51. A \$14,500-\$19,500. other consid and 100
- 39th st W, No 245, n s, 333.4 e 8th av, 16.8x98.9, 4-sty brk dwelling. James H McGraw to McGraw Realty Co, a corpn. B & S. Mort \$13,000. May 13. May 16, 1910. 3:789-19. A \$14,500-\$17,000. other consid and 100
- 40th st W, No 216, s s, 200 w 7th av, 14.3x98.9, 4-sty brk tenement. Eugene J Flood to Mary A Magee. Mort \$6,000. May 16. May 17, 1910. 3:789-51. A \$12,500-\$15,500. other consid and 100
- 45th st W, No 524, s s, 350 w 10th av, 25x100.4, 5-sty brk tenement and stores. Wm A Brown to J Henry Dutting. B & S. May 16, 1910. 4:1073-47. A \$9,000-\$18,000. other consid and 100
- 46th st W, No 21, n s, 274.9 w 5th av, 25.9x100.5, 4-sty stone front dwelling. John F Erdmann to Mary E Pinchot. Mort \$80,000. May 12. May 17, 1910. 5:1262-26. A \$70,000-\$80,000. other consid and 100
- 46th st W, No 327, n s, 321.2 w 8th av, 16.8x100.5, 4-sty stone front dwelling. Annie M Jaeger to Anna C V Rafferty. May 16, 1910. 4:1037-19½. A \$10,500-\$13,500. nom
- 46th st W, No 343, n s, 463 w 8th av, 19.6x100.5, 4-sty stone front dwelling. Michael Swick to Ann Connors. May 16, 1910. 4:1037-13½. A \$12,000-\$17,000. 100
- 46th st W, No 341, n s, 443.6 w 8th av, 19.6x100.5, 4-sty stone front dwelling. Benj F Edsall, EXR Helen M King to Cath, Helen and Teresa McCabe. 1-3 part. Mort \$10,000. May 17, 1910. 4:1037-14. A \$12,000-\$17,500. 4,000
- Same property. Elizabeth Coulthard and John C King to same. 2-3 parts. Mort \$10,000. May 17. May 18, 1910. 4:1037. other consid and 100
- 46th st E, No 214, s s, 180.8 e 3d av, 14.2x70, 4-sty stone front dwelling. Henrietta L Butler to Betty Giebel. B & S. May 19, 1910. 5:1319-42½. A \$5,000-\$8,000. other consid and 100
- 46th st W, No 420, s s, 300 w 9th av, 25x100.4, 4-sty brk tenement. Madison Square Mortgage Co to Theo I Newman. Mort \$10,750. May 18. May 19, 1910. 4:1055-45. A \$11,000-\$13,000. other consid and 100
- 47th st E, No 127, n s, 84 e Lexington av, 16x80, 3-sty stone front dwelling. Wilson M Powell et al, TRUSTEES Francis H Macy to Geo A Lavelle. ¾ parts. Mar 31. May 19, 1910. 5:1302-23½. A \$9,500-\$14,000. 13,593.75
- Same property. Same as EXRS of Francis H Macy to same. All of. Mar 31. May 19, 1910. 5:1302. 18,125
- Same property. Clarence M Chauncey to same. ¼ part. B & S. May 19, 1910. 5:1302. nom
- 47th st W, Nos 243-245, n s, 325 e 8th av, 50x100.5, 5-sty brk loft and store building and 2-sty brk loft building in rear. Geo Bickelhaupt to Eliz A Bickelhaupt. Q C. 1-10 part. All liens. May 12. May 17, 1910. 4:1019-14. A \$60,000-\$65,000. nom
- 48th st W, No 349, n s, 270 e 9th av, 30x100.5, 3-sty brk tenement and 2-sty brk tenement in rear. Geo A Macdonald to the Church Extension Committee of the Presbytery of N Y. May 16, 1910. 4:1039-12. A \$19,000-\$20,000. nom
- 48th st W, No 308, s s, 116.8 w 8th av, 16.8x100.5, 3-sty stone front dwelling. Mary Delaney widow to Annie and Mary Farley. May 18, 1910. 4:1038-37½. A \$11,000-\$12,000. other consid and 100
- 49th st E, No 246, s s, 116 w 2d av, 19x100.5, 3-sty stone front dwelling. Mary Lysaght to John W Branneck and Bertha Thomass. Mort \$7,000. May 9. May 13, 1910. 5:1322-31. A \$7,500-\$10,500. 100
- 52d st W, No 115, n s, 200 w 6th av, 25x100.5. Power of attorney. Lorenzo E Woodhouse to Chas W Woodhouse, of Burlington, Vt, and Chas F Mathewson, N Y. Mar 24, 1909. May 19, 1910. —
- 52d st W, No 115, n s, 200 w 6th av, 25x100.5, 2-sty brk stable. Lorenzo E Woodhouse to Arthur J Albert, of Hoboken, N J. May 10. May 19, 1910. 4:1005-24. A \$30,000-\$34,000. nom
- 54th st W, No 252, s s, 175 e 8th av, 25x100.5, 3-sty and basement brk dwelling. Release mort. Yale University to Fifty-Fourth Street Realty Co. May 2. May 17, 1910. 4:1025-part lot 54. 8,000
- 55th st W, No 126, s s, 300 w 6th av, 25x100.5, 2-sty brk stable. William Oothout and ano EXRS Wm G Read to Emeline G Read of Mamaroneck, N Y. May 12. May 16, 1910. 4:1007-45. A \$30,000-\$32,000. nom
- 56th st W, No 244, s s, 100 e 8th av, 20x100.5, 5-sty stone front tenement. Christian Moller to Rudolph A Rodel. May 19, 1910. 4:1027-60. A \$25,000-\$32,000. nom
- Same property. Rudolph A Rodel to Leander S Sire. Mort \$37,000. May 19, 1910. 4:1027. 100
- 57th st W, No 37, n s, 295 e 6th av, 25x100.5, 4-sty and basement brk dwelling. Florence Waldstein to Bainbridge Colby. Apr 28. May 16, 1910. 5:1273-13. A \$95,000-\$125,000. other consid and 100
- 58th st W, No 164, s s, 203 e 7th av, 42x100.5, 4-sty and basement stone front dwelling and vacant. Mary F Duff to The 158 West 58th Street Co, a corpn. Morts \$70,000. Apr 28. May 17, 1910. 4:1010-55 and 56. A \$63,000-\$82,000. other consid and 100
- 59th st W, No 22 | s s, 445 e 6th av, 25x100.5, 6-sty brk tenement and store. Albert I Sire to 59th St Real Estate Co. All liens. May 13, 1910. 5:1274-56. A \$82,000-P \$115,000. 100
- 60th st E, No 19, n s, 95 w Madison av, 25x100.5, 4-sty and basement brk dwelling. Henry F Dimock to Edwin Hawley. May 16. May 17, 1910. 5:1375-13. A \$85,000-\$95,000. other consid and 100
- 61st st E, No 37, n s, 171 e Madison av, 19x100.5, 4-sty and basement stone front dwelling. Release dower. Johanna H Adler widow to Louis and Max Adler EXRS Alfred Adler. Q C. Apr 24, 1908. May 17, 1910. 5:1376-28. A \$38,000-\$44,000. 745.36
- 64th st W, Nos 13 and 15, n s, 200 w Central Park West, 50x100.5, two 5-sty brk tenements and stores. Ferdinand Kreuter and Eugenia his wife to Wm H Keogh. B & S and C a G. Mort \$38,000. May 18, 1910. 4:1117-23 and 24. A \$45,000-\$69,000. other consid and 100
- Same property. Wm H Keogh to Ferdinand Kreuter and Eugenia his wife. B & S and C a G. Mort \$38,000. May 18, 1910. 4:1117. other consid and 100
- 65th st W, Nos 5 to 9, n s, 125 w Central Park West, 95x100.5, three 5-sty stone front tenements. De Witt C Flanagan to Flanagan Realty Co. Morts \$102,000. May 9. May 16, 1910. 4:1118-24 to 27. A \$76,000-\$133,500. 500
- 69th st E, No 139, n s, 150 e Lexington av, 25x100.5, 1 and 3-sty brk stable. Receivers sale (Apr 11, 1910). Chas C Burlingham as RECEIVER of Chas T Yerkes et al to Robert E Dowling. May 17, 1910. 5:1404-26. A \$20,000-\$38,000. 29,600
- 69th st W, Nos 307 and 309. Assigns rents for 9 months from Feb 15, 1911. Louis Wilson to Morris H Petigor. ¼ part. Apr 27. May 18, 1910. 4:1181. nom
- 69th st E, No 139, n s, 150 e Lexington av, 25x100.5, 1 and 3-sty brk stable. Mary A Yerkes to Robert E Dowling. B & S. May 13. May 18, 1910. 5:1404-26. A \$20,000-\$38,000. nom
- 69th st E, No 139, n s, 150 e Lexington av, 25x100.5, 1 and 3-sty brk stable. Bessie L wife of and Lino F Rondinella, of Philadelphia, Pa, to Robert E Dowling. All title. B & S. May 12, 1910. 5:1404-26. A \$20,000-\$38,000. nom
- Same property. Central Trust Co of N Y as TRUSTEE. Chas T Yerkes to same. All title. May 17. May 18, 1910. 5:1404. nom
- 71st st E, No 173, n s, 205.4 w 3d av, 14.8x102.2, 4-sty and basement stone front dwelling. Guy Richards to Mildred P S Hooker. Mort \$10,000. May 6. May 16, 1910. 5:1406-29. A \$12,000-\$16,000. other consid and 100
- 72d st E, No 123, n s, 230 e Park av, 20x102.2, 4-sty stone front dwelling. Bridget C Duffy to Cath E McKenna her daughter. May 21, 1908. May 16, 1910. 5:1407-10. A \$36,000-\$43,000. nom
- 73d st E, No 408, s s, 163 e 1st av, 25x102.2, 5-sty brk tenement. Mary Jelinek to Frank Hala. ½ part. Mort \$14,000. May 16. May 17, 1910. 5:1467-42. A \$7,000-\$21,000. other consid and 100
- 75th st E, No 229, n s, 255 w 2d av, 25x102.2, 4-sty brk tenement. Sam Lieberman to Ernest E M Bullowa. Mort \$14,500 and all liens. May 11. May 13, 1910. 5:1430-14. A \$11,000-\$16,000. nom
- 76th st E, No 426, s s, 250 w Av A, 25x102.2, 4-sty brk tenement and store. Albert D Kubie to Samuel Goldberg. Mort \$15,000. May 13. May 14, 1910. 5:1470-36. A \$8,000-\$18,000. other consid and 100
- 77th st E, No 163, n s, 250 w 3d av, 16.7x102.2, 3-sty brk dwelling. George J Hoefler et al EXRS, &c, Christian M Hoefler to Ida Freise. All liens. May 2. May 17, 1910. 5:1412-26. A \$8,000-\$11,000. other consid and 100
- Same property. George J Hoefler et al HEIRS, &c, Christian M Hoefler to same. Q C. May 2. May 17, 1910. 5:1412. nom
- 80th st W, No 151, n s, 330 e Amsterdam av, 20x102.2, 5-sty brk tenement. Frederick Kuhn to Engelbert Neus. Mort \$20,000. May 12. May 14, 1910. 4:1211-14. A \$11,500-\$29,500. other consid and 100
- 80th st W, No 203, n s, 82 w Amsterdam av, 18x102.2, 5-sty brk tenement. Louise Lannin to Eliz M Hawthorne. Mort \$15,000. May 16, 1910. 4:1228-28½. A \$11,000-\$21,000. 100
- 82d st W, No 309, n s, 120 w West End av, 20x102.2, 4-sty and basement brk and stone dwelling. Isaac G Waterman to Daisy Greene. Mort \$15,000. May 11. May 13, 1910. 4:1245-15. A \$13,500-\$24,000. other consid and 100
- 82d st E, No 337, n s, 246 w 1st av, 21.7x102.2, 3-sty stone front dwelling. Sarah Makowsky et al to Moris Steinberg. Mort \$5,800 and all liens. May 17, 1910. 5:1545-16½. A \$7,500-\$11,500. other consid and 100
- 82d st W, No 308, s s, 100 w West End av, 25x102.2, vacant. Richard H Gatling to The Waters-Gatling Impt Co, a corpn. Mort \$24,000. May 17. May 18, 1910. 4:1244-81. A \$16,000-\$16,000. other consid and 100
- 87th st W, No 321, n s, 265 w West End av, 20x100.8, 3-sty and basement stone front dwelling. Benj A Taylor EXR Louise T Taylor to Edward J Hogan. May 16. May 17, 1910. 4:1249-22. A \$12,030-\$22,000. 27,000
- 88th st E, No 339, n s, 100 w 1st av, 25x100.8, 5-sty brk tenement. Thos G Patten et al to Rose A Kaufman. Morts \$11,000 and all liens. May 12. May 16, 1910. 5:1551-22. A \$9,000-\$21,000. 100
- 90th st W, No 261, n s, 118 w Broadway, 17x100.8, 4 and 5-sty brk and stone dwelling. Cath A Canavan to Alfred W Hoyt. B & S. May 12, 1910. 4:1238-8½. A \$9,000-\$22,000. Corrects error in last issue when grantee was Alfred W Floyd. other consid and 100
- 91st st W, No 308, s s, 224 e Riverside Drive, 17x100.8, 3-sty and basement stone front dwelling. Emeline J Darrow to Jeanette Hopkins. Mort \$15,000. May 18. May 19, 1910. 4:1251-29. A \$10,500-\$23,500. 29,500
- 94th st E, Nos 341 and 343, n s, 50 w 1st av, 50x63.2, 6-sty brk tenement and stores. Wm M Moore to Speedway Realty Co. Morts \$30,000. May 19, 1910. 5:1557-23. A \$13,000-\$35,500. other consid and 100
- 94th st W, No 41, n s, 355.6 w Central Park West, 17.9x100.8, 3-sty and basement brk dwelling. Emily L Landon to Jules H Venon. Mort \$16,000. May 9. May 17, 1910. 4:1208-17½. A \$10,000-\$16,000. nom
- 95th st E, No 176, s s, 263.9 e Lexington av, 18.9x100.8, 3-sty stone front dwelling. Minnie Rose to Belwood Realty Co, a corpn. Mort \$11,000. Jan 6. May 19, 1910. 5:1523-42. A \$8,500-\$11,000. nom
- 96th st E, No 336, s s, 110 w 1st av, 30x100.8, 5-sty brk tenement. Chas R Schliess to Theodore Haas. Mort \$22,000. May 13, 1910. 5:1558-32. A \$9,500-\$27,000. other consid and 100
- 96th st E, No 338, s s, 80 w 1st av, 30x100.8, 5-sty brk tenement. Chas R Schliess to Theodore Haas. Mort \$22,000. May 13, 1910. 5:1558-31. A \$9,500-\$27,000. other consid and 100
- 97th st W, No 148, s s, 350.6 e Amsterdam av, 16.2x100.11, 3-sty and basement stone front dwelling. Margt E Morris to Anna J Johnson. May 18, 1910. 7:1851-50. A \$7,100-\$12,000. other consid and 100
- 97th st W, No 173, n s, 154 e Amsterdam av, 14x100.11, 4-sty and basement stone front dwelling. Emil Perriere to John H Karsch. Apr 11. May 19, 1910. 7:1852-7. A \$6,100-\$10,000. nom
- 98th st W, Nos 136 and 138, s s, 316.11 w Columbus av, 33x100.11, Mort \$13,500.

98th st, Nos 116 to 122, s s, 150 w Columbus av, 64.11x100.11, six 4-sty and basement brk dwellings. Solmon Schinas to Julius B Ikelheimer. Jan 17. May 13, 1910. 7:1852-39 to 41 and 45 1/2 and 46. A \$42,800-\$66,000. other consid and 100

Same property. Julius B Ikelheimer to Horace Moody. May 12. May 13, 1910. 7:1852. other consid and 100

104th st E, Nos 76 and 78 s w cor Park av, 32x100.11, 6-sty brk tenement and stores. Citizens Holding Co to Frank Siegel. Mort \$43,000. May 10. May 13, 1910. 6:1609-38. A \$19,500-\$47,000. other consid and 100

107th st E, No 208, s s, 135 e 3d av, 21.10x100.11, 4-sty brk tenement and store.

82d st E, No 518, s s, 273 e Av A, 18.9x102.2, 4-sty stone front tenement. Bertha Scher to Fannie Klein. All liens. May 9. May 13, 1910. 6:1656-43. A \$7,000-\$11,500; 5:1578-41. A \$6,000-\$10,000. other consid and 100

112th st W, No 246, s s, 233.4 e 8th av, 33.4x100.11, 5-sty brk tenement. Lillian G Basch to Eliz N Saulpaugh. Mort \$33,000. May 16. May 17, 1910. 7:1827-54. A \$16,000-\$39,000. other consid and 100

113th st E, No 120, s s, 235 e Park av, 19.7x100.11, 4-sty brk tenement. Philip Karuss or Krauss to Leonard Weill. Mort \$7,500. May 11. May 18, 1910. 6:1640-62. A \$7,500-\$13,000. nom

114th st E, No 18, s s, 200 e 5th av, 25x100.11, 5-sty brk tenement and store. Herman Goodfreind et al to Sam Gordon. Morts \$24,500. May 14. May 17, 1910. 6:1619-64. A \$12,000-\$25,000. other consid and 100

114th st W, No 37, n s, 495 w 5th av, 25x100.11, 5-sty brk tenement. Esther Schulman to Emma Starr, Katie Levy, Max Bache and Fannie Meister. Mort \$25,000. Apr 20. May 17, 1910. 6:1598-17. A \$13,000-\$25,000. other consid and 100

115th st W, No 635, n s, 400 w Broadway, 25x100.11, 4-sty brk and stone dwelling. Gertrude H wife of and Edmund M Smith to Edward T Bartlett. May 16, 1910. 7:1896-51. A \$16,000-\$19,000. 100

Same property. Edward T Bartlett to Cabot Real Estate Co. Mort \$22,000. May 16, 1910. 7:1896. nom

116th st W, No 66, s s, 75 e Lenox av, 25x100.11, 5-sty brk tenement and store. Bessie A Wilson to Robert Forbes. Morts \$42,500. May 9. May 14, 1910. 6:1599-68. A \$16,700-\$32,000. nom

117th st W, No 128, s s, 300 w Lenox av, 25x100.11, 6-sty brk tenement. John H Magonigle and Cath C his wife to Florence Magonigle. Morts \$34,500. May 13. May 14, 1910. 7:1901-46. A \$13,000-\$35,000. other consid and 100

117th st E, No 417, n s, 194 e 1st av, 18.9x100.11, 4-sty brk tenement. Elise Smith to Angelo D'Antuoni and Giovannina his wife tenants by entirety. Morts \$9,000. May 11. May 16, 1910. 6:1711-9. A \$4,500-\$9,000. other consid and 100

117th st W, Nos 142 and 144, s s, 225 e 7th av, 50x100.11, two 5-sty brk tenements. Moses Uland to Henry W Dazian. Mort \$20,000. May 16. May 17, 1910. 7:1901-53 and 54. A \$26,000-\$52,000. 100

117th st W, No 7, n s, 150 w 5th av, 23.1x100.11, 6-sty brk tenement. FORECLOS, Apr 20, 1910. M Linn Bruce, ref to Henry W Freeman. May 18. May 19, 1910. 6:1601-30. A \$13,000-\$31,000. 28,850

119th st E, Nos 302 and 304, s s, 50 e 2d av, 50x60.10, 6-sty brk tenement and stores. Julius M Zittel to Sarah Buchbinder. Mort \$39,000. Mar 11. May 18, 1910. 6:1795-50 1/2. A \$10,500-\$37,000. nom

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to st x e 41 to beginning. 6-sty brk tenement and stores. Daniel J Mendelson to Mary or Marie Van Norden. Mort \$42,500. Apr 27. May 13, 1910. 6:1808-31. A \$-\$. other consid and 100

122d st E, No 59, n s, 179 e Madison av, 19x100.11, 5-sty stone front tenement. West Side Construction Co to Pauline Lyding. Mort \$11,000. May 13. May 14, 1910. 6:1748-8. A \$7,500-\$17,000. 100

122d st E, No 59, n s, 179 e Madison av, 19x100.11, 5-sty stone front tenement. Albert Forsch to The West Side Construction Co. May 12. May 14, 1910. 6:1748-8. A \$7,500-\$17,000. other consid and 100

122d st E, Nos 447 and 449, n s, 100 w Pleasant av or Av A, 45x100.10, 6-sty brk tenement and stores. Jacob K Simon to Sax-anton Realty Co. All liens. May 18, 1910. 6:1810-19. A \$11,000-\$48,000. other consid and 100

122d st W, No 128, s s, 300 w Lenox av, 19x100.11, 3-sty and basement stone front dwelling. Robert Ferguson et al to Robt F Ferguson. B & S. All title. All liens. May 18, 1910. 7:1906-45 1/2. A \$9,100-\$18,500. other consid and 100

123d st E, Nos 440 to 448, s s, 100 w Pleasant av, 100x100.11, three 6-sty brk tenements and stores. Metropolitan Holding Co to World Securities Co. B & S. All liens. May 7. May 19, 1910. 6:1810-29 to 32. A \$24,000-\$105,000. nom

126th st E, No 66, s s, 90 w Park av, 20x99.11, 4-sty stone front dwelling. PARTITION, Mar 9, 1910. Geo Haas, ref, to Sarah K wife Frank Boulbee, Fredk T Goodman and Robt S Goodman. May 9. May 17, 1910. 6:1750-41. A \$9,500-\$14,500. 10,000

127th st W, No 140, s s, 290 e 7th av, 16x99.11, 3-sty and basement stone front dwelling. Cath C Magonigle to Florence Magonigle. Mort \$6,000. May 13. May 14, 1910. 7:1911-51 1/2. A \$7,600-\$11,500. nom

129th st W, No 243, n s, 425 w 7th av, 18.9x99.11, 3-sty brk dwelling. Cath E O'Brien to Anna M O'Brien. May 16. May 18, 1910. 7:1935-14. A \$8,200-\$11,000. nom

132d st W, No 268, s s, 166.8 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. Eliz N Saulpaugh to Florence I Rosen. May 16, 1910. 7:1937-57 1/2. A \$7,300-\$10,500. other consid and 100

132d st W, No 268, s s, 166.8 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. Florence I Rosen to Harry L Rosen. Mort \$8,500. May 16, 1910. 7:1937-57 1/2. A \$7,300-\$10,500. other consid and 100

132d st W, No 277, n s, 133.4 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. Rose Rosenbaum to Chapman D Marks. Mort \$8,000. May 7. May 19, 1910. 7:1938-6. A \$7,300-\$11,000. 100

133d st W, No 245, n s, 308.4 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. Banyer Ludlow as COMMITTEE Eliz H Ludlow to Harriet LeRoy Cox as COMMITTEE Eliz H Ludlow. Apr 19. May 19, 1910. 7:1939-13. A \$7,300-\$8,000. nom

133d st W, No 30, s s, 385 w 5th av, 25x99.11, 5-sty brk tenement. Frank Sigel to Citizens Holding Co. Mort \$17,000. May 10. May 16, 1910. 6:1730-52. A \$10,000-\$22,000. other consid and 100

139th st W, s s, 150 w Amsterdam av, 100x99.11, vacant. Speedway Realty Co to Wm M Moore. Mort \$31,000. May 19, 1910. 7:2070-39 to 42. A \$24,000-\$24,000. other consid and 100

144th st W, No 458, s s, 178 e Amsterdam av, 17x99.11, 3-sty and basement brk dwelling. Edwin H Peck to Oscar R Cauchois. Mort \$7,000. May 16. May 18, 1910. 7:2059-22. A \$4,400-\$13,000. other consid and 100

173d st W, No 568, s s, 100 e St Nicholas av, 37.6x100, 5-sty brk tenement. South Side Construction Co to Thos W Seele. Morts \$38,600. May 10. May 16, 1910. 8:2129-9. A \$10,500-\$36,000. other consid and 100

184th st W, n s, 100 w Amsterdam av, 100x99.11, vacant. Jas M Scofield to The Hogenauer & Wesslau Co. May 13. May 16, 1910. 8:2156-23 to 26. A \$24,000-\$24,000. other consid and 100

209th st W, n e s, 125 n w Columbus av, or 9th av, 25x99.11, 2-sty frame dwelling and 2-sty frame stable in rear. Rebecca B Reynolds to Thos L Reynolds Co. C a G. All liens. Sept 22, 1908. May 13, 1910. 8:2206-30. A \$3,500-\$6,000. nom

215th st W, s s, contains 3 144-1,000 acres, with all title to 14th av, w s land under water, being lot 22 map Samuel Thompson, Mt Washington. Hudson River e s

Plot begins at stake in line of fence which divides lands of Childs & de Rivera, which stake is 1.9 s e from c l of a sawed hemlock stump and 75 w 14th av, runs s 259.10 x w 389.5 to original h w mark on east shore Hudson River x n 259.11 to said fence x e 382.3 to beginning, being w 1/2 lot 23 same map, contains 2 301-1,000 acres, with rights to land under water. Edwin F Walton and Mary J his wife to Mitchell A C Levy. All liens. May 16, 1910. 8:2256, 2257, 2259. nom

Same property. Mitchell A C Levy to Edwin F Walton. All liens. May 16, 1910. 8:2256, 2257, 2259. nom

Av A, No 1640, e s, 60 n 86th st, 20x75, 4-sty stone front tenement. Antonio Belletti to Albert F Doermer. Mort \$10,000. May 16. May 17, 1910. 5:1583-4 1/2. A \$7,500-\$12,000. other consid and 100

Av A, No 1645 | s w cor 87th st, 25x75, 5-sty brk tenement and 87th st, No 448 | store. Lena Hilbrandt HEIR Richard Wolters to John H Scully. All title. B & S and C a G. May 6. May 17, 1910. 5:1566-28. A \$14,500-\$25,000. nom

Same property. John H Scully to Consumers Brewing Co (Lim), a corpn. Morts \$20,000. May 16. May 17, 1910. 5:1566. nom

Av A, e s | the block, with all title to c l of streets, 1 and 67th st, n s | 2-sty brk and frame shops. John S Kennedy to 68th st, s s | The Presbyterian Hospital in City N Y. B & S Exterior st, w s | and C a G. May 6, 1909. May 18, 1910. 5:1479-1 to 4 and 31 to 52. A \$256,000-\$263,500. other consid and 100

Av A, No 1487, w s, 54 s 79th st, 25x75, 5-sty brk tenement and store. Margaret A Kolsch to Harry Miller. All liens. May 19, 1910. 5:1473-27. A \$8,500-\$18,000. 100

Av C, No 297, w s, 42 n 17th st, 20x66, 5-sty brk tenement and store. FORECLOS, May 3, 1910. John J McCauley, ref, to Levi Munson, of Port Washington, L I. May 3. May 18, 1910. 3:985-28. A \$5,500-\$9,500. 8,000

Av D, Nos 41 and 43 | n w cor 4th st, 41x80, 6-sty brk tenement 4th st, Nos 355 and 357 | and stores. Solomon Silberblatt to Katie Cohen. Mort \$71,500. Apr 7. May 19, 1910. 2:374-41. A \$35,000-\$80,000. other consid and 100

Amsterdam av, No 2268 | s w cor 173d st, 41x100, 5-sty brk tene- 173d st, No 500 | ment and stores. Louis Rosenberg et al to Frederick and William Heise. Mort \$50,000. May 16. May 17, 1910. 8:2129-45. A \$26,000-\$63,000. other consid and 100

Audubon av | n e cor 187th st, 94.10x19, vacant. Thos W Seele to 187th st | South Side Construction Co. Mort \$8,000. May 10. May 16, 1910. 8:2159-1. A \$6,500-\$11,500. other consid and 100

Audubon av | s e cor 170th st, 25x95, vacant. PARTITION, May 170th st | 15, 1910. William Klein, ref, to Emanuel Heilner and Moses J Wolf 1/2 part and A L Mordecai & Son, a corpn, 1/2 part. May 18. May 19, 1910. 8:2126-34. A \$12,000-\$12,000. 14,000

Audubon av | n e cor 185th st, runs e 120 x n 53.10 x w 25 x n 185th st | 160.6 to s s 186th st x w 95 to av x s 214.8 to be- 186th st | ginning, vacant. Ellen Y Scott to Emanuel Heilner Moses J Wolf 1/2 part and A L Mordecai & Son, a corpn, 1/2 part. Mort \$45,000. May 18. May 19, 1910. 8:2156-33 to 35 and 65. A \$30,200-\$30,200. other consid and 100

Audubon av | s e cor 186th st, 107.5x95. 186th st

Audubon av, e s, 107.5 s 186th st, runs e 95 x s 53.6 x e 25 x s 53.10 to n s 185th st x w 120 to av x n 107.5 to beginning, vacant.

Audubon av, s e cor 170th st, 25x95, vacant. Kate and Benjamin Mordecai, EXRS, &c, Allen L Mordecai to Emanuel Heilner and Moses J Wolf 1/2 part of 5-16 parts, and A L Mordecai & Son, a corpn, 1/2 part of the 5-16 parts. May 17, 1910. 8:2156-33 to 35 and 65. A \$30,200-\$30,200. 2126-34. A \$12,000-\$12,000. 29,375

Audubon av | s e cor 186th st, 107.5x95, vacant. 186th st

Audubon av | e s, 107.5 s 186th st, runs e 95 x s 53.6 x e 25 x s 185th st | 53.10 to n s 185th st x w 120 to av x n 107.5 to be- ginning, vacant. PARTITION, May 5, 1910. Wm Klein, ref, to Ellen Y Scott. May 18. May 19, 1910. 8:2156-33 to 35 and 65. A \$30,200-\$30,200. 80,000

Bowery, No 197, e s, 174.8 n Delancey st, 25x150, 6-sty brk lodging house. Max Mandel Realty Co to Alice Flynn. Morts \$86,000 and all liens. May 15. May 17, 1910. 2:425-8. A \$38,000-\$- other consid and 100

Bowery, No 100, n w s, abt 125 n Hester st, 25x100, 4-sty frame (brk front) lodging house with 1-sty brk extension. John B Cook and ano EXRS, &c, Norman Cook to Michael and Bernard Flynn. Mort \$24,000. May 17, 1910. 1:239-33. A \$25,000-\$27,000. 37,500

Broadway | s e cor 178th st, 76.1x90.1x75x103, vacant. Geo R 178th st | Read to Cliff Construction Co. Mort \$50,000. May 16. May 18, 1910. 8:2145-27. A \$38,000-\$38,000. other consid and 100

Colonial Parkway, Edgecombe road | n w cor 166th st, 40.9 to 166th st | 167th st x 111.8x101 to 166th 167th st | st, x94.11, vacant. Release mort. State Bank to Trial Realty Co. May 17. May 18, 1910. 8:2111-104. A \$-\$. nom

Colonial Parkway late Edgcombe road, w s, 75.11 s 166th st, 25.4x106.2x25x101.1.
 Colonial Parkway late Edgcombe road, w s, 50.6 s 166th st, 25.4x101.1x25x97.6.
 Colonial Parkway late Edgcombe road, w s, 25.2 s 166th st, 25.4x97.6x25x93.5.
 Colonial Parkway late Edgcombe av | s w cor 166th st, 25.2x93.5 166th st x25x90.4.
 vacant.
 FORECLOS, May 5, 1910. Herbert H Maass, ref. to John P Mahony. May 11. May 14, 1910. 8:2111-60 to 63. A \$28,500-45,000.
 Edgcombe av, No 137, w s, 25.3 s 142d st, 25.3x116 to c l old Kingsbridge road x25x112.11, 5-sty brk tenement. Wm A Kottman to Marie L wife Wm A Kottman. B & S. Mort \$19,000 and all liens. May 12. May 13, 1910. 7:2051-13. A \$7,000-23,500. nom
 East End av, No 82, or | w s, 26.3 n 83d st, 25.3x80, 5-sty brk tene- Av B, No 1618 | ment and store. Louis L Wolf to Morris Klein. Mort \$10,500 May 16, 1910. 5:1580-24. A \$8,500-19,000. other consid and 100
 Lenox av, No 243, w s, 25.2 n 122d st, 19x80, 4-sty and basement stone front dwelling. Robert Ferguson et al to Chas A S Ferguson. All title. B & S. All liens. May 18, 1910. 7:1907-30. A \$14,000-\$22,000. other consid and 100
 Lexington av, No 789, e s, 60.5 n 61st st, 20x80, 4-sty and basement stone front dwelling. Lewis J Salomon EXR Adeline J Friedman to Morris Blum. May 2. May 16, 1910. 5:1396-20½. A \$19,000-\$23,000. 29,000
 Lexington av, No 186, w s, 65.4 n 31st st, runs w 54 x n 7 x w 46 x n 15.6 x e 100 to av x s 22.6 to beginning, 3-sty brk dwelling. PARTITION, Apr 12, 1910. Phoenix Ingraham referee to Samuel Duncan. May 12. May 13, 1910. 3:887-24. A \$18,500-\$20,000. 25,250
 Lexington av, No 186, w s, 65.4 n 31st st, runs w 54 x n 7 x w 46 x n 15.6 x e 100 to av x s 22.6 to beginning, 3-sty brk dwelling. Release dower. Monira E Dunning to Samuel Duncan of Brooklyn. May 12. May 13, 1910. 3:887-24. A \$18,500-\$20,000. nom
 Lexington av, No 581, e s, 56.7 n 51st st, 18.4x67, 3-sty stone front dwelling. Leo L Schwab to Lillian C Rainbow. Mort \$15,000. May 16. May 19, 1910. 5:1306-21. A \$9,000-\$12,500. other consid and 100
 Madison av, No 2109, e s, 79.11 n 132d st, 20x80, 3-sty and basement stone front dwelling. Phebe A Lefferts to Julia E Ford of Rye, N Y. Mort \$6,500. May 12. May 13, 1910. 6:1757-23. A \$8,000-\$11,500. nom
 Madison av, No 543, e s, 50.2 s 55th st, 25.1x100, 4-sty and basement stone front dwelling. Mignon G Brand et al HEIRS, &c, Octavia A Moss to Rose B and Chas S Marx. C a G. Mort \$50,000. May 4. May 17, 1910. 5:1290-50. A \$67,000-\$80,000. 100
 Same property. Ethel Hays by Eugene D Hays GUARDIAN to same. 1-12 part. All title. B & S. May 10. May 17, 1910. 5:1290. 3,000
 Same property. Beverly Keator by Thos R Keator GUARDIAN to same. 1-12 part. All title. B & S. May 9. May 17, 1910. 5:1290. 3,000
 Madison av, No 276, w s, 54 s 40th st, 20.1x120.
 Madison av, No 274, w s, 74.1 s 40th st, 24.8x120.
 Party wall agreement. Josephine L wife of and Chas L Ludington with Eugene O'Sullivan. June 29, 1881. May 17, 1910. 3:-869. nom
 Madison av, No 276, w s, 54 s 40th st, 20.1x120, 5-sty stone front dwelling. Mary L Ludington et al to Elizabeth Billings of Woodstock, Vt. Apr 18. May 17, 1910. 3:869-59. A \$76,000-\$92,000. other consid and 100
 Madison av, Nos 1497 and 1499, e s, 50.11 s 103d st, 50x100, 6-sty brk tenement and store. Solomon Schiller et al to County Land & Mortgage Co. Mort \$68,000. Jan 20. May 17, 1910. 6:1608-52. A \$34,000-\$75,000. other consid and 100
 Madison av, No 1650 | s w cor 110th st, 24.11x100.
 110th st, Nos 20 and 22 |
 Madison av, No 1648, w s, 24.11 s 110th st, 19x100. two 5-sty stone front tenements and stores.
 Mary King to Rachel King. Mort \$55,000. May 17. May 18, 1910. 6:1615-58 and 59. A \$38,000-\$66,000. gift
 Park av, Nos 604 and 606, w s, 73.5 n 64th st, 27x75, two 4-sty and basement stone front dwellings. Allene T Nichols to Henry H Pease. All liens. May 13. May 16, 1910. 5:1379-36 and 36½. A \$38,000-\$44,000. other consid and 100
 Park av, Nos 1064 and 1066, w s, 50.4 n 87th st, 33.4x80, two 3-sty stone front dwellings. John H Gray to Augustus B Gray, of Poughkeepsie, N Y. Q C and correction deed. ½ part. All title. May 10. May 18, 1910. 5:1499-35 and 35½. A \$26,000-\$28,500. nom
 Same property. Augustus B Gray to Henry C Darling. Mort \$25,000. May 12. May 18, 1910. 5:1499. nom
 St Nicholas av, e s, 100 s 191st st, runs e 100 x s 4.2 x s w 100.2 to av, x n 9.9 to beginning, vacant. Chas S Sykes to Stephen J Egan. Mort \$17,500 on this and other property. May 16. May 17, 1910. 8:2161-part lot 4. A \$-\$. other consid and 100
 West Broadway, Nos 407 and 409 | n e cor Spring st, 75x25, 6-sty | Spring st, No 157 | brk loft and store building.
 West Broadway, e s, 75 n Spring st, strip, 0.3x25.
 Chas B Prettyman to Wm R D'Ascoli. Mort \$40,000. May 2. May 14, 1910. 2:501-39. A \$31,000-\$57,000. 30,000
 West End av, No 866, e s, 60.11 n 102d st, 20x92, 4-sty brk dwelling. Juliet B Earl to Edna W Tunis. Mort \$23,000. May 18, 1910. 7:1874-3½. A \$14,500-\$30,000. other consid and 100
 1st av, Nos 1540 to 1542 | n e cor 80th st, 52.9x106.6, four 5-sty 80th st, Nos 401 and 403 | brk tenements and stores. Samuel Wollheim to Aaron Wollheim. ½ part. Mort \$65,000. May 13. May 14, 1910. 5:1560-1, 2, 4½ and 4½. A \$73,000-\$104,000. 100
 1st av, No 1483, w s, 52.3 n 77th st, runs n 26.1 x w 100 x s 20 x s e 8.4 x e 94.3 to beginning, 4-sty brk tenement and store. Aaron Wollheim to Samuel Wollheim. ½ part. Mort \$20,000. May 13. May 14, 1910. 5:1452-25. A \$13,000-\$23,000. 100
 1st av, No 1474, e s, 52.2 s 77th st, 25x85, 4-sty brk tenement and store with 1-sty brk extension. Annie H Haft to Rosa Haft. All title. All liens. Mar 29. May 19, 1910. 5:1471-47. A \$10,000-\$17,000. other consid and 100
 2d av, No 1957, w s, 25.8 s 101st st, 25x90, 5-sty brk tenement and store. Samuel Wollheim to Aaron Wollheim. ½ part. Mort \$13,000. May 13. May 14, 1910. 6:1650-27. A \$11,500-\$19,500. 100
 2d av, No 2267, w s, 60.10 n 116th st, 20x70, 4-sty brk tenement and store. Mattie Aaron to Annie Aaron. Mort \$9,000. Oct 10, 1907. May 17, 1910. 6:1666-22. A \$7,500-\$13,500. nom

3d av, Nos 325 to 331, e-s, 49.4 n 24th st, 73.11x97.7, two 6-sty brk tenements and stores. Marks Rosenberg to Harry Sandler. ½ part. All title. All liens. May 9. May 18, 1910. 3:905-3 and 59. A \$70,000-\$136,000. other consid and 100
 3d av, Nos 1600 and 1602 | s w cor 90th st, 50.10x100, two 5-sty 90th st, No 174 | brk tenements and stores. Bernhard Mayer and Sophia his wife to Fannie Mayer. All liens. Mar 29. May 19, 1910. 5:1518-39 and 40. A \$58,500-\$91,000. other consid and 100
 4th av, Nos 470 to 478 | s w cor 32d st, 116x83.10x110x83.8, 3-sty 32d st, Nos 50½ and 52 | frame tenement and store. 1-sty brk store and two 2-sty brk tenements and stores and 2-sty brk building in rear. Chas W Coleman to Robert L Morrell. 1-22 part of 1-6 part and all title. B & S. Mar 29. May 14, 1910. 3:861-44. A \$275,000-\$305,000. nom
 5th av, No 2083, e s, 64.11 n 128th st, 20x80, 4-sty stone front dwelling. Mary L Babcock to Harry V and Mary L Babcock her children. Mort \$16,000. Apr 25. May 13, 1910. 6:1753-3. A \$11,500-\$20,000. nom
 5th av, No 2254, w s, 50 n 137th st, 49.11x62.6, 6-sty brk tenement and stores. Brown-Weiss Realities, a corpn to Ida Hertz, of State of Pennsylvania, in trust for Jerome Weiss. Mort \$38,000. May 14, 1910. 6:1735-36. A \$-\$. nom
 5th av, No 2144, w s, 130 s 132d st, 19.11x75, 4-sty stone front tenement. Placid Realty Co to Lillian Gingold. Mort \$10,000. May 16. May 17, 1910. 6:1729-35. A \$11,000-\$15,000. 100
 7th av, No 267, e s, 40.3 n 25th st, runs n 19.3 x e 75 x s 18.9 x w 28.8 x s 0.6 x w 46.4 to beginning, 4-sty brk tenement and store. Fredk W Marquand to Wilber C Goodale. May 16. May 17, 1910. 3:801-3. A \$17,000-\$20,000. other consid and 100
 7th av, No 267, e s, 40.3 n 25th st, runs n 19.3 x e 75 x s 18.9 x w 28.8 x s 0.6 x w 46.4 to beginning, 4-sty brk tenement and store. Chas E H Phillips et al to Fredk W Marquand of Brooklyn. May 16. May 17, 1910. 3:801-3. A \$17,000-\$20,000. other consid and 100
 7th av, No 838 | s w cor 54th st, 25.1x100, 4-sty brk tene- 54th st, Nos 200 to 206 | ment and store and 1 and 2-sty brk store in st. Mary L wife John C Rennard to Kips Bay Realty Co. Q C and correction deed. All liens. May 13. May 14, 1910. 4:-1025-36. A \$70,000-\$72,000. nom
 7th av, Nos 781 to 787 | n e cor 51st st, runs e 150 x n 100 x w 51st st, Nos 155 to 161 | 50 x s 24.7 x w 100 to av x s 75.5 to beginning, seven 5-sty brk and stone tenements and stores. Susan B Olcott to Olcott Realty Co. Mort \$123,000. May 10. May 16, 1910. 4:1004-1 to 3 and 4½ to 6. A \$191,000-\$230,000. other consid and 100
 7th av, No 267, e s, 40.3 n 25th st, runs n 19.3 x e 75 x s 18.9 x w 28.8 x s 0.6 x w 46.4 to beginning, 4-sty brk tenement and store. Wilber C Goodale to Emma E Horn and Lina Ettlinger. Mort \$30,000. May 16. May 19, 1910. 3:801-3. A \$17,000-\$20,000. other consid and 100
 9th av, Nos 879 to 885 | n w cor 57th st, 100.5x25, 5-sty stone front 57th st, No 401 | tenement and stores. George and John Koch, EXRS &c, Mary Hagemeyer to Louisa Appell. May 18, 1910. 4:1067-32. A \$50,000-\$75,000. other consid and 100
 9th av, No 805, w s, 50 n 53d st, 25x100, 5-sty stone front tenement and stores. Conrad Albeidt et al to Moritz Kraisler. Mort \$15,000. May 14. May 17, 1910. 4:1063-31. A \$18,000-\$31,000. other consid and 100
 10th av, No 632 | s e cor 45th st, 25.1x75, 5-sty brk tenement 45th st, No 456 | and stores. Joseph T Connor HEIR Thomas Connor to Martin Kearney. ½ part. B & S and confirmation deed. May 16, 1910. 4:1054-61. A \$22,000-\$30,000. nom
 10th av, Nos 615 to 619 | n w cor 44th st, 75.3x100, 5-sty brk 44th st, Nos 501 and 503 | loft and store building and 1 and 2-sty brk stable in rear. PARTITION, April 7, 1910. Richard M Henry ref to Isadore and Herman Hyman. May 12. May 16, 1910. 4:1073-29. A \$60,000-\$75,000. 60,100
 Same property. Clara G wife of John F Suppes et al to same. Q C. Apr 28. May 16, 1910. 4:1073. nom
 10th av, No 632 | s e cor 45th st, 25.1x75, 5-sty brk tenement and 45th st, No 456 | stor. Kathryn J Connor to Martin Kearney. ½ part. All title. Mort \$27,000 on whole. May 16. May 19, 1910. 4:1054-61. A \$22,000-\$30,000. other consid and 100
 11th av, No 781, w s, 75.5 s 55th st, runs w 75 x s 16.3 x s e 49.4 and 26.6 to ax x n 27.1 to beginning, 4-sty brk tenement and stores. FORECLOS, Mar 31, 1910. Henry N Steinert, ref. to Moses Misch. May 18. May 19, 1910. 4:1102-33. A \$7,000-\$12,000. 12,000
 11th av, Nos 670 and 672, e s, 50.2 n 48th st, 50.1x100, two 4-sty brk tenements and stores. Henry Nichols to Oscar Wolf. Mort \$28,000. May 14. May 18, 1910. 4:1077-3 and 4. A \$20,000-\$28,000. nom

MISCELLANEOUS.

Assignment of an interest in estate of James Elgar deed to secure note. Wm H E Elgar to the executors of estate of James W Elgar. April 15. Decedents estate. May 16, 1910. nom
 Certified copy adjudication of bankruptcy and order of reference in matter of Harry L Toplitz bankrupt. May 18. May 19, 1910.
 Deed of trust of securities, bonds, stocks, &c. Cornelia Menken to Mortimer M Menken. Oct 29, 1909. May 18, 1910. nom
 Power of attorney. Helen Fitzgibbon to Philip O'Sullivan. May 13, 1910. P A.
 Power of attorney. Harry Rosenberg, of Louisville, Ky, to Joseph M Rosenberg. May 12. May 14, 1910.
 Power of attorney. Brainerd T Norris to Thos K and Edw Norris. May 13. May 17, 1910.
 Power of attorney. Marie A Sherman of Paris, France, to Giraud Foster, of Lenox, Mass, et al. July 26, 1905. May 17, 1910.
 Power of attorney. Luigi Afeltra to Ludovico Afeltra. Mar 2. May 17, 1910.
 Power of attorney. Edward Kaufmann to Mortimer J Kaufmann. Feb 3, 1908. May 18, 1910. nom
 Power of attorney. Annie L Morris widow to Henry L Morris. Apr 7. May 19, 1910.
 Power of attorney. John B McDonald to John H Campbell. May 17. May 19, 1910.

BOROUGH OF THE BRONX.

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

*Birch st, e s, 275 s Chester av, 50x100.
 Birch st, e s, 175 s Chester av, 25x100.
 and being lots 55, 56 and 60 map of Seneca Park.
 M Beth Shirmer to Israel Solowitz. All liens. May 17, 1910. other consid and 100

- *Daniel st, n s, 144.3 w Broadway, 25x104.2x25x—, and being lot 294 map (No 1087) of Tremont Terrace. Helen B Younkin to Delphis Gauvin. Morts \$640. Sept 6, 1907. May 13, 1910. other consid and 100
- *Delancey pl, w s, 180 n Morris Park av, and being lots 173 to 176, map 211 lots portion Downing Estate at Van Nest, 100x95. Casriel Benjamin to James J Burke. All title. Mort \$5,000. June 14, 1909. May 16, 1910. nom
- *Delancey pl, e s, 186 n Morris Park av, and being lots 158 to 165, same map, 194.11x90. James J Burke INDIVID & EXR Mary C Burke to Casriel Benjamin. All title. Mort \$5,000. June 14, 1909. May 16, 1910. nom
- Faille st, No 1033, w s, 309.6 s Bancroft st, 20x100, 3-sty brk dwelling. Adeline Gersten to Theresa Gordon. Mort \$10,250. May 16, 1910. 10:2749. 100
- *Forest st, w s, 100 n road from West Farms to Westchester, 25x100. James F Clancy to Mary Teehan. Mort \$4,000. May 13, 1910. other consid and 100
- Fox st, No 1034, late Barretto, e s, 198.2 n 165th st, 37.6x100, 5-sty brk tenement and stores.
- Fox st, No 1036, late Barretto, e s, 235.9 n 165th st, 37.6x100, 5-sty brk tenement and stores.
- Louis Stern to Joshua Velleman. Morts \$54,000. May 19, 1910. 10:2726. other consid and 100
- Hall pl e s, 133.1 s 167th st, runs e 50.4 x e 39.6 to w s Intervale av | tervale av x s 28 x w 48 x w 51.8 to pl x n 30 to beginning, vacant. Martha Realty Co to Levinson Impt Co. Mort \$5,000. May 13, 1910. 10:2700. other consid and 100
- *Harrison st, w s, 98 n Clason Point road, 65x86.2 to Clason Point road, x65x52, and being lots 11, 12, 61 and 62 map 170 lots Siems Estate.
- Davis st | n w cor Theriot st, 113.11x75.10x100, and being lots Theriot st | 61 and 62 same map.
- Romualdo Recchi to Gaetano Recchi. April 6, May 16, 1910. nom
- Kelly st, w s, 186.11 n Westchester av, 50x100, vacant. John J Tully to Dwyer & Carey Construction Co. Mort \$8,000. Mar 30, May 13, 1910. 10:2704. nom
- Kelly st, w s, 365 s 167th st, 50x100, vacant. Lena wife Samuel Joseph to David Schwartz and Belle Robins. Q C and correction deed. May 13, May 19, 1910. 10:2705. other consid and 100
- Same property. David Schwartz and Belle Robins to Gertie Halpin. Mort \$3,500. May 17, May 19, 1910. 10:2705. other consid and 100
- *Magenta pl and being lots 130 and 130a map (No 426) of lots near Williamsbridge station, 50x100. Nina Muller to Francesco Cerbone. All liens. Feb 17, May 18, 1910. other consid and 100
- Manida st, No 657, w s, 200 s Spofford av, 25x100, 2-sty brk dwelling. Leo Levinson to Martha Realty Co. Mort \$6,500. May 13, May 18, 1910. 10:2768. other consid and 100
- Manida st, No 861, s w s, 158.1 s e Garrison av, 25x100, 2-sty brk dwelling. Meehan Building Co to Josephine K McOwen. Mort \$6,000. May 2, May 17, 1910. 10:2740. other consid and 100
- Morris pl, No 455, n s, 118 e Park av, late Vanderbilt av, 16x90, 2-sty frame dwelling. Paul E Hass to Vito Guarino. Morts \$3,000. May 16, May 17, 1910. 11:2901. other consid and 100
- Simpson st, No 1219, w s, 172.11 n Home st, 25x100, 2-sty frame dwelling. Max R Riedel to Lillian C wife of Max R Riedel. Q C and confirmation deed. All title. All liens. May 14, May 16, 1910. 11:2975. nom
- Same property. Lillian C Riedel to Frank Schumacher. Mort \$7,000. May 14, May 16, 1910. 11:2975. other consid and 100
- Tiffany st, No 1071, w s, 243.8 s 167th st, 23x100, 2-sty frame dwelling. Tiffany St Impt Co to Daniel J Lahey. Sub to mort for \$5,300 and to a CONTRACT made Apr 28, 1910. Deed recorded as a mort with recording tax paid for \$23.50. Apr 29, May 17, 1910. 10:2716. other consid and 100
- *Wright st, w s, lot 107 map (No 1064) of 107 lots of Hudson Park, 26.4x100x38.5x96.8 s s. Italo de Palma to Tecla Tessi. May 17, 1910. nom
- Whittier st, w s, 225 n Seneca av, and being lots 227 and 228 map (No 1273) of 369 lots Hunts Point Realty Co, 50x100, vacant. Zdenek Breda to Carrie Wokal. Mort \$800. May 19, 1910. 10:2762. nom
- *1st st, n s, 380 e Av B, 25x108, Unionport. Norbert Robillard to Michael J Sullivan. May 16, May 17, 1910. other consid and 100
- *4th st, e s, lot 33 map Briggs Estate at Williamsbridge, 60.9x94.3x54.6x95.6, s s. The Germansky Construction Co to Isabelle Mooney. Morts \$11,200 and all liens. May 17, May 19, 1910. other consid and 100
- *5th st, s s, 105 w Av B, 50x108, Unionport. Marguerite D Morgan to Emily Brenneis. May 16, May 17, 1910. other consid and 100
- *8th st, s s, 255 w Castle Hill av, also 50 w line bet lots 168 and 169, 50x108, being part lot 169 map Unionport. John L Grennan to James J Barry and Bridget his wife tenants by entirety. May 11, May 13, 1910. other consid and 100
- *10th st | s e cor Av D, 108x108, Unionport. Van Nest Wood Working Co to John Gross. Mort \$4,000. May 16, 1910. other consid and 100
- 134th st, No 454, s s, 495.6 e Willis av, 17.10x100, 2-sty and basement brk dwelling. Meta Blohm and ano, EXRS Herman H Blohm to Isidor Fleckenstein. All liens. May 17, May 18, 1910. 9:2278. 5,500
- 134th st, No 422, s s, 250 e Willis av, old line, 16.8x100, 2-sty and basement brk dwelling. Chas A Furthman to DeWitt Newton and Jessie his wife as tenants by entirety. Mort \$5,000. May 17, May 19, 1910. 9:2278. other consid and 100
- 135th st, No 293, n s, 225 e Lincoln av, 25x100, 4-sty brk tenement. Sam Gordon to Morris and Herman Goodfreind. Mort \$8,000. May 16, May 17, 1910. 9:2311. 100
- 137th st, No 373, old No 627, n s, 181.6 w Willis av, 25x100, 5-sty brk tenement. Frank Krother to Richard Krother. Mort \$11,000. May 17, May 18, 1910. 9:2300. other consid and 100
- 138th st, No 417, n s, 150 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Gertrude I Grummon to Otto F Koerner. May 17, May 18, 1910. 9:2283. nom
- 138th st, No 314, s s, 75 w Alexander av, 25x100, 2-sty brk building. Mort \$15,000.
- Alexander av, No 231, w s, 46.7 s 138th st, 26.8x75, 4-sty brk tenement and store. Mort \$11,000.
- Alexander av, No 233, w s, 20 s 138th st, 26.7x75, 4-sty brk tenement and store. Mort \$11,000.
- Alexander av, No 235 | s w cor 138th st, 20x75, 5-sty brk tenement 138th st, No 316 | and stores. Mort \$23,000.
- Alexander Development Co to Alex H Sharp. May 16, May 17, 1910. 9:2313. nom
- 138th st | n w cor Walton av, 49.1x100x28.1x102.2, Walton av, Nos 251 to 259 | 2-sty brk tenement and store and 5-sty brk factory. The Francis Bacon Piano Co to The Bacon Piano Co. Mort \$26,000. May 14, May 16, 1910. 9:2344. nom
- 139th st, Nos 302 to 308, s s, 75 w Alexander av, 75x100, four 4-sty brk tenements. Helene Rothschild to Elkan Kahn. Mort \$30,000. May 12, May 16, 1910. 9:2314. nom
- 142d st, No 435, n s, 325 e Willis av, 25x100, 4-sty brk tenement. Matilda Remlein to Gustave Schwartz. Mort \$12,000. May 16, May 17, 1910. 9:2287. other consid and 100
- 142d st, No 430 (686), s s, 290 e Willis av, 15x100, 2-sty and basement brk dwelling.
- *Town Dock Road, s s, lot 196 map No 1131a of St Josephs Orphan Asylum, 25x100. Thomas Dalton to Mary Dalton. May 14, May 16, 1910. nom
- 147th st | n e s, 155 s e Robbins av, 75 to Concord av, Concord av, No 495 | x 79, except part for Concord av, 3-sty frame dwelling and vacant. Louis Grimm to Brian G Hughes. Mort \$3,000 and all liens. Apr 30, May 13, 1910. 10:2579. nom
- Same property. Walter Cook, Jr, TRUSTEE in bankruptcy of Louis Grimm bankrupt to same. Q C. Mort \$3,000 and all liens. Apr 30, May 13, 1910. 10:2579. 2,475
- 151st st, No 409 (661), n s, 70 e Melrose av, 25x114.4, 2-sty frame dwelling. Ella Benker to Joseph B Zellman. May 17, May 18, 1910. 9:2374. other consid and 100
- 154th st, No 325, n s, 250 w Courtlandt av, 16.8x100, 3-sty frame dwelling. Charles Essenwanger to Mary wife Charles Essenwanger. All title. Q C. May 7, May 17, 1910. 9:2414. other consid and 100
- 156th st, No 491 (733), n s, 74.10 w Brook av, 24.11x100x23.6x100, 5-sty brk tenement and stores. FORECLOS, Apr 14, 1910. Rudolph A Seligmann, ref, to Joseph Cohen. May 11, May 13, 1910. 9:2364. 19,000
- 161st st, No 799, n s, 170.10 e Tinton av, 19.4x100, 2-sty frame dwelling. Elvira Stevens to Josephine Risch. Mort \$5,000. May 13, May 16, 1910. 10:2668. other consid and 100
- 162d st, n s, 90 e Ogden av, and being lot 23 blk 2511 map 272 lots Kemp estate, 25x102.5, vacant. Alva J W Brasch by guardian to Cath L Wynne. All title. May 13, 1910. 9:2511. 2,500
- 162d st, n s, 90 e Ogden av, and being lot 23 map (No 842) of 272 lots Kemp estate, 25x102.5, vacant. Release dower. Celestina Brasch widow to Cath L Wynne. May 13, 1910. 9:2511. 894.61
- 165th st | s w cor Intervale av, 40.3x126.11x84.9x111.2, except Intervale av | part for 165th st, 1 and 2-sty frame dwelling and vacant. Henry Acker to Harris Ratner, Max Cohen and Emanuel Glauber. Mort \$8,000. May 12, May 13, 1910. 10:2699. other consid and 100
- Same property. Harris Ratner et al to Interne Construction Co. Mort \$8,000. May 12, May 13, 1910. 10:2699. nom
- 167th st, s s, 100 w Southern Boulevard, 74.11x100, vacant. FORECLOS, Mar 17, 1910. Harry Greenberg, ref to Hugh D Smyth, of Brooklyn. Apr 28. Re-recorded from Apr 29, 1910. May 13, 1910. 10:2727. 10,900
- 168th st, No 620, s s, abt 105 w Boston road, being part lot 124 map of Morrisania, begins at n cor lot 124 runs s e along st 61.5 x s w 101.2 x n w 61.5 x n e 101.2 to beginning, except 10-ft strip from front taken for 168th st, 5-sty brk tenement. Max Cohen to Francis C Lenes, of Montgomery, Orange Co, N Y. Mort \$55,000. May 18, 1910. 10:2614. other consid and 100
- 181st st | n s, 61.7 e Mohegan av, deed reads West st, s w s, lot 13 West st | map of Wardsville, 50x123x50.1x126, except part for East 181st st, 2-sty frame dwelling and vacant. James F McMahon to Marie Kessler. May 16, 1910. 11:3124. other consid and 100
- 185th st, n s, 100 e Park av, 50x100, vacant. Wm A Riley et al to Jeannette Holmes of State of N J. Morts \$5,500. Apr 27, May 17, 1910. 11:3039. 100
- 187th st, Nos 660 and 662, s s, abt 100 e Belmont av, 50x100, except part for Crescent av, 5-sty brk tenement and stores. Esther Schulman to Louis Bache 3-5 parts, Emma Starr 1-5 part, and Katie Levy 1-5 part. Morts \$46,750. May 17, 1910. 11:3074. other consid and 100
- 187th st, n e s, 50 s e Hughes av, 25x100, except part for st, vacant. Lucia Di Menna to Giovanni Russo and Francesco Barba. Morts \$2,200. May 16, May 18, 1910. 11:3076. nom
- 203d st, No 235, n s, 475.9 e Marion av, 24.9x100, 3-sty frame tenement and store. Carrie L Weldon to Chas H Zumbuehl. Mort \$4,000. May 12, May 13, 1910. 12:3309. other consid and 100
- 205th st, No 197, n s, abt 430 e Concourse, and being lot 530 map Geo F and Hy B Opdycke, 25.2x131x25x134.3, 3-sty frame tenement. Annie D'Ambra to Amy G Harris. Morts \$8,000. Apr 15, May 13, 1910. 12:3312. exch and 25
- Same property. Amy G Harris to Edward Kates. Morts \$8,000. May 2, May 13, 1910. 12:3312. omitted
- *215th st late 1st st, n s, 75 e Tilden av, and being lots 602 and 603 map of Laconia Park, each lot 25x100. Edward Mack to Albert Frank. May 18, May 19, 1910. 900
- *215th st, s s, 275 e 5th av, 50x100, and being lots 626 and 627 map of Laconia Park. Release mort. Frank C Mayhew and ano TRUSTEES Levi H Mace to Irving Realty Co. May 2, May 16, 1910. 500
- *217th st late 3d st, s s, 350 w 6th av, lots 386 to 390 map Laconia Park, 125x109. Geo G Ailinger to Melrose Realty Co. Mort \$2,800. May 12, May 13, 1910. nom
- *218th st | n e cor 5th av, 105x114, with strip adj above on north, 5th av | 105x14, Wakefield. Frank Piasecki and ano to Stanislaw H Wazeter. All liens. May 17, 1910. other consid and 100
- *Av A or 214th st, s s, 125 e Maple st, and being lot 26 map new village of Jerome, 25x100. Minnie Stuhlman et al, HEIRS, &c, Charles Bruhl to Josephine Bruhl widow of Charles Bruhl. Q C. Jan 13, 1908. May 13, 1910. nom
- Same property. Wm J Prime to George W Bruhl. All title in two tax leases for years 1892 and 1893. Q C. Apr 16, 1910. May 13, 1910. nom
- *Av D | n w cor 8th st, 108x105, Unionport. Elsa K Clauss to 8th st | Fredk Muhlhan. May 16, May 17, 1910. other consid and 100
- Aqueduct av E, e s, 25.4 n North st, 25.4x66.1x25x70.4, 2-sty frame dwelling. Hans M Larsen to Alexander and Arthur W Knierim. Mort \$3,000. May 12, May 13, 1910. 11:3209. other consid and 100
- Arthur av, Nos 2019 and 2021 | s w cor 179th st, 62.1x58x70.10x 179th st, No 590 | 58.8, 5-sty brk tenement and stores. John McNulty to George Schaefer. Mort \$30,000. May 16, May 17, 1910. 11:3068. other consid and 100
- Alexander av, No 143 | n w cor 134th st, 25x100, 5-sty brk tenement and stores. Augusta Esser INDIVID and EXTRX Henry Esser et al to George Ehret. May 16, May 17, 1910. 9:2310. other consid and 2,000

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Brook av | n w cor 171st st, 100x39.1x100x39.2, vacant. Leo T
 171st st | Alton to 171st Street & Brook Av Co. B & S. May 9.
 May 13, 1910. 11:2896. 100

*Bracken av, w s, 250 n Randall av, 25x100, Edenwald. Alick
 Steinberg to Bryna B Steinberg. 1/2 part. Apr 26. May 13,
 1910. nom

*Broadway | n w cor Daniel st, 43.1x116.9x72.8x144.3. Release
 Daniel st | mort. Washington Savings Bank to Bankers Realty
 & Security Co. May 10. May 13, 1910. nom

*Baychester av, w s, 413.4 s Kingsbridge road, and being lots 21
 and 22 map (No 1098) of 125 lots Ruser Estate, 50x79x—x99.
 Hudson P Rose Co to Gutillio Miano. May 11. May 14, 1910. nom

Belmont av, No 2147, w s, 150.2 n 181st st, 17.8x85.9x17.8x85.6,
 2-sty frame dwelling. Release dower. Sprinze Bernstein widow
 to Julius A and Bernard Berstein. Q C. May 17. May 18,
 1910. 11:3082. nom

Bathgate av, No 2418, e s, 28.6 s 188th st, 20.5x89.11, 3-sty brk
 dwelling. The Wirth Realty & Construction Co to Karl Ludwig.
 Mort \$6,500. May 17. May 18, 1910. 11:3056. nom

*Boston road, w s, 350.8 s Julianna st, 50.1x139x50x137, Olinville.
 John J Fay to John Skehan. All title. B & S. Apr 18, 1904.
 May 18, 1910. nom

*Barnes av, w s, 64 n 226th st, 25x105, Wakefield. FORECLOS,
 Apr 27, 1910. Melvin G Palliser, ref to John F Boyle. May 4.
 May 18, 1910. 6,800

*Bracken av, e s, 225 s Jefferson av, and being lots 14 and 15 blk
 23 map Sec A of Edenwald, 50x100. Samuel Amram to Evelyn
 H White. May 11. May 16, 1910. other consid and 100

*Bolton av or 174th st, w s, 226 s Westchester av, being 3d house
 in row of 4 s from Westchester av, being lot 119 map Gleason
 property, Westchester, 2-sty frame dwelling. Sarah Rutherford
 to Samuel R Waldron. Mort \$2,000. May 18. May 19, 1910.
 nom

Bryant av, w s, 150 n Lafayette av, 50x100, two 2-sty brk dwell-
 ings. Release mort. Rockland Realty Co to West Mount Ver-
 non Realty Co. May 16. May 19, 1910. 10:2764. 8,205.24

Bryant av, w s, 100 n Lafayette av, runs w 95 x n 50 x w 5 x n
 50 x e 100 to av x s 100 to beginning, four 2-sty brk dwellings.
 Release mort. John H Scudder to West Mount Vernon Realty
 Co. May 18. May 19, 1910. 10:2764. 3,500

*Bartholdi av, s s, 100 w Rosewood av, and being lot 36 map
 building lots near Williamsbridge Station, 25x100. Release mort.
 Ralph Hickox to Guiseppe Russo. May 6. May 17, 1910. 400

Bathgate av, No 1780, e s, 238 s 175th st, 18.9x87.2.
 Bathgate av, No 1778, e s, 256.9 s 175th st, runs e 87.2 x s 21.3
 x e 22.1 x s 0.4 x w 87.2 to av x n 21.7 to beginning.
 two 3-sty frame dwellings.
 Clement H Smith to Minor O Russ. B & S. All liens. May 9.
 May 14, 1910. 11:2922. nom

Same property. Minor O Russ to Clement H Smith. B & S. All
 liens. May 13. May 14, 1910. 11:2922. nom

Bailey av, No 2894, e s, 55.2 s 230th st, —x—.
 Bailey av, No 2896, e s, adj above on north.
 Agreement as to encroachment. Lazarius Fried with Rosa
 Nathan, Fisher Lewine and Harry Fried, EXRS, &c, Marcus Na-
 than, decd (Rachel Mamlock consents). May 10. May 14, 1910.
 12:3260. nom

Bathgate av, No 2043, w s, 185.5 n 179th st, 25x99.5, 2-sty frame
 dwelling and 2-sty frame building in rear. Harry Cahn et al
 to Wm M Shaefer. Mort \$5,250. May 12. May 16, 1910. 11-
 3046. 100

Bedford Park Boulevard, No 371, or | n e s, at n w s Decatur av,
 Southern Boulevard | runs n e along av, 153.11
 Decatur av | x n w 110 x s w 37.6 x s
 e 50 x s w 108.9 to Southern Boulevard, x s e 60.5 to beginning,
 2-sty frame dwelling and 2-sty frame stable and vacant. Arthur
 T Bolton to Wm H Bolton. Mort \$13,000. April 14, 1905. May
 16, 1910. 12:3285. other consid and 100

Bryant av, No 1142, e s, 192.8 n w 167th st, 33.4x100, 4-sty brk
 tenement. Samuel Lyttle to Louis H C Hamel. Mort \$18,000.
 May 16, 1910. 10:2754. nom

Belmont (Cambreling) av, e s, 157.2 s Pelham (Union) av, 37.6x
 100, 4-sty brk tenement and store. Checchina Carucci to Pin-
 cus Lowenfeld and William Prager. Mort \$18,000. May 16,
 1910. 11:3091. other consid and 100

Brook av, No 459, w s, 75 n 145th st, 25x90, 1-sty brk store.
 Celeste B Levy to Pauline and Chas S Levy EXRS, &c, Isaac
 Levy. Mort \$5,500. May 16. May 17, 1910. 9:2290. nom

Bryant av, e s, 200 s 172d st, 50x100, three 3-sty brk dwellings.
 Jackson Construction Co to Kenson Construction Co. May 13.
 May 17, 1910. 11:3000. other consid and 100

Bryant av, e s, 325 n Jennings st, 25x100, 3-sty brk dwelling.
 Gilbert D B Hasbrouck to Kenson Construction Co. May 12.
 May 17, 1910. 11:3000. other consid and 100

Caldwell av, w s, 148.3 n 158th st, 49x130, vacant. Sarah Gluck
 to Tuchman Bros Construction Co. Mort \$11,000. Apr 28.
 Re-recorded from Apr 29, 1910. May 13, 1910. 10:2626.
 other consid and 100

Crotona av | s w cor 176th st, 97.6x100, vacant. Hamilton Hold-
 176th st | ing Co to Checchina Carucci. Mort \$11,500. May
 16. May 17, 1910. 11:2945. other consid and 100

Crotona av | s e cor Fairmount pl, 40x90, vacant. Isaac Lowen-
 Fairmount pl | feld to Alexander Rosenberg. Mort \$4,000. May
 16. May 18, 1910. 11:2950. nom

*Columbus av, s s, 50 w Lincoln st, 50x100, and being lots 212
 and 213 map portion Hunt Estate, Van Nest Station. Ella R
 Mead to Mary Moffett. Mort \$2,500. May 14. May 16, 1910.
 nom

Clinton av, No 1415, w s, 168 s Crotona Park South, 22.2x140x22.8
 x140, 2-sty frame dwelling. Joseph Engel to Geo A Humann
 and William Lowe, Jr. Mort \$6,500. May 18. May 19, 1910.
 11:2936. other consid and 100

Clay av, No 1240, e s, 155.3 n 168th st, 40.3x80, 5-sty brk tenement.
 Kate Schick to Katharina Brandt 1/2 part, and Louis
 Burkhardt 1/2 part. Mort \$20,000. May 16. May 17, 1910.
 9:2427. 100

College av, No 1338, e s, 476.5 s 170th st, 16.8x100, 2-sty frame
 dwelling. Chas V Culyer to Kingston Securities Co. B & S.
 Mort \$6,000. May 13. May 17, 1910. 11:2785 and 2783. nom

Decatur av, late Norwood av, s s, 44.4 e 205th st, 50x100, vacant.
 Moses Strassman to Kate Joyce. Sept 15, 1909. May 16, 1910.
 12:3354. other consid and 100

*De Reimer av, w s, 277.10 n Boston road, 50x100. Isedor Phillips
 to Joseph A Bonn. May 10. May 13, 1910. other consid and 100

De Reimer av, w s, 327.10 n Boston road, 50x100. Same to Robert
 Mandell. May 10. May 13, 1910. other consid and 100

Elton av, No 763, w s, 25 s 157th st, 39.6x100, 6-sty brk tenement
 and stores. William Keil of Brooklyn, to Frieda M wife
 William Keil of Brooklyn. Mort \$35,000. May 16. May 17,
 1910. 9:2378. nom

Eagle av, No 663, w s, 439.11 n Westchester av, 16.8x95, 3-sty
 frame tenement. Lizetta P Rowley to Annie S and Mary E
 Dohmann. Mort \$7,000. May 17, 1910. 10:2617. nom

Eastburn av, Nos 1754 and 1756, e s, 188.3 n 174th st, 50x95, two
 2-sty brk dwellings. Sophie Knepper to Sarah Cohen. All liens.
 May 14. May 16, 1910. 11:2796. nom

*Eastern Boulevard | lots 1 to 6 map Charlton Ferris et al, Tract
 St Josephs av | A at Throggs Neck, 150 on Eastern Boul-
 vard and 174.3 on St Josephs av x181.2x162.7. Carl Weis to
 Eliz K Dooling. Apr 6. May 19, 1910. other consid and 100

*Eastern Boulevard | n w cor La Salle av, 25x101.7x25x100.6.
 La Salle av | Hollywood av, e s, 100 s Coddington av, 25x100.
 Hollywood av, s e cor Waterbury av, 50.11x90x50x100.
 Chas B Gumb to Lewis Jacobs. Mort \$2,821. May 17, 1910.
 other consid and 100

*Edwards av, e s, 225 n Marrin st, 25x100, and being lot 115 map
 (No 401) of Seton Homestead at Westchester. John Bergsten
 to Chas A Meyer, of Chicago, Ill. May 16. May 18, 1910. nom

Elton av, No 860 | n e cor 160th st, 51x100, 6-sty brk tenement
 160th st, No 453 | and stores. Noble & Gauss Construction Co to
 Philipp Dinkel. Mort \$58,000 and all liens. May 17. May 18,
 1910. 9:2382. other consid and 100

*Fairfax av, w s, 100 s Waterbury av and being lot 616 map
 No 1275 of Lohbauer Park, 29.6x100x53x102.9. Lizzie Rickus
 to Samuel Jarnow and Philip Goldstein, firm Jarnow & Co. All
 liens. May 5. May 16, 1910. nom

Forest av, No 993, w s, 206.9 s 165th st, 20.6x91, 3-sty frame
 dwelling. FORECLOS, May 5, 1910. Wm C Arnold ref to Anna
 C Wildey. May 12. May 16, 1910. 10:2649. 4,000

Forest av, No 993, w s, 206.9 s 165th st, 20.6x91, 3-sty frame
 dwelling. Anna C Wildey to Constantin Pilumm. B & S and
 C a G. May 13. May 16, 1910. 10:2649. other consid and 100

Fordham road, s s, 41.2 e Loring pl, 29.7x104.10x25x90.6, vacant.
 Herbert F Ingalls to Alma L Merritt. Mort \$1,000. May 11.
 May 13, 1910. 11:3225. nom

Findlay av, No 1326, e s, 365.5 n 169th st, 25.1x100, 2-sty frame
 dwelling. Thornton Brothers Co to John Calway. Mort \$5,000.
 May 18. May 19, 1910. 11:2783. other consid and 100

Grand Boulevard and Concourse | w s, 203.1 s 175th st, 209.4x137.3
 Walton av | to Walton av x200x200, vacant.
 Grand Boulevard and Concourse | e s, 173.2 s Morris av, 350.6x52.2
 174th st | to 174th st x228.7x165.7, deed
 reads Grand Boulevard and Concourse, — s, — s of 175th st,
 being lots 1 to 28 on map (No 1318) of 28 lots made by Geo C
 Hollerith.
 American Mortgage Co to Concourse Improvement Co. B & S.
 May 16. May 17, 1910. 11:2822 and 2825. other consid and 100

*Hill av, w s, 100 n Randall av, 25x100, Edenwald. Joseph Wan-
 nop to Peter O Hultmark. B & S and C a G. All liens. Aug
 3, 1909. May 17, 1910. 100

Hull, av, e s, 101.6 s Gun Hill road, 50x200 to Decatur av, vacant.
 Jas M Connolly HEIR, &c, Alice M Connolly to Reversionary
 Estates Co, a corpn at Nyack, N Y. 5-24 parts. May 18. May
 19, 1910. 12:3352. nom

*Highway from Westchester to Kingsbridge | n e cor Chester av,
 Chester av | and being lots 13 to
 15 revised map of Seneca Park, Westchester, 75x97.4x75x97.1.
 Henry Krayer to Anton Antosch. Mort \$1,300. May 12. May
 13, 1910. nom

Hoe av, No 1543, w s, 225 n 172d st, 20x100, 3-sty brk dwelling.
 Leah Silverman to Z Rock. All liens. May 18. May 19, 1910.
 11:2982. nom

Hoe av, No 1542, e s, 350 s 173d st, 25x100, 2-sty frame dwelling.
 Lyman W Divine to Samuel R Waldron, of Brooklyn. Q C and
 correction deed. May 12. May 19, 1910. 11:2989. 100

Same property. John A Steinmetz to same. Q C and correction
 deed. May 12. May 19, 1910. 11:2989. 100

Same property. Samuel R Waldron to Sarah Rutherford. Mort \$7,000.
 May 17. May 19, 1910. 11:2989. 100

Jackson av, No 1046, e s, 281 s 166th st, 17.3x87.6x17.1x87.6. 3-
 sty frame tenement. Charles Schweiger to Mary Schweiger, of
 Newark, N J. All title. Correction deed. Mort \$6,300. May
 12. May 18, 1910. 10:2650. other consid and 100

Same property. Mary Schweiger to Joseph Edelmuth. Mort \$6,-
 300. May 12. May 18, 1910. 10:2650. other consid and 100

*Kossuth av, s s, 50 w Concord st, 25x100.
 Concord st, e s, 100 s Kossuth av, 25x100, South Mt Vernon.
 Minnie Zumbuehl to Carrie L Weldon. May 12. May 13, 1910.
 other consid and 100

Lawrence av, at junction of Graham square, 7.5x72x92.1 on Gra-
 ham sq, gore, being lot 154 on map (No 271) of 160 lots of
 Maximilian Morgenthau, 23d Ward, vacant. Wm H Harden to
 Maximilian Morgenthau, Jr. 1/2 part. B & S. May 18. May
 19, 1910. 9:2527. nom

Longfellow av | n e s, at n s Home st, runs e along Home st 86.5
 Home st | x n 189.4 x s w 193.5 to Longfellow av x s e
 57.3 to beginning, vacant. Francis T Perry et al to Harris
 Ratner, Max Cohen and Emanuel Glauber. Apr 26. May 17,
 1910. 11:3006. other consid and 100

*Leland (Saxe) av | n e cor Old road, runs n 78.1 x e 79 to Old
 Old road | road x s w 109 to beginning, Van Nest. FORE-
 CLOS, May 9; 1910. Geo S Mittendorf, ref, to Louis M Ebling.
 May 12. May 14, 1910. 8,700

*Middletown road | n e cor Waldo pl, 61.8x103.10x34.2x109.6.
 Waldo pl | Waldo pl, e s, 109.6 n Middletown road, 51.8x96.3x50x109.2.
 Release mort. Washington Savings Bank to Bankers Realty &
 Security Co. May 10. May 13, 1910. nom

LONG BEACH

24 MILES 35 MINUTES FROM MANHATTAN

100 ARE BEING COMPLETED, NOT FOR SPECULATION, BUT TO ESTABLISH THE CHARACTER OF OCEAN VILLA AT THIS PERFECT CITY BY THE SEA.

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ESTATES OF LONG BEACH

225 FIFTH AVENUE, N. Y. CITY PHONE: MADISON, 3600
WILLIAM H. REYNOLDS, President

*Matthews av, e s, 145.7 s Bronx and Pelham Parkway, and being lots 13 to 28 blk 72 map (No 1138) of section 1 Morris Park, 400x100. Theodore Werner to Bankers Realty & Security Co. Morts \$32,500. Apr 4. May 17, 1910. 100

Marion av, w s, 25 s 198th st, 25x100.5x25x100.8. Marion av | s w cor 198th st, 25x100.8x24.1x100.11. 198th st vacant. Theodor Riehl to Latham Realty Co. May 12. May 14, 1910. 12:3289. other consid and 100

*Muliner av, w s, 104.6 s Neil av, 25x100.3x25x99.5, and being lot 25 blk 47 map (No 1138) section 1 of Morris Park. Release mort. Van Nest Land & Impt Co to Fidelity Development Co. May 4. May 17, 1910. nom

*Matthews av, w s, 275 s Brady av, and being lot 36 blk 49, 25x100. Muliner av, w s, 129.5 s Neil av, 25x101x25x100.3, and being lot 26 blk 47 same map. Release mort. Same to same. Mar 23. May 17, 1910. nom

Morris av, No 2024, e s, 243.9 n 179th st, 18.9x100, 2-sty brk dwelling. Chas H Hohns to C William Widmayer. 1/2 part right, tile and interest. Mort \$6,500. July 15, 1909. May 19, 1910. 11:2807. other consid and 100

Morris or | abandoned, begins where land formerly of Samuel D Monroe av | Archer adjoined land of Thos W Ludlow, runs n e along land Peter Buckhout 475 x n e 318 x n w to c l said Morris or Monroe av x s 318 and 475 x e — to beginning. Wm H Archer to David Kraus, being all title to said road or av. May 17. May 19, 1910. 11:3160, 3169, 2808, 2813, 3161 and 3180. other consid and 100

*Mapes av, e s, 50 n Cornell av, 50x100, Westchester. Kate A Albee to John T Shaw. May 17. May 19, 1910. nom

Morris av, e s, 51 — (?) from 158th st, runs e 101 x n 50 x w 101 to av x s 50 to beginning, Florence D Terrill widow to Blanche B Terrill. All liens. May 16. May 17, 1910. 9:2420. other consid and 100

*Palmer av, w s, abt 306.6 s Kingsbridge road, 25x97.3, and being lot 112 map (No 1098) of 125 lots Ruser Estate. Hudson P Rose Co to Cornelius Scanlon. Apr 19. May 13, 1910. nom

*Palmer av, w s, abt 356 s Kingsbridge road, 20x97.3x25x100, and being lot 114 same map. Cornelius Scanlon to Hudson P Rose Co. Apr 19. May 13, 1910. nom

Park av | s e cor 182d st, late Fletcher st, 100x101, vacant. Dan-182d st | iel W Lipman to Harry W Davis. 1-40 part. B & S. April 7. May 16, 1910. 11:3037. other consid and 100

Prospect av, Nos 1405 and 1407 | n w cor Jennings st, 43x90.10x Jennings st, No 775 | 67.7x74.4, 5-sty brk tenement and stores. John C Betjeman to Nicholas Betjeman. 2-3 parts. All title. B & S. All liens. Feb 21. May 17, 1910. 11:2962. nom

Park av, e s, 25 n 170th st, runs n 79 x e 100 x s 17.8 x w 30 x s 61.4 x w 70 to beginning. Park av | n e cor 171st st, 50x50. 171st st | 185th st, n s, 100 e Park av, 50x100. Agreement as to release of 1st parcel from mort and appor-tioning mort covering 2d and 3d parcels. Wm H Kirchner with Wm A Riley and Lorenzo Scinto. Apr 27. May 17, 1910. 11:2902 and 2903 and 3039. nom

Park av, No 4034 late Vanderbilt av | n e cor 174th st, 100x100, 3-174th st | sty frame dwelling and vac-ant. Francis C Lenes, HEIR Maria Lenes to Max Cohen. Mort \$4,000. May 18. May 19, 1910. 11:2907. other consid and 100

Park av | n w cor 189th st, 85x—x90x68.9, vacant. William Mc-189th st | Gowan to Anthony F Koelble. Mort \$7,250. Dec 30, 1909. May 18, 1910. 11:3033. other consid and 100

Park av, w s, 85 n 189th st, runs n — to s s lot map Rebecca Bassford at Fordham x w 66.10 x s — to point 90 n 189th st x e — to beginning, vacant. Same to same. B & S and C a G. Dec 30, 1909. May 18, 1910. 11:3033. other consid and 100

Prospect av, No 1420, e s, 39.5 s 170th st, 43.6x122.6x42x109.10, 5-sty brk tenement. Abraham Koslin to Saml Kandell. Mort \$—-. June 26, 1908. May 18, 1910. 11:2963. other consid and 100

Prospect av, No 989, w s, 94.11 s 165th st, 65x156.11x65x156.8, except part for av, 2-sty frame dwelling and vacant. Max Cohen et al to Samuel Brenner. Q C. Mort \$9,500. Apr 26. May 18, 1910. 10:2678. other consid and 100

Same property. Samuel Brenner to Mercury Realty Co. All liens. May 16. May 18, 1910. 10:2678. other consid and 100

*Roosevelt av, s s, 90 w Fort Schuyler road, 50x150, and being lots 117 and 118 map (No 1098) of Tremont Heights. Samuel Handelsman to John L Grennan. All liens. May 17, 1910. other consid and 100

Ryer av, e s, 100 n 180th st, 25x104.5x25x104.8, vacant. Tom-maso Giordano to Lillian Heffernan. Mort \$1,688. May 12. May 13, 1910. 11:3149. other consid and 100

*St Agnes av | w cor Central av, and being lot 19 blk 18 map Central av | (No 599 in Westchester Co) of Pelham Park, 25x 100. Henry A Mark et al to Martha M Rodgers. Q C. May 10. May 13, 1910. 100

*Tremont av or 177th st | s e cor Public pl, runs e 112.7 x s w Public pl | 149.6 x w 29.1 x n e 80.10 x n w 107.7 to e s Public pl x n e 45.8 to beginning. Ferdinand C Bamman to Sivel Realty Co. Mort \$5,670. May 13, 1910. other consid and 100

Villa av, Nos 3092 and 3094, e s, 526.8 n 200th st, 50x83.8x50x 86.2, 4-sty brk tenement and stores. Gaetano Cilento to Italia wife Tommaso Giordano. Mort \$24,000. May 17, 1910. 12:3310. nom

*Virginia av, e s, 78 s 10th st, and being lot 368 map Pugsley Estate, Unionport. Baisley av, s s, 50 e Valentine av, 25x100, and being lot 233 map (No 1275) of Lohbauer Park. Daniel Nihill to Thomas Nihill. All liens. May 18. May 19, 1910. other consid and 100

Washington av | n e cor 182d st, 150.5x66x148x93, vacant. Jas T 182d st | Barry to The Mountain Construction Co. Apr 26. May 17, 1910. 11:3050. other consid and 100

Washington av, w s, 91.4 s 183d st, lot 124 partition map Thos Bassford at Fordham, 50.9x183x50x187, also strip in front bet old and new lines of av, vacant. Charles Conlon to Kathryn K Eye. Mort \$7,000 and all liens. May 12. May 14, 1910. 11:3038. 100

Washington av, No 2058, e s, 284.8 s 180th st, 18.8x95, 2-sty frame dwelling. Harry Cahn et al to Marion B McMillan. Mort \$4,000. May 11. May 13, 1910. 11:3046. other consid and 100

*Westchester av | n e cor Grace av, 130x67.11x130x67.4, West-Grace av | chester. Rosa Nathan widow et al, EXRS, &c, Marcus Nathan to Commercial Finance Co. Mort \$8,100 and all liens. May 11. May 14, 1910. 12,000

Wilkins av | s w cor 170th st, runs s 300.8 x w 97.3 x n 50 x w 170th st | 70.2 x n 239.3 to 170th st x e 101.7 to beginning, and being lots 786 to 796 amended map Sec C of Vyse Estate, except part of lot 796 as is included in 170th st. vacant. Fleisch-mann Realty & Construction Co to The S & F Realty Co, a corp. Mort \$40,000. May 2. May 18, 1910. 11:2965. other consid and 100

Wilkins av, e s, 262.6 n 170th st, 287.6x100, vacant. Release mort. The Farmers Loan & Trust Co as TRUSTEE to Fleisch-mann Realty & Construction Co. May 18. May 19, 1910. 11:-2966. other consid and 4,000

Wilkins av, e s, 262.6 n 170th st, 237.6x100, vacant. Release mort. Lawyers Title Ins & Trust Co to same. May 18. May 19, 1910. 11:2966. 25,400

Same property. Fleischmann Realty & Construction Co to M F Construction Co. May 18. May 19, 1910. 11:2966. other consid and 100

Wilkins av | s w cor 170th st, runs s 300.8 x w 97.3 x n 50 x w 170th st | 70.2 x n 239.3 to 170th st x e 101.7 to beginning, and being lots 786 to 796 amended map Sec C of Vyse Estate, except part of lot 796 as is included in 170th st, vacant. Re-lease mort. The Farmers Loan & Trust Co as TRUSTEE to Fleischmann Realty & Construction Co. Q C. Apr 30. May 18, 1910. 11:2965. other consid and 5,000

Same property. The S & F Realty Co to Aaron M Becker. Mort \$53,500. May 18. May 19, 1910. 11:2965. other consid and 100

Same property. Aaron M Becker to Picone & Oliva Construction Co. Mort \$53,500. May 18. May 19, 1910. 11:2965. other consid and 100

Webster av, e s, 125 s 171st st, 100x109.7 to w s Mill Brook x100.8x98.7, vacant. Emanuel Arnstein et al, EXRS Leopold Hutter to Geo H Janss. Mort \$11,500 and all liens. Apr 2. May 19, 1910. 11:2896. 13,500

Walton av, No 2261, w s, 188 s 183d st, 20x95, 2-sty brk dwell-ing. Bedford Park Construction Co to Lloyd Meres. Mort \$7,-200 and all liens. May 13. May 16, 1910. 11:3186. nom

3d av, Nos 4001 and 4003, w s, abt 200 s 174th st, 50x128.8x50x 130.6, s s, with 6-inch strip in front bet new line 3d av and old line Fordham av, 5-sty brk tenement and stores. Michael F Burns to Nevelson-Goldberg Realty Co. B & S. All liens. May 18. May 19, 1910. 11:2921. other consid and 100

3d av, w s, 78.2 s 170th st, 80.2x116.4x80x119.3, vacant. Albert Forsch to Jacob Axelrod. May 12. May 14, 1910. 11:2910. other consid and 100

3d av | s w cor 183d st, 130x238.7 to e s Bathgate av, vac-Bathgate av | ant. Alexander H Sharp to Alexander Develop-183d st | ment Co. Mort \$20,000 and all liens. May 16. May 17, 1910. 11:3051. nom

*All right, title and interest in all claims, &c, to all lots on map of building lots in 24th Ward, near Williamsbridge Station, dated June 15, 1895, and registered in County Clerk's office to which party of 1st part may have on said map. Louis Esposito to Herman Duden, Jr, of Yonkers, N Y. B & S. May 12. May 13, 1910. other consid and 25

*Bronx River, land under water in front of and adjacent to up-land of grantees, contains 2145-10,000 acres. The People of State of N Y to Francis A, Jane P and Eliz T Watson. Jan 26. May 16, 1910. letters patent

*Salt meadow and woodland at Eastchester bounded on n by meadows of Thos Oakley, w and s by meadows of Henry Odell and e by land Jacob Shearwood, contains 6 acres. Salt meadow bounded on s by Griffins Creek, e by land Isaac Lawrence, —x—. Salt meadow bounded on e by lands of Isaac Lawrence, w by Stephen Odell, —x—. Jennie E Coffin to Marietta Mills. 1-5 part. May 11. May 13, 1910. nom

*Small inlet of Bronx River, where w s lands N Y, N H & H R R intersect the outer and most north line of land under water granted by the commissioners of the land office of State of N Y to Robt C Watson et al, runs w 709.10 x e 188.10 to said R R, x n, w and n again to beginning, contains 2 2731-10,000 acres, with lands under water, &c, being on map of Willmount (Estate of Wm Watson) lying n of Westchester av. Jane P Wat-son et al to American Real Estate Co. May 16, 1910. 30,686.85

LEASES

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

May 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Allen st, No 129, south store. Joseph H Schwartz to Saml Brett-schneider; 3 years, from May 1, 1910. May 16, 1910. 2:415..480

Broome st, No 316, basement, store, rear hall and 2 upper floors and the rooms occupied by a pawnbroker. John Bauer to Chas Miller; 2 years, from May 1, 1910. May 17, 1910. 2:419....780

Broome st, No 292, space in front cor of store with use of open window. Jacob Braunstein to Louis Niegelberg; 2 years from May 1, 1910. May 19, 1910. 2:419.....480

Clinton st, No 25, north store. Morris Markowitz to Sam Engel; 1 year from June 1, 1910. May 18, 1910. 2:350.....720

Crosby st, No 43, all. Helen M Bergen as life tenant and EXTRX Cornelius J Bergen decd et al to Star Box Co; 5 years, from Feb 1, 1910. May 16, 1910. 2:482... ..2,500 and 2,700



WATER-FRONT PROPERTIES

Factories, Factory Sites FLOYD S. CORBIN, 10 Wall St.

Delancey st, Nos 110 and 112, east store and basement. Joseph Alexander to Joseph and Morris Sparber; 10 years from Aug 1, 1908. May 19, 1910. 2:410.....1,800 and 1,980

Duane st, No 161, all. Walter B Lawrence, TRUSTEE Emily L Shepard to George Messman; 5 years from May 1, 1911. May 19, 1910.....taxes, &c, and 1,500

Grand st, No 549, all. Chas W Hunter to Louis Dickstein; 3 1-12 years from Apr 1, 1910. May 13, 1910. 1:265.....540

Houston st, No 267 East, ground floor and basement. John H Scheier to Max Marcus; 7 years from May 1, 1910. May 17, 1910. 2:355.....1st year \$2,700 and thereafter \$2,400

Houston st, No 89 | s w cor West Broadway, all. Frank S Allen to West Broadway | Joseph Rucker, from May 9, 1910 to May 1, 1913. May 13, 1910. 2:516.....3,000

Houston st, No 267 East.....

Suffolk st, No 177.....

Assign lease dated Apr 30, 1909. John H Scheier to Max Marcus. May 14, 1910. 2:355.....nom

Lewis st | e s, extends from n s 6th st to s s 7th st, —x— to bulkhead, with rights to bulkhead, and to s 1/2 of pier at 7th st | foot 7th st and to n 1/2 pier at foot 6th st, all. Webb's Academy & Home for Shipbuilders to Nesmith & Constantine Co; 5 years from May 1, 1910. May 13, 1910. 2:362.....taxes, &c, and 12,804

Ludlow st, No 19, store and basement. Kate Frank to Morris Friedman; 2 years from May 1, 1910. May 18, 1910. 1:298.....1,260

Madison st, No 262, store. Charles Block to David Horowitz; 4 years from May 1, 1910. May 13, 1910. 1:269.....420

Mott st, No 217, store and part cellar. Mary A Lacey et al to John Elefante; 5 years from May 1, 1910. May 17, 1910. 2:494.....900 and 1,000

Orchard st, No 62, 3d loft. Joseph Cohen to Saml Silberstein; 1 year from May 1, 1910. May 18, 1910. 2:309.....900

Prospect pl, No 46 | n w cor 42d st, all. Frank J Cassidy to Edward 42d st | ward Pay; 3 years, from June 1, 1910. May 16, 1910. 5:1335.....960

Rivington st, No 132, cor store and basement. Morris Singer to Sigmund Mayer and Abraham Feldman; 5 years from May 1, 1910. May 19, 1910. 2:354.....1,500

Rivington st, Nos 78 to 84 | n w cor Orchard st, cor store and store Orchard st | adj on west. Sigmund Schnee to Samuel and Isidor Sobel; 5 3-12 years from Feb 1, 1910. May 19, 1910. 2:416.....2,550

Spring st, No 144 | s w cor Wooster st. Assign lease. Manufacturing | turers' Dyeing Co to Chas N Hock. Mort \$345. May 17, 1910. 2:487.....350

Washington st, No 763, south store and basement. Frank Seigel to John Wagner; 5 years from May 1, 1910. May 19, 1910. 2:640.....600 and 660

3d st, No 122 East. Assign lease. Morris Rosenwaike to John Neuman. May 16, 1910. 2:430.....other consid and 100

5th st, n s, 239.4 e Lewis st, runs n 194.1 to s s 6th st x e — to East River x s — to n s 5th st x w — to beginning, with bulkhead and s 1/2 of pier at foot 6th st, all. Webb's Academy and Home for Shipbuilders to Nesmith & Constantine Co; 5 years from May 1, 1910. May 13, 1910. 2:361.....taxes, &c, and 8,196

6th st, No 511, n s, 175 e Av A, 23.7x90.10, 5-sty brk tenement and stores, leasehold. FORECLOS, May 10, 1910. James P Davenport, ref, to Ida Fleischhauer. May 18. May 19, 1910. 2:402.....5,000

12th st, No 104 East, all. Virginia Beattie and ano to Geo H Mayer and Marie Gougelmann; 5 years, from May 1, 1911. May 16, 1910. 2:556.....1,700 and 1,800

16th st, Nos 132 and 134 West, all. Estate of S Longstreet to George and Josephine Weir; 5 years from May 1, 1910. May 18, 1910. 3:791.....2,600

17th st, No 21 West, all. Susquehanna Silk Mills to David Guth; 21 years from Feb 1, 1911. May 19, 1910. 3:819.....taxes, &c, and 3,500

23d st, No 120 East, all. Fredk C Beach and ano to John B Friob; 7 years from May 1, 1910. May 18, 1910. 3:878.....4,000

26th st, Nos 334 and 336 East, all. Pauline Miller to Concetta Parmuta; 3 years from June 1, 1909. May 18, 1910. 3:931.....5,160

26th st, No 114 West. Surrender lease. Justin Boissonade to Criterion Construction Co. All title. May 11. May 16, 1910. 3:801.....nom

32d st, Nos 34 and 36, s s, 220 w 4th av, 40x98.9, all. Drehta Corporation to Wm R McClellan; 21 years from Apr 16, 1910. May 18, 1910. 3:861.....taxes, &c, and 16,000

55th st, No 409, n s, 120 w 9th av, 30x100.3x30.2x99.6, the land. Thos T Sherman as COMMITTEE John A Chanler to Clarence S McKune, of Scarsdale, N Y; 21 years from May 1, 1910. May 19, 1910.....taxes, &c, and 725

59th st, Nos 142 and 144 East, part used as bowling alleys.....

58th st, Nos 145 to 155 | n s, 100 w 3d av, runs n 100.5 x e 20 x 59th st, Nos 146 to 160 | n 80 x w 20 x n 20 to s s 59th st, x w 175 x s 200.10 to n s 58th st, x e 175 to beginning, all, except 3 stores, Nos 148, 148 1/2 and 150 E 59th st. The Schaeffer Co to Adolph Suesskind; 5 years, from May 1, 1911. May 16, 1910. 5:1313.....36,000 to 40,000

59th st, No 22 West, store floor and part cellar. The Fifty-Ninth Street Real Estate Co to Max Schling and ano; 10 years from Sept 1, 1910. May 13, 1910. 5:1274.....4,500 to 8,000

80th st, No 170 East, all. Venie J Peters to Harry Sherman; 10 years from May 1, 1910. May 13, 1910. 5:1508.....2,500 and 2,600

98th st, No 257 West, all. Barney Estate Co to Fredk F Lowenfels; 4 years, from Oct 1, 1909. May 17, 1910. 7:1870.....1,600

102d st, Nos 317 and 319 East, all. Edward Rubin to Abraham Goldman; 3 years from May 1, 1910. May 13, 1910. 6:1674.....6,000

102d st, No 442 East, all. Oswin J Mills to Hyman Resnick; 5 years, from May 1, 1910. May 16, 1910. 6:1695.....300

113th st, No 333 East, store and cellar. Annie Ridal to Giovanni Russo; 5 years from Mar 1, 1910. May 13, 1910. 6:1685.....420

116th st, Nos 11 and 13, n s, 143 w 5th av, 61x100.11, all. Daniel A Doran of Yonkers, N Y, to Maxwell Lazarus of Bayonne, N J. 10 years, from Sept 1, 1910. May 16, 1910. 6:1600.....16,000

116th st, Nos 11 and 13, n s, 143 w 5th av, 61x100.11, all. Mitral Realty and Construction Co to Daniel A Doran; 25 years, from April 15, 1910; privilege 25 years renewal. May 16, 1910. 6:1600.....taxes, &c, and 5,000 to 6,000

116th st, No 225 West, 2d floor. Emilie Dervieux to Jacob Arbett; 2 years, from May 1, 1910. May 17, 1910. 7:1922.....540

116th st, Nos 11 and 13, a theatre, all, except part of basement and an office in building. Daniel A Doran, of Yonkers, N Y to Bernard Young; 10 years from Sept 1, 1910. May 18, 1910. 6:1600.....15,000

118th st, Nos 411-415 East, all. Louis H Levin to Jacob Brody; 3 years, from Nov 1, 1909. May 17, 1910. 6:1806.....4,600

119th st, No 420, s s, 225 e 1st av, 25x148.3x37.1x120.7, the land. Adolph G Austin et al to Annie E Brady and John P Butler, EXRS, &c, John T Brady; 20 years from Nov 1, 1908. May 19, 1910. 6:1806.....taxes, &c, and 500

125th st, No 218 East, s s, 25x100, all. Rachel Ranger et al to Louis Repetti; 10 years from May 1, 1910. May 18, 1910. 6:1789.....excess taxes, &c, and 1,350 and 1,550

146th st, No 201 West, all. Edward A Isaacs to John C Johnson; 21 years, from Feb 28, 1910. May 16, 1910. 7:2072.....6,000 to 7,500

Amsterdam av | s e cor 160th st, store and basement. Gustav 160th st | Danker and ano to Fredk J Roche; 10 years, from June 1, 1909. May 16, 1910. 8:2109.....1,500 to 2,300

Amsterdam av, No 1722, all. Alva S Walker, TRUSTEE Benj F Hooper to Engel & Levy; 1 year from May 1, 1910, privilege 10 years renewal at \$4,000 per year for first 5 years and \$5,000 for last 5 years. May 14, 1910. 7:2077.....3,000

Amsterdam av, No 573, store, &c. Gertrude R Keller to Peter Koebel; 3 years from Jan 1, 1910. May 18, 1910. 4:1218.....1,600

Same property. Assign lease. Belnord Restaurant Co to Peter Koebel. May 14. May 18, 1910. 4:1218.....nom

Amsterdam av, No 1724, all. Alva S Walker, TRUSTEE Benj F Hooper to Engel & Levy; 1 year from May 1, 1910 (4 years renewal at \$4,000 and 5 years more at \$5,000). May 19, 1910. 7:2077.....3,600

Broadway, Nos 3790 and 3792, store No 5. Gross & Herbener to Maxwell Kalisk; 10 years from May 1, 1910. May 19, 1910. 8:2116.....2,750 to 3,250

Broadway, No 2509, w s, 85 n 93d st, n 1/2 of store. Julius Baskin to Louis Blau; 4 8-12 years from May 1, 1910. May 18, 1910. 4:1241.....1,200

Broadway, No 2760 | n e cor 106th st, Bill of sale and assignment 106th st | of lease. Rosenberg & Murphy to William Zoll. Apr 15, 1910. May 17, 1910. 7:1878.....nom

Broadway, No 2760 | n e cor 106th st, Assign lease recorded Apr 106th st | 9, 1906. William Zoll to Nicholas J Photiades. All title. Apr 18, 1910. May 17, 1910. 7:1878.....nom

Same property. Assign lease as above. Nicholas J Photiades to John D Haase. Apr 26, 1910. May 17, 1910. 7:1878.....nom

Same property. Consent and agreement as to extension of lease for 3 years, from May 1, 1911. R P & L B Curtis with Nicholas J Photiades. Apr 20. May 17, 1910. 7:1878.....nom

Lenox av | n e cor 116th st, —x—. Assign lease. Richard Schneier 116th st | to Anton Davidis. Feb 21. May 13, 1910. 6:1600.....nom

Lexington av, No 2168. Assign lease. John S Tobin to Minnie J Bollenbacher. Mar 21. May 13, 1910. 6:1778.....nom

Lexington av, No 186. Declaration as to ownership of tax lease. Saml Duncan to whom it may concern. May 12. May 13, 1910. 3:887.....

Lexington av, No 2168 | s w cor 130th st, all. Payne Estate, a 130th st | corpn, to John S Tobin; 3 years from May 1, 1911. May 13, 1910. 6:1778.....900

Lexington av, No 1897, 3 stores and basement. Herman J Katz to Annie Baron; 4 8-12 years, from Apr 1, 1910. May 17, 1910. 6:1767.....1,080

Manhattan av, No 507 | n w cor 121st st, all. Harry Shwitzer to 121st st | Lillie V Richards; 4 7-12 years from Mar 1, 1909. May 18, 1910. 7:1948.....1,200 and 1,500

West Broadway, Nos 28 and 30 | all. Mitchell Woodbury Co to Park pl, No 66 | Bernard Kreizer; 13 8-12 yrs, from Sept 1, 1910. May 16, 1910. 1:127.....8,500 and 9,270

West Broadway, No 487 | n e cor Houston st, all. Fredk D Fricke Houston st | to Chas A Lock; 10 years from May 1, 1910. May 19, 1910. 2:524.....3,000

Same property. Assign lease. Chas A Lock to Excelsior Brewing Co. May 17. May 19, 1910. 2:524.....nom

1st av, No 2070, n e cor 107th st. Assign lease. Davies J Marshall to Guiseppe Borrelli. All title. May 12, 1910. 6:1701. Corrects error in last issue, when location was 1st av, No 2070, n w cor 107th st.....nom

1st av, No 90, e s, 72.9 n 5th st, 24.3x100. Assign lease. Cath E Mergenthaler to Chas F Henderson. Jan 12, 1909. May 17, 1910. 2:433.....100

Same property. Consent to assign lease. Stephen F Whitney Estate Co to Cath E Mergenthaler. Apr 15, 1909. May 17, 1910. 2:433.....

1st av, No 1444. Assign lease. Chas S Kline to the Anera Theatre Co. Jan 5. May 19, 1910. 5:1470.....nom

1st av | n w cor Houston st, store and basement. Israel Wien Houston st | to Abraham Kosches; 5 years and 15 days from Apr 15, 1910. May 19, 1910. 2:442.....1,920

2d av, No 843, store. Henry Siemann to Albertine Wolf; 5 years, from May 1, 1908. May 17, 1910. 5:1319.....900

2d av, No 2183, cor store and part cellar. Lizzie L Ball to F Fortunato and Valerio Staffa; 5 years from Mar 1, 1910. May 18, 1910. 6:1662.....1,200 and 1,320

3d av, No 415.....

29th st, No 201 East.....

All. Henry Middendorf to William Fisher; 5 years from May 1, 1910. May 14, 1910. 3:910.....2,500

3d av, No 933 | s e cor 56th st, store and basement. Ned Strouse 56th st | et al to John E Warren and ano; 5 years from May 1, 1911. May 13, 1910. 5:1329.....1,800

3d av, No 2336, first loft. Adolf H Landeker to Moses Drescher et al, firm Drescher, Rotberg & Co; 4 11-12 years, from Mar 1, 1910. May 16, 1910. 6:1775.....720

5th av, No 500, cor store and 1st store west and basement. N Y Fleischman Stores to Moss F Moses; 12 2-12 years from Mar 1, 1910. May 13, 1910. 5:1258.....10,000 to 11,000

5th av, No 586, leasehold.....

5th av, No 584.....

Party wall agreement. David and Morris Lowenbein with Arthur T Sullivan. Mar 30. May 14, 1910. 5:1263.....nom

5th av, No 327, store and basement. The Innovation Trunk Co to Auto Strop Safety Razor Co; 2 years from May 1, 1910. May 19, 1910. 3:862.....7,500

BUILDERS AND CONTRACTORS

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT
**BAYSIDE, FLUSHING, WHITESTONE
GREAT NECK ESTATES**

McKnight Realty Co.
July 5th Ave. 4.3

7th av | s w cor 30th st, 24.9x75, all. John Q Reed TRUSTEE
30th st | John Walton to Philip Levey; 21 years, from May 1,
1910; privilege of 21 years renewal. May 16, 1910. 3:779....
..... taxes, &c, and \$4,000 to 7,500
7th av, Nos 781 to 787 | Surrender lease. John J Maloney to
51st st, Nos 155 to 159 West | Susan B Olcott. All title. May 4.
May 16, 1910. 4:1004..... nom
7th av, No 207 | s e cor 22d st, all. Nicholas Wernert to Herman
22d st | Hunecke; 5 years from May 1, 1909. May 13, 1910.
3:797 3,000
Same property. Assign lease. Herman Hunecke to Michael and
Peter McEntee. Mort \$5,000. May 3. May 13, 1910. 3:797.. nom
7th av, No 1919, s e cor 116th st, 24x96, ground floor and two
rooms adj on s s, basement, &c. Geo H Huber to Wm B Riker
& Son Co; 10 years from May 1, 1910. May 18, 1910. 7:1825.
..... 5,000
8th av, No 2517, south store and basement. Caroline Straube to
Jacob Scharfft; 3 years, from May 1, 1910. May 16, 1910. 7:-
1959..... 708
8th av | s w cor 31st st, 49.4x100, all. Fay Realty Co to H Koeh-
31st st | ler & Co; 5 years, from May 1, 1910; 16 years renewal
at \$15,000 to \$19,000. May 16, 1910. 3:754.....
..... taxes, &c, and gold 8,500
9th av, No 339, w s, 58.9 n 29th st, 20x68, leasehold. Release
claims, &c, for station platform extension. Patrick G Tighe, of
Yonkers, N Y, to Interborough Rapid Transit Co et al. Apr 16.
May 14, 1910. 3:727 200
12th av | n e cor 57th st, runs n 200.10 to s s 58th st x e 96 x s
57th st | 100.5 x e 4 x s 100.5 to n s 57th st x w 100 to begin-
58th st | ning, the land. Chas E Appleby, of Glen Cove, N Y to
Coal Boulet Co; 5 years from May 1, 1910 (5 years renewal at
\$3,600, taxes, &c). May 13, 1910. 4:1105..... taxes, &c, and 3,200
13th av, No 164. Assign lease. John Hausted to Katie Hausted.
April 18. May 16, 1910. 3:670..... nom
Pier New 66 North River or West 26th st Pier (formerly Pier
New 56), lands under water, wharfage, etc, land under water
contains 10.465 sq ft. City of N Y (by Comr of Docks) to Le-
high Valley R R Co; 10 years from Apr 1, 1910. May 18, 1910.
3:663 31,500

BOROUGH OF THE BRONX.

Home st, No 959 | n e cor Southern Boulevard, store and base-
Southern Boulevard | ment. The Martha Graham Construction Co
to Wm H Tiedemann; 10 years from May 1, 1910. May 14,
1910. 11:2979 1,260 to 1,400
138th st, No 361 East, east store, &c. Louis Schmidt to William
Weber; 3 years from May 1, 1910. May 18, 1910. 9:2301.... 570
149th st, No 337, n s, 150 w Courtlandt av, all. Guisepe Tacin-
elli and ano to Mariano Canto and ano; 5 years, from June 1,
1910. May 16, 1910. 9:2294..... 1,380
Alexander av, No 307, store and basement. Emma Kedenburg to
Isaac Daniel; 3 years, from Apr 15, 1910. May 17, 1910. 9:2315.
..... 360
Bryant av | n e cor Freeman st, store and basement. Zingales
Freeman st | Realty Co to Anton A Jung and ano; 10 years, from
May 1, 1910. May 17, 1910. 11:2999..... 1,200 to 1,800
Boston road | s w cor 178th st. Assign lease. Daniel McAuliffe
178th st | to Edward J Whitely. Mar 30. May 13, 1910.
11:3135 nom
Broadway, w s, 8 n from a beam in centre of the Ferris Wheel,
96x28, being land at Van Cortlandt Park. James Thom to Sam-
uel Williams et al, from Jan —, 1910 to Mar 17, 1918. May 13,
1910. 13:3415 taxes, &c, and 2,700
Elton av, No 651, store, &c. Hermine Halfmann to Albert Weiser;
3 years from May 1, 1910. May 18, 1910. 9:2374.... 600 and 720
Longwood av, n s, 225 w Hewitt pl, 100x100, the land (a new the-
atre to be built by party 2d part). Samson Lachman and Abra-
ham Goldsmith to Damascus Amusement Co; 1 year from Apr 1,
1910 (with option to purchase or for 20 years renewal of lease).
May 18, 1910. 10:2689..... taxes, &c, and 4,000
Morris av, No 637 | s w cor 152d st, store. Agnesa Rizzuto to
152d st | Joseph Leone; 6 years from May 1, 1910. May
18, 1910. 9:2441 1,140
*Morris Park av, No 675 | n e cor Victor st, two stores. George
Victor st | Lahrmann to Mary Hillis; 3 years from
May 1, 1910. May 13, 1910..... 720 and 780
Prospect av, No 904. Assign lease. Gustave Scharnberger to
Isaac A Hopper. May 14. May 18, 1910. 10:2690..... nom
Prospect av, No 1420, e s, 39.5 s 170th st, runs e 109.10 x s 42 x
w 122.6 x n e 43.6 to beginning, all. Saml Kandell to M Mor-
genthau, Jr; 3 years from May 1, 1910. May 18, 1910. 11:2963.
..... 2,940
Same property. Consent that above lease shall have priority over
mort for \$10,000. May 2. May 18, 1910. 11:2963..... nom
St Anns av, No 741 | n w cor 156th st, store and part cellar. Her-
156th st | man Susens to John Berwind; 3 years, from
May 1, 1912. May 17, 1910. 9:2360..... 1,200
Union av, No 1085. Assign lease. Chas E Hall to Max Schoen.
Jan 17. May 13, 1910. 10:2670..... nom
*Unionport road, w s, 124 n Columbus av and being lot 442 map
Van Nest Park, 25x—. Subordination of lease to mort. Joseph-
ine De Luca and ano with Dollar Savings Bank. May 3. May 16,
1910..... nom
*Van Nest av, No 524 | cor Van Buren st. Assign lease. Mary Gas-
Van Buren st | parrini to Davies J Marshall. Morts \$2,435.
May 13. May 14, 1910 nom
*Van Nest av, No 524 | cor Van Buren st. Re-assign lease. Davies
Van Buren st | J Marshall to Mary Gasparrini. Mort
\$2,435. B & S. May 17, 1910..... nom
Webster av | n e cor 169th st, store and basement. Plough & Fox
169th st | Co to James P Hoolahan; 5 years, from May 1,
1910. May 17, 1910. 11:2893..... 1,500
Washington av | s w cor 187th st, store. Thomas T Reid to Thomas
187th st | Lynskey; 10 years, from Jan 1, 1910. May 17,
1910. 11:3040..... 960 to 1,400
Wales av | s w cor 152d st, ——. Assign lease. John Schomber
152d st | to Joseph Corey. Jan 18. May 13, 1910. 10:2643.. nom
*Space 19, 25x50, vacant as shown on map of property of Clin-
ton Stephens as Classons Point Park. Clinton Stephens to
Romualdo Recchi; from May 1, 1910, to Nov 1, 1914. May
16, 1910. for term 3,000

MORTGAGES

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

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

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

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

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

May 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Akehrst, Ella J and James A Anderson, Jr, with James Stokes.
84th st, No 130, s s, 275 e Amsterdam av, —x—. Extension of
\$36,000 mort until May 1, 1915, at 5%. Apr 25. May 13, 1910.
4:1214. nom
ALBANY CITY SAVINGS INSTN with Arthur Frankenstein. 132d
st, No 270 West. Extension of \$9,000 mort until May 1, 1913,
at 5%. Apr 16, May 14, 1910. 7:1937. nom
Abel, Lillian M to UNION DIME SAVINGS BANK. 45th st, No
150, s s, 516.8 w 6th av, 16.8x100.4. May 16, 1910, due, &c, as
per bond. 4:997. 29,000
Same and Clifford T Graham with same. Same property. Subor-
dination agreement. May 11. May 16, 1910. 4:997. nom
Abbate Realty Co to Julius Shack. Elizabeth st, No 163, w s, abt
20 n Delancey st, 25x94, except part for Delancey st. May 16,
1910, 5 years, 5%. 2:479. 22,500
Same to same. Same property. Certificate as to above mort.
May 16, 1910. 2:479.
Afeltra, Ludovico with Leah Cohn. Thompson st, No 58. Sub-
ordination agreement. May 11. May 17, 1910. 2:488. nom
Abraham, Hannah to TITLE GUARANTEE & TRUST CO. Am-
sterdam av, No 42, w s, 25.5 n 61st st, 25x92. May 17, 1910,
due, &c, as per bond. 4:1153. 18,000
Adler, Aaron to Emilie J Murray. Lexington av, Nos 1759 to
1765, n e cor 109th st, No 151, 100.11x25. Prior mort \$40,000.
May 16, 5 years, 6%. May 17, 1910. 6:1637. 5,000
Adler, Aaron to Emilie J Murray. Lexington av, Nos 1767 to
1773, s e cor 110th st, No 150, 100.11x25. Prior mort \$40,000.
May 16, 5 years, 6%. May 17, 1910. 6:1637. 7,000
Anzeloni, Milia to Martin Garone. Water st, No 342, n s, abt
130 e Roosevelt st, 24.8x63.1x24.9x63.10. P M. Prior mort
\$8,500. May 18, 1910, due Nov 17, 1913, 6%. 1:110. 4,000
Alclimac Realty Co to Frances G Alexander. 37th st, No 14, s s,
245 w 5th av, 23.10x98.9. P M. May 4, due, &c, as per bond.
May 18, 1910. 3:838. 66,200
Appell, Louisa to SEAMEN'S BANK FOR SAVINGS in City N Y.
9th av, Nos 879 to 885, n w cor 57th st, No 401, 100.5x25. P
M. May 18, 1910, 5 years, 4½%. 4:1067. 40,000
Alnor, Peter H to EMIGRANT INDUSTRIAL SAVINGS BANK.
43d st, No 324, s s, 300 w 8th av, 25x100.5. May 18, 1910, 5
years, 4½%. 4:1033. 6,000
American Taximeter Co of 735 7th av to KNICKERBOCKER
TRUST CO. Consent and certificate as to trust mortgage for
\$375,000 covering all its property, franchises, rights, &c. Apr
1. May 18, 1910.
Brown, Josephine F wife of and Henry E Brown, of Brooklyn,
N Y, to FRANKLIN SAVINGS BANK. 42d st, No 308, s s, 150
w 8th av, 25x98.9. May 18, 1910, 5 years, 5%. 4:1032. 10,000
Bendheim, Carrie to Home for Incurables. 15th st, Nos 338 and
340, s s, 196 w 1st av, 42x103.3. May 16, 5 years, 4½%. May
18, 1910. 3:921. 60,000
Same and Abraham Kaplan with same. Same property. Subordina-
tion agreement. May 16. May 18, 1910. 3:921. nom
Bendheim, Carrie and Chas Rosenberg with same. Same property.
Subordination agreement. May 14. May 18, 1910. 3:921. nom
Bowne, Loretta to Mary Kane. 4th st, No 307, e s, 59.6 n Bank
st, 20x72x20x72.5. Certificate as to reduction of mort. April
14. May 18, 1910. 2:615. nom
Becker, Louis to Myron Butler. 79th st, Nos 231 and 233, n s,
375 e 3d av, 50x102.2; 79th st, n s, 425 e 3d av, runs n 102.2
x e 0.2 x s 102.2 x w 0.2, together known as Nos 231 and 233 E
79th st. Prior mort \$30,000. May 19, 1910, due Sept 19, 1911,
6%. 5:1525. 3,500
Bollenbacher, Minnie J to A Hupfel's Sons. Lexington av, No
2168. Saloon lease. Mar 21, demand, 6%. May 13, 1910. 6:-
1778. 3,000
Blumborg, Lena, Jacob Kantor and Anna Roossin with Fanny
Ellinger. Attorney st, No 88. Extension of \$27,000 mort until
Mar 14, 1913, at 5%. May 9. May 13, 1910. 2:343. nom
Brazier, Wm A to Andrew Wilson. Barrow st, No 27, s s, abt 112
e Bleecker st, 37.6x80. 1-5 part. Prior mort \$16,500. May 12,
due Nov 30, 1910, 6%. May 14, 1910. 2:590. 100
Brown, Eliz W and Julia A and Caroline L Weeks with Harry S
Vosburgh. King st, Nos 56 and 58. Agreement modifying
terms of mort. May 13. May 16, 1910. 2:519. nom
Bartlett, Edward T to MANHATTAN SAVINGS INST. 115th st,
No 635, n s, 400 w Broadway, 25x100.11. P M. May 16, 1910,
due, &c, as per bond. 7:1896. 22,000
Blum, Morris to LAWYERS TITLE INS AND TRUST CO. Lex-
ington av, No 789, e s, 60.5 n 61st st, 20x80. P M. May 14,
5 years, 5%. May 16, 1910. 5:1396. 20,000
Bay Counties Investing Co to Mary A Gordon. Declaration as to
mort for \$20,000 covering land in Kings Co, N Y. May 13. May
16, 1910.
Brown, Minnie T to Amy A C Montague. 70th st, No 267, n s,
119 e West End av, 18.6x100.5. May 14, due Nov 14, 1911, 6%.
May 16, 1910. 4:1162. 2,000

DRAUGHTING

OTTO G. LINDBERG (Tel. 7811 Cort.) 9: Church Street

Special attention given to the preparing of MAPS AND OTHER DRAWINGS required in REAL ESTATE TRANSACTIONS, SUBDIVIDING PROPERTIES, ETC.

B B Realty Co to SEAMENS BANK FOR SAVINGS in City N Y. 10th st, No 85, n s, 150 w 3d av, 25x94.7. May 13, 5 years, 5%. May 16, 1910. 2:556. 25,000
 Same to same. Same property. Consent to above mort. May 12, May 16, 1910. 2:556.
 Same to same. Same property. Certificate as to above mort. May 13, May 16, 1910. 2:556. nom
 Same with same. Same property. Extension of \$25,000 mort. until May 16, 1915, at 5%. May 13, May 16, 1910. 2:556. nom
 Brune, Henry with Louis Geffen. 114th st, No 18 East. Extension of \$22,000 mort until Mar 2, 1913, at 5½%. Feb 21, May 17, 1910. 6:1619. nom
 Boulbee, Sarah K of Montclair, N J, and Fredk T Goodman of Philadelphia, Pa, and Robt S Goodman, of Rochester, N Y, to Chas H Huber and ano. 126th st, No 66, s s, 90 w Park av, 20x99.11. May 10, due, &c, as per bond. May 17, 1910. 6:1750. 8,500
 Barthold, Rodolfo G to WASHINGTON TRUST CO of City N Y. 125th st, Nos 55 and 57, n s, 347.6 e Lenox av, 37.6x99.11. May 17, 1910, 5 years, 4½%. 6:1723. 60,000
 Bang, Sophie with Samuel Adler and Joseph Lax. Av B, No 273, s e cor 16th st, No 600, 45.9x88. Extension of \$5,000 mort until June 1, 1912, at 6%. May 9, May 19, 1910. 3:983. nom
 Cordes, John H to TITLE GUARANTEE & TRUST CO. 9th av, No 419, w s, 79 n 33d st, 19.9x100. May 17, 1910, due, &c, as per bond. 3:731. 14,000
 Cohn, Julia to Augustus Sbarboro. 114th st, No 352, s s, 100 w 1st av, 25x100.10. Prior mort \$—. May 7, 1 year, 6%. May 17, 1910. 6:1685. 1,500
 Connolly, Mary wife of and Teddy to EMIGRANT INDUSTRIAL SAVINGS BANK. Broome st, No 23, s s, 50 w Mangin st, 25x75. May 16, 5 years, 5%. May 17, 1910. 2:321. 16,500
 Cruikshank, James H of Freeport, L I, to Austin B Fletcher trustee Kath T Braker. Greenwich st, Nos 627 to 631, s e cor Morton st, Nos 82 to 90, 100.4x110.10x100x102.4. Building loan. May 17, 1910, 1 year, 6%. 2:602. 130,000
 Same to same. Same property. May 17, 1910, 1 year, 6%. 2:602. 70,000
 Cumming Construction Co to E Matilda Ziegler et al exrs, &c, William Ziegler. 88th st, No 350, s s, 100 e Riverside Drive, 75x100.8. May 16, due July 1, 1915, 4½%. May 17, 1910. 4:1249. 225,000
 Same to same. Same property. Certificate as to above mort. May 16, May 17, 1910. 4:1249.
 Church of the Holy Communion in City N Y with Henry Thorn. 114th st, No 20 East. Extension of \$20,000 mort until Apr 13, 1913, at 5%. Apr 9, May 17, 1910. 6:1619. nom
 Cohen, Solomon F and Sender Jarmulowsky with LAWYERS TITLE INS AND TRUST CO. Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11x100x40x100. Subordination agreement. May 11, May 16, 1910. 2:476. nom
 Connors, Ann to Michael Swick. 46th st, No 343, n s, 463 w 8th av, 19.6x100.5. P M. May 16, 1910, due Jan 1, 1913, 4½%. 4:1037. 12,000
 Colby, Bainbridge to Sigmund M Lehman et al exrs Emanuel Lehman. 57th st, No 37, n s, 295 e 6th av, 25x100.5. P M. Apr 28, due May 16, 1913, 4½%. May 16, 1910. 5:1273. 70,000
 Same to Florence Waldstein. Same property. P M. Prior mort \$70,000. April 28, due May 16, 1913, 4½%. May 16, 1910. 5:1273. 45,000
 Congregation Peni-El of Washington Heights to FRANKLIN SAVINGS BANK. 147th st, Nos 531 and 533, n s, 366.8 w Amsterdam av, 33.4x99.11. May 16, 1910, 5 years, 5%. 7:2079. 25,000
 Criterion Construction Co to Sender Jarmulowsky. 26th st, Nos 114 to 120, s s, 171.5 w 6th av, 85x98.9. Building loan. Prior mort \$121,500. May 16, 1910, 1 year, 6%. 3:801. 178,500
 Same to same. Same property. Certificate as to above mort. May 16, 1910. 3:801.
 Cunningham, Mary B to Rose Chubaroff. 99th st, n s, 192 w West End av, 17x100.11. May 10, due, &c, as per bond. May 14, 1910. 7:1888. 3,000
 Considine, Geo F to John J Ascher. 43d st, Nos 147-151, n s, 125.6 e Broadway, 60.5x100.5. Leasehold. Prior mort \$70,000. May 3, 3 years, 6%. May 13, 1910. 4:996. 15,000
 Cohen, Solomon F to LAWYERS TITLE INS & TRUST CO. Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11x100x40x100. May 11, 5 years, 5%. May 13, 1910. 2:476. 42,000
 Chanticleer Realty Co to Pincus Lowenfeld and ano. Clinton st, Nos 123 and 125, s w cor Delancey st, 51.4x100x51x100. P M. Prior mort \$—. May 11, 1 year, 6%. May 18, 1910. 2:347. 32,000
 City of New York to D Lippmann, of 198 Broadway. Transfer of tax lien for years 1906 and 1907 assessed to Jas R Smith. Lot 13 on Barclay st, n s, bet West Broadway and Church st. Apr 14, 3 years, 12%. May 18, 1910. 1:125. 3,807.05
 City of New York to David Lippmann, of 198 Broadway. Transfer of tax lien for years 1900 and 1902 assessed to N Y Hygeia Ice Co. Lot 27 on 52d st, s s, bet 1st av and East River. Mar 17, 3 years, 9½%. May 18, 1910. 5:1363. 6,933.80
 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1906 and 1907 assessed to unknown. Lot 65 on 94th st, s s, bet 5th and Madison avs. Apr 14, 3 years, 10½%. May 18, 1910. 5:1505. 1,795.78
 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1877, 1878 and 1879 assessed to Charles Welde. Lot 30¼ on 124th st, s s, bet 1st and 2d avs. Apr 14, 3 years, 12%. May 18, 1910. 6:1800. 1,056.65
 City of New York to I Jackson of 31 Nassau st. Transfer of tax lien for years 1897 to 1907, assessed to John C Sheehan. Lot 79 on 23d st, s s, bet 9th and 10th avs. Mar 17, 3 years, 10 7-8%. May 19, 1910. 3:720. 4,509.89
 City of New York to I Jackson of 31 Nassau st. Transfer of tax lien for years 1870, 1880 to 1882 and 1886 to 1907, assessed to Wm Moore. Lot 12 on 121st st, n s, bet Amsterdam av and Broadway. Feb 3, 3 years, 12%. May 19, 1910. 7:1976. 5,135.72
 City of New York to I Jackson of 31 Nassau st. Transfer of tax lien for years 1902 to 1907, assessed to Fredk Ackerman. Lot 62 on 156th st, n s, bet 8th av and Harlem River. Nov 11, 1909, 3 years, 12%. May 19, 1910. 8:2105. 293.37
 City of New York to I Jackson of 31 Nassau st. Transfer of tax lien for years 1894 and 1896 to 1907, assessed to McKinley Realty Co. Lot 13 on 151st st, n s, bet Convent and Amsterdam avs. Nov 12, 1909, 3 years, 12%. May 19, 1910. 7:2066. 2,416.13
 City of New York to I Jackson of 31 Nassau st. Transfer of tax lien for years 1870 and 1880, to 1882 and 1886 to 1907, assessed to Wm Moore. Lot 12 on 121st st, n s, bet Amsterdam av and Broadway. Feb 3, 3 years, 12%. May 19, 1910. 7:1976. 5,135.72
 City of New York to Isidore Jackson of 31 Nassau st. Transfer of tax lien for years 1894 to 1907, assessed to M Freundlich et al. Lot 37 on 142d st, s s, bet 7th and 8th avs. Oct 14, 1909, 3 years, 8%. May 19, 1910. 7:2027. 707.62
 City of New York to Isidore Jackson of 31 Nassau st. Transfer of tax lien for years 1894 to 1907, assessed to J McKenna. Lot 12 on 152d st, s s, bet St Nicholas av and Amsterdam av; Nov 11, 1909, 3 years, 11 3-4%. May 19, 1910. 7:2066. 3,527.25
 Calarco, Domenico to Savoy Holding Co. Houston st, Nos 141 and 143, s s, 36.11 e Macdougall st, 37.10x75x38x74.11. P M. Prior mort \$40,500. May 18, due May 1, 1915, 6%. May 19, 1910. 2:518. 14,000
 CENTRAL TRUST CO of N Y with Ida Kaplan. Av C, No 133, w s, 60 n 8th st, 20x75. Extension of \$15,000 mort until May 1, 1915, at 5%. May 6, May 18, 1910. 2:391. nom
 Combined Real Estate Interests, a corpn to U S TRUST CO OF N Y. Lexington av, Nos 1221 to 1225, s e cor 83d st, 102.2x25.10. May 18, 1910, due June 1, 1913, 4½%. 5:1511. 40,000
 Same to same. Same property. Certificate as to above mort. May 17, May 18, 1910. 5:1511.
 Colombo, Giuseppe to Nicola Colombo. Mott st, No 66, e s, abt 175 n Bayard st, 25x94. Prior mort \$—. May 16, 1 year, 4%. May 18, 1910. 1:201. 700
 Duncan, Saml to TITLE GUARANTEE & TRUST CO. Lexington av, No 186, w s, 65.4 n 31st st, runs w 54 x n 7 x w 46 x n 15.6 x e 100 to av x s 22.6 to beginning. P M. May 12, due, &c, as per bond. May 13, 1910. 3:887. 16,000
 Doyle, Mary G and Joseph A, heirs Joseph F Doyle, and Annie M Doyle, widow, to Clinton Van Vlick. 4th st, w s, 66.1 s Horatio st, runs w 74 x s 21.5 x e 64 to n w s 8th av, No 45 x n e 15.7 to 4th st x n 9.7 to beginning. Feb 1, due Aug 1, 1912, 6%. May 13, 1910. 2:626. 500
 Duffy, Mary A to Mary C Crane. 24th st, Nos 533 and 535, n s, 293 e 11th av, 57.9x98.9. Prior mort \$75,000. May 12, 1 year, 6%. May 14, 1910. 3:696. 15,000
 Davis, Eliphalet L to Simon J Barkley. 29th st, No 209, n s, 102 w 7th av, 19x98.9. P M. May 16, 1910, due May 1, 1913, 5%. 3:779. 17,000
 Dutting, J Henry to American Mortgage Co. 45th st, No 524, s s, 350 w 10th av, 25x100.4. P M. May 16, 1910, 3 years, 5%. 4:1073. 13,000
 Doran, Daniel A, of Yonkers, N Y, with Maxwell Lazarus, of Bayonne, N J. 116th st, Nos 11 and 13, n s, 143 w 5th av, 61x100.11. Leasehold. Building loan contract. Prior mort \$—. May 14, installs, or when party of 2d part as tenant goes into possession 6%. May 16, 1910. 6:1600. 15,000
 D'Ascoli, Wm R to Chas B Prettyman of Philadelphia, Pa. West Broadway, Nos 407 and 409, n e cor Spring st, No 157, 75.3x25. P M. Prior mort \$40,000. May 2, due Dec 1, 1915, 6%. May 16, 1910. 2:501. 22,500
 de Sabla, Marguerite J and Theodore J of Platt Cove, N Y, to MUTUAL LIFE INS CO of N Y. 23d st, No 69, n s, 141 e 6th av, 23x98.9. Prior mort \$—. May 17, 1910, due, &c, as per bond. 3:825. 20,000
 Dumas, Mary with Morris and Herman Goodfriend. 114th st, No 18 East. Extension of \$2,500 mort until Jan 1, 1913, at 6%. Mar 11, May 17, 1910. 6:1619. nom
 Dazian, Henry W to Moses Ufland. 117th st, Nos 142 and 144, s s, 225 e 7th av, 2 lots, each 25x100.11. 2 P M mortgs, each \$5,000; 2 prior mortgs, each \$20,000. May 16, due, &c, as per bond. May 17, 1910. 7:1901. 10,000
 Emmet, Alida B wife of and C Temple Emmet, of Stony Brook, L I, to NEW YORK LIFE INS & TRUST CO. 55th st, Nos 452 to 456, s s, 100 e 10th av, 75x100.5. May 11, 3 years, 4½%. May 18, 1910. 4:1064. 50,000
 Eisen, Anna to Chelsea Realty Co. 49th st, Nos 233 to 237, n s, 221 e 8th av, 54x100.5. Prior mort \$65,000. May 19, 1910, due Feb 24, 1912, 6%. 4:1021. 5,000
 Ensign Realty Co to NATIONAL SAVINGS BANK of City of Albany. Amsterdam av, No 1730, w s, 49.11 s 146th st, 25x75. May 19, 1910, due, &c, as per bond. 7:2077. 22,500
 Same to same. Same property. Certificate as to above mort. May 19, 1910. 7:2077.
 EQUITABLE LIFE ASSUR SOC of the U S with Library Square Realty Co. 40th st, Nos 54 and 56 West. Extension of \$350,000 mort until May 15, 1915, at 4½%. May 16, May 17, 1910. 3:841. nom
 Eldorado Cafe Co and Joseph H and Mary G Cronin and Geo and Clara Rieger to Geo Ehret. 7th av, Nos 800 to 808, n w cor 52d st, No 201, 75.5x74.4. Saloon lease. May 12, demand, 6%. May 13, 1910. 4:1024. 10,000
 Same to same. Same property. Certificate as to above mort. May 12, May 13, 1910. 4:1024.
 Freeman, Henry W to Louis M Simson. 117th st, No 7, n s, 150 w 5th av, 23.1x100.11. P M. May 18, 3 years, 5%. May 19, 1910. 6:1601. 25,000
 Forty-fifth Street Exchange, a corpn to Mary C Stewart. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. May 18, 1910, demand, 6%. 4:998. 30,000
 Farley, Annie and Mary to Mary Delaney widow. 48th st, No 308, s s, 116.8 w 8th av, 16.8x100.5. P M. May 18, 1910, due, &c, as per bond. 4:1038. 13,250
 Foster, Geo to GREENWICH SAVINGS BANK. 27th st, No 204, s s, 117.1 w 7th av, 24.11x98.9. May 13, 1910, due, &c, as per bond. 3:776. 5,000
 Fedack, Rachael to Morris Jacobowitz. 11th st, No 612, s s, 193 e Av B, 25x94.9. Prior mort \$23,000. May 12, 3 years, 6%. May 13, 1910. 2:393. 8,000
 Favor, Edith to Moritz L Ernst and ano. Washington terrace, No 5, e s, 35.6 s 186th st, 17.9x62.6. Prior mort \$5,000. May 16, 1910, 1 year, 6%. 8:2156. 1,250
 Finkelstein, Morris F with LAWYERS TITLE INS AND TRUST CO. Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11 x100x40x100. Subordination agreement. May 11, May 16, 1910. 2:476. nom

NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO. 45 WEST 34th STREET

Feser, Katharina to Simon Cohen. 2d av, No 926, e s, 25 n 49th st, 25.5x100. Prior mort \$— May 13, 3 years, 6%. May 16, 1910. 5:1342. 5,000	Haviland, Mary E to TITLE GUARANTEE & TRUST CO. 24th st, No 316, s s, 231.3 e 2d av, 18.9x98.9. May 18, 1910, due, &c, as per bond. 3:929. 6,000
Fitzpatrick, Cath E to Walter F Duckworth Co. 87th st, No 62, s s, 133.4 w Park av, 25.6x100.8. Prior mort \$— May 9, demand, 6%. May 17, 1910. 5:1498. 1,000	Hollander, Solomon to Annette Birnbaum. 114th st, No 19, n s, 220 e 5th av, 25x100.11. Prior mort \$— May 16, due June 30, 1913. —. May 18, 1910. 6:1620. 4,000
Flynn, Alice to Max Mandel Realty Co. Bowery, No 197, e s, 174.8 n Delancey st, 25x150. P M. Prior mort \$— May 15, due Dec —, 1914, 6%. May 17, 1910. 2:425. 26,000	Hubbard, Wm A, exrs, &c, Wm J Peck with Edwin H Peck. 144th st, No 458 West. Extension of \$7,000 mort until May 18, 1913, at 4½%. May 12. May 18, 1910. 7:2059. nom
Fifty-Fourth St Realty Co to SEAMENS BANK FOR SAVINGS. 54th st, Nos 242 to 252, s s, 175 e 8th av, runs e 125 x s 84.10 x w 50 x s 15.7 x w 75 x n 100.5 to beginning. May 17, 1910, 5 years, 4½%. 4:1025. 400,000	Ivy Courts Realty Co to Hudson Mortgage Co. 107th st, Nos 210 to 230, s s, 101 w Amsterdam av, 375x100.11. Prior mort \$502,500. May 12, 1 year, 6%. May 13, 1910. 7:1878. 65,000
Same to same. Same property. Consent to above mort. May 12. May 17, 1910. 4:1025. nom	Same to same. Same property. Certificate as to above mort. May 17, 1910. 4:1025. —
FARMERS LOAN & TRUST CO as trustee with Josephine C Delmonico. South William st, Nos 2 to 6, n s, at s s Beaver st, No 56, runs w along Beaver st 70.11 x s 36.2 x w 27.10 x n 13.5 x w 31.6 x s 63.10 to n s South William st x e 36.10 x n e — still along South William st x n along w s South William st 16.9 to beginning. Extension of \$90,000 mort until May 1, 1915, at 6%. May 4. May 16, 1910. 1:29. nom	Jackson, Henry to Lion Brewery. Montgomery st, No 85. Saloon lease. May 5, demand, 6%. May 17, 1910. 1:244. 406.80
Gold & Cohen, a corpn to Michael Piel. 103d st, Nos 118 and 120, s s, 119 e Park av, 39.6x100.11. Certificate as to mort for \$40,000. May 12. May 18, 1910. 6:1630. —	Jaeger, Caroline to Montefiore Home, a corpn. Lexington av, No 1693, e s, 20 n 106th st, 26.11x82.9. May 17, 1910, 3 yrs, 4¾%. 6:1634. 15,000
Gibson-Steingart Construction Co to Sherwood Construction Co. 25th st, Nos 146 to 150, s s, 229 e 7th av, 55.8x98.9. P M. Prior mort \$210,000. May 16, due May 1, 1916, 6%. May 19, 1910. 3:-800. 48,000	Same to Saml E Jacobs. Same property. P M. Prior mort \$15,000. May 17, 1910, 3 years, 5%. — 6:1634. 400
Giebel, Betty to LAWYERS TITLE INS & TRUST CO. 46th st, No 214, s s, 180 e 3d av, 14.2x70. P M. May 19, 1910, 5 years, 5%. 5:1319. 6,000	Jordan, John with Daniel Seymour and ano exrs H Louisa Mulford. 14th st, Nos 420 to 424, s s, 300 w 9th av, 50x103.3. Extension of \$80,000 mort until June 1, 1915, at 4¾%. May 18, 1910. 2:-646. nom
GREENWICH SAVINGS BANK with Geo Foster. 27th st, No 204 West. Extension of \$10,000 mort until May 13, 1915, at 4½%. May 13. May 14, 1910. 3:776. nom	Johnson, Anna J to Margt E Morris. 97th st, No 148, s s, 350.6 e Amsterdam av, 16.2x100.11. P M. May 18, 1910. 5 years, 5%. 7:1851. 14,000
Same with same. Same property. Extension of \$5,000 mort until May 13, 1915, at 4½%. May 13. May 14, 1910. 3:776. nom	Kasner, Bernard to UNION TRUST CO of N Y. Orchard st, No 148, e s, 100.6 n Rivington st, 25x88.3x25x88.5. May 12, 5 years, 4½%. May 13, 1910. 2:411. 20,000
Goldberg, Saml to Max Orbach and ano. 76th st, No 426, s s, 250 w Av A, 25x102.2. P M. Prior mort \$15,000. May 13, due May 1, 1914, 6%. May 14, 1910. 5:1470. 3,000	King, James to EMPIRE CITY SAVINGS BANK. 98th st, Nos 320 to 324, s s, 300 e 2d av, 75x100.9. May 11, 3 years, 5%. May 14, 1910. 6:1669. 17,000
GREENWICH SAVINGS BANK with Geo Foster. 2d av, No 1422. Extension of \$9,500 mort until May 13, 1915, at 4½%. May 13. May 14, 1910. 5:1449. nom	King, James to Wm V Simpson. 98th st, Nos 320 to 324, s s, 300 e 2d av, 75x100.9. May 11, due Nov 11, 1910, 6%. May 14, 1910. 6:1669. 500
GREENWICH SAVINGS BANK with Arnold Kohn and Laura A Palmer. 7th av, No 1960, n w cor 118th st, 26x100. Extension of \$38,000 mort until Mar 13, 1915, at 4%. Mar 25. May 19, 1910. 7:1924. nom	Kelly, Joanna M to NATIONAL SAVINGS BANK of City of Albany. 91st st, No 203, n s, 100 w Amsterdam av, 27.6x100.8. Prior mort \$18,000. May 13, 1910, due, &c, as per bond. 4:-1239. 4,000
G B W Construction Co to City Mortgage Co. 19th st, Nos 220 to 230, s s, 205.6 w 7th av, 91.8x92. Building loan. May 16, 1910, demand, 6%. 3:768. 200,000	Kieger, Emil L to TITLE GUARANTEE AND TRUST CO. 42d st, No 415, n s, 200 w 9th av, 20x100.4. May 16, 1910, due, &c, as per bond. 4:1052. 10,000
Same to same. Same property. Certificate as to above mort. May 16, 1910. 3:768. —	Klein, Morris to Louis L Wolf. East End av, No 82, or Av B, No 1618, w s 26.3 n 83d st, 25.3x80. P M. Prior mort \$10,500. May 6, 3 years, 6%. May 16, 1910. 5:1580. 5,500
Same to Kings Farm Realty Co. Same property. P M. Prior mort \$200,000. May 16, 1910, due, &c, as per bond. 3:768. 30,000	Kearney, Martin and Kathryn J or Catherine Connor heir Thomas Connor to FRANKLIN SAVINGS BANK. 10th av, No 632, s e cor 45th st, No 456, 25.1x75. May 16, 1910, 5 years, 5%. 4:1054. 27,000
Gehricke, Elise to Oscar Wanka. 34th st, No 122 West. Store lease. April 29, installs, 6%. May 16, 1910. 3:809. 2,300	Kraisler, Moritz to Simson Wolf. 9th av, No 805, w s, 50 n 53d st, 25x100. May 13, 5 years, 5%. May 17, 1910. 4:1063. 25,000
Gilbert, Sarah W with Esther Cohen. 101st st, No 66 East. Extension of \$20,000 mort until June 28, 1915, at 5%. May 6. May 16, 1910. 6:1606. nom	Same to Martin Bachmann. Same property. P M. Prior mort \$25,000. May 16, due, &c, as per bond. May 17, 1910. 4:1063. 5,000
Goldberger, Joseph to Wm Rankin. 137th st, No 49, n s, 350 e Lenox av, 25x99.11. May 16, 1910, due, &c, as per bond. 6:1735. 15,000	Kenedy, Eliz to BANK FOR SAVINGS in City N Y. Barclay st, Nos 3 and 5, n s, abt 140 w Broadway, 25x75. Apr 25, due June 28, 1915, 4¾%. May 17, 1910. 1:123. 10,000
Same to same. Same property. Prior mort \$15,000. May 16, 1910, 2 years, 6%. 6:1735. 1,500	Karsch, John H to Wilson M Powell. 97th st, No 173, n s, 154 e Amsterdam av, 14x100.11. P M. Apr 11, 5 years, 4%. May 19, 1910. 7:1852. 6,500
Galgano, Nicola to Leah Cohn. Thompson st, No 58, e s, abt 108 n Broome st, 18.9x94. Prior mort \$— May 3, due Mar 1, 1913, 6%. May 17, 1910. 2:488. 3,000	Karsch, John H to Wilson M Powell. 97th st, No 169, n s, 182 e Amsterdam av, 14x100.11. May 2, 5 years, 4%. May 19, 1910. 7:1852. 6,500
Goodale, Wilber C to LAWYERS TITLE INS & TRUST CO. 25th st, No 167, n s, 75 e 7th av, 20x78.9. May 16, 2 years, 5%. May 17, 1910. 3:801. 20,000	Kneeland, Adele extrs, &c, Chas Kneeland with Pinehurst Realty Co. Lexington av, Nos 2136 to 2144, s w cor 129th st, Nos 132 and 134, on map No 132, 99.11x25. Extension of \$41,500 mort until May 1, 1913, at 5%. Apr 21. May 18, 1910. 6:1777. nom
Gordon, Sam to Morris and Herman Goodfriend. 114th st, No 18, s s, 200 e 5th av, 25x100.11. Prior mort \$24,500. May 14, 4 years, 6%. May 17, 1910. 6:1619. 2,500	Same with same. Same property. Extension of \$41,500 mort until May 1, 1913, at 5%. May 18, 1910. 6:1777. nom
Goodale, Wilber C to LAWYERS TITLE INS & TRUST CO. 7th av, No 267, e s, 40.3 n 25th st, runs n 19.3 x e 75 x s 18.9 x w 28.8 x s 0.6 x w 46.4 to beginning. May 16, 5 years, 5%. May 17, 1910. 3:801. 30,000	Kirtland, Anna T E to SEAMENS BANK FOR SAVINGS in City of N Y. 27th st, Nos 35 and 37 East. Extension of \$90,000 mort until May 11, 1915, at 4½%. May 10. May 19, 1910. 3:857. nom
Golde & Cohen, a corpn, to Michael Piel. 103d st, Nos 116 to 120, s s, 119 e Park av, 39.6x100.11. May 5, 5 years, 4½%. May 17, 1910. 6:1630. 40,000	Kearney, Martin to Kathryn J Connor. 10th av, No 632, s e cor 45th st, No 456, 25.1x75. P M. Prior mort \$27,000. May 16, 5 years, 6%. May 19, 1910. 4:1054. 10,000
Heintzen, Alfred to Wm Engel. 87th st, No 409, n s, 156 e 1st av, 25x100.8. P M. Prior mort \$12,000. Mar 15, due Apr 1, 1913, at 4½%. May 14, 1910. 5:1567. 4,000	Koebel, Peter to Belnord Restaurant Co. Amsterdam av, No 573. Store lease. All title. May 14, installs, 6%. May 18, 1910. 4:1218. notes, 1,530
Hogenauer & Wesslau Co to James M Scofield. 184th st, n s, 100 w Amsterdam av, 100x99.11. P M. Prior mort \$22,000. May 13, 1 year, 6%. May 16, 1910. 8:2156. 9,000	Kelly, Joanna M with SEAMEN'S BANK FOR SAVINGS in City N Y. Broadway, Nos 2647 and 2649. Extension of \$100,000 mort until May 15, 1913, at 4½%. May 9. May 16, 1910. 7:1872. nom
Hyman, Isadore and Herman to American Mortgage Co. 10th av, Nos 615 to 619, n w cor 44th st, Nos 501 and 503, 75.3x100. P M. May 12, 5 years, 5%. May 16, 1910. 4:1073. 45,000	Lawyers Mortgage Co with Max Fischer. Av B, No 88. Extension of \$28,500 mort uptil May 25, 1913, at 5%. May 3. May 14, 1910. 2:401. nom
Herman, Gussie to Jacob Levy. Amsterdam av, No 1997, s e cor 159th st, Nos 490 to 498, 39.11x106. Prior mort \$— May 16, 1910, due Jan 16, 1911, 6%. 8:2103. 1,000	Lawyers Mortgage Co with Dora Davis. 6th st, No 428 East. Extension of \$26,500 mort until May 11, 1915, at 5%. May 6. May 14, 1910. 2:433. nom
Heymann, Everett B and Hattie S to Samson Lachman. 26th st, No 332, s w s, abt 180 w 1st av, 25x98.9. May 12, 5 years, 4½%. May 16, 1910. 3:931. 12,000	Lawyers Mortgage Co with Wm F Sheehan. 88th st, No 48 East. Extension of \$21,500 mort until Jan 4, 1913, at 4¾%. May 4. May 14, 1910. 5:1499. nom
Harris, Leopold with UNION TRUST CO of N Y. Forsyth st, No 54, e s, 76 s Hester st, 24.9x75.4x24.9x75.2. Subordination agreement. May 16. May 17, 1910. 1:301. nom	Lawyers Mortgage Co with Bernard Turkel and Moritz Felstiner. 110th st, Nos 120 to 124 East. Extension of \$52,000 mort until Mar 24, 1915, at 5%. Apr 15. May 14, 1910. 6:1637. nom
Hogan, Edward J to Benj A Taylor exr Louise T Taylor. 87th st, No 321, n s, 265 w West End av, 20x100.8. P M. May 16, 5 yrs, 5%. May 17, 1910. 4:1249. 20,000	Lawyers Mortgage Co with Everett P Wheeler. Park av, No 1702. Extension of \$11,000 mort until Apr 11, 1915, at 5%. Apr 11. May 14, 1910. 6:1746. nom
Heise, Frederick and William to Louis Rosenberg and ano. Amsterdam av, No 2268, s w cor 173d st, No 500, 41x100. P M. Prior mort \$50,000. May 16, 5 years, 6%. May 17, 1910. 8:2129. 10,000	London, Daniel with Joseph Gans. Monroe st, No 94, s s, 36.2 w Pelham st, 18x45.3x irreg x25. Extension of \$4,250 mort until May 5, 1913, at 6%. May 10. May 13, 1910. nom
H G Realty Co to METROPOLITAN LIFE INS CO. St Nicholas av, No 1281, n w cor 174th st, No 601, 124.8x100. Prior mort \$— May 16, due Oct 1, 1914, 5½%. May 17, 1910. 8:2143. 15,000	Laird Realty Co to Flora Ehrmann. 15th st, No 328, s s, 297.8 e 2d av, 25.8x103.3. May 16, 1910, 5 years, 4½%. 3:921. 34,000
Same to same. Same property. Certificate as to above mort. May 16. May 17, 1910. 8:2143. —	Same to same. Same property. Certificate as to above mort. May 12. May 16, 1910. 3:921. —
Hilborn, Gustav to Gustav Lippmann. 13th st, No 352, s s, 86 w 1st av, 21x103.3. Apr 14, due, &c, as per bond. May 18, 1910. 2:454. 18,000	Lippman, Saml W to Chas J Goldmark et al trustees Joseph Goldmark. 3d av, No 478, w s, 74.1 s 33d st, 24.8x100. May 16, 1910, 3 years, 4½%. 3:888. 15,500
	Lipschitz, Rebecca to UNION TRUST CO of N Y. Forsyth st, No 54, e s, 76 s Hester st, 24.9x75.4x24.9x75.2. May 16, 5 years, 4½%. May 17, 1910. 1:301. 20,000
	Leyersohn, Leopold to TITLE GUARANTEE & TRUST CO. 2d av, No 1109, w s, 60.5 n 58th st, 20x65. May 13, due, &c, as per bond. May 17, 1910. 5:1332. 8,000

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17 BATTERY PLACE, NEW YORK

Levy & Weinstein Realty & Construction Co with METROPOLITAN LIFE INS CO. 141st st, Nos 605 and 611, n s, 100 w Broadway, two plots, each 75x99.11. Extension of two mortgs for \$90,000 each until May 1, 1915, at 6%. May 5. May 17, 1910. 7:2088. nom

LAWYERS TITLE INS & TRUST CO with Jacob Goldberg. 26th st, No 356, s s, 150 e 9th av, 25x90. Extension of \$20,000 mort until May 18, 1915, at 5%. May 16. May 19, 1910. 3:749. nom

Lawyers Mortgage Co with Joseph Rabinowitz. 11th st, No 613 East. Extension of \$15,000 mort until May 4, 1915, at 5%. May 6. May 19, 1910. 2:394. nom

Lavelle, Geo A to Wilson M Powell et al trustees Francis H Macy. 47th st, No 127, n s, 84 e Lexington av, 16x80. P M. May 19, 1910, 3 years, 4 1/2%. 5:1302. 12,000

Libman, Fajbush to Harris Mandelbaum and ano. Division st, Nos 101 and 101 1/2, on map No 101, s s, abt 65 w Pike st, 21x128.9 to East Broadway, No 110, x21x129, w s. P M. Prior mort \$37,000. May 19, 1910, 3 years, 6%. 1:282. 11,000

McEntee, Peter and Michl to Lion Brewery. 7th av, No 207, s e cor 22d st. Saloon lease. May 3, demand, 6%. May 13, 1910. 3:797. 5,000

McGee, Katie with Isabella C wife of and Valentine M Collins. 4th st, No 223 West. Extension of \$1,800 mort until May 7, 1912, at 6%. May 7. May 13, 1910. 2:610. nom

Midville Realty Co to John Cassidy. 37th st, No 4, s s, 141.6 w 5th av, 21.6x98.9; 37th st, No 6, s s, 163 w 5th av, 21.6x98.9. Prior mort \$129,000. May 12, 3 years, 6%. May 13, 1910. 3:838. 10,000

Same to same. Same property. Certificate as to above mort. May 4. May 13, 1910. 3:838.

Midville Realty Co to Benj Welles and ano as trustees Benj S Welles and Benj Welles, individ. 37th st, No 6, s s, 163 w 5th av, 21.6x98.9. P M. May 3, due, &c, as per bond. May 13, 1910. 3:838. 90,000

McCormick, Hannah, of Bensonhurst, N Y to Arthur W Cowley. Wadsworth av, No 280, n w cor 187th st, No 651, 23.8x95. Prior mort \$7,500. May 12, 3 years, 6%. May 14, 1910. 8:2170. 2,000

Moody, Horace to Henry P Moorhouse. 98th st, Nos 118 and 120, s s, 166.11 w Columbus av, two lots, each 16x100.11. Two P M mortgs, each \$9,000. May 12, due May 1, 1915, 5%. May 13, 1910. 7:1852. 18,000

Moody, Horace to Mary S Stone, of Ossining, N Y. 98th st, No 122, s s, 198.11 w Columbus av, 16x100.11. P M. May 12, due May 1, 1915, 5%. May 13, 1910. 7:1852. 9,000

Moody, Horace to Henry P Moorhouse. 98th st, No 136, s s, 316.11 w Columbus av, 16x100.11. P M. May 12, due May 1, 1915, 5%. May 13, 1910. 7:1852. 9,000

Moody, Horace to Henry P Moorhouse and Bertha M Johnson. 98th st, No 138, s s, 332.11 w Columbus av, 17x100.11. P M. May 12, due May 1, 1915, 5%. May 13, 1910. 7:1852. 9,000

Moody, Horace to Marie E Jacobson. 98th st, Nos 136 and 138, s s, 316.11 w Columbus av, 33x100.11; 98th st, Nos 116 to 122, s s, 150 w Columbus av, 64.11x100.11. P M. Prior mortgs \$54,000. May 12, due Sept 1, 1910, 5%. May 13, 1910. 7:1852. 8,000

Myers, Maurice to Joseph F Beglan and ano. 30th st, No 232, s s, 423.9 w 7th av, 25.2x98.9. P M. Prior mort \$10,000. May 16, 1910, due Jan 7, 1913, 6%. 3:779. 10,000

Manley, Olivia M widow to FRANKLIN SAVINGS BANK. 49th st, No 115, n s, 216.8 w 6th av, 20.10x100.11. May 16, 1910, 3 years, 4 1/2%. 4:1002. 9,500

Martin, Clinton S, of Bergen Co, N J, to Wm V Martin. Chambers st, No 165, n s, abt 105 e Greenwich st, 25x75; Chambers st, Nos 167 to 171, n e cor Greenwich st, Nos 303 to 307, runs e 107 x n 77.9 x w 50 x s 1.3 x w 83.9 to Greenwich st, x s 78.10 to beginning; Chambers st, s e cor Greenwich st, 50.6x19.8 x 50.6x20; Greenwich st, e s, 20 s Chambers st, runs e 50 x n e 20 to Chambers st, x e 36 x s 37 x w 78 to Greenwich st, x n 20 to beginning; Chambers st, Nos 164 and 166, s s, abt 86.9 e Greenwich st, 44x75x39x75. Prior mort \$20,000, the undivided right, title, &c. May 14, due, &c, as per bond. May 16, 1910. 1:140. 7,500

Morill, Florence to Max Singer. South st, Nos 226 and 227, n s, 126 e Market slip, 40x80. Prior mort \$—. May 16, due July 16, 1910, % as per bond. May 17, 1910. 1:249. 5,625

Same to Harry Hellinger. Same property. Prior mort \$—. May 17, 1910, demand, 6%. 1:249. 1,800

Montgomery, Wm B to LAWYERS TITLE INS & TRUST CO. 22d st, No 418, s s, 144 w 9th av, 15.6x72. P M. May 16, 3 years, 5%. May 17, 1910. 3:719. 9,000

Magee, Mary A to Eugene J Flood. 40th st, No 216, s s, 200 w 7th av, 14.3x98.9. Prior mort \$6,000. May 16, due, &c, as per bond. May 17, 1910. 3:789. 14,000

Mayer, Isaac J to Wm P Draper. 45th st, No 23, n s, 300 w 5th av, 25x100.5. May 17, 1910, 5 years, 4%. 5:1261. 50,000

McGranahan, Margaret and Rosemary to TITLE GUARANTEE & TRUST CO. 94th st, No 330, s s, 425 e 2d av, 25x100.8. May 17, 1910, due, &c, as per bond. 5:1556. 10,000

Munden Construction Co to Simon Gottschalk. Audubon av, e s, 98.9 n 175th st, 101 to 176th st x 95x— to beginning. Bldg loan. May 16, 1 year, 6%. May 17, 1910. 8:2132. 11,000

Same to same. Same property. Certificate as to above mort. May 16. May 17, 1910. 8:2132.

Matzke, Sophia and Juliette Lefkovies with BOWERY SAVINGS BANK. 149th st, No 503 West. Extension of \$17,000 mort until May 11, 1915, at 4 1/2%. May 11. May 18, 1910. 7:2081. nom

McAleman, Henry to MERCANTILE TRUST CO, trustee Oliver S Carter for Kath L Macy, &c. 6th av, No 594, or Broadway, No 1330, s e cor 35th st, No 76, 18.9x60. May 8, 5 years, 4 1/2%. May 18, 1910. 3:836. 125,000

Muhler, Henry with Moritz Adler. 104th st, No 25, n s, 250 e 5th av, 25x100.11. Extension of \$20,000 mort until May 29, 1913, at 5%. Apr 25. May 17, 1910. 6:1610. nom

Miller, Geo, and Selma wife of and Charles Miller to Thos J Redmond. 56th st, No 308, s s, 125 e 2d av, 25x100.4. Prior mort \$1,600. May 13, due May 1, 1913, 5%. May 19, 1910. 5:1348. 1,000

Mandelbaum, Harris and Fisher Lewine with Chelsea Realty Co. 140th st, No 62, s s, 150 e Lenox av, 37.6x99.11. Subordination agreement. May 18. May 19, 1910. 6:1737. nom

Mahony, John J to John J Mahony as exr Peter E Reilly. 203d st, n s, 100 e 10th or Amsterdam av, 200x99.11. May 11, 1 year, 5%. May 12, 1910. 8:2200. Corrects error in last issue when location was 150 e 10th or Amsterdam av. 25,000

McBride, Thomas D to NATIONAL SAVINGS BANK of City of Albany. Amsterdam av, No 1732, w s, 24.11 s 146th st, 25x75. May 13, due, &c, as per bond. May 19, 1910. 7:2077. 22,500

Misch, Moses to Louise F Runk and ano trustees Thomas F Jeremiah. 11th av, No 781, w s, 75.5 s 55th st, runs w 75 x s 16.3 x s e 49.4 x s e 26.6 to av, x n 27.1 to beginning. P M. May 18, due Apr 1, 1915, 5%. May 19, 1910. 4:1102. 8,000

Moore, Wm M to Speedway Realty Co. 139th st, s s, 150 w Amsterdam av, 100x99.11. P M. May 19, 1910, 2 years, 6%. 7:2070. 20,000

N Y Protestant Episcopal Public School with Fredk W Marks. Madison av, Nos 1182 and 1184, Extension of \$56,000 mort until Jan 24, 1914, at 4 1/2%. May 10. May 17, 1910. 5:1498. nom

Neuman, Abraham to Chas Newman. Essex st, Nos 179 and 181, w s, 50 s Houston st, 25x50. Prior mort \$13,000. May 16, 1910, due Sept 16, 1913, 6%. 2:412. 3,500

Nassau Hotel Co to COLUMBIA TRUST CO as trustee. Certificate as to mort dated May 1, 1910. Apr 25. May 19, 1910.

Newman, Theo I to Madison Square Mortgage Co. 46th st, No 420, s s, 300 w 9th av, 25x100.4. Prior mort \$10,750. May 18, 2 years, 5%. May 19, 1910. 4:1055. 2,500

Ormsby, Frank G, of Easton, Pa, to SEAMENS BANK FOR SAVINGS. in City of N Y. 22d st, No 36, s s, 205 w 4th av, 26x98.9. May 16, 1910, 5 years, 4 1/2%. 3:850. 15,000

Same with same. Same property. Extension of \$85,000 mort until May 15, 1915, at 4 1/2%. May 16, 1910. 3:850. nom

181st St & St Nicholas Co to LAWYERS TITLE INS & TRUST CO. St Nicholas av, n e cor 181st st, 100x175. Certificate as to mort. May 10. May 13, 1910. 8:2154.

O'Connor, John W and Caroline widow to CENTRAL TRUST CO. Madison av, No 652, w s, 73.6 n 60th st, 20x95. May 16, 3 years, 4 1/2%. May 17, 1910. 5:1375. 5,000

Olcott Realty Co to N Y LIFE INS CO. 7th av, No 781, n e cor 51st st, 21.5x72.5; 7th av, No 783, e s, 21.5 n 51st st, 18x72.5; 7th av, No 785, e s, 39.5 n 51st st, 18x72.5; 7th av, No 787, e s, 57.5 n 51st st, 18x72.9; 51st st, No 159, n s, 72.5 e 7th av, 25.9x75.5; 51st st, No 157, n s, 98.2 e 7th av, runs n 75.5 x e 1.10 x n 24.7 x e 23.8 x s 100 x w 25.6 to beginning; 51st st, No 155, n s, 123.8 e 7th av, 26.4x100. May 16, 5 years, 5%. May 17, 1910. 4:1004. 225,000

Same to same. Same property. Consent to above mort. May 10. May 17, 1910. 4:1004.

Same to same. Same property. Certificate as to above mort. May 10. May 17, 1910. 4:1004.

Ormsby, Frank G of Easton, Pa, to Laura S Lachenour. 22d st, No 36, s s, 205 w 4th av, 26x98.9. May 16, due, &c, as per bond. May 17, 1910. 3:850. 20,000

Pendent Realty Co to Julia Bachrach. Madison av, No 1584, w s, 50.11 n 106th st, 25x100. May 12, due, &c, as per bond. May 14, 1910. 6:1612. 3,500

Pease, Henry H to TITLE GUARANTEE AND TRUST CO. Park av, Nos 604 and 606, w s, 73.5 n 64th st, 27x75. P M. May 16, 1910, due, &c, as per bond. 5:1379. 43,000

PHELPS, Anna M with Fannie Mandelbaum. 2d av, No 2002. Extension of \$13,000 mort until April 2, 1913, at 5%. April 5. May 16, 1910. 6:1675. nom

Pope, Sylvester, Wm L Condit and Robert McGill as trustees with Tillie Salvin. 3d st, No 116, s w s, at n w s Macdougall st, Nos 119 to 123, 25x100. Extension of \$43,000 mort until Mar 26, 1913, at 4 1/2%. Mar 25. May 16, 1910. 2:543. nom

Price, Jesse, of Brooklyn, to Gustave Lindenmeyr and ano. South st, No 242, n s, 26 e Pike st, 27x60x26.11x60. Apr 28, 2 years, 6%. May 18, 1910. 1:248. 2,000

Peterson, Peter A of Perth Amboy, N J, to Church of the Holy Communion. 72d st, No 178, s s, 150 w 3d av, 16.8x102.2. May 18, 3 years, 4 1/2%. May 19, 1910. 5:1406. 22,000

Person, Chas A to WEST SIDE SAVINGS BANK. Bleecker st, Nos 323 and 325, e s, 20.11 s Christopher st, runs s 39.8 x e 72.4 x n 33.2 x w 25.5 x s w 54.9 to beginning. May 18, due, &c, as per bond. May 19, 1910. 2:591. 36,000

Quinby, Geo A as committee Julia T Sneden with Nathan Lamport. Madison av, Nos 1501 and 1503, s e cor 103d st, No 50, 50.11x100. Extension of \$85,000 mort until Apr 7, 1915, at 5%. May 9. May 19, 1910. 6:1608. nom

Russo, Giovanni to Lion Brewery. 113th st, No 333 East. Saloon lease. Apr 2 demand, 6%. May 13, 1910. 6:1685. 664

Rosenthal, Tillie and Jonas Weil and Bernhard Mayer with Edward T Hurry et al trustees Wm Hurry. 142d st, No 286 West. Subordination agreement. Apr 28. May 13, 1910. 7:2027. nom

Rocker, Joseph to Lion Brewery. Houston st, No 89, s w cor West Broadway. Saloon lease. May 9, demand, 6%. May 13, 1910. 2:516. 5,000

Robinson, Geo N, of Brooklyn, N Y, to John L Cadwalader. Liberty st, Nos 105 to 109, n w cor Church st, runs n 100.8 x w 36.5 x n 0.4 x w 24.8 x s 99.7 to Liberty st x e 59 to beginning. Prior mort \$350,000. May 12, 5 years, 5% until principal is reduced to \$100,000 and thereafter at 4 1/2%. May 13, 1910. 1:60. 125,000

Robinson, Geo N, of Brooklyn, N Y, to EQUITABLE TRUST CO of N Y. Liberty st, Nos 105 to 109, n w cor Church st, runs n 100.8 x w 36.5 x n 0.4 x w 24.8 x s 99.7 to Liberty st x e 59 to beginning. May 12, due, &c, as per bond. May 13, 1910. 1:60. 350,000

Rocks, Ellen and Annie Corr to Catholic Women's Benevolent Legion. Lexington av, No 1600, w s, 84.4 n 101st st, 16.7x75. Nov 1, 1909, due Nov 1, 1912, 5%. May 14, 1910. 6:1629. 6,500

Rafferty, Anna C V to LAWYERS TITLE INS AND TRUST CO. 46th st, No 327, n s, 321.2 w 8th av, 16.8x100.5. May 16, 1910, 5 years, 5%. 4:1037. 12,000

Ross, Wm trustee Wm Ross with Morris Mendel. 70th st, No 321 East. Extension of \$10,000 mort until June 16, 1913, at 5%. Mar 31. May 16, 1910. 5:1445. nom

Reichbart, Aaron to STATE BANK. 2d av, No 1889, w s, 75.11 s 98th st, 25x96; 60th st, No 321, n s, 325 w 1st av, 25x100.5. Prior mort \$—. May 18, demand, 6%. May 19, 1910. 5:1435 and 6:1647. 3,500

HECLA IRON WORKS

Architectural Bronze

North 10th, 11th and 12th Streets

AND

BROOKLYN,

NEW YORK

IRON WORK

Rosen, Florence I to AMERICAN TEMPERANCE LIFE INS AS-SOC. 132d st, No 268, s s, 166.8 e 8th av, 16.8x99.11. May 16, 1910, 3 years, 5%. 7:1937. 8,500

Realty Holding Co to Montrose Realty Co. 27th st, Nos 40 and 42, s s, 177.7 e 6th av, runs s 5 x w 0.1 x s 93.9 x e 45.6 x n 98.9 to st x w 45.4 to beginning. May 16, 5 years, 5%. May 17, 1910. 3:828. 240,000

Same to same. Same property. Certificate as to above mort. May 16. May 17, 1910. 3:828. —

Rosenstein, Henry to Chelsea Realty Co. 140th st, No 62, s s, 150 e Lenox av, 37.6x99.11. May 18, 3 years, 5%. May 19, 1910. 6:1737. 32,000

Rodel, Rudolph A to Christian Moller. 56th st, No 244, s s, 100 e 8th av, 20x100.5. P M. May 19, 1910, 3 years, 5%. 4:1027. 33,000

Same to Judith W Richardson. Same property. P M. Prior mort \$33,000, 1 year, 6%. 4:1027. 4,000

Rainbow, Lillian C to Leo L Schwab. Lexington av, No 581, e s, 567 n 51st st, 18.4x67. P M. May 18, 2 years, 6%. May 19, 1910. 5:1306. 6,000

Riley, Chas to Sarah E Furnald. 121st st, No 112, s s, 178 w Lenox av, 22x100.11. May 18, 1910, 1 year, 5%. 7:1905. 25,000

Stewart, John to Eliz W Burke. 48th st, No 430, s s, 356.3 e 10th av, 18.9x100.5. May 16, 1910, due, &c, as per bond. 4:1057. 10,000

Seele, Thomas W to South Side Construction Co. 173d st, No 568, s s, 100 e St Nicholas av, 37.6x100. P M. Prior mort \$36,000. May 10, 2 years, 6%. May 16, 1910. 8:2129. 2,600

Schimpf, Max A to BANK OF WASHINGTON HEIGHTS. Amsterdam av, No 1948, w s, 75 s 157th st, 25x100; 156th st, No 549, n s, 180 e Broadway, 20x99.11. May 12, due as per bond. 6%. May 16, 1910. 8:2115. 7,500

Silverstein, Elias, Elias Gussaroff and Louis Eisenberg with FRANKLIN SAVINGS BANK. 147th st, Nos 531 and 533, n s, 366.8 w Amsterdam av, 33.4x99.11. Subordination agreement. May 16, 1910. 7:2079. nom

Schmiewind, Heinrich, Jr, to GREENWICH SAVINGS BANK. 79th st, No 8, s s, 175 e 5th av, 35x102.2. May 16, 1910, due, &c, as per bond. 5:1393. 165,000

Steingester, John of Brooklyn N Y, to EXCELSIOR SAVINGS BANK. Harrison st, Nos 29 to 33, s e cor Washington st, Nos 333 and 335, 56.6x53. May 13, 3 years, 4½%. May 16, 1910. 1:182. 15,000

Stroh, Isaac to Beakes Dairy Co. Cannon st, No 8, e s, 100 n Grand st, 25x100. Dec 18, 1909, installs, —%. May 13, 1910. 2:326. 1,194.48

Sindler, Harry to Lion Brewery. Clinton st, s w cor Rutgers pl. Saloon lease. May 13, 1910, demand, 6%. 1:257. 2,000

Society of the Lying-In Hospital of City N Y with Emil Adler, Leopold Adler, Emanuel M Perl and Max Perlmutter. Houston st, No 310 East. Extension of \$36,000 mort until May 26, 1915, at 5%. Mar 29. May 14, 1910. 2:384. nom

Stonington Realty Co to Austin Kimball, trustee Timothy C Kimball. Cherry st, No 229, s s, 205.2 e Pike st or slip, runs e 13.6 x s 50 x e 0.6 x s 70.4 to n s Water st, No 490 x w 37.11 x n 20.10 x e 23.11 x n 99.6 to beginning. May 12, 3 years, 5%. May 13, 1910. 1:248. 21,000

Same to same. Same property. Certificate as to above mort. May 12. May 13, 1910. 1:248. —

Santimaura, Carmel and John to George Ehret. Mott st, No 217, Saloon lease. Apr 30, demand, 6%. May 17, 1910. 2:494. 1,000

Smith, Kate M wife F Conger to Cynthia H B Clark. 57th st, No 362, s s, 60 e 9th av, 20x100.5. May 2, 5 years, 4½%. May 17, 1910. 4:1047. 22,000

Saulpaugh, Eliz N to BROADWAY SAVINGS INSTN of City N Y. 112th st, No 246, s s, 233.4 e 8th av, 33.4x100.11. May 16, due Nov 1, 1911, 5%. May 17, 1910. 7:1827. 27,000

Solomon, Hannah widow to Seymour Realty Co. East Broadway, No 101, s s, abt 190 w Pike st, 25x100x24.8x100. Prior mort \$33,000. May 17, 1910, 1 year, 6%. 1:282. 1,000

Schoenfeld, Isak M to Therese Weil. Pitt st, No 49, w s, 75 n Delancey st, 25x75. P M. Prior mort \$—. May 6, installs, 6%. May 18, 1910. 2:343. 1,000

Sleight, Adelia A, of Newark, N J, to Ella R Andrews. 12th st, No 345, n s, 141 w Greenwich st, 22x80. Prior mort \$—. May 17, 1 year, 6%. May 18, 1910. 2:641. 750

Spear, Therese R to TITLE GUARANTEE & TRUST CO. 105th st, No 128, s s, 266.8 e Park av, 16.8x100.11. May 17, due, &c, as per bond. May 18, 1910. 6:1632. 6,000

Shea, Julia to James Shea. 123d st, No 525, n s, 300 w Amsterdam av, 33.4x100.11. Prior mort \$37,000. May 16, due, &c, as per bond. May 18, 1910. 7:1978. 3,000

Strauss, Simon, Saml J and Leo Strauss with Julia Shea. 123d st, No 525, n s, 300 w Amsterdam av, 33.4x100.11. Extension of \$7,000 mort until May 6, 1912, at 6%. May 16. May 18, 1910. 7:1978. nom

Seenger, Gustav to TITLE GUARANTEE & TRUST CO. 182d st, No 532, s s, 28 e Audubon av, 18x70. May 17, due, &c, as per bond. May 18, 1910. 8:2155. 3,000

Schacht, Annie wife Solomon to Sarah E Bruce. Goerck st, No 141, w s, 125.1 s Houston st, 25x100. May 16, 5 years, 5%. May 19, 1910. 2:330. 22,000

Same and Florence C Von Asten and Rosalie Corn with same. Same property. Subordination agreement. May 16. May 19, 1910. 2:330. nom

Stuart, Ida B with Saml Lichtman. 112th st, No 17, n s, 263 e 5th av, 19x100.11. Extension of \$15,000 mort until Dec 10, 1913, at 5%. Apr 9. May 18, 1910. 6:1618. nom

Scott, Ellen Y to TITLE INSURANCE CO of N Y. Audubon av, n e cor 185th st, runs e 120 x n 53.10 x w 25 x n 53.3 x w 95 to av, x s 107.4 to beginning. P M. May 18, 3 years, 5%. May 19, 1910. 8:2156. 25,000

Scott, Ellen Y to TITLE INSURANCE CO of N Y. Audubon av, s e cor 186th st, 107.4x95x107.2x95. P M. May 18, 3 years, 5%. May 19, 1910. 8:2156. 20,000

Stich, Hattie with WEST SIDE SAVINGS BANK. Bleecker st, Nos 323 and 325. Subordination agreement. May 18. May 19, 1910. 2:591. nom

Schmeidler, Henry, Adolf and Benj with WEST SIDE SAVINGS BANK. Bleecker st, Nos 323 and 325. Subordination agreement. May 18. May 19, 1910. 2:591. nom

Shayne, Margt A widow Christopher C Shayne with SEAMENS BANK FOR SAVINGS in City N Y. 41st st, No 129 West, and 42d st, No 136 West. Extension of \$150,000 mort until May 15, 1915, at 4½%. May 19, 1910. 4:994. nom

Sakolski, Isaac to Chas Lanier and ano exrs, &c, Frances A Lawrence. Division st, Nos 101 and 101½, on map No 101, s s, abt 65 w Pike st, 21x128.9 to East Broadway, No 110, x21x129, w s. P M. Apr 25, 5 years, 5%. May 19, 1910. 1:281. 37,000

Schultz, Edna G to Phoenix Towing & Transportation Co. 132d st, No 604, s s, 100 w Broadway, 50x99.11. Prior mort \$40,000. Mar 1, 5 years, 6%. May 19, 1910. 7:1998. 12,000

Thompson, James F and Geo F Degen to TITLE INSURANCE CO OF N Y. 10th st, No 200, s s, abt 160 e Bleecker st, 19.5x95. May 13, 1910, 3 years, 5%. 2:619. 10,000

Thompson, James F and Geo F Degen to TITLE INSURANCE CO OF N Y. 10th st, No 202, s s, 136.9 e Bleecker st, 18.10x95. May 13, 1910, 3 years, 5%. 2:619. 7,000

TROY SAVINGS BANK with Isabella, Leo L Schwab. Lexington av, Nos 956 to 966, s w cor 70th st, No 136, 80x20. Extension of \$35,000 mort until May 10, 1915, at 5%, April 27. May 14, 1910. 5:1404. nom

Tunis, Edna W to Juliet B Earl. West End av, No 866, e s, 60.11 n 102d st, 20x92. P M. Prior mort \$—. May 18, 1910, 1 year, 6%. 13,000

Same with N Y SAVINGS BANK. Same property. Extension or \$23,000 mort until June 1, 1915, at 4½%. May 18, 1910. 7:1874. nom

Tully, Patrick to David Lippmann et al. 27th st, Nos 336 and 338, s s, 340 e 9th av, 44x98.9. P M. Prior mort \$17,000. May 17, 3 years, 6%. May 19, 1910. 3:750. 11,500

Thorn, Wesley to John A Bensek. Fulton st, No 123, n e s, 125 e Nassau st, 25x119 to Ann st, No 46. P M. Prior mort \$70,000. May 17, due, &c, as per bond. May 19, 1910. 1:91. 25,000

Trustees of the Estate and Property of the Diocesan Convention of N Y, a corp, with Anna Ansanelli. 106th st, No 335 East. Extension of \$10,000 mort until May 10, 1915, at 5%. Apr 21. May 19, 1910. 6:1678. nom

TITLE GUARANTEE & TRUST CO with N Y Athletic Club. 59th st, Nos 52 to 56, or Central Park South, s e cor 6th av, Nos 1046 to 1050, 120x100.5; 58th st, No 53, n s, 100 e 6th av, 20x100.5. Extension of \$450,000 mort until Apr 22, 1915, at 4½%. Apr 29. May 19, 1910. 5:1274. nom

Van Norden, Warner to Hiram Barney. 62d st, No 8, s s, 179 e 5th av, 25x100.5. Prior mort \$140,000. Feb 10, 2 years, 4%. May 18, 1910. 5:1376. gold, 100,000

Von Soosten, Pauline H with Julia Oppenheimer. 2d av, No 1756, e s, 75.2 s 92d st, 25x80. Extension of \$18,000 mort until Sept 14, 1914, at 5%. May 17, 1910. 5:1554. nom

Voccoli, Michele and CORN EXCHANGE BANK with County Holding Co. Mulberry st, No 163. Subordination agreement. May 12. May 16, 1910. 2:471. nom

Voccoli, Michele and Isabella Wilson with County Holding Co. Mulberry st, No 163. Subordination agreement. May 12. May 16, 1910. 2:471. nom

Voccoli, Michele and Sarah Marckwald with County Holding Co. Mulberry st, No 163. Subordination agreement. May 12. May 16, 1910. 2:471. nom

Voccoli, Michele to County Holding Co. Mulberry st, No 163, w s, 100.4 n Grand st, runs w 102.11 x n e 24.11 x e 98.4 to st, x s 25 to beginning. May 12, 4 years, 5%. May 16, 1910. 2:471. 33,000

Venon, Jules H to Emily L London. 94th st, Nos 41, n s, 355.6 w Central Park West, 17.9x100.8. P M. May 9, due Jan 1, 1911, 5%. May 17, 1910. 4:1208. 6,000

Wall St Journal Building Co to Chas de Rham and ano. Broad st, No 44, w s, abt 150 s Exchange pl, 20.4x162 to New st, No 40, x32.3x157 n s. P M. May 16, 5 years, 4½%. May 17, 1910. 1:24. 300,000

Same to same. Same property. P M. Prior mort \$300,000. May 16, 3 years, 5%. May 17, 1910. 1:24. 75,000

Weil, Samuel to Selma R Pollitz. 7th st, No 96 East. Certificate as to amount due on mort. May 13. May 17, 1910. 2:434. —

Wolff, Lewis S with Henry J Finlay. 86th st, No 330 West. Extension of \$26,500 mort until May 1, 1913, at 5%. Mar 25. May 17, 1910. 4:1247. nom

Walton, Edwin F to Mitchell A C Levy. 214th st, 215th st, 14th av and Hudson River, the block; plot begins at stake which divides land now or late Yetta Childs from land now or late Jos de Rivera distant 75 w 14th av, runs s 259.10 x w 389.5 to original high water line Hudson River, x n 259.11 x e 382.3 to beginning. May 16, 1910, due Sept 16, 1911, 6%. 8:2256, 2257, 2259. 10,000

West 164th Street Co to IRVING SAVINGS INSTN. 164th st, n s, 100 e Broadway, runs e 80 x s 17.1 x e 45 x s 100 to st x w 125 to beginning. Building loan. May 13, 5 years, 6% until May 13, 1911, and 5% thereafter. May 14, 1910. 8:2122. 175,000

Same to same. Same property. Certificate as to above mort. Apr 28. May 14, 1910. 8:2122. —

Willi, Geo, Jr, with Cath A Linehan and ano, extrx Denis Linehan. 38th st, Nos 307 to 313 East. Extension of \$25,000 mort until July 1, 1911, at 5½%. Apr 30. May 14, 1910. 3:943. nom

West Side Construction Co to Kate Mordecai and ano, trustees Allen Mordecai. 122d st, No 59, n s, 179 e Madison av, 19x100.11. May 13, due, &c, as per bond. May 14, 1910. 6:1748. 11,000

Same to same. Same property. Certificate as to above mort. May 13. May 14, 1910. 6:1748. —

Welinsky, Max to UNION TRUST CO. Bayard st, No 49, s s, 125.2 w Bowery, 25x84.11x25x84.10. May 18, 1910, 5 years, 4½%. 1:163. 25,000

Wilhelm, Henry with Isidor Greenfield. 75th st, No 406, s s, 113 e 1st av, 25x112.11x25.4x113. Extension of \$7,000 mort until July 1, 1913, at 6%. May 16. May 18, 1910. 5:1469. nom

Wilson, Adelaide with Wm J Bollacker. 26th st, No 215, n s, 158.2 w 7th av, 16.10x99.11. Extension of \$8,000 mort until Jan 1, 1913, at % as per bond. Mar 4. May 18, 1910. 7:1932. nom

White, Clara V extrx Cath A Smith with John F Dour. Canal st, n e cor West Broadway. Extension of \$15,000 mort until May 26, 1912, at 5%. May 16. May 19, 1910. 1:228. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

Yates, Saml W M, of Edgewater, N J, to Ellen Maloney. 130th st, No 14, s s, 193.7 w Madison av, 16.4x99.11. Prior mort \$10,500. May 2, 1 year, 6%. May 17, 1910. 6:1754. 2,500
Zeimer, Emma with Max Uhlfelder. 142d st, No 135 West. Extension of \$8,000 mort until May 31, 1913, at 6%. May 2. May 17, 1910. 7:2011. nom

BOROUGH OF THE BRONX.

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

*American Real Estate Co, a corpn, of Rhode Island, to Jane P Watson et al exrs Francis A Watson. Plot at w s lands N Y, N H & H R R Co, and n s land under water of Robt C Watson et al, runs w 709.10 x e 188.10 x n, w and n — to beginning, contains 2 2731-10,000 acres. May 16, 1910, 5 years, 5%. 10,000
Ackermann, Emma to Mary S Croxon. Tinton av, e s, 225 s 149th st, 25x100. May 17, 1910, 1 year, 5½%. 10:2581. 8,000
Alexander Development Co to HUDSON TRUST CO. 3d av, s w cor 187th st, runs w 238.7 to Bathgate av, x s 130 x e 238.7 to 3d av, x n 130. Prior mort \$40,000. May 16, demand, 6%. May 17, 1910. 11:3051. 6,000
Alexander Development Co to Edgar S Appleby and ano. 3d av, s w cor 183d st, runs w 238.7 to Bathgate av, x s 130 x e 238.7 to 3d av, x n 130 to beginning, except part for Bathgate av and 183d st. May 16, 3 years, 5½%. May 17, 1910. 11:3051. 40,000
Same to same. Same property. Certificate as to above mort. May 14. May 17, 1910. 11:3051.
Anderson, Alexander to Caroline M Child et al, trustees Benj F Wheelwright. Heath av, e s, 175.8 s 230th st, two lots, each 20.10x100.7. Two mortg, each \$7,500. May 18, 1910, due, &c, as per bond. 12:3256. 15,000
Same to Mary V S Winthrop. Heath av, e s, 279.10 s 230th st, 20.10x100.7. May 18, 1910, due, &c, as per bond. 12:3256. 7,500
Same to Lucy G Mooney, extrx Luis P Walton. Heath av, e s, 217.4 s 230th st, 20.10x100.7. May 18, 1910, 3 years, 5½%. 12:3256. 7,500
Adler, Lena with TITLE GUARANTEE & TRUST CO. Robbins av, s e s, 41.10 s w 152d st, 50x104. Subordination agreement. May 18, 1910. 10:2643. nom
Aqueduct Construction Co and Wm T Hookey, Inc, with Carl Schuster and Geo Koenig, exrs, &c, August Koenig. Minford pl, w s, 200 s 172d st, 25.9x100. Subordination agreement. May 18, 1910. 11:2977. nom
Bronxland Realty Co with Hahnemann Hospital. Bryant av, w s, 175 n Lafayette av, 25x100. Subordination agreement. May 18, 1910. 10:2764. nom
Bronxland Realty Co with Fitch Gilbert. Bryant av, w s, 150 n Lafayette av, 25x100. Subordination agreement. Mar 18, 1910. 10:2764. nom
Bennett, Nathan I to Mary B Maltby. Jerome av, w s, 1,100 n e 190th st late Croton av, runs n w 177.5 x s w 52.8 x s e 157.8 to av x n e 50 to beginning; Davidson av, e s, 287.9 n 192d st, 51.4x49.10x54.3x67.5 May 16, due, &c, as per bond. May 19, 1910. 11:3202. 5,000
Beggs, Harry N and Ida M Elford with Abel Crook. 136th st, No 726 East. Agreement as to additional loan of \$500. May 18, 1910. 10:2564. nom
Bernstein, Julius A and Bernard to Antoinette Finck. Belmont av, No 2147, w s, 150.2 n 181st st, 17.8x85.9x17.8x85.6. May 17, due, &c, as per bond. May 18, 1910. 11:3082. 4,500
Blauner, Emma to TITLE GUARANTEE & TRUST CO. Alexander av, No 273, s w cor 139th st, 16.8x75. May 18, 1910, due, &c, as per bond. 9:2314. 7,000
Burland, Wolf to John Riegelman. Cauldwell av, n w cor 158th st, 72.4x100. Prior mort \$18,000. May 18, 1910, due Dec 30, 1914, 6%. 10:2626. 5,000
Burland, Wolf to John Riegelman. Cauldwell av, n w cor 158th st, 72.4x100. Agreement that mort of \$18,000 is a lien on above premises. May 18, 1910. 10:2626. nom
Buckbee, Geo B to Robt I Lomas Jr. 178th st, late Ash st, s s, 120 w Morris av, 25x100, except part for 178th st. Prior mort \$3,500. May 16, due, &c, as per bond. May 17, 1910. 11:2808. 1,000
Bianchetti Construction Co to Peter Biasetti. Hoffman st, w s, 200 n 187th st, 25x97. Prior mort \$14,500. Apr 15, due, &c, as per bond. May 17, 1910. 11:3056. 1,000
*Blass, Gustave to Louise Withey. Carpenter av, w s, at s s lot 1123, runs n 99 x w 105 x s 99 x e 105 to beginning, being part lot 1123 map Wakefield. Prior mort \$—. May 12, due Aug 12, 1910, 6%. May 17, 1910. 500
*Brennan (Michael), Inc, to John B Golden. Taylor av, e s, 25 n Cornell av, and being lot 166 map 370 lots McGraw estate, 25x100. May 18, due, &c, as per bond. May 19, 1910. 3,000
Same to same. Same property. Certificate as to above mort. May 17, 1910. 10:2642.
Brandt, Katharina and Louis Burkhardt to Kate Schick. Clay av, No 1240, e s, 155.3 n 168th st, 40.3x80. P M. May 16, install, 5%. May 17, 1910. 9:2427. 6,500
Bertelsen, Ole G to Albert J Schwarzler. Park av, n e cor 182d st, 50x100, except part for av. Building loan. May 17, 1910, 1 year, 6%. 11:3038. 30,000
Bianchetti Construction Co to Peter Biasetti. Hoffman st, w s, 225 n 187th st, 25x97. Prior mort \$14,500. April 15, due, &c, as per bond. May 16, 1910. 11:3056. 1,000
*Barry, James J to Mary F Ward. 8th st, s s, 250 w Castle Hill av, also 50 w from line between lots 168 and 169, runs s 100 x w 50 x n 100 to st, x e 50 to beginning, being part lot 169 map Unionport. P M. May 12, 3 years, 6%. May 13, 1910. 1,500
*Bonn, Joseph A to Isedor Phillips. De Reimer av, w s, 277.10 n Boston road, 50x100. P M. May 10, 3 years, 5%. May 13, 1910. 850
Cohen, Joseph to Herman Rosenberg. 156th st, No 491, n s, 74.10 w Brook av, 24.11x100x23.6x100. P M. May 11, 3 years, 5%. May 13, 1910. 9:2364. 14,000
*Clinton, Owen J, of Westchester, State of N Y, to Jennie V Kennedy. Main st, at junction of Bear Swamp road, runs n along Main st, 197.6 x w 89.1 to Bear Swamp road, x e 211.7 to beginning, except part for road given to correct error in description in deed dated Jan 25, 1892. Prior mort \$—. May 10, 1 year, 6%. May 13, 1910. 700

*Chester Impt Co to Frank Gass. Lots 15 and 45 map No 1131 C, Harrington estate, Westchester. May 12. May 13, 1910, 3 years, 6%. 800
Cooney, Emma L to Henry J Breden. 183d st (Columbia av), s s, 75 e Prospect av, late Taylor av, 24.9x106.2. May 16, 1910, 5 years, 5%. 11:3113. 6,000
*Cooney, Michl J to Sophia Price. Prospect av, n s, abt 579 e Ft Schuyler rd and being lots 84 and 85 map Westchester terrace, 50x125x—x—. Feb 8, 3 years, 6%. May 13, 1910. 500
Carucci, Checchina to Hamilton Holding Co. 176th st (Woodruff av), s w cor Crotona av, 100x107.6, except part for st and av. P M. Prior mort \$—. May 16, 2 years, 5%. May 17, 1910. 11:2945. 4,000
Clark, Ida P to TITLE GUARANTEE & TRUST CO. Alexander av, Nos 308 to 312, e s, 50 n 140th st, 50x100, except part for av. Prior mort \$5,000. May 16, due, &c, as per bond. May 17, 1910. 9:2303. 2,000
Crotona Avenue Realty Co to American Mortgage Co. Crotona av, s e cor 176th st, 50x80. Building loan. May 5, 1 year, 6%. May 17, 1910. 11:2949. 40,000
Same to same. Same property. Certificate as to above mort. May 5. May 17, 1910.
Same to same. Crotona av, e s, 50 s 176th st, 41.4x80x41.2x80. Building loan. May 5, 1 year, 6%. May 17, 1910. 11:2949. 29,000
Same to same. Same property. Certificate as to above mort. May 5. May 17, 1910. 11:2949.
Same to same. 176th st, s s, 80 e Crotona av, 40x91.2x40x91.1. Building loan. May 5, 1 year, 6%. May 17, 1910. 11:2949. 26,000
Same to same. Same property. Certificate as to above mort. May 5. May 17, 1910. 11:2949.
*Cerbone, Francesco to Nina Muller. Magenta pl, — s, lots 130 and 130A map No 426 of building lots near Williamsbridge Station, 50x100. May 16, 1 year, 6%. May 18, 1910. 2,000
Concourse Impt Co to American Mortgage Co. Grand Boulevard and Concourse, w s, 203.1 s 175th st, 209.4x137.3 to Walton av, x 200x200, and being lots 1 to 28 map No 1318 of 28 lots on Grand Boulevard and Concourse s of 175th st; Grand Boulevard and Concourse, e s, 173.2 s Morris av, 350.6x52.2 to 174th st, x 228.7x165.7. P M. May 16, due June 1, 1915, 5%. May 17, 1910. 11:2822 and 2825. 25,000
Dwyer & Carey Construction Co to City Mortgage Co. Kelly st, w s, 186.11 n Westchester av, 50x100. Building loan. May 13, 1910, demand, 6%. 10:2704. 32,000
Same to same. Same property. Certificate as to above mort. May 13, 1910. 10:2704.
Same to same. Same property. P M. Prior mort \$32,000. Mar 30, 3 years, 6%. May 13, 1910. 10:2704. 5,000
*Drabinsky, Wolf to Jennie Drabinsky. 220th st, s s, 105 w 5th av, and being e ¼ of lot, 214 map Wakefield, 25x114. Prior mort \$—. May 13, 1 year, 6%. May 14, 1910. 200
Dutey, Joseph E with Joseph Engel. Clinton av, No 1415, w s, 168 s Crotona Park South, 22.2x140x22.8x140. Extension of \$2,000 mort until Feb 15, 1913, at 6%. Feb 9. May 19, 1910. 11:2936. nom
EAST RIVER SAVINGS INSTN with Maria Lutz. Freeman st, Nos 809 and 811. Extension of \$44,000 mort until Nov 1, 1915, at 5%. May 14. May 18, 1910. 11:2968. nom
Echo Amusement Co to Adolph Freund et al. Webster av, e s, 100 s 178th st, 75x158.11. Prior mort \$40,000. Apr 28, 3 years, 6%. May 18, 1910. 11:3027. 15,000
Same to same. Same property. Certificate as to above mort. May 18, 1910. 11:3027.
Empire Development Co to Edw C Bridgman and ano, trustees Danl Low. Barry st, s e cor 144th st as on map Springhurst, 296.7 to c l 156th st x 191.1x276.7 to 144th st x 190.10. May 16, 3 years, 6%. May 19, 1910. 10:2736. 11,000
Empire Development Co to Edw C Bridgman and ano, trustees. Barry st, s e cor 144th st, as on map Springhurst, 296.7 to c l 156th st x 191.1x276.7 to 144th st x 190.10. Certificate as to mort for \$11,000. May 16. May 19, 1910. 10:2736. —
Fleckenstein, Isidor to Jacob Dohrmann. 134th st, No 454, s s, 495.6 e Willis av, 17.10x100. P M. May 17, due, &c, as per bond. May 18, 1910. 9:2278. 3,500
Froma Realty Co to TITLE GUARANTEE & TRUST CO. Robbins av, e s, 41.10 s 152d st, 50x104. May 18, 1910, due, &c, as per bond. 10:2643. 42,000
Same to same. Same property. Certificate as to above mort. May 18, 1910. 10:2643.
Froma Realty Co to Joseph J Meaney. Robbins av, e s, 98.7 s 151st st, 50x104. Prior mort \$—. Mar 14, 1 year, 6%. May 18, 1910. 10:2642. 40,000
Same to same. Same property. Certificate as to above mort. Mar 14. May 18, 1910. 10:2642.
Freund, Adolph to Lincoln Mortgage Co. Webster av, e s, 138.7 n 177th st, 75x158.11. Prior mort \$27,500. May 17, due, &c, as per bond. May 18, 1910. 11:3027. 15,000
*Ferber, Geo and Louis Roos to Lion Brewery. Westchester av, or Southern Westchester Turnpike, — s, adjoining land formerly Chas Doty, runs n w 171 x n e 88.11 x s e 213 to road, x s w 96 to beginning, Unionport. Saloon lease. May 4, demand, 6%. May 13, 1910. 400
Faruolo, Charles R to CORN EXCHANGE BANK. 186th st, n e s, 150 e Park av, and being lot 32 map land in partition of heirs Thomas Bassford at Fordham, 50x100. May 4, due Nov 4, 1910, 6%. May 13, 1910. 11:3040. 20,000
Fairmount Construction Co to Isaac L Kip and ano exrs, &c, Cornelia B Kip. Marmion av, s e cor Fairmount pl, 26x103.4x25.10 x 100.10. May 10, 5 years, 5%. May 17, 1910. 11:2959. 20,000
Same to same. Same property. Certificate as to above mort. May 10. May 17, 1910. 11:2959.
Same to same. Marmion av, e s, 26 s Fairmount pl, 35x106.10x 34.10x103.4. May 10, 4 years, 5%. May 17, 1910. 11:2959. 20,000
Same to same. Same property. Certificate as to above mort. May 10. May 17, 1910. 11:2959.
Same to same. Marmion av, e s, 61 s Fairmount pl, runs e 106.10 x s 42.3 x w 74.11 x w 35.8 to av, x n 35.1 to beginning. May 10, 5 years, 5%. May 17, 1910. 11:2959. 20,000
Same to same. Same property. Certificate as to above mort. May 10. May 17, 1910. 11:2959.

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

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

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Feininger, Tecumseh and Pauline Knauss to Gertrude E Master. Intervale av, w s, 143.10 n Westchester av, 50x100. Prior mort \$8,000. May 12, due Dec 7, 1912, 6%. May 17, 1910. 1,000

Gordon, Theresa to Adeline Gerstein. Faile st, No 1033, w s, 309.6 s Bancroft st, 20x100. Prior mort \$10,250. May 16, 18 months, 6%. May 17, 1910. 10:2749. notes, 1,450

Guarino, Vito to Paul E Hass. Morris pl, No 455, n s, 118 e Park av, late Vanderbilt av, 16x90. P M. Prior mort \$1,500. May 16, due, &c, as per bond. May 17, 1910. 11:2901. 1,500

*Gass, Frank to Henry Dannenfeler. Av C, s e cor 8th st, 33x 105, except part of Castle Hill av, Unionport. May 11, 3 years, 5 1/2%. May 17, 1910. 5,000

Giebelhaus, Rebekka to Wm H Burger. Willis av, No 169, w s, 50 n 135th st, 25x100. May 10, 3 years, 5%. May 17, 1910. 9:2298. 7,000

Gottfried, Dora and Ray Schwartz to New York East Annual Conference of the Methodist Episcopal Church. Cauldwell av, w s, 175 s 156th st, 18.9x115. Prior mort \$5,500. May 12, 1 year, 5%. May 13, 1910. 10:2624. 500

*Garvey, James to Alwell Realty Co. Mianna st, n s, 98.5 e Oakley st, 19.8x54x16.8x64.6, Westchester. May 18, due, &c, as per bond. May 19, 1910. 2,500

*Same to same. Mianna st, n s, 59 e Oakley st, 19.8x74.11x16.8x 85.5, Westchester. May 18, due, &c, as per bond. May 19, 1910. 2,500

*Same to same. Mianna st, n s, 78.9 e Oakley st, 19.8x64.6x16.8x 74.11. May 18, due, &c, as per bond. May 19, 1910. 2,500

Graham, Maria L wife of and Chas H Graham to Frank J Marion. Washington av, e s, 68.6 n 183d st, 50x175 to a lane 20 ft wide, except part for Washington and Bassford avs. May 19, 1910, 3 years, 5 1/2%. 11:3053. 10,000

*Hoffmann, Anna T to Martha C Bergman. 8th st, n s, being s 1/2 of lot 192 map (No 29 Westchester Co) of Unionport, 100x 108. Building loan. May 13, demand, 6%. May 19, 1910. 9,000

*Same to Hermann Paul. 8th st, n s, being s 1/2 of lot 193 same map, 100x108. May 13, 3 years, 5 1/2%. May 19, 1910. 2,000

Halpin, Bertie to Bertha Sussman. Kelly st, w s, 365 s 167th st, 50x100. P M. Prior mort \$—. May 17, due Mar 1, 1911, 6%. May 19, 1910. 10:2705. 2,000

Hoffman, Gus with TITLE GUARANTEE & TRUST CO. Robbins av, s e s, 41.10 s w 152d st, 50x100. Subordination agreement. May 18. May 19, 1910. 10:2643. nom

Hof, Wm to Chas Braun. 136th st, No 589, n s, 1,000 w Home av, 25x100. Prior mort \$9,500. May 16, 3 years, 6%. May 17, 1910. 10:2549. 3,000

Hof, William and Adolph Nowald with METROPOLITAN SAVINGS BANK. 136th st, No 587, n s, 1,025 w Home av, 25x100. Subordination agreement. May 16. May 17, 1910. 10:2549. nom

Hoolahan, James P to Geo Ehret. Webster av, n e cor 169th st, ——. Saloon lease. May 14, demand, 6%. May 17, 1910. 11:2893. 3,500

Hof, Wm and Bertha to METROPOLITAN SAVINGS BANK. 136th st, Nos 587 and 589, n s, 1,000 w Home av, two lots, each 25x 100. Two mortg, each \$9,500. May 16, 1910, 5 years, 5%. 10:2549. 19,000

Heffernan, Lillian to Italia Giordano. Ryer av, e s, 100 n 180th st, 25x104.5x25x104.8. P M. May 12, 1 year, 5 1/2%. May 13, 1910. 11:3149. 1,688

*Herbert, Elizebeth or Elise to DOLLAR SAVINGS BANK. Castle Hill av, n e cor Parker av, runs e 12.3 x n 100 x w 25 x s 89.6 to Castle Hill av x s 16.4 to beginning. May 18, 1910, due June 1, 1913, 5 1/2%. 3,000

Ingalls, Herbert F with Anna M Lindsley. Fordham road, s s, 43.5 e Loring pl, 29.7x104.9x25x90.6. Extension of \$1,000 mort until Dec 5, 1912, at 5 1/2%. Dec 30, 1909. May 13, 1910. 11:3225. nom

Interne Construction Co to Max Cohen et al. 165th st, s w cor Intervale av, 40.3x126.11x84.9x111.2, except part for 165th st or Rogers pl. Certificate as to building loan mort for \$35,000. May 12. May 13, 1910. 10:2699. —

Interne Construction Co to Max Cohen et al. Intervale av, s w cor 165th st, 111.2x84.9x126.11x40.3, except part for st. Building loan. May 12, 1 year, 6%. May 13, 1910. 10:2699. 35,000

Same to same. Same property. P M. Prior mort \$—. May 12. May 13, 1910, 1 year, 6%. 10:2699. 12,500

Jacobi, Geo E of Guttenberg, N J, to John H Rusch. Fordham road, s s, 85.7 w Loring pl, 28.6x69.11x25x88.7, and being lot 160 amended map Cammann estate, Fordham Heights. May 14, 3 years, 6%. May 17, 1910. 11:3225. 500

Knierim, Alexander and Arthur W to Lizzie Larsen. Aqueduct av E, e s, 25.4 n North st, 25.4x66.1x25x70.4. Prior mort \$3,000. May 12, due, &c, as per bond. May 13, 1910. 11:3209. 1,500

Kessler, Bertha to David W Isenberg. Concord av, No 335, w s, 190 s 142d st, 20x100. Prior mort \$6,500. April 12, due as per notes, 6%. May 13, 1910. 10:2573. 1,000

Keller (George) Construction Co to ITALIAN SAVINGS BANK. Park av, n e cor 188th st, 30.4x100.2; Park av, e s, 30.2 n 188th st, 37.6x100.2; Park av, s e cor 189th st, 37.2x100.2x30.5x100.5. Certificate as to 3 mortg aggregating \$85,000. May 11. May 13, 1910. 11:3041. —

Kavanagh, Sarah A to Chas A Strauss. Eagle av, No 612, e s, 75 n Terrace pl, 25.6x100. Prior mort \$4,500. May 14, 2 yrs, 6%. May 16, 1910. 10:2623. 1,500

Kessler, Marie to James F McMahon. 181st st, n s, 61.7 e Mohegan av. Mort reads West st, s w s, lot 13 map Wardsville, 50x 123x50.1x126. P M. May 16, 1910, due, &c, as per bond. 11:3124. 5,300

Kenson Construction Co to Lizzie L Brush. Bryant av, e s, 237.6 s 172d st, two lots, each 18.9x100. Two mortg, each \$8,500. May 16, 3 years, 5%. May 17, 1910. 11:3000. 17,000

Same to same. Same property. Certificate as to two mortg for \$8,500 each. May 17, 1910. 11:3000. —

Same to Theophilus A Brower. Bryant av, e s, 218.9 s 172d st, 18.9x100. May 16, 3 years, 5%. May 17, 1910. 8,500

Same to same. Same property. Certificate as to above mort. May 17, 1910. —

Krother, Richard to Frank J Nageldinger. 137th st, No 373, n s, 181.6 w Willis av, 25x100. Prior mort \$11,000. May 16, 5 years, 6%. May 18, 1910. 9:2300. 3,000

*Kelleher, Wm to Eliz K Dooling. Benedict av, n s, 176.11 e Stor-row st, 25x80, and being lot 45 map No 1130a property N Y Catholic Protectors. May 16, 3 years, 5 1/2%. May 18, 1910. 3,500

Ludwig, Karl to Wirth Realty & Construction Co. Bathgate av, No 2418, e s, 28.6 s 188th st, 20.5x89.11. P M. Prior mort \$6,500. May 17, installs, 6%. May 18, 1910. 11:3056. 2,500

Lawyers Mortgage Co with Adele Plate. Macy pl, No 877. Extension of \$7,000 mort until April 20, 1913, at 5%. Mar 11. May 14, 1910. 10:2695. nom

Lawyers Mortgage Co with Isabella M McKaskell. 180th st, No 665 East. Extension of \$3,000 mort until April 25, 1915, at 5%. April 22. May 14, 1910. 11:3030. nom

Lisk, Thomas C to Joseph Russhon. Marion av, n w cor 189th st, 97.4x50x95.1x50. Prior mort \$1,500. May 14, due May 15, 1911, 6%. May 16, 1910. 11:3023. 2,500

Langer, Herman to Lena Frey. Longfellow av, e s, 319.6 n Westchester av, 20x90.9x21.6x98.8. Prior mort \$6,000. May 16, due, &c, as per bond. May 17, 1910. 10:2758. 500

Lynskey, Thomas to Lion Brewery. Washington av, s w cor 187th st. Saloon lease. May 6, demand, 6%. May 17, 1910. 11:3040. 4,500

Laine Realty Co to Walter B Merriam. Hunts Point road, e s, 314.7 n Lafayette av, 19.3x113.4x18.9x108.11. May 18, due May 18, 1915, 6%. May 19, 1910. 10:2764. 10,000

Same to same. Hunts Point road, e s, 295.4 n Lafayette av, 19.3x 108.11x18.9x104.6. May 18, 5 years, 6%. May 19, 1910. 10:2764. 10,000

Same to same. Hunts Point road, e s, 295.4 n Lafayette av, 19.3 x108.11x18.9x104.6; and Hunts Point road, e s, 314.7 n Lafayette av, 19.3x113.4x18.9x108.11. Certificate as to 2 mortg for \$10,000 each. May 18. May 19, 1910. 10:2764. —

Same to Emerson Latting. Hunts Point road, e s, 256.0 n Lafayette av, 19.3x100.1x18.9x95.8. May 18, 5 years, 6%. May 19, 1910. 10:2764. 10,000

Same to same. Same property. Certificate as to above mort. May 18. May 19, 1910. 10:2764. —

Same to Wm H MacDermott. Hunts Point road, e s, 276.10 n Lafayette av, 19.3x104.6x18.9x100.1. May 18, 5 years, 6%. May 19, 1910. 10:2764. 10,000

Same to same. Same property. Certificate as to above mort. May 18. May 19, 1910. 10:2764. —

Lenes, Francis C of Montgomery, N Y, to Max Cohen. 168th st, No 620, s s, abt 105 w Boston road, and at line bet lots 125 and 124, runs s e 61.5 x s w 101.2 x n w 61.5 x n e 101.2 to beginning, being part of lot 124 map Morrisania, except part for st. P M. Prior mort \$55,000. May 18, 1910, 5 years, 6%. 10:2614. 7,500

Lehning, Fredk with Mary E Radloff. Jackson av, No 1055, w s, 211.3 s 166th st, 17.3x87.6. Extension of \$5,500 mort until June 19, 1915, at % as per bond. Feb 1. May 19, 1910. 10:2640. nom

Mitchell, Wm I to John G Roos exr Michael Roos. Hoffman st, e s, 66.8 s 191st st, 16.8x100. May 10, 5 years, 5%. May 13, 1910. 12:3273. 3,000

Morrisdale Realty Co to Sarah Gluck. 137th st, n s, 700 w Home st, closed; also 351.11 w Cypress av, 50x100. Prior mort \$37,000. May 10. May 13, 1910, 3 years, 6%. 10:2550. 7,500

Same to same. Same property. Certificate as to above mort. May 10. May 13, 1910. 10:2550. —

*Mandel, Robert to Isedor Phillips. De Reimer av, w s, 327.10 n Boston road, 50x100. P M. May 10, 3 years, 5%. May 13, 1910. 850

Merritt, Alma L to Herbert F Ingalls. Fordham road, s s, 41.2 e Loring pl, 29.7x104.10x20x90.6. May 12, 2 years, 5%. May 13, 1910. 11:3225. 2,800

McMillan, Marion B to Harry Cahn and ano. Washington av, No 2058, e s, 284.8 s 180th st, 18.8x95. P M. Prior mort \$4,000. May 11, installs, 6%. May 13, 1910. 11:3046. 1,500

*Moffet, Hugh to Benj F Elgar. Lots 71, 72 and 73 map No 1061, being map No 1 Conrad Buhre estate. May 12. May 13, 1910, 3 years, 6%. 1,000

*Michelin, Vittoria and Lucy to Hudson P Rose Co. Lots 77 and 78 map 327 lots Hunter estate. P M. April 27, 3 years, 5 1/2%. May 13, 1910. 854

*Moffett, Mary to Ella R Mead. Columbus av, s s, 50 w Lincoln st, 50x100, and being lots 212 and 213 map Hunt Estate, Van Nest Station. P M. May 14, 2 years, 5 1/2%. May 16, 1910. 2,000

McLaughlin, Nannie S widow to Augusta Keller. Pelham av, s e cor Bathgate av, 82.5x150.7x82.5x150.5. Prior mort \$15,000. May 16, 1910, 2 years, 6%. 11:3059. 5,000

*Maddi, Nunzia to Irving Realty Co. 215th st, s s, 275 e 5th av, 50x100, and being lots 626 and 627, map No 1041, Laconia Park. P M. Nov 12, 1909, 1 year, 5%. May 16, 1910. 200

McOwen, Josephine K to Meehan Building Co. Manida st, No 861, s w s, 158.1 s e Garrison av, 25x100. P M. Prior mort \$6,000. May 16, 3 years, 6%. May 17, 1910. 10:2740. 3,000

*Muhlhan, Fredk to Elsa K Clauss. Av D, n w cor 8th st, 108x 105, Unionport. P M. May 16, 3 years, 5%. May 17, 1910. 4,500

Malcolm (Thomas D) Construction Co to Thomas C Stephens. Belmont av, s e cor 179th st, 100x20.4x96.4x31.11. May 17, 1910, 3 years, 5%. 11:3079. 29,000

Same to same. Same property. Certificate as to above mort. May 17, 1910. 11:3079. —

Melillo Construction Co to Sarah J O'Neill. 236th st, n s, 450 e Kepler av, 25x100. May 17, due, &c, as per bond. May 18, 1910. 12:3377. 14,000

Same to same. Same property. Certificate as to above mort. May 17. May 18, 1910. 12:3377. —

*Melrose Realty Co to Geo G Allinger. 217th st late 3d st, s s, 350 w 6th av and being lots 386 to 390 map Laconia Park, 125x 109. P M. May 12, 3 years, 6%. May 13, 1910. 2,800

Mercury Realty Co to LAWYERS TITLE INS & TRUST CO. Prospect av, w s, 134.11 s 165th st, 25x156.11x25x135.7. May 16, 1 year, 6%. May 18, 1910. 10:2678. 10,000

Same to same. Prospect av, w s, 94.11 s 165th st, 40x156.10x40x 156.9. May 16, 1 year, 6%. May 18, 1910. 10:2678. 37,500

Same to same. Prospect av, w s, 94.11 s 165th st, 40x156.10x40x 156.9; Prospect av, w s, 134.11 s 165th st, 25x156.11x25x135.7. Certificate as to two mortg aggregating \$47,500. May 16. May 18, 1910. 10:2678. nom

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IN

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EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

- Miller, Sol I and Meyer H Sacks to N Y TRUST CO. Garrison av, s w cor Faile st, 57.4x116.6x50x144.6. May 18, 5 years, 5%. May 19, 1910. 10:2761. 26,000
- Metzler Building & Construction Co to Emily M Schumacher. Heath av, w s, 25 s 230th st, 125x90. Prior mort \$28,000. May 13, due Aug 12, 1910, 6%. May 19, 1910. 12:3260. 1,500
- McArdle, Catherine to HARLEM SAVINGS BANK. Briggs av, n w cor 201st st, No 257, 100x25. May 19, 1910, 3 years, 5%. 12:3307. 4,500
- M F Construction Co to LAWYERS TITLE INS & TRUST CO. Wilkins pl, e s, 380 n 170th st, 120x100. P M. May 18, 1 year, 6%. May 19, 1910. 11:2966. 11,400
- Same to Fleischmann Realty & Construction Co. Same property. P M. Prior mort \$11,400. May 18, 1 year, 6%. May 19, 1910. 11:2966. 17,100
- Same to LAWYERS TITLE INS & TRUST CO. Wilkins pl, e s, 62.6 n 170th st, 117.6x100. P M. May 18, 1 year, 6%. May 19, 1910. 11:2966. 11,000
- Same to Fleischmann Realty & Construction Co. Same property. P M. Prior mort \$11,000. May 18, 1 year, 6%. May 19, 1910. 11:2966. 18,500
- Metzler Building & Construction Co to Emily M Schumacher. Heath av, w s, 25 s 230th st, 125x90. Certificate as to mort dated May 13, 1910. May 13, 1910. May 19, 1910. 12:3260. —
- *Niestermann, John to Julius Heiderman. Fillmore st, No 1747. 25x100. May 14, 3 years, 6%. May 16, 1910. 2,000
- Nevelson-Goldberg Realty Co to Morris M Sinske. 3d av, Nos 4001 and 4003 (Fordham av), w s, abt 200 s 174th st, 50x128.8 x50x130.6 s s, with strip 0.6 wide adj in front. May 18, 3 years, 5%. May 19, 1910. 11:2921. 42,500
- Same to same. Same property. Certificate as to above mort. May 18, 1910. May 19, 1910. 11:2921. —
- Same and George Strause with same. Same property. Subordination agreement. May 17, 1910, 1910. 11:2921. nom
- Nathan, Pinkus with Max Goldwasser and Solomon Wigdor. Brook av, No 1485. Extension of \$8,000 mort until May 9, 1915, at 6%. May 16, 1910. May 19, 1910. 11:2896. nom
- O'Keefe, James and Anton A Jung to F & M Schaefer Brewing Co. Bryant av, n e cor Freeman st. Saloon lease. May 17, 1910, demand, 6%. 11:2999. 3,500
- *O'Rourke, Catherine to Chas Glore. Muliner av, e s, abt 336 s Neil av, 26.1x113.4x25x103.9, Morris Park. May 17, 1910, due, &c, as per bond. 600
- Orwell Realty Co to John J Donovan. 191st st, s s, 50 w Hughes av, 75x57.9x76.4x40.10. May 3, due, &c, as per bond. May 13, 1910. 12:3273. 7,000
- Same to same. Same property. Certificate as to above mort. May 3, 1910. May 13, 1910. 12:3273. —
- O'Connor, Theresa A to Francis Killeavy. 206th st, n s, at e s Bussings lane, runs n 100 x w 33.9 x s 100 to st x e 25 to beginning. Building loan. May 17, 3 years, 5%. May 18, 1910. 12:3342. 5,000
- Polsenski, Joseph to Thomas B Lavey. Boston av, s e s, 442 n e Perot st, 24.6x72.6x25.7x79.11. Apr 15, 2 years, 6%. May 18, 1910. 12:3254. 500
- Phelan Bros Construction Co to Manhattan Mortgage Co. Bassford av, e s, 194.1 n 182d st, 141x77.1x141x72.9. Prior mort \$—. May 13, due, &c, as per bond. May 14, 1910. 11:3050. 54,000
- Same to same. Same property. Certificate as to above mort. May 13, 1910. May 14, 1910. 11:3050. —
- Pflumm, Constantin to Pierre W Wildey and ano. Forest av, No 993, w s, 206.9 s 165th st, 20.6x91. P M. May 13, 3 years, 5%. May 16, 1910. 10:2649. 4,000
- Picone & Oliva Construction Co to Aaron M Becker. Wilkens av, s w cor 170th st, runs s 300.8 x w 97.3 x n 50 x w 70.2 x n 239.3 to 170th st x e 101.7 to beginning, and being lots 786 to 789 map section C Vyse estate. P M. Prior mort \$—. May 18, due May 2, 1911, 6%. May 19, 1910. 11:2965. 5,325
- Same to same. Lots 790 to 796 same map. P M. Prior mort \$—. May 18, due, &c, as per bond. May 19, 1910. 11:2965. 2,000
- Pearse, Amelia widow Geo A Pearse to Bernard Loth. 178th st, n s, 150.4 w Anthony av, 24.7x105.5x24.7x106.8. May 18, due, &c, as per bond. May 19, 1910. 11:2811. 4,500
- *Quirk, Thomas F to Margt Brierton. 174th st, e s, 181 s Gleason av, and being lots 478 and 479 map No 313, Gleason property. Two mortg, each \$500. Two prior mortg, \$— each. Apr 19, due May 1, 1911, 6%. May 17, 1910. 1,000
- Realty & Commercial Co with John G Roos as exr Michl Roos. Hoffman st, e s, 66.8 s 191st st, 16.8x100. Subordination agreement. May 10, 1910. May 18, 1910. 12:3273. nom
- Rosenberg, Alex to Isaac Lowenfeld. Fairmount pl, s e cor Crotona av, 90x40. P M. Prior mort \$—. May 16, 1 year, 6%. May 18, 1910. 11:2950. 6,250
- Russo, Giovanni and Francesco Barba to Lucia Di Menna. 187th st, n e s, 50 s e Hughes av, 25x100, except part for st. Prior mort \$—. May 16, due, &c, as per bond. May 18, 1910. 11:3076. 800
- Rueth, Joseph to Isaac L Kip. Brook av, s w cor 163d st, 50.1x 58.4x113.2x79. May 16, 5 years, 5%. May 17, 1910. 9:2384. 41,000
- Ratner, Harris, Max Cohen and Emanuel Glauber to Francis T Perry. Longfellow av, n e s, at n s Home st, 57.3x193.5x189.4x 86.5. P M. May 16, 3 years, 5%. May 17, 1910. 11:3006. 9,600
- Russ, Minor O to Warren J Mitchell. Bathgate av, No 1780, e s, 238 s 175th st, 18.9x87.2; Bathgate av, No 1778, e s, 256.9 s 175th st, runs e 87.2 x s 21.3 x e 22.1 x s 0.4 x w 87.2 to av, x n 21.7 to beginning. Prior mort \$—. May 13, 2 years, 6%. May 14, 1910. 11:2922. 2,500
- RONDOUT SAVINGS BANK with Frank Aranow. St Anns av, s e cor 137th st, 45x103.10x45x105. Extension of \$48,000 mort until Dec 1, 1914, at 5%. April 11, 1910. May 13, 1910. 10:2549. nom
- *Smith, Saml J to Joseph Smith. Kinsella av, s s, 201.4 w Bronxdale av, 25x100. Mar 1, due July 1, 1913, at 5%. May 16, 1910. 3,500
- Riley, Thomas and John Loughney to Robt W Todd. Woodlawn road, e s, 78.5 n Hull av, 26.1x95.9x25x103.5. Jan 29, demand, 6%. May 19, 1910. 12:3345. 500
- *Stelz, Gertrude C to Thomas Barton. Bay av, s s, lot 14 on plot 2 map property Frances Scofield estate, 25x100, City Island. May 17, 1 year, 6%. May 19, 1910. 500
- S & F Realty Co to Fleischmann Realty & Construction Co. Wilkins pl, s w cor 170th st, runs s 300.8 x w 97.3 x n 50 x w 70.2 x n 239.3 to 170th st x e 101.7 to beginning, except part for 170th st. P M. Prior mort \$40,000. May 2, due Nov 2, 1911, 6%. May 18, 1910. 11:2965. 13,500
- Sotscheck, Carl to Warren B Sammis. Teller av, n w s, 203.7 s w 171st st, 25.1x156.8x25x154.7. May 18, 3 years, 6%. May 19, 1910. 11:2784. 1,500
- *Shaw, John T to Joseph Ledogar. Mapes av, e s, 100 s Zulette av, 50x100. P M. May 19, 1910, 3 years, 6%. 1,000
- Schaefer, Geo to John McNulty. 179th st, No 590, s w cor Arthur av, Nos 2019 and 2021, runs s 62.1 x w 58 x n 70.10 to st, x e 58.8 to beginning. P M. Prior mort \$30,000. May 16, 4 years, 6%. May 17, 1910. 11:3068. 6,500
- *Snyder, Mamie L with Walter Anopel. Commonwealth av, e s, 210.11 s West Farms road, 25x100. Extension of mort for \$4,500 to May 24, 1913, at 5½%. May 12, 1910. 1910. nom
- *Sivel Realty Co to Ferdinand C Bamman. Tremont av of 177th st, s e cor Public pl, runs e 112.7 x s w 149.6 x w 29.1 x n e 80.10 x n w 107.7 to pl, x n e 45.8 to beg. P M. Prior mort \$5,670. May 13, 1910, 3 years, 6%. 5,830
- Schwab, Joseph B with James G Wentz. Heath av, w s, 25 s 230th st, 125x90. Subordination agreement. May 18, 1910. May 19, 1910. 12:3260. nom
- Seitz, Realty Co to LAWYERS TITLE INS AND TRUST CO. Kelly st, s e cor 165th st, runs s 85 x e 50 x n 18.9 x n 69.7 to st, x w 45.3 to beginning. May 12, 5 years, 5%. May 13, 1910. 10:2715. 44,000
- Same to same. Same property. Certificate as to above mort. May 12, 1910. May 13, 1910. 10:2715. —
- Same and John J Bell with same. Same property. Subordination agreement. May 12, 1910. May 13, 1910. 10:2715. nom
- St Thomas Evangelical Lutheran Church, a corpn, to Board of Church Extension of the General Synod of the Evangelical Lutheran Church in U S. Topping av, n e cor 175th st, 45x95. Prior mort \$—. May 11, 3 years, —%. May 13, 1910. 11:2800. 1,050
- Schoen, Max to A Hupfels Sons. Union av, No 1085. Saloon lease. Feb 17, demand, 6%. May 13, 1910. 10:2670. 2,650
- Tiedemann, Wm H to Central Brewing Co. Home st, No 959. Saloon lease. May 11, demand, 6%. May 14, 1910. 11:2979. 3,097
- Valentine Construction Co to Arthur D Meeks. Lafontaine av, w s, 187.6 n 178th st, 37.6x100. Certificate as to mort for \$27,500. May 12, 1910. May 13, 1910. 11:3061. —
- Valentine Construction Co to Edwin B Meeks trustee Joseph W Meeks for Sophia T Hawkins et al. Lafontaine av, w s, 150 n 178th st, 37.6x100. Certificate as to mort for \$27,500. May 12, 1910. May 13, 1910. 11:3061. 27,500
- Valentine Construction Co to Edwin B Meeks trustee Joseph W Meeks for Sophia T Hawkins et al. La Fontaine av, w s, 150 n 178th st, 37.6x100. May 12, due, &c, as per bond. May 13, 1910. 11:3061. 27,500
- Same to Arthur D Meeks. La Fontaine av, w s, 187.6 n 178th st, 37.6x100. May 12, due, &c, as per bond. May 13, 1910. 11:3061. 27,500
- Valentine (Vincent) Co to Theo Van Amringe. Wales av, w s, 100.8 n 142d st, 70.5x120.5x122.5x116.7. May 16, 5 years, 6%. May 17, 1910. 10:2574. 6,500
- Same to same. Same property. Certificate as to above mort. May 16, 1910. May 17, 1910. 10:2574. —
- Valentine (Vincent) Co to Laura Silvestri. Wales av, w s, 100.8 n 142d st, 70.5x120.5x122.5x116.7. Prior mort \$6,500. May 16, 2 years, 6%. May 17, 1910. 10:2574. 1,000

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tion.

Viscardi, Gaetano to Manhattan Mortgage Co. Union av, No 1145, old line, w s, 72.9 s Home st, old line, 16.10x100, except part for av. Prior mort \$— May 16, due, &c, as per bond. May 18, 1910. 10:2671. 3,250

Same to Magnus Baumgarten. Same property. Prior mort \$3,250. May 16, due, &c, as per bond. May 18, 1910. 10:2671. 550

Wirth, Annie widow to Herman F Neumann. 136th st, No 301 (551), n s, 225 w Alexander av, 25x100. Prior mort \$8,000. May 17, 1910, 2 years, 6%. 9:2312. 1,750

*Wolfrath, Emma A to Adam Vornran et al firm Christian Vornran Sons. Av C, n e cor 7th st, 58x105, Unionport, except part for Castle Hill av. Prior mort \$4,500. May 11, due, &c, as per bond. May 17, 1910. 2,810

*Washbourne, Kathryn wife of and Wm L to Susan A Livingston. 227th st, late 13th st, s s, 305 e 4th av, and being lot 309 map Wakefield, 100x114. May 13, 1910. 2,500

Warner, Ella J wife of and Charles to Julian Richmond. 167th st, e s, at n s 168th st, runs e along 168th st, 7.11 x e 93.1 x n 25 x w 100 to 167th st, x s 21 to beginning; lot 28 parcel 4 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. May 13, 3 years, 6%. May 14, 1910. 9:2530. 2,500

Whitely, Edward J to A Hupfels Sons. Boston road, s w cor 178th st. Mar 30, demand, 6%. May 13, 1910. 11:3135. 2,637.80

Wentworth Mortgage Co with Manhattan Mortgage Co. Bassford av, e s, 264.1 n 182d st, 71x77x irreg. Two subordination agreements. May 12, 1910. 11:3050. nom

Weinstein, Henry and Helena to Frances Shulman. Belmont av, e s, 375 n 183d st, 25x100. Prior mort \$— May 9, 3 years, 5%. May 13, 1910. 11:3088. 4,000

*Wohnsiedler, Geo H and Henry to Dina Conrad. Westchester av, n s, at line bet land Wm T Cavanagh and land formerly Wm Mapes, runs w 60.11 x n 179.10 x s e 194.11 to beginning. Prior mort \$4,000. May 12, 3 years, 6%. May 13, 1910. 2,000

Walkup (S T) & Bro, Inc, to Christopher H R Woodward. Declaration as to mort for \$6,000, covering land in Kings Co. April 19, 1910. 10:2764.

*Waldron, Samuel R of Brooklyn, N Y, to Sarah Rutherford. Bolton av or 174th st, w s, 226 s Westchester av, the 3d house from Westchester av, being lot 119 map Gleason property, 25x100. P M. Prior mort \$2,000. May 19, 1910, 2 years, 6%. 1,000

Widmayer, C William to Fredk G J Laemmle. Morris av, e s, 243.9 n 179th st, 18.9x100. Prior mort \$6,500. May 18, due, &c, as per bond. May 19, 1910. 11:2807. 1,000

West Mt Vernon Realty Co to Hahnemann Hospital of City of N Y. Bryant av, w s, 175 n Lafayette av, 25x100. May 1, 3 years, 5½%. May 19, 1910. 10:2764. 6,250

Same to same. Same property. Certificate as to above mort. May 14, 1910. 10:2764.

Same to Fitch Gilbert. Bryant av, w s, 150 n Lafayette av, 25x100. May 1, 3 years, 5½%. May 19, 1910. 10:2764. 6,250

Same to same. Same property. Certificate as to above mort. May 14, 1910. 10:2764.

Zumbuehl, Chas H to Carrie L Weldon. 203d st, No 235 East (Rockfield st), n s, 475 e Anthony av, 24.9x100. P M. May 12, 1910, due Nov 12, 1912, 6%. 12:3309. 1,750

Zellman, Joseph B to Ella Benker. 151st st, No 409, n s, 70 e Melrose av, 25x114.4. P M. May 17, 5 years, 5%. May 18, 1910. 9:2374. 8,500

JUDGMENTS IN FORECLOSURE
SUITS.

May 12.

143d st, n s, 425 e 8th av, 25x99.11. Belle G Bernheimer agt Joseph Newmark et al; Sigmund Wechsler, att'y; Max S Bevin, ref. (Amt due, \$27,247.28.)

West st, e s, 67 s Charles st, 22.3x93.9x21.5x 87.10. Samuel J Gutter agt Margaret Curran et al; David E Goldfarb, att'y; Rastus S Ransom, ref. (Amt due, \$4,177.27.)

May 13.

Freeman st, n s, 98.7 e Union av, 20x86.9. Franciska B Hohmann agt Frank Wolff et al; Wm L Allen, att'y; Moses Cowen, ref. (Amt due, \$1,032.04.)

5th av, s w cor 126th st, 20.10x85. George Waddington agt Emily G Painter et al; Robinson, Biddle & Benedict, att'ys; Richard H Clarke, ref. (Amt due, \$35,836.88.)

May 14.

127th st, s s, 127.6 w Park av, 12.6x99.11. Chas C Jacobs agt F James Parkes; Ralph K Jacobs, att'y; Richard W Hollaman, ref. (Amt due, \$293.85.)

May 16.

6th av, No 503. Jane A Stokes agt Investors & Traders Realty Co; Geo W Carr; att'y; Geo V Mullan, ref. (Amt due, \$51,453.46.)

May 17.

Lots 4 & 5, parcel 5, map of Estate of William B Ogden, Bronx. Marian H Wickes agt Chas E Kenison Realty Co; Crocker & Wickes; att'ys; Chas J Leslie, ref. (Amt due, \$3,803.53)

2d av, w s, 62 n 74th st, 20x77. Yorkville Bank agt Wilhelmina V Grimm; Theodore Hansen, att'y; M Linn Bruce, ref. (Amt due, \$5,113.33.)

Pleasant av, w s, 380 s 216th st, 20x100. Mary A Sheldon agt Benjamin G Irving; Earnest R Eckley, att'y. (Amt due, \$4,831.50.)

May 18.

126th st, s s, 433.4 e 2d av, 41.8x99.11. Metropolitan Trust Co agt Rosalia Meli; John B Pine, att'y; Benjamin Barker, ref. (Amt due, \$36,812.57.)

5th av, s e cor 111th st, 50.11x100. State Bank agt Edmund Frank; Jerome A Kohn, att'y; Richard H Clarke, Jr, ref. (Amt due, \$29,559.87.)

LIS PENDENS.

May 14.

31st st, s s, 166.4 w Madison av, 53.8x112.6. Chas L Greenhall, trustee, agt Carnegie Trust Co et al; action to remove cloud; att'y, C R Freeman.

99th st, n s, 275 w 4th av, 25x100.4. Levering & Garrigues Co agt John H Yockel et al; action to set aside deed; att'ys, Herman & Hirschman.

Brook av, e s, 131.1 s 141st st, 52x99.6. Hyman Delinsky agt Joseph Wolkenberg; notice of levy; att'ys, Simon & Asher.

May 16.

West Broadway, n e cor Warren st, 75.3x53.7x 75.5x53.8.

4th av, s w cor 32d st, 115.10x83.10x83.8x irreg. Robert Morell agt N Y Life Ins & Trust Co et al; partitions; att'y, G H Topping.

Brown pl, e s, whole front between 136th and 137th sts, 200x90.

133d st, n s, 250 w 5th av, 100x99.11.

Louis Brill agt Ray Maisel et al; action to set aside deed; att'y, A Kahn.

35th st, No 536 West. Thomas Crowther agt Mary J L'Appage; action to declare deed void; att'y, M D Moss.

Lot 26, map for Partition Sale of the Lott G Hunt Estate, Bronx. Florence E Maher agt Mary F Gobel et al; partition; att'y, F Eder.

May 17.

3d st, No 137 East. Tenement House Dept of the City of N Y agt Benedict Boekar; notice

of levy; att'y, A R Watson.

Webster av, e s, lot 141, map of Village of Mount Hope, 75x155.10. George Schweppenhauser agt Aaron A Feinberg et al; action to foreclose mechanics lien; att'y, C B Augustine.

Bradhurst av, s e cor 147th st, 49.11x100. Trial Realty Co agt Fred Brown et al; specific performance; att'y, W M Golden Jr.

33d st, No 328 East. Cleonice Policastro agt Michael Grennan; notice of levy; att'y, C Eno.

135th st, No 182 West. Tenement House Dept of the City of N Y agt Max Drey; notice of levy; att'y, A R Watson.

May 18.

109th st, No 327 East. Gondolfo Siragusa agt Frank De Lucia et al; action to declare trust; att'ys, Morrison & Schiff.

84th st, Nos 332 to 350 East.

Orchard st, No 192.

8th st, Nos 354 & 356 East.

Willett st, Nos 10 & 12.

23d st, No 309 East.

2d av, No 81.

84th st, No 351 East.

Walter E Houghton, committee, agt Clarissa Goodman et al; amended partition; att'ys, Winthrop & Stimson.

129th st, No 20 East. Harry E Marks agt Lillian R Chatterton; notice of levy; att'y, M H Harris.

33d st, No 328 East. Cleonice Policastro agt Michael Grennan; notice of levy; att'y, C Eno.

5th st, No 222 East. Wolf Rabinowitz et al agt Martha Wolfman; action to foreclose mechanics lien; att'y, S Saltzman.

Right of way of Harlem River & Portchester Railroad Co, s s, adj land of Appley Estate, Bronx, 100x800. Maria A O'Brien et al agt New York, New Haven & Hartford R R Co et al; action to recover possession; att'y, J Hunter, Jr.

Hughes av, Nos 2496 & 2498. North Side Iron Works agt Gaetano Ambriola et al; action to foreclose mechanics lien; att'y, H J Nichols.

47th st, Nos 243 & 245 West. George Bickelhaupt agt Louise Bickelhaupt et al; partition; att'y, L Wendel, Jr.

May 19.

12th st, n s, 83 w Av C, 25x75. Morris Florea agt Leonard Gisin; notice of attachment; att'ys, Engel Bros.

Morris Park av, s s, 50 e Fillmore st, 25x— and being Lot 464, map of Van Nest Park, Bronx. Chas C Hunt agt John Doe et al; partition; att'y, J M Guedalia.

May 20.

34th st, n s, 80 w Park av, 25x95. M Abbotts Sons agt Jefferson M Levy; action to foreclose mechanics lien; att'y, H A Vieu.

Lot 464, map of Van Nest Park, Bronx. Elizabeth Dangelmeier agt Chas G Hunt et al; partition; att'ys, A & H Bloch.

FORECLOSURE SUITS.

May 14.

132d st, n s, 95 w 4th av, 20x99.11. Adelaide Collins agt Jacob Siegel et al; amended; att'ys, Bergen & Prendergast.

May 16.

Broome st, No 557. Susan Van Praag agt Nathan Bassoff et al att'ys, Eisman, Levy, Corn & Lewine.

119th st, s s, 265 w First av, 35x100.10. Lena Lubo agt Max Stern et al; att'ys, Goldsmith, Rosenthal, Mork & Baum.

8th st, No 109 West. Orphan Asylum Society in the City of N Y agt Geo B Hayes et al; att'y, R D Elder, Jr.

Madison av, w s, 60 n 116th st, 40.11x110. Lucius H Beers agt Benjamin Natkins et al; att'y, H deP Baldwin.

126th st, s s, 56 w Madison av, 18x83. Annie Dinkel agt Bertha A Brodsky et al; att'y, T Schultheis.

Pleasant av, w s, 84.3 s 119th st, 16.8x75. Louise Belland agt Mary Altieri et al; att'y, J A Kent.

May 17.

25th st, s w s, 375 s e 6th av, 25x98.9. Isaac Schneider agt Joseph M Harris et al; att'y, S Bernstein.

Ludlow st, n w s, 157.1 s w Hester st, 19x87. Louise Leichtman agt Meyer Frank et al; action to impress trust; att'y, C L Hoffman.

109th st, s s, 187 w Park av, 17x100.11. Geo F Anger agt Lena Fishbein et al; att'y, E M Wight.

178th st, s s, 99.11 e Webster av, 20x100. Line A Roth agt Geo A McKee et al; att'y, L E Kuster.

Broadway, Nos 1457 to 1461.

7th av, Nos 587 to 593.

Standard Trust Co of N Y, trustee, agt United States Restaurant & Realty Co et al; att'ys, Guthrie, Bangs & Van Sinderin.

115th st, No 629 West. Harry Kessner agt Alcazar Realty Co; action to foreclose mechanics lien; att'ys, Cohen Bros.

Lots 61 to 64, amended map of Adeo Park, east of Botanical Garden, Bronx. Geo W Davis agt Warwick Realty & Construction Co; att'y, C W Dayton, Jr.

Hull av, s e s, 207.5 n e 205th st, 25x100. Wm J McCutcheon agt Josephine A Huebener et al; att'y, C P Hallock.

May 18.

Bradhurst av, n e cor 151st st, 165.7x124.6. Mutual Life Ins Co of N Y agt Samuel Strausbourger et al; amended; att'y, J McKeen.

Hoe av, w s, 205 n 172d st, 20x100. Emma Trounstein agt Louis Mondschein et al; att'y, S M Stern.

Bathgate av, w s, 25 s 185th st, 25x87.5. City Real Estate Co agt George H Rosenthal et al; att'y, H Swain.

Freeman st, n w cor Longfellow st, 100x25. Victor Gerhards agt Albert Gerhards, Inc, et al; att'ys, Clocke & Clocke.

90th st, No 67 West. Abraham Sartorius agt James E J Martin et al; att'ys, Horwitz & Wiener.

175th st, s s, 40 e Prospect av, 20x95. Frederick H Schmoburg agt Rebecca Haas et al; att'y, J M Peyser.

101st st, No 332 East. Irving Bachrach agt Jacob Bloch et al; amended; att'ys, Mayer & Gilbert.

May 19.

56th st, n s, 200 w 2d av, 25x100. Ethel L Best agt Louis Sroka et al; att'y, A D Britton.

Lots 47 & 48, map of 93 lots in Village of South Mount Vernon, Bronx. Francis B Chedsey et al agt Jennie Tackney et al; att'y, J J O'Brien.

123d st, Nos 333 to 341 East. Cornelius Daniels agt Harry Gleich et al; amended; att'ys, M S & I S Isaacs.

Goerck st, No 90. Sophie Bohnet et al agt Sarah Davidowitz et al; amended; att'y, G Haas.

86th st, No 433 East. Frank Hahn agt Jeanette Rockmore; att'y, D Freiberger.

Lot 34, Block 47, map Sec. 1 map of Morris Park, Bronx. Annie Troman agt Knut V Otworoski et al; att'y, S Keeler.

117th st, n s, 194 w Lenox av, 19x100.11. Margaret O Sage agt L Sonora Harper et al; att'ys, De Forest Bros.

May 20.

49th st, s s, 350 w 8th av, 25x100.5. N Y Life Ins & Trust Co, trustee, agt John Hankin et al; att'y, W T Emmet.

Hull av, w s, 125 s Scott or Woodlawn av, 50x100; two actions. Lawrence E Brown committee agt Mary A Costello et al; att'y, L E Brown.

Buchanan pl, s w cor Jerome av, 50x100. Berent C Gerken agt Emanuel Sonnabend et al; amended; att'y, S S Marcus.

13th st, No 161 West. American Swedenborg Printing & Publishing Society agt Antonio A Rost et al; att'y, F J Worcester.

117th st, Nos 523 & 525 East. Jared W Bell agt Louvre Realty Co et al; att'ys, Bowers & Sands.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

109th st, n s, 325 e 2d av, 25x110. Ward W Smith, trustee, agt Alfonso Baratte et al; att'ys, Herzfeld & Sweedler.
 2d av, No 2000.
 103d st, No 299 East.
 Anna Schmidt agt Jack Vigorito et al; amended; att'ys, Goldie & Gumm.
 Rivington st, No 227. Sidney Wallach et al agt Abraham Schwartz et al; att'y, S I Liebeskind.
 17th st, s s, 250 w Union Square West, 25x92. Franklin Savings Bank in the City of N Y agt Lida Haines et al; att'y, W M Powell.

JUDGMENTS

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

May.
 14 Alter, Julius E—A Liebovitz.....\$84.41
 14 Arenstein, Joseph & Morris* et al—P R Jennings et al.....33.60
 14 Archerd, Clara or Richards—N Y Telephone Co.....36.91
 16 Allen, Samuel et al—Dillman Fireproof Construction Co.....523.51
 16 Alenick, Morris—Spear Wine Co.....101.15
 16 Aldrich, Herbert L—Philip Morris & Co Ltd.....costs, 139.34
 17 Abrams, Isaac et al—Henbert Silk Co.....737.55
 17 Abramowitz, Harry S et al—the same.....737.55
 18 Altschuler, Simon J et al—H Gottlieb.....4,604.29
 18 Ackerson, Edna E—Owens & Co.....75.71
 18 Abrams, Isaac et al—N Y Telephone Co.....62.27
 18 Abrams, Arthur—the same.....115.39
 18 Allen, Maud—the same.....36.47
 18 Allen, Lydia J M—Pantasote Co.....177.72
 18 Albertson, Albert C—J B C Bartlett Iron Works.....596.09
 19 Auerbach, Sam—I Goldberg et al.....84.67
 19 Alley, Henry T—I Stern et al.....416.51
 20 Abrams, Otto—A F Hetherington et al.....1,810.45
 20 Allenson, Abraham—United States Fidelity & Guaranty Co.....34.41
 20 Appelman, Isak—W Ain.....275.78
 20 Adler, Rosa—Holtz & Freystadt Co.....104.41
 14 Burns, Guy W—National Engraving & Embossing Co.....69.81
 14 Buch, Samuel E—Beer Importing Co of America.....222.57
 14 Beebe, Geo W—American Newspaper Pub Assn.....149.89
 14*Bretstein, Herman et al—P R Jennings et al.....33.60
 14 Bamberger, Joseph J—G Barrie et al.....76.06
 14 Bord, Henry et al—J C Totten.....215.69
 14 Baron, Louis—B K Bloch.....219.16
 14 Baumann, Herman—N Y Telephone Co.....33.81
 14 Bachrach, Julia & Harry exrs—M Shapiro.....420.90
 14 Boone, Jennie W—B T Morgan.....309.50
 14 Bergman, Louis—W Abramson.....950.75
 16 Berger, Harry J—B R Levin.....35.85
 16 Bennett, Tyler H—Aeolian Co.....606.53
 16 Bacon, Wilbur—P Arnold et al.....124.57
 16 Boehm, Ben et al—N J O'Connell.....64.72
 16 Bedarf, Amelia et al—the same.....64.72
 16 Beerbohm, Arthur M—Stimpson Mercantile Equipment Co.....124.31
 16 Berman, Philip et al—State Bank.....600.97
 16 Bartelson, Catherine—Kulenkampff & Co.....117.50
 16 Brown, John W & Isabella—Ludin Realty Co.....121.17
 16 Brennan, Thomas J et al—People of the State of N Y.....100.00
 16 Brown, Wm R—N Y Cab Co, Ltd.....297.07
 17 Bertsch, Wm F—Joseph R F Eberhard & Son.....68.58
 17 Bedelle, Adrian et al—J P Pinto.....77.11
 17 Berger, Isaac—H C Neuwerth.....67.60
 17 Boehm, Geo N—R S Kristeller.....33.65
 17 Bobis, Nathan—H Machson et al.....77.56
 17 Brown, W R—P Raczek.....81.95
 17 Bock, August J—M Meyer et al.....29.41
 17 Bidwell, Anna A—Sherman Apartment Hotel Co.....costs, 120.38
 17 Blech, Oscar W—M Blech.....costs, 73.25
 17 Blitz, Henry—N Y Telephone Co.....125.89
 17 Brandis, Joseph—J E Bates et al.....130.40
 17 Brettner, Rudolph—P Finkelstein et al.....816.35
 17 Biggart, James—E L Biggart.....3,388.37
 17 the same—the same.....1,845.45
 17 Becker, Randy M—H Robitzek.....45.82
 17 Berliner, Albert et al—Traders Commercial Co.....4,770.63
 17 Behnke, Henry—J J Lochmann et al.....1,045.09
 18 Brazier, Thomas J—J A Murray et al.....103.46
 18*Brown, Jonolia et al—G Lindenmeyer et al.....177.60
 18 Brown Wm R—J G Stevens.....348.42
 18 Brauer, Frederick C Jr—C B Mitchell.....268.79
 18 Barrymore, Lionel—Algonquin Hotel Co.....155.21
 18 Berkowitz, Julius et al—H Gottlieb.....4,604.29
 18 Baumgarten, Wm G or Solomon G or W Geo Hayes—L M Baldwin.....costs, 44.40
 18 Biondi, Angelo F—N Y Telephone Co.....21.91
 18 Brock, Edward—the same.....29.82
 18 Baxter, Allie E—the same.....36.99
 18 Bowery, M Naim—A Azzì.....34.41

18 Bolat, John E—Wall Street Exchange Building Assn.....169.41
 18 the same—the same.....519.15
 18 the same—the same.....240.65
 18 Bracken, William—J B Freeman.....471.65
 18 Baggot, Atmore L et al—G W Hoadley.....costs, 722.93
 18 Bunker, Gordon—A I Marx et al.....35.41
 18 Burr, Isaac—H Koster.....costs, 108.20
 18 Bischoff, Ernest W—J M Haaren.....2,981.51
 18 Bramstein, Jacob—G Fallek et al.....68.08
 18 Buffum, Mary et al—J Weil et al.....161.91
 18 Barbour, T C & Elizabeth—C H Pettett.....606.60
 19 Bolt, Frederick—City of N Y.....106.09
 19 Burke, Edw A—the same.....74.06
 19 Brown, Wm L et al—Mutual Alliance Trust Co of N Y.....5,196.51
 19 Berger, Jake—American Fashion Co.....52.64
 19 Brandstadter, Herman—A Fox.....34.58
 19 Buchanan, Chas P—M I Fox.....2,018.45
 19 Byrnes, Perry—S Keppler.....1,064.31
 19 Ball, Frank—C B Colby.....686.61
 19 Berger, Louis—Stanton Live Poultry Co.....112.49
 19 Brown, Wm C et al—Arthur M Rosenberg Co.....208.91
 19 Bobetch, Abraham—S Siegel.....105.00
 19 Bertolino, Leonardo et al—People, & C.....1,000.00
 19 Baxter, Sam—Schwartz Plumbing Supply Co.....32.30
 19 Blum, Samuel et al—M B Baer.....8,152.81
 19 Bien, Morris et al—H Simon.....41.44
 19 Brazor Dennis H—John Burke Importing Co.....147.71
 20 Britton, Ernest E—H Staton.....138.00
 20 Brown, Benjamin B—H Haltermann.....84.58
 20 Bonanno, Pietro & Frank—T C Boule.....112.41
 20 Burrows, Frank S et al—J McCusker.....611.89
 20 Balenzweig, Hyman—A Witelch et al.....64.31
 20 Bennett, Margaret—E Hicht et al.....38.91
 20 Barbour, Della—J W Aitken et al.....613.16
 20 Blumenthal, Henry R—M A Melitzer.....costs, 108.95
 14 Cohen, Joseph—R I Goldsmith.....136.91
 14 Cohen, Isidor & Hyman B et al—B Burns.....226.01
 14 Cauchios, Frederick A—Hugh Getty, Inc.....5,977.60
 14 Cohen, William—J M Nagel, Jr.....202.72
 14 the same—the same.....27.72
 14*Cohen, William et al—the same.....265.72
 14 Caputo, Ernest—B K Bloch.....120.66
 14 Caccavayo, Joseph—H J Meyer.....70.61
 16 Corley, Peter & Joseph—N Y Telephone Co.....22.46
 16 Corley, Peter—the same.....25.67
 16 Campbell, James A—N Y House Wrecking Co.....88.41
 16 Cohn, Samuel—J G Newman.....54.41
 17 Curran, John J—M H Yracheta.....327.66
 17 Clarke, Beverly et al—People, & C.....1,000.00
 17 Cohen, Max—City of N Y.....193.60
 17 Carroll, Thomas F—the same.....27.34
 17 Cohen, Joseph—the same.....106.09
 17 Comerford, James F—the same.....193.60
 17 Cohen, Morris—the same.....368.60
 17 Camisa, Fortunata—the same.....201.74
 17 Clark, Wm C—the same.....543.61
 17 Cohen, Abraham—the same.....543.61
 17 Coogan, Matthew J—the same.....281.10
 17 Christy, Anne—the same.....718.62
 17 Cosgrove, James B—M N Clement.....1,840.97
 17 Caffrey, Wm J A recvrs—W May et al.....costs, 107.60
 17 Clark, Walter L—N Y Telephone Co.....334.53
 17 Crowhurst, Ernest H—L Wood.....96.90
 17 Crawford, Gilbert H—R W Todd.....177.63
 17 Campomeski, Albert & Rolomo et al—Ender & Knopf Co.....30.90
 18 Clouse, Thomas I et al—G Lindenmeyer et al.....177.60
 18 Copley, Geo W—Acker, Merrill & Condit Co.....90.78
 18 Clark, Kate F—Curtis Blaisdell Co.....43.01
 18 Carpenter, Nathaniel L & Joseph N et al—G W Hoadley.....costs, 722.93
 18 Cronin, Theresa—City of N Y.....costs, 136.85
 18 Chadwick, Evelyn C—I Stern et al.....482.66
 18 Collen, Arthur G P—B Homing.....48.31
 18 Chamberlain, Chas C—I N Miller.....411.03
 18 Crispo, Nicholas et al—E Gilbert et al.....130.03
 18 Cancellieri, Roberto et al—E Gilbert et al.....130.03
 19 Cohen, Isaac—City of N Y.....281.10
 19 Cooper, David B—C Mott et al.....costs, 69.60
 19 Cully, Thomas—E M Foote.....136.31
 19 Connelly, Louise admrx—G Vassar, Jr.....costs, 23.08
 19*Cohen, Moe et al—J Dobson et al.....976.31
 20 Compton, Robin V et al—E Browning.....200.00
 20 Crompton, William—C E Littlefield.....3,225.84
 20*Cohen, Morris et al—I M Jawitz et al.....62.97
 20 Crescent, Joseph—D Ward.....costs, 27.67
 14 Dawson, Henry T—J H Hegeman.....162.14
 14 Densmore, Darsa J et al—William M Crane Co.....429.75
 16 Dorf, Selina D—Lord & Taylor.....260.12
 16 Derrick, John J—A H Joline et al.....costs, 69.38
 16 De Govanne, Roger et al—L Wertheim Coal & Coke Co.....243.50
 16 Deutsch, John et al—J C Neuman.....144.43
 16 D'Alessandro, Charles—L Kaplitz.....63.01
 17 Dilg, Frank et al—N Y C & H R R Co.....costs, 118.13
 17 De Berand, Frederick B—City of N Y.....201.74
 17 Diegan, Thomas J—the same.....201.74
 17 Denton, Frank D—the same.....201.74
 17 Deitz, Frank—the same.....201.74
 17 Desmond, Mary—the same.....201.74
 17 Doyle, Chas H—the same.....201.74
 17 Doherty, Frank W—the same.....201.74
 17 Donnelly, Joseph—City of N Y.....201.74
 17 Du Bois, William—the same.....201.74
 17 Driscoll, Wm J—the same.....201.74
 17 Donohue, Daniel—the same.....201.74
 17 Donovan, Patrick—the same.....201.74

17 Dooley, William—the same.....201.74
 17 Douglass, Charles—the same.....201.74
 17 Dowling, Thomas—the same.....201.74
 17 Dalton, Wm E—the same.....201.74
 17 Don Carlin, James L—H E Wagoner.....235.95
 17 Di Giorgio, Onoreto et al—People, & C.....500.00
 17 the same—the same.....500.00
 18 De Wilde, Isaac—J Harris.....46.22
 18 Dattilo, Salvatore—F Kirsten.....267.41
 18 Darling, Geo A—L Herman et al.....36.15
 18 Driscoll, Wm P & Beatrice M—E R Cur-scullen.....146.48
 18 Daly, Warren L & Arthur F et al—N Y Telephone Co.....29.08
 18 Dore, Mary—G W Lirich.....costs, 68.13
 18 Du Four, Louis S et al—E J Marshall et al.....1,444.29
 18 Doherty, Chas J G et al—C H Seibold.....1,495.05
 18 Dodge, Don A—City of N Y.....456.11
 19 Dalton, John—the same.....193.60
 19 Datwyler, Jacob—the same.....71.09
 19 Darragh, Phebe A—the same.....456.11
 19 Durand, Alice—the same.....368.60
 19 Day, John H—the same.....281.10
 19 Driscolls, John D—the same.....201.74
 19 Dunne, Walter M—the same.....368.60
 19 Davidson, Adolph—the same.....27.35
 19 Donnelly, Peter—the same.....193.60
 19 Downs, Emma W—the same.....27.35
 19 Deluca, Antonio—the same.....201.74
 19 De Richmond, Albert A—the same.....201.74
 19 Drescher, Harry—the same.....193.60
 19 Difley, Cecelia—the same.....718.62
 19 Doyle, Edw M—the same.....201.74
 19 Drake, Chas E—the same.....201.74
 19 Danagh, Henry—the same.....201.74
 19 De Waltoff, Benjamin—the same.....201.74
 19 Degaru, Wm H—the same.....201.74
 19 Diehl, Balthasar—the same.....193.60
 19 Durtee, Charles—the same.....281.10
 19 Dunphy, Richard J—City of N Y.....456.11
 19 Dumahaunt, Adolph—the same.....193.60
 19 Dedaro, Michele—the same.....34.34
 19 Du Bois, Cyrus H—the same.....281.10
 19 Drescher, Oswald—the same.....36.09
 19 Davis, Franclyn—the same.....368.60
 19 Davidson, Alfred E—the same.....368.60
 19 Dow, Alexander—the same.....543.61
 19 Dooley, William—Union Railway Co of N Y City.....344.82
 20 Densmore, Darfa J et al—E Browning.....200.00
 20 Demarest, John—Globe Credit Watch Co.....32.41
 20 Dolphin, M Martin—L G Hart.....7.70
 20 Drescher, Otto et al—J Hufenus.....3,077.75
 20 Donovan, Peter I et al—the same.....3,077.75
 20 Dennis, Catharine F—J Duffie.....316.66
 20 Dickstein, Dora et al—A Hartman.....79.59
 20 Dickstein, Dora et al—S Kaplan.....156.15
 20 de les Derniers, Wm R—J P Davis et al.....35.83
 20 Donahue, Edw P—M H Newman et al.....costs, 113.10
 14 Elliott, Thomas H—B May.....38.41
 14 Einhorn, Moses—H Rosenblum.....48.81
 14 Ehrlich, Samuel et al—B Burns.....226.01
 14 Ehrenberg, Paul—A Schreiber.....25.65
 18 Eckhardt, Fred—M Singer.....393.37
 18 Erlichman, Joseph—Hecker-Jones-Jewell Milling Co.....costs, 68.60
 19 Epstein, Jesse S—Sperry & Popham Coal Co.....262.41
 19 Eirshaim, Leonore—George Liss & Co.....37.41
 20 Englund, Hulda—City of N Y.....456.11
 20 Edelman, Israel—the same.....368.60
 20 Edelman, Isidor—the same.....368.60
 20 Erdenbrecher, C H Jacob—the same.....62.35
 20 Eargott, Geo H—the same.....27.35
 20 Emrich, Frederick E Jr—the same.....201.74
 20 Ezechel, Joseph B—the same.....36.09
 20 Emerson, Robert S—the same.....106.09
 20 Erlich, William—the same.....201.74
 20 Ebel, Martin E—the same.....384.89
 20 Eirgott, Geo M—H M Carpenter.....443.46
 20 Edmundson, Robert—City of N Y.....201.74
 20 Edwards, Thomas A—the same.....368.60
 20 Eck, Herman—the same.....193.60
 20 Enright, James J—J Boyd et al.....costs, 133.72
 20 Eberhardt, Charles & Emily et al—L G Hart.....23.73
 14 Friend, Henry—B Marcus et al.....45.79
 14 Fisher, Valentine—J J Dillon.....84.41
 14 Frankel, Theresa et al—State Bank.....1,379.52
 14 Freyhahn, John A—E G Smith.....127.03
 14 Franklin, Cassel—Atlantic Glass Co.....151.21
 16 Flaxbaum, Samuel, Morris & Chas H—H Berkowitz et al.....197.11
 16 Fasanelli, Anthony—W D Leonard.....133.36
 16 Finkel, Max et al—A Dreizer.....126.19
 16 Feinman, Ellis et al—State Bank.....600.97
 16 Feineis, John et al—C A Corbin et al.....120.52
 16 Feinberg, David—M Kashowitz.....72.20
 16 Fitzgerald, Joseph H—G D Beiner.....32.11
 16 Flint, Albert H et al—John A Roebblings Sons Co of N Y.....2,219.05
 16 Flint, Albert H et al—the same.....1,842.56
 16 Feldman, Charles—A Blum, Jr's Sons.....193.55
 17 French, Lillian—G Alfs.....76.91
 17 Frear, Frank B—N Y Telephone Co.....95.01
 17 Furlong, Henry J—the same.....32.15
 17 Fernbach, R Livingston—F W Baldwin.....44.65
 17 Fuller, Myron G—W H Henning.....54.12
 17 Fass, Louis—D Bram.....216.40
 17 Freedman, Adolph—A Werthman.....230.40
 17 Fogel, Morris—L Herman et al.....24.65
 18 Fallek, Joseph—M Rothbart et al.....100.31
 18 Feist, Louis J—Columbia Students Pub Co.....43.74
 18 Flower, Albert—H Osborne.....31.22
 18 Fette, Annie—J S Sills et al.....48.55
 18 Flock, John L—K Dunn.....218.12
 19 Foreman, Louis et al—W Kessler.....347.13
 19 Finn, Margaret E admrx—Bowery Savings Bank.....costs, 109.32
 19 Farrell, Clarence J—W Meyer et al.....639.99
 19 Friedman, Louis—William R Warner Co.....21.91



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19 Farber, Leonard & Albert—H Von Glahn et al.....116.78	17 Hoffman, Molly—S Silverman.....208.10	19 London, Albert et al—L Cario.....886.13
19 Franzos, Fabian—M H Bernstein.....169.65	17 Homan, William—C Weil.....350.00	20 Larson, Nils—M E Lockwood.....26.71
19 Foley, Michael—J O'Connell.....229.79	17 Hamilton, Chas H—A W Paige.....855.10	20 Levin, John et al—Golding, Solinger Co.....196.97
19 Febz, Alexander—Steele & Johnson Mfg Co.....88.51	17 Harding, May E—Consolidated National Bank.....11,426.25	20 Linch, Geo W rec'r—A Lamacchio.....339.10
19 the same—American Pin Co.....151.52	17 Heald, Frank E—B M Heald.....costs, 26.16	20 Lyons, Bernard—J F Erdmann.....199.76
19 Flanagan, Elizabeth M—City of N Y.....costs, 292.45	17 Howard, Martin—J Atkins.....130.56	20 Lithaner, Nettie—S L Levin.....79.65
19 Friedman, Isidor et al—K Simon.....41.44	18 Harvey, Herbert S, sheriff—R L Wood et al.....506.98	14 May, Hannah et al—State Bank.....1,379.52
20 Flannery, William—City of N Y.....201.74	18 Hooper, Elmer F—L N Dibble.....7,430.02	14 Macdonald, Geo S—W Friedlander.....39.41
20 Fannig, Christopher—the same.....201.74	18 Huribert, James—W P Youngs et al.....254.66	14 McGuire, Lawrence et al—A Vogel.....230.23
20 Fulkerson, Jeremiah—the same.....201.74	18 Hanna, Anna R—N Y Telephone Co.....46.12	16 Meadows, Chas A—A Katz.....100.90
20 Fielder, Wm J—the same.....201.74	18 Hayes, W Geo or Wm C Baumgarten or Solomon G Baumgarten—L M Baldwin et al.....costs, 44.40	16 Morris, John P—Language Phone Method.....34.99
20 Feahy, John—the same.....201.74	18 Hoffman, George E—J Meurer et al.....287.25	16 Martinson, Edward—A Pinas.....2,068.95
20 Fackenthal, Joseph P—the same.....29.58	19 Harson, M Joseph—N Y Telephone Co.....49.81	16 Mangin, John J—R B Van Cortlandt.....34.91
20 Franken, Herman—City of N Y.....201.74	19 Hurlbut, James—J Elias.....12.34	16 Muir, Joseph—N Y Telephone Co.....244.34
20 Fox, Wayne C—the same.....201.74	19 Hanlon, Wm P—F W Whitridge.....costs, 105.00	16 Marrow, Samuel T—the same.....32.59
20 Flynn, Michael—the same.....201.74	19 Hughes, John L—A H Murphy.....288.51	16 Moen, Lillian—the same.....49.43
20 Foulks, John S—the same.....201.74	19 Hart, Geo S & E Burton et al—Mutual Alliance Trust Co of N Y.....5,196.51	16 Moore, Robert M—E R Andrews.....742.71
20 Fox, Thomas J—the same.....201.74	19 Haff, John H—E M Haff.....costs, 98.00	16 Moses, G Arnold—E Liske.....22.22
20 Friederick, William—the same.....201.74	19 Halperin, Louis & Simon—M Chesler.....666.29	16 Midgley, Wm E—S H Millard.....515.61
20 Flegenheimer, Henry—the same.....201.74	19 Hayman, Samuel—A H Joline et al.....costs, 67.88	16 Mason, Lambert—F Bergman et al.....66.09
20 Franks, Charles—the same.....201.74	19 Hunter, James—M Meyer et al.....40.41	16 McKeever, Charles—C Boas.....60.41
20*Fishman, Jacob et al—P Voss et al.....82.27	19 Hill, Geo H—R B Van Arsdale.....113.56	16 McCarney, Edw E—City of N Y.....costs, 125.00
20 Ford, Michael A—W Wiertz.....189.31	19 Hurlig, Sarah et al—M B Baer.....8,152.81	16 McNicholas, Mary—T Meade.....costs, 110.18
20 Forman, Lezer S et al—A Hartman.....79.59	19 Hirschmann, Benjamin—J Satlow.....192.15	16 McCoy, John E—J E Little.....31.02
20 Forman, Lazer S et al—S Kaplan.....56.15	20 Hill, Geo F et al—Mutual Life Ins Co of N Y.....287.11	17 Marvin, Wm E et al—N Y Telephone Co.....40.90
20 Fries, Edw J—N Fooks.....220.16	20 Handscher, Frank—G L Bergen.....65.37	17 Maisel, Isidor et al—F Seller.....85.16
20 Fuchs, Dezso & Lena or Line—J Wielar.....2,205.86	20 Hazard, Wm J—S Denier.....153.36	17 Marley, James C—W M Strough.....191.21
20 Feinberg, Joseph—Long Island City Savings Bank.....1,899.91	20 Hoadley, Joseph H—A L Harris.....28,235.16	17 Murtha, Harry J—S Axel.....39.41
20 Frank, Chas—City of N Y.....201.75	20 Hoad, Eugene—H C Butler et al.....234.99	17 Moretzsky, Frank—L Solinsky.....costs, 103.77
20 Fielding, Harry W—the same.....201.74	26 Heavey, Joseph—E J Gillies et al.....158.40	17 Mills, Samuel H—N Y Telephone Co.....142.11
20 Feeney, James F—the same.....201.74	14 Jacoves, Louis J—N Y Telephone Co.....108.39	17 Moore, Dorothy N—the same.....35.94
20 Fulap, Mary—H Herzka.....12.72	14 Janota, Louis—L Stern et al.....costs, 145.46	17 Meirowitz, William—I Chausser et al.....37.76
20 Fonda, Charles—H Bregstein.....costs, 115.47	14 Jacobowitz, Charles et al—J M Nagel, Jr.....265.72	17 Meyerowitz, Philip et al—S A Langfur.....92.22
20 Farrell, John P—Harlem Supply Co.....166.66	16 Jenkins, John H—N Y Telephone Co.....23.86	17 Moore, J Clifford—F Plate.....633.72
20 Frankel, Abraham M—A J Kornfeld.....295.31	17 Judson, Wm F—W S Hoare et al.....158.01	17 Morris, Isidor et al—A Fuld et al.....43.87
20 Fish, Woolf & Sarah—L Danský.....2,638.39	18 Jacobskind, Louis—L Baumgold et al.....60.95	17 Moore, James—Glassup Jordan & Co.....31.00
14 Gregson, Montruvila L—M F Mulcahy.....464.32	18 Jacques, John—T L Jaquis.....37.96	17 Moskowitz, Nathan—F Ruscher.....519.41
14 Gressler, Frank & Louis—Sanitary Fireproofing & Contracting Co.....116.26	19 Jullun, Cyrus S—L Etlinger.....257.26	17 Morse, Anthony W—M F Allen.....5,967.90
14 Goodman, Abraham—F Abrams.....62.65	19 Johnson, Elizabeth—G F Little et al.....181.91	17 Marrone, Michele—A Hupfels Sons, Inc.....171.27
14 Grosso, Frank—B K Bloch.....512.94	20 Jacobs, Mina—M Silver.....32.72	17 McEwan, John P—N Y Telephone Co.....81.20
14 Grodinsky, Julius—E Rabinowitz.....40.91	20 Jones, Abraham et al—I M Jawitz et al.....62.97	17 McMahan, John W & Sara L—S Lewald.....804.84
14 Gorham, John M—Republic Rubber Co of N Y.....1,094.43	20 Johnson, Rachel—B K Bloch.....266.84	18 Meierdiecks, Florence A—Standard Plumbing Supply Co.....320.30
14 Gough, George, Jr—B K Bloch.....92.14	14 Kirk, Wm F—B Bukowitz.....43.68	18 Muir, Joseph & Ethel F et al—H W Lehnert.....362.73
14 Green, Simon E—L G Green.....costs, 72.75	14 Kessler, Max—M Damsky et al.....34.41	18 Marro, Carney M—N Y Telephone Co.....59.74
16 Glick, Hyman et al—Dillman Fireproof Construction Co.....523.51	14 Kozlosky, Andrew—B K Bloch.....108.75	18 Monrad, Hamam—A Azzi.....153.41
16 Gulette, Geo S et al—L Wertheim Coal & Coke Co.....243.50	14 Kramer, Samuel A et al—Eller Mfg Co.....262.55	18 Miles, William—A Fisher.....762.43
16 Gillespie, Geo C—G I Wilson et al.....52.67	16 Katz, Anna—N Y Telephone Co.....38.65	18 Montgomery, Harriet E—D Blendemann.....190.03
16 Graves, Chester—Trebla Realty Co.....64.31	16 Kemp, George—L Mac Nee et al.....558.56	18 McClure, David H—N Y Telephone Co.....28.24
16 Greenberg, Rosie—W M Morgan et al.....costs, 22.98	17 Kenny, Annie—M N Clement.....1,820.97	18 McCrear, A Wallace et al—J Newmark.....425.18
16 Gildersleeve, J Burt—J W Hoey.....107.41	17 Knorr, John A—G D Kuper.....89.10	19 Marks, Alexander—N Y Telephone Co.....78.11
16 Gillen, John J—N Y Butchers Dressed Beef Co.....costs, 108.18	17 Kramer, Charles et al—H Haudman et al.....37.31	19 May, Valentine et al—the same.....65.74
16 Gasparrini, Frank—J Josephson et al.....102.79	17 Kaufman, Henry D—L Lehman et al.....64.40	19 Mallory, Harry C—M M Howieson et al.....52.87
16 Gartner, Morris—B U Livingston.....costs, 109.38	17 Koehm, Jacob J—N Y Telephone Co.....62.97	19 Miller, Adolph S & Samuel—Progress Brass Fitting Co.....114.77
16 Gerhards, Albert—E E Abbott.....274.08	17 Kraemer, Elizabeth R—the same.....28.88	19 Marks, Gabriel et al—Superior Embroidery Works.....255.78
17 Galaway, Frank H—N Y Telephone Co.....28.16	17 Klein, Joseph S et al—N Y Telephone Co.....74.90	19 Murray, Joseph J—M E Joffe.....114.75
17 Gernaunt, Charles—the same.....26.64	17 Kaiser, Leon S et al—the same.....74.90	19 Mintz, Morris H—F De Montebello et al.....20.21
17 Gumprecht, Wm L—N B Gumprecht.....costs, 33.05	17 Kahn, Jack H—Broadway Production Co.....295.26	19 Matz, Fred—George Liss & Co.....53.44
17 Giles, James M—J M Lesser et al.....215.67	17 Kracht, Geo E—M Owens.....124.91	19 Main, Alley E—R England et al.....41.41
17 Gerhards, Albert & Estella—American Radiator Co.....538.63	17 Krontel, Frank—F C Mussgiller.....91.71	19 Marx, John—H B Handenberg et al.....63.41
17 Golde, Albert A et al—Traders Commercial Co.....4,770.63	18 Kriebel, Fred L—Isaac Goldman Co.....79.50	19 Maffia, John J et al—People, &c.....1,000.00
18 Goldstein, Ida—J Calter.....costs, 27.78	18 King, Joseph—O Grossman.....403.78	19 Morris, Andrew R—C Groll, Jr.....62.17
18 Granovitz, Samuel—Francis H Leggett & Co.....62.41	18 Kells, John E—W B A Jurgens.....130.87	19 Margulies, Pineas gdn—M Silverstein.....87.07
18 Gerstenhaber, Judah—C Blaisdell.....48.01	18 Keinnears, John T—C W Gibson.....31.11	19 Myers, Katharine I—E I Herzog.....costs, 570.65
18 Green, Patrick—N Y Telephone Co.....30.79	18 Koehler, Benno—B A Ginsberg et al.....116.40	19*Myerash, Louis et al—L Cario.....886.13
18 Graf, Fred—F B Phillip et al.....139.11	18 Kopelman, Simon J—G Lichter.....120.96	19 McKiernan, Walter—M Meyer et al.....29.41
18 Greff, Harry et al—H Gottlieb.....4,604.29	18 Kirk, Ethel A—G W McCormick.....588.36	19 McClellan, Alfred C—M Perceval, Inc.....226.94
18 Gonzales, J Wuintana—E D Morgan Waterman et al.....3,497.73	18 Kennedy, Arthur—C C Minzesheimer et al.....1,374.30	20 Meyer, Isidor—M Bloch.....779.47
18 Goldsmith, Maurice—A Wilensky.....75.41	19 Kane, Samuel—H Malgood.....76.17	20 Mottam, Salvatore—F Eckenroth et al.....152.01
18 Gerhards, Albert—Union Stove Works.....187.41	19 Katzman, Louis—B Wolfson.....393.25	20 Menges, Roberts—M F McGunnigle.....194.83
18 Gormly, Harry H—A A Gormly.....costs, 123.24	19 Krupp, August—J Josephson et al.....53.07	20 McGowan, Elizabeth—J W Burke.....44.67
18 Gerhards, Albert—John Bell Co.....528.47	19 Kresney, Charles—S Cohen.....113.81	20 McLean, John J—H W Palena Sons.....79.71
19*Garnett, John et al—N Y Telephone Co.....31.14	19 Keit, John J et al—M B Baer.....8,152.81	13 Nisbet, Geo A & Grace E—H L Fox. (Corrects error in last issue when amount of judgment was \$50.00).....503.26
19 Goldstein, Jennie—W Lally.....250.00	19 Kamber, Harry et al—J Dobson et al.....975.13	13 Nisanowitz, Isaac—C H Edberg. (Corrects error in last issue when amount of judgment was \$8.00).....80.00
19 Goldsmith, Morris et al—W Kessler.....347.13	19 Keller, Michael—J R Keller.....costs, 109.58	14 Neufeld, Joseph—G F Hoffman et al.....189.10
19 Garone, Antonio—T F Garvan.....506.91	20 Krauss, Max—L Davis.....527.67	16 Norton, Patrick—Henry Steers, Inc.....5,531.41
19 Gluckstein, David—D R Silkman.....48.03	20 Kunow, Frank et al—A J Simmons.....430.81	16 Nolan, James—C Schweizer.....34.97
19 Goldfeder, Louis et al—J Strauss et al.....889.48	20 Krueger, Paul et al—the same.....430.81	17*Norcken, Samuel et al—F Sellar.....95.16
19 Groch, Moses et al—Superior Embroidery Works.....255.78	14 Kahn, Max et al—S Meyer.....61.30	17 Neuman, Salomon—J Rosuck.....59.65
19 Guarino, Salvatore—S Falk et al.....costs, 98.08	16 Lester, Elisha F—Battery Park National Bank of N Y.....378.16	17 Norfelt, Thaddeus E—A H Joline et al.....costs, 69.88
19 Gincher, Raphael—Singer Sewing Machine Co.....199.32	16 Lefkowitz, Hyman—M Rollband.....30.55	18 Nichols, Wm E—Albert Frank & Co.....620.15
19 Geier, Julius—Swift & Co.....445.57	16 the same—S Pers.....30.00	18 Nelson, Wm M—H M Dineen.....56.31
19 Gardner, Wm J—Lathan Hotel Co.....84.91	16 Lange, Henry et al—C A Corbin et al.....120.52	20 Neil, Joseph—H Speir et al.....77.52
20 Gold, Joseph et al—P, Voss et al.....81.27	16 Levin, Nettie—L Newman.....45.28	20 Neckerman, George—C Ahlers.....31.84
20 Greenberg, Charles & Morris B et al—F Gens.....168.66	16 Limberg, William—N Y Telephone Co.....34.36	14 Offenber, Adolph—S Osbach.....52.31
20 Goldstein, Sarah—A J Jacobs et al.....414.94	16 Lachman, John H—the same.....24.15	14 Oliver, Margaret G—N Y Telephone Co.....89.94
20 Gerson, Nicol—G Laible.....199.67	16 Leighton, John P—the same.....75.85	16 Ott, Paul—Wickes Bros.....275.27
20 Gradel, Joseph—J Schwarzwald et al.....costs, 23.26	16 Lupo, Thomas B—the same.....37.69	16 Orfino, John et al—C H Bahrenburg et al.....791.30
20 Groth, Emil F et al—A J Simmons.....430.81	16 Lichtenstein, Jacob—W Konovitz.....74.72	16 Oliver, Louis et al—the same.....791.30
20 Goddard, Wm B—F W Ernst.....69.91	16 Lediard, Charles—F Lindenger.....154.31	16 O'Neill, Daniel et al—People, &c.....100.00
14 Hugo, Anna M—N Y Telephone Co.....40.93	17 Lang, Christian H et al—F C Farnsworth & Co.....437.33	17 O'Brien, Joseph W—E Geiger et al.....99.41
14 Henderson, Bernice—G L Selby.....78.91	17 Law, H Robert et al—D S Andrus & Co, Inc.....427.89	17 Orsenigo, Eugene J et al—J P Pinto.....77.11
14 Henigson, Samuel—R Murray.....1,148.77	17 Liegey, Helen—National Biscuit Co.....108.65	18 Oleksiak, John—H Von Lubken et al.....95.89
14 Horton, Geo K et al—A Vogel.....230.23	17 Lindstrom, Carl J et al—N Y C & H R R R Co.....costs, 118.13	18 O'Connell, James J—L E Wickerson.....47.40
14 Hurtzberg, Harry et al—S Mitlitzky et al.....187.68	17 Locoft, Harry—N Y Telephone Co.....39.01	20 O'Neill, Joe F—C K King.....26.43
14 Hart, Edward—G Bussone et al.....46.22	17 Lash, Joseph—the same.....155.59	14 Phillips, George—H Gottlieb.....113.31
14 Hirschberger, Samuel—J Stern et al.....284.30	17 Levine, Louis—R Seril.....986.51	14 Perlmutter, Rebecca—J Kaiser.....31.40
16 Horton, Mabel E—N Y Telephone Co.....27.56	18 Lyons, Julius V gdn—G W Linch et al.....costs, 148.33	14 Polacek, Leo—N Y Telephone Co.....81.99
16 Holst, Augusta J—A A C Montague.....1,217.87	18 Lang, Christian H—V Dick.....1,292.13	16 Purpura, Frank—C H Bahrenburg et al.....1,188.47
16 Herenstein, Abraham H et al—A Druzer.....126.15	18 Levine, David et al—N Y Telephone Co.....95.08	16 Paley, Sophie—J I Edelstein.....48.41
16 Haigh, Hartley A—Edelmeyer & Morgan Hod Elevator Co.....costs, 991.14	18 Lynch, Thomas E—J R Salmon.....144.31	16 Phelps, Chas H—Chemical Engraving Co.....105.36
16 Horn, Hermann—Henry A Gould Co.....1,214.29	18 Lyndon, Lamar—North River Improvement Co.....91.01	17 Pierson, Addie H—N Y Telephone Co.....26.49
17 Herrick, Julius—E H Sayre et al.....49.21	18 Litsman, Herbert E et al—Empire State Tire Co.....2,758.91	17 Price, Moses et al—J Klein.....419.22
17 Herber, Robt M—Geo F Williams Co.....25.00	18 Loesberg, Jacob P—J Mercy.....93.45	17 Peterson, Nicholas F—M Michaelson.....76.22
17 Harris, Selma—N Y Telephone Co.....67.98	19 Leary, James A et al—Adirondack Trust Co.....852.70	17 Post, Bernice M—O H Bauer.....143.52
17 Hurlbert, James—Benjamin Moore & Co.....68.53	19 Lindberg, Laura E—N Y Telephone Co.....43.49	17 Putnam, Harry W—C W Leveridge.....145.29
17 the same—National Lead Co.....30.67	19 Lober, Francis or Eddie—S Keppler.....2,115.26	17 Pomeroy, Chas A—C Goldstein.....161.91
	19 Levinsky, Annie—Brooklyn, Queens County & Suburban R R Co.....115.54	17*Perlstein, Sidney et al—A Fuld et al.....43.87
	19 Levinsky, Harry—the same.....115.54	17 Porter, Louis M—W W Douglass.....693.26
	19 Lazelle, Harry—E Faurie.....1,883.28	18 Purcell, Thomas—Acker, Merrill & Condit Co.....45.01
		18 Persch, Donald L—N Y Telephone Co.....96.16

DYCKERHOFF PORTLAND CEMENT

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18 Paganelli, Raphael-P Smith	546.70
18 Pinkney, Chas N et al-E J Marshall et al	1,144.29
19 Perry, James-James Perry Agency	6,930.78
19 Pulos, Arthur-E J Block et al	98.47
19 Publisi, Antonio et al-People, &c.	2,000.00
19 Physioc, Joseph A-C B Carter	29.41
20 Platt, Benjamin H et al-Mutual Life Ins Co of N Y	287.91
20*Pidgeon, Jose E et al-United States Fidelity & Guaranty Co	24.41
20 Pollacek, Amelia-B K Bloch	183.07
20 Pfeuffer, George et al-A J Simmons	430.81
20 Pease, John-J Levey	48.43
20 Pradovsky, Beckie & Jacob et al-F Gens	168.66
20 Pidgeon, Jose E et al-United States Fidelity & Guaranty Co	24.41
14 Reich, Jacob-J O'Brien	174.22
14 Rebham, George-Carter Black & Ayers	46.15
14 Rose, Joseph-the same	62.01
14 Reilly, Bernard-the same	102.06
14 Rosenstein, Meyer-the same	44.14
14 Richards, Clara or Archerd-N Y Telephone Co	36.91
14 Rohrig, Wm F-N Y Telephone Co	84.64
14 Robinson, Geo H-W R H Martin et al	146.72
14 Regenbogen, Vigdor-State Bank	187.03
14 Rider, May E et al-A Vogel	230.23
14 Rae, Gavin-Atlantic Glass Co	381.78
14 Rueger, Herrman-Bernheim Distilling Co	103.61
14 Reiner, John M-Corn Exchange Bank	1,797.53
14 Reed, Charles-La Banque Provinciale du Canada	25,315.28
16 Rosemier, Geo M-M V Pyle et al	503.25
16 Rizzo, Antonio-Italian Import Co of N Y	52.06
16 Rumbold, Daniel C-Read Mfg Co	164.14
16 Rovenger, Bella-W Richter	766.79
16 Ruff, C Clifford-W T Cully et al	180.41
16 Remini, Onofrio-J M Wachmann	98.21
16 Rosenfeld, Ray et al-J C Neuman	144.43
16 Rebhun, Jechiel-J Silver	224.52
17 Ramazzotti, David et al-N Y Telephone Co	40.90
17 Rabe, William-W Hershfeld	36.72
17 Rogovin, Aaron-L D Dickman et al	298.64
17 Rosenberg, Samuel-M Mooney	37.71
17 Rabinowitz, Samuel-M Rubinsky et al	363.53
17 Rosenber, Frank-E Tunis et al	99.89
17 Rogin, Robert-I Krauer	85.85
18 Redington, Lyman W-E Hanhart	59.41
18 Reichbart, Aaron-J H Lowenstein	635.22
18*Raahim, Tonnis et al-Ferberloid Co	72.31
18 Rosenbaum, Samuel-N Y Telephone Co	26.49
18*Rubin, Jacob L et al-the same	62.27
18 Rich, Harold L-L E Felix	121.81
19 Rhoads, Sabina et al-N Y Telephone Co	31.41
19 Rogin, Robert-I Knaur	85.95
19 Roth, Arthur-Harrington & Co	65.46
19 Romano, John et al-People, &c.	2,000.00
19 Rogers, Chas S et al-W H Humphrey	34.41
19*Rumsill, Chas M et al-the same	34.41
20 Rowe, Albert T-H J F Minderman	24.67
20 Ross, Wm E-H Kramer et al	41.01
20 Rupprecht, Hans M et al-A J Simmons	430.81
20 Reed, Chas A et al-United States Fidelity & Guaranty Co	24.41
20 Reed, Chas A et al-the same	24.41
20 Redington, Lyman W et al-G R Sutherland	1,324.74
20 Rockmore, Henry-East River Mill & Lumber Co	1,048.28
14 Schmidt, George-Bear Importing Co of America	34.55
14 Stuart, John-F L Kahlan	159.91
14 Sullivan, John J-Bramhall Deane Co	28.86
14 Schuyler, Chas E-N Y Telephone Co	33.19
14 Sands, Philip-H Falk et al	151.91
14*Sievers, Ferdinand et al-J C Totten	215.69
14 Shabiz, Wenzel-Hebrew Orphan Asylum of the City of N Y	109.13
16 Solomon, Morris W-P R Worrall et al	259.18
16 Sholl, Samuel-H B Clafin Co	389.45
16 Spencer, Chas H-W Hoepfner et al	67.65
16 Sanders, Thomas, Jr-Rexton Realty Co	147.05
16 Sullivan, Daniel P-H C Schreiber	204.57
16 Sussman, Chas-N Arnold	10.00
16 Schroeder, Isaac W-L Gilbert	48.70
16 Stevens, Wm H-Adirondack Trust Co	7,849.23
16 Stern, Adolph-M Wolf	51.31
16 Schwarz, Gustav-E M Gattle & Co	270.67
16 Stanton, Mary-J Pollinger	92.57
16 Schack, Samuel-W Fuhr	3,158.00
16 Selleck, Herman D-P J Eder	29,071.15
16 Schwarz, Henry E-S H Richards	4,333.18
16 Strauss, Myron-A J Marks	costs, 24.63
16 Spiess, Max-West Side Bank	936.64
16 Smith, Terence et al-M J Drummond	60.72
17 Siebern, Wm P-G A Zabriskie et al	38.37
17 Strassman, Charles-A A Weigert et al	90.10
17 Scheffler, James E-Geo F Williams & Co	30.00
17 Seibold, Gottlieb et al-F C Fransworth & Co	437.33
17 Shea, Joseph E et al-D S Andrus & Co	427.89
17*Schwartz, Benjamin et al-H Haudman et al	37.31
17 Seideman, Maties-M Bernstein	334.82
17 Strignano, Pietro et al-People, &c.	500.00
17 the same-the same	500.00
17 Schepp, Leonold-A Seligsberg	14,628.48
17 Spear, Geo W-E E Smathers	costs, 108.94
17 Singer, Abraham or Adolph-E Tunis et al	21.97
17 Sisto, Teberio et al-Enders & Knopf Co	30.90
17 Schmitt, George-M H Yracheta	228.00
17 Sherman, Preston C-Rapid Addressing Machine Co	89.38
17 Stallforth, Gustave et al-Traders Commercial Co	4,770.63
17 Schiller, Henry M-D Leerburger	884.80

17 Smith, Emelia et al-People, &c.	1,000.00
18 Schiller, Henry M-D Lurburger	884.80
18 Stern, Louis-H Corn	171.30
18 Schramek, August et al-F Kirsten	267.41
18 Sherwood, Wm D-Wyckoff, Church & Partridge	140.17
18 Sjogren, Alexander-J Moreland et al	costs, 111.13
18 the same-A Brisbane	costs, 107.35
18 Sjogren, Hilma-J Moreland et al	costs, 111.13
18 the same-A Brisbane	costs, 107.35
18 Seckler, Peter-H Seckler	costs, 32.04
18 Spriggs, Harry-C M Silverman et al	179.01
18*Stubbs, Leonard E et al-N Y Telephone Co	29.08
18 Silver, Joseph E et al-the same	95.08
18 Schreieck, Emma-A P Wagoner	224.41
18 Shapiro, Abraham-R Solner	22.31
19 Schoemmel, Louis-N Y Telephone Co	24.29
19 Simpson, Simon-the same	34.22
19 Schraub, Morris-P Kuhne et al	161.40
19 Shay, Daniel A-D E Duclos	285.04
19 Saunderson, George-J I Potter	89.53
19 Schmur, Samuel W et al-J Staruss et al	389.48
19 Spring, David H-J Perillo	204.95
19 Stein, Bernhard J-A H Meyer Co	108.19
19 Schepper, Abraham-S D Matthews	47.56
19 Steig, Bertha-E T Burns	22.03
19 Snyder, Joseph-Henry Lilly Co	51.57
19 Slominsky, Isaac et al-Chesterman & Streeter, Inc	101.55
19 Stephenson, Theodore A-F A Elliott	578.24
19 Stephenson, Howard P-Merchants & Mechanics Savings Bank, Inc	3,735.72
19 Smith, Edward-K Smith	48.25
20 Sanders, Thomas-Sol Bloom, Inc	137.26
20 Sardone, Saverio & Michael-C La Due et al	125.85
20 Sprague, Wm D-B Droge	114.15
20 Spohr, Edwin H et al-A J Simmons	430.81
20 Scher, Barnett-J E Bates et al	604.58
20 Szakvary, Dundee R-C Brady	600.48
20 Swart, Frederick B-E E Kleiner et al	462.41
20 Steinberg, Julius-L Levinson et al	101.36
20 Seif, George-Savings Investment Trust Co of East Orange	156.34
20 Sherman, Wm A et al-G R Sutherland	1,324.73
14 Tighe, Ida A-Frank V Strauss & Co	28.56
14 Topf, Harry L et al-M Power	3,305.99
14 the same-Levering & Garrigues	4,387.89
16 Thomas, Isidore P-Eckley Dental Supply Co	67.95
17 Thomas, Louis-N Y Telephone Co	76.71
17 Tynberg, Sieg Jr et al-J Klein	419.22
17 Troy, Delia-K Blakeney	94.20
18 Tilton, Anah E-S-M C Murphy	297.16
18 Tate, Sterrett et al-G W Hoadley	costs, 722.93
18 Thomas, Isidor P-M Singer	25.77
19*Freshmann, Charles et al-N Y Telephone Co	65.74
19 Truscot, Marie-G Zaccagnino	127.10
19 Timin, Charles et al-Chesterman & Streeter, Inc	101.55
20 Thomas, Herbert F-L Alavoine et al	3,447.33
20 Tubbs, William-C Wigg	43.99
16 Uhlmann, Fred-J T Olwell	144.77
16 Uhlfelder, Simon et al-Weingarten Bros	386.26
18 Ungar, Victor-M Rose	164.24
14 Vedder, Harry M C-Broadway Trust Co	2,622.41
18 Vedder, Harry M C-Morgan Steam Laundry Co	154.41
19 Vigorito, Jennie-Clausen Flanagan Brewery	costs, 37.78
20 Von der Heydt, Charles-M Hasbrouck et al	407.86
14 Walcoff, Philip adm-J Bittker	costs, 158.07
14 Wolkenberg, Joseph-German Exchange Bank	1,025.43
14 the same-the same	832.09
14 Wolfson, Morris et al-S Miltitzky et al	187.67
14 Winheim, Henry-N Y Telephone Co	34.53
14 White, Abraham-American Fidelity Co	2,958.68
14*Wagman, Isaac et al-J M Nagel Jr	265.72
16 Wiech, Emma-Conron Bros Co	108.77
16 Weisberg, Pauline-L Goldstein	71.40
16 Wettlaufer, Otto Jr et al-M J Drummond	60.73
16 Weislow, Otto A-Stationers Board of Trade	45.70
16 Weinberg, Abraham et al-Weingarten Bros	386.26
17 Wilfong, Geo C-Bonwit Teller & Co	47.56
17 Wember, Charles-O Mayer	74.72
17 Warnack, William-G Muller	34.82
17 White, Abraham-W R H Taylor et al	957.87
17 Wayne, Eugenia-N Y Telephone Co	69.90
17 Wolf, Jacob-P Kyle	191.25
17 Wiener, Julius-J Port	22.65
17 Weisberger, Edward-V Loewers Gambrinus Brewery Co	898.85
17 Wicker, Cassius-C A Coffin	1,133.46
17 Weigert, Kurt-E P Lawson	227.31
18 Weissfeld, Abraham gdn-L Blum	costs, 71.38
18 Warn, Wm A-A J McCollum	costs, 109.62
18 Wyatt, John M et al-Empire State Tire Co	2,758.91
18 Wasserstrom, Isidore-S Kahan	31.46
18 Walbaum, Gottfried E et al-Adirondack Trust Co	852.70
19 Wills, Harry H-McElraevy & Hauck Co	247.54
19 Wolff, Jules, Edmund & Armand-N Pickett et al	152.41
19 the same-the same	costs, 27.41
19 Woloshin, Nathan & Morris-L J Kahn	790.20
19 Wicker, Cassius M-N Y Cab Co, Ltd	374.91
19 Waldman, Samuel-S Harris et al	195.73
19 Whipper, Leigh R-St Dunstan Society	115.41
19 Willets, Eva A-Central R R Co of N J	72.90

19 Winans, John H-Swift & Co	271.94
20 Warm, William-H Koenigsberger	61.81
20 the same-the same	56.81
20*Wunder, Edw F et al-J McCusker	611.89
20 Wolff, Edmund J & Jules* et al-P Norton	547.02
20 Williams, Chas F-Nyack County Club	263.01
20 Weissenbach, Henry-F Sperber et al	54.40
20 Wilensky, Joseph et al-Golding, Solinger Co	196.97
20 Wolfson, Joseph-D Lishner	126.25
20 Wallach, Abraham-S Mayer	29.65
20 Willis, Wm A-W H Bennett	192.90
20 Weill, Jennie-G Morrone et al	305.58
16 Yachelson, Max-Levy-Stiefel Co	33.29
18 Yamin, Alexander et al-Feberloid Co	72.13
19 Yachelson, Max-J Maryanov	59.93
14 Zionson, Isaisa-S Ozdoza et al	98.80
18 Zahler, Jacob-A Cohen	286.15
19 Zolty, Lizzie-Toch Paint Supply Co	177.47
19 Zlatuik, Jacob-H Levy	87.24
20 Zanowitz, Meita-S Yukel	85.00

CORPORATIONS.

14 Densmore Compton Building Co et al-William Crane Co	429.75
14 National Park Managers Assn-B Bannard	398.42
14 Hall & Hurlbert, Inc-Conegan & Swift, Inc	69.19
14 James A Flomerfelt Co-J Nadelman	622.08
14 Societa De Mutiso Soccorso et al-N Aloisi	140.41
14 Theresa Hynds Corsetiere Co-N Y Telephone Co	85.94
14 Os-We-Go Natural Mineral Water Co-the same	120.37
14 Cosmopolitan Mortgage Co of North America-the same	37.36
15 City of N Y-C J L Lynch	1,111.92
14 Calumet Construction Co et al-M Power	3,305.99
14 the same-Levering & Garrigues	4,387.89
16 City of N Y-M Mullerleile	1,205.87
16 N Y Taxicab Co-R Taylor	763.55
16 Central R R Co of N J-M Whitney	5,137.95
16 United States Trust Co of N Y-F M Sutphen	1,231.90
16 Kingston Cotton Mills-R Kuhne et al	costs, 123.31
16 Benoit Co-B Hart	74.11
16 Oswego Natural Mineral Water Co-S L Gillett et al	66.15
16 Eagle Roofing Co et al-Eller Mfg Co	262.55
16 Catholic Times Pub Co-N Y Telephone Co	90.44
16 National Mercantile Agency-the same	47.10
16 Georgia, Tie & Lumber Co-the same	68.03
16 Illinois Surety Co-A Carannanto	581.76
16 Maziroff Bloomgarden Co-Sayre & Fisher Co	321.16
16 City of N Y-C Tompkins	1,134.27
16 Eldenbel Construction Co-Forty-Two Broadway Co	5,806.69
16 Eleven West Thirty-Fourth Street Co-City of N Y	112.22
16 Densmore Compton Building Co-J D McEntee	61.84
16 Industrial Land Improvement Co-A de Guiseppe	2,064.70
16 Ithaca Street Ry Co et al-John A Roebing's Sons Co of N Y	1,842.56
16 Auburn Construction Co et al-John A Roebing's Sons Co of N Y	2,219.05
17 Haase Lippman Construction Co-M Peskin	218.73
17 Capital Building Co-N Y Telephone Co	169.90
17 Pneumatic Cleaner Equipment Co-Cross, Austin & Ireland Lumber Co	27.55
17 Dominican Placer Mining Co-Hudson Building	558.55
17 Fox Muller Realty & Construction Co-Cross, Austin & Ireland Lumber Co	714.21
17 Coleman Stable Co-H McGarry	139.65
17 J Jungmann, Inc-B F Goodrich Co of N Y	143.58
17 German Theatre Inc-N Y Telephone Co	145.52
17 Wall Bond & Mortgage Co-S A Langfur	27.42
17 Wall Bond & Mortgage Co et al-the same	92.22
17 Metropolitan Mercantile & Realty Co-Curtis Blaisdell Co	138.61
17 United States Restaurant & Realty Co-Hunter & Trimm Co	2,031.73
17 the same-George E Conley Co	2,660.38
17 the same-I Heineman	2,378.46
17 City of N Y-R H Weller et al	19,116.16
17 the same-K Maloney	382.85
17 New York, New Haven & Hartford R R Co-G Hollister et al	534.41
18 United States Radiator Co-John Boyd Plumbing & Heating Co	costs, 39.00
18 New York Taxicab Co-J Allen	362.07
18 Swiss Magnolith Co-Gotham Building & Construction Co	costs, 32.65
18 City of N Y-Raines & Co	costs, 83.28
18 Lambertson Stevens Co, Inc-Firemen's Ins Co of Newark, N J	1,748.57
18*Bankers Building Bureau et al-J Newmark	425.18
18 Big Vein Copper Co-N Y Telephone Co	63.04
18 Brickman Realty Co et al-I Masson et al	215.71
18 East New York Trim & Lumber Co et al-I Masson et al	215.71
18 Engelhardt Collapsible Life Boat Co-A A Sawman	1,055.09
18 Mississippi Realty & Building Co-Bankers Surety Co	1,715.03
18 Philip Hano & Co-M Isaacs	costs, 7.31
18 International Cement & Plaster Works-F W Tietjen	24.06
18 Palm Palace Amusement Co-A R Sax	528.73
18 Wyatt & Listman et al-Empire State Tire Co	2,758.91

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18 Charles T Seddon Co et al—H W A Lehnert	362.73
18 Veriscope Co—H J Fisher	519.65
18 Barton & Spooner Co—L M Spooner	7,124.16
18 N Y Contracting Co, Pennsylvania Terminal—C Flansburg	10,201.63
18 Varton & Spooner Co—C A Flammer	6,728.09
18 Gotham Contracting Co, Inc, et al—C H Seibold	1,495.05
19 Universal Talking Machine Mfg Co—M Landy et al	costs, 128.22
19 Christian Natural Food Co—E F McCabe et al	68.52
19 John Massimino Co—Alfred Peats Co	73.17
19 New York Taxicab Co—J Flax	3,024.10
19 Henderson Contracting Co—C Buonanno	32.84
19 the same—J J Murphy	92.08
19 the same—J A Hearn	38.09
20 Compo-Tile Co—S H Clark	170.60
20 Automobile Sales Co—O G Kerr	1,629.53
20 Globe Rutgers Fire Ins Co—Columbia Dry Goods Co	2,432.97
20 Fidelity & Deposit Co of Maryland—M N Clement	1,837.97
20 N Y Metal Covered Door Co—F Eckenroth et al	227.01
20 Manhattan Window Shade Co et al—S Meyer	61.32
20 Mantel Refrigerative Co et al—S Denier	153.36
20 Joseph H Davis Building Co—M I Healy	costs, 168.94
20 A Zweifach & Co—S Mitchell	129.41

SATISFIED JUDGMENTS.

May 14, 16, 17, 18, 19 and 20.

Arnold, Max—J Oppenheimer et al	1910	75.35
Brun, Louis et al—C T Weeks	1910	100.00
Brown, Franklin R—J Reyle	1910	51.41
Best, Alfred M—Prudential Building Co	1909	455.60
Berardini, Michael—Tenement House Dept	1910	264.67
Bergen, Albert E—Frederick Beck & Co	1909	182.74
Berner, Herman et al—M Jacklowitz	1908	1,111.80
Bay, Fred—People, &c	1908	1,000.00
Burnham, Mary M—R Muir	1902	214.00
Brady, Thomas J Co—J Best	1910	175.94
Same—Reading Hardware Co	1910	511.66
Same—T Williams et al	1910	3,405.41
Same—G F Smith	1910	312.15
Same—E T Greaves	1910	139.65
Same—Pittsburgh Plate Glass Co	1909	54.99
Bortstein, Morris—A E Johnson et al	1910	12.65
Cuming, Maria A—G W Roderick	1908	474.00
Same—same	1909	122.02
Same—same	1901	144.32
Cohen, Louis—M E Harden	1910	286.95
Cifuentes, Joaquin—F F Cajaravilla	1903	199.41
Same—same	1903	534.41
Cooke, George J—Mutual Bank	1909	2,349.27
Collins, Sadie—M Tanenbaum	1909	46.63
Collins, Sadie E—S Friedman	1909	274.41
Cuming, Mari A—R M Cunningham	1901	5,366.72
Cameron, D Stuart—D Sprague	1902	291.70
Cherry, Charles—John Barker & Co, Ltd	1910	78.10
Chick, Isaac W et al—L L Todd et al	1907	120.39
Same—same	1910	112.05
De Castro, Hector—M M Mangasarin	1904	3,058.15
Doelger, Joseph—G W Thedford Coal Co	1910	83.07
De Carlo, James—C Cipolla	1908	132.82
Same—H G Silleck, Jr	1908	104.96
Du Barry, Richard H—N Y Telephone Co	1902	43.94
Same—Real Estate Record Assn	1902	29.06
Delmas, Adrienne et al—C T Weeks	1910	100.00
Davidson, Wm H—A J Marks	1910	25.80
Eisenberg, Max—L Dunsig et al	1907	83.41

Ehler, Wm R—N Y Edison Co	1909	111.30
Egan, Joseph M F et al—T F Manahan	1908	9,464.83
Fuller, Joseph F T—A Frankenheim et al	1910	48.19
Freedman, Isidor et al—M Jacklowitz	1908	1,111.80
Franzese, Salvatore & Assunda et al—People &c	1907	1,000.00
Same—same	1907	1,000.00
Santaniello, Libro et al—People, &c	1907	1,000.00
Fischel, Harry—Southern Ins Co of New Orleans, La	1909	69.40
Same—same	1910	90.60
Filippi, Antonio—J A Philbrick et al	1910	534.41
Feldman, Rachel et al—J Spivack	1909	3,037.36
Fickling, W Irvine—F A Darman	1910	40.88
Fogarty, Thomas F, Sylvester J & James et al—E M Skinner	1910	196.75
Flannery, Kate et al—E M Skinner	1910	196.75
Fitzpatrick, Theresa et al—E M Skinner	1910	196.75
Franklin, Israel—D Speisman et al	1910	32.33
Goldstein, Sarah—J Baroness	1909	397.79
Guttman, Paula & Adolf et al—A Gross	1909	285.37
Galgano, Nicola—J Laupiasse	1910	289.29
Same—same	1910	290.82
Geltman, Israel et al—N Levin	1909	356.72
Gottlieb, Morris—K Dieter	1906	30.91
Grobe, Emilie—H Spitzer	1910	42.41
Goldschmidt, Ascher & Isaac—J Harrison	1910	17.31
Helmke, Fred—C F Pundt	1901	123.94
Hincks, Enoch P et al—P J Frawley	1910	32.72
Same—same	1910	22.72
Same—same	1910	32.72
Same—same	1910	35.16
Horowitz, Saul—Traders National Bank	1908	431.90
Hansen, Jasper P—W S Blair	1908	3,146.00
Hood, Joseph—N Y Metal Sealing Co	1903	35.22
Hebron, James—A Boyle	1910	645.28
Haines, Franklin—Title Guarantee & Trust Co	1908	237.86
Hedlund, John—E L Redcliff et al	1910	105.88
Same—same	1910	71.26
Same—same	1908	121.30
Hoffman, Paul B—Bloomingdale Bros	1909	76.74
Hudnuts R Pharmacy—J Wallach	1910	9,325.97
Haas, Julius H—A Link	1909	1,349.21
Hanson, Walter H—N Imandt	1909	200.13
Hutchins, Archibald A et al—C A Stadler	1902	96.00
Hawthorne, Ada—L S Rau	1907	165.99
Johnsen, Geo H et al—P J Frawley	1910	32.72
Same—same	1910	22.72
Same—same	1910	32.72
Same—same	1910	35.16
Joseph, Samuel—City of N Y	1908	210.80
Krother, Richard—A G Muhlker	1909	567.83
Koch, Maria A et al—M C Runge	1910	641.82
Karansky, Lena—A Greenberg et al	1909	233.19
Lynch, Thomas E—J R Salmon	1910	174.31
Levine, Fannie et al—S Newman	1910	215.76
Lipschitz, Isaac—L C Dessar	1909	320.91
Levin, Jacob—J C Weschler	1909	113.38
Milne, Kate—G Fusco	1907	83.97
Montague, Gilbert H—John Wanamaker N Y	1910	108.18
McCoy, Joseph P—L Lazarowitz	1908	19.75
Malone, Olivette B—J H Winter	1909	85.81
McClenahan, James Co et al—W G McCrear	1909	2,378.37
MacLoud, Archibald—R Oshinsky et al	1910	79.65
Mulry, Thomas M & Thomas F et al—T F Manahan	1908	9,464.83
Murray, John et al—P J Constant	1910	121.25
McElhenny, Jr, et al—C A Stadler	1902	96.00
Metzler, Harry—C Doll	1910	633.10
Neuweiter, Adeheid et al—M C Runge	1910	641.82
Newman, Jacob et al—H Hein	1909	1,250.92
O'Hara, Peter S—City of N Y	1904	125.21
Olcott, Susan B—McVickar Gaillard Realty Co	1910	1,736.45

Preston, Veryl—Union Assurance Society	1910	1,115.70
Pray, John A et al—L I Todd et al	1910	112.05
Same—same	1907	120.39
Quimby, Frederick—F Lauterbach	1909	489.10
Rubenstein, Sarah—Marcus Bros, Inc	1910	139.97
Ryan, Henry—L Joseph et al	1910	334.48
Rahinsky, Morris & Anna et al—S Newman	1910	215.76
Robinson, Max—A H Joline	1909	116.88
Reynal, Nathaniel C—A Schneider et al	1910	598.85
Rabe, August W—City of N Y et al	1906	530.00
Rapisardi, Giuseppe—M Dumey et al	1909	206.81
Rothschild, Alexander et al—H Hein	1909	1,250.92
Siniscolski, Corvarussio et al—People, &c	1907	1,000.00
Shookoff, Wm A—H B Clafin Co	1903	400.60
Spiegel, Henry & Esther et al—A Cross	1909	285.37
Spark, Morris & Annie et al—A Gross	1909	285.37
Stallo, Edmund K—A C Farrel	1910	3,079.28
Schmohl, Wm H—City of N Y	1910	55.00
Sayles, John & Catherine—H M Hirsh	1909	29.65
Sisley, Edw J—W J Wiese	1909	289.29
Silverson, Abraham—Raymond-Van Praag Supply Co	1907	1,393.94
Swain, Harold et al—T F Manahan	1908	9,464.83
Sorenson, Otto A et al—P J Constant	1910	121.25
Stetter, William—J Bieger	1909	130.63
Sellig, Emil—City of N Y	1910	32.67
Silverson, Abraham & Rebecca—H Herrmann Lumber Co	1910	1,666.05
Tully, Martin C—H A Sperry	1904	48.66
Toomey, Cornelius B—G Baehre et al	1909	31.68
Tannenbaum, Nathan—P Wechsler	1910	175.00
Talmud, Samuel—H W Goldstein et al	1907	195.28
Tanzer, Albert—B M Kaye	1909	59.65
Taishoff, Benjamin & Philip et al—N Levin	1909	356.72
Tymesen, Peter E—Frederick Beck & Co	1910	266.71
Veit, Maurice, George & Sidney—M Nelson	1908	14,452.23
Same—same	1909	99.27
Van Gelder, Louis P—P De Bruin	1910	21.32
Willey, Wm H—R V Tenent	1909	69.31
Weinstein, Morris ex—L Jacobson	1910	396.26
Wagner, Fred & Fred, Jr—M Toomey	1909	169.73
Weis, Robert—S Katzenstel	1910	303.53

CORPORATIONS.

New & Beaver Street Corp—J H Roberts	1909	6,670.38
Ivy Court Realty Co—T Nalene	1907	1,392.19
N Y Post Graduate Medical School & Hospital—A Shea	1910	250.00
New York City Interborough Ry Co—F Brauer	1910	14,403.26
Interborough Rapid Transit Co—T T Williams	1908	12,645.95
Interborough Rapid Transit Co—T T Williams	1910	149.32
Title Guarantee & Trust Co—F A Haven et al	1909	136.80
Same—same	1908	104.87
David Stevenson Brewing Co et al—W G McCrea	1909	2,378.37
Hennessy Realty Co—National Electric Wiring & Fixture Co	1910	628.25
Metropolitan Express Co—Tower Mfg & Novelty Co	1910	116.82
Same—same	1909	11,182.27
F T Nesbit Co—W E Wollard	1910	372.18
White Sewing Machine Co—J Feisel	1909	7,353.33

¹Vacated by order of Court. ²Satisfied by appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

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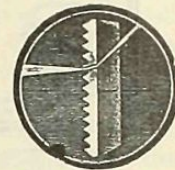
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MECHANICS' LIENS.

May 14.

94—Longfellow av, s w cor Freeman st, 131.6x 109.3. Oscar Lowinson agt Longfellow Realty Co and Herbst & Co.\$646.00
 95—Tiffany st, w s, 266.7 s 167th st, 42x100. Frank J Johnson agt Tiffany Street Improvement Co.1,050.00
 96—Same property. Philip Moscowitz et al agt same.525.00
 97—5th av, No 509. Peter A Smith agt Geo W N, James D, Grace, Susan M & Elizabeth Sturges, Christian H Lang & Gottlieb Siebold, lessees; C H Lang & Co.46.17

May 16.

98—Hughes av, Nos 2496 & 2498. Sam S Glauber, Inc, agt Gaetano Ambriola and W J Breen (renewal)530.00
 99—Park Row, No 93. Acme Metal Ceiling Co agt Saling Simon, Samuel Simon, Eva Kreisman and Rosevale Amusement Co.1,619.93
 100—Heath av, w s, 25 s 230th st, 125x90. Howes Mfg Co agt Metzler Building & Construction Co.1,150.00
 101—Tiffany st, w s, 266.7 s 167th st, 42x100. Salvatore Simbaridi agt Tiffany Street Improvement Co.3,030.70
 102—Washington av, No 1062. Wm V Kiehnle agt Abraham Rosenberg & Joseph Goldman.235.00
 103—2d av, No 933. Isaac Mitz agt Bruno Schwentner.135.00
 104—Satisfied.
 105—8th st, No 352 East. Philip Levitt agt Michael Kleinsinger & Max Etkin.300.00
 106—Hughes av, Nos 2496 & 2498. Wm J Breen agt Gaetano Ambriola (renewal) ...\$75.00

May 17.

107—115th st, No 629 West. Isaac Osserman agt Alcazar Realty Co.2,289.00
 108—Tiffany st, w s, 243.7 s 167th st, 65x100. Carter, Black & Ayers agt Tiffany Street Improvement Co.264.00
 109—167th st, Nos 444 to 450 West. Tolkow Painting & Decorating Co agt Trial Realty Co, Jennie Schlesinger and Morris Tolkow.1,004.00
 110—47th st, No 73 West. James F Nuno agt Mrs Mae Nardi and H L Boughton & Co.450.00
 111—118th st, No 420 West. Arthur T Fowler agt James G Bushby.56.81
 112—3d st, Nos 55 & 57 West.
 West Broadway, Nos 567 to 573. Max Rosenblum agt John B Ireland & Duane Realty Co.150.00
 113—5th av, No 509. Charles Dunker agt George W M & James D Grace, Susan M & Elizabeth Sturges and S H Lang & Co.422.88
 114—23d st, Nos 244 & 246 West. Samuel Rosenberg agt Albert H Williams and D J Comyns & Co.48.00
 115—5th av, No 509. William Dunker agt Geo W M & James D Grace, Susan & Elizabeth Sturges and S H Lang & Co.130.34

May 18.

116—73d st, No 312 West. Joseph Troman agt John Doe and H L Boughton & Co.1,065.54
 117—Av A, No 1022. Edward Anderson agt Charles Meisezahl & Frederick Burghardt.229.00
 118—Tacoma st, s s, intersec n s 177th st, 100x 25x irreg. Unionport Lumber & Mfg Co agt American & Italian Building & Contracting Co.1,916.67
 119—Hughes av, Nos 2496 & 2498. Henry G Silleck, Jr, agt Hughes Avenue Construction Co & Gaetano Ambriola (renewal)268.98
 120—Eagle av, e s, 426.8 n Westchester av, 50 x115. Pasquale Trotta agt Liss Realty Co.1,140.70
 121—133d st, No 52 East. Otto Frenx agt Georgianna Smith.48.48
 122—Tiffany st, w s, 266 s 167th st, 42x100. Weisberg Mark Co agt Tiffany Street Improvement Co.3,113.30
 123—179th st, s s, 100 w Prospect av, 50x100. Louis Levitan agt Nova Realty Co.1,800.00
 124—Morris av, No 2023. Marcus Schlossman agt Samuel Cowen & Samuel W Eis.22.59
 125—8th av, Nos 2410 to 2418. Kron Bros agt Samuel Posner.538.00

May 19.

126—102d st, No 182 West. Spray Electric Co agt Norman Eteelson.50.00
 127—4th st, s w cor Wooster st, —x—. Chas H Van Allen agt Augustus Flaitau & F Robinson.561.13
 128—93d st, Nos 37 to 43 West. Edwin M Hughtaling agt Julius Tishman & Tourneur Realty Co.623.50
 129—Bainbridge av, No 2957. Wm H Gross agt Fannie Zurnieden, Jacob Zurnieden, Constantino Avallone & Borgin Marble Works.1,150.00
 130—45th st, No 16 West. Bernhard A Buge, Inc, agt Leah L P Norton & Christian H Lang.1,816.00

May 20.

131—45th st, No 16 West. Bayer Cotton Co agt Leah P Norton, Christian H Lang & Gottlieb Siebold.1,940.00
 132—Broadway, Nos 2309 to 2315.
 84th st, No 250 West.
 Chas E Gray Marble & Slate Co agt Charlotte E Lee.50.00
 133—54th st, Nos 438 & 440 West. Wm D Haller agt Virgil Thurkauf & John Fuller, Inc.140.00

134—73d st, No 312 West. Sutphen & Myer agt Sailing Baruch and H L Boughton & Co.121.00
 135—Longfellow av, n w cor Freeman st, 25x 100. National Fireproof Sash & Door Co agt Albert Gerhards.35.00

BUILDING LOAN CONTRACTS.

May 14.

164th st, n s, 100 e Broadway, 125x45x irreg. Irving Savings Institution loans West 164th Street Co to erect a 6-sty apartment; 7 payments.\$175,000
 Bassford av, e s, 194.1 n 182d st, 141x77. Manhattan Mortgage Co loans Phelan Bros Construction Co to erect a 4-sty apartment; 11 payments.54,000
 Crotona av, s e cor 176th st, 91.4x120. American Mortgage Co loans Crotona Avenue Realty Co to erect a — sty building; 5 payments.75,000

May 16.

Hoe av, w s, 37.3 s Home st, 30x68.5. Sarah L Payne loans Trinity Danish Evangelical Lutheran Church of New York City to erect a 2-sty church and pastoral residence; 3 payments.8,000
 26th st, s s, 171.5 w 6th av, 85.8x98.9. Sender Jarmulowsky loans Criterion Construction Co to erect a 12-sty loft; 9 payments.178,500
 Bathgate av, n w cor 184th st, 55x91.11. City Mortgage Co loans Martin Tully Construction Co to erect a 5-sty apartment; 10 payments.35,000

May 17.

19th st, s s, 205.6 w 7th av, 91.8x92. City Mortgage Co loans G B W Construction Co to erect a 12-sty loft; 11 payments.200,000
 Kelly st, w s, 186.11 n Westchester av, 50x 100. City Mortgage Co loans Dwyer & Carey Construction Co to erect a 5-sty apartment; 11 payments.32,000
 Ogden av, s w cor 162d st, 50x95. City Mortgage Co loans High Bridge Building Co to erect a 5-sty apartment; 7 payments.45,000
 Morton st, s e cor Greenwich st, 102.4x100.4. Austin B Fletcher loans James H Cruikshank to erect a — sty building; — payments.130,000
 Wales av, e s, 225 s 149th st, 25x100. Mary S Croxson loans Emma Ackermann to erect a 4-sty building; 4 payments.8,000
 Park av, n e cor 182d st, 50x100. Albert J Schwarzer loans Ole G Bertelsen to erect a 5-sty apartment; 11 payments.30,000
 Audubon av, s e cor 176th st, 101x95x irreg. Simon Gottschall loans Munden Construction Co to erect a — sty building; 3 payments.11,000

May 18.

206th st, n s, 133.7 e Woodlawn rd, 25x100x irreg. Francis Killeavy loans Theresa A O'Connor to erect a one-family dwelling; 3 payments.5,000
 Prospect av, w s, 94.11 s 165th st, 40x156.10. Lawyers Title Ins & Trust Co loans Mercury Realty Co to erect a 5-sty apartment; 7 payments.37,500
 Prospect av, w s, 134.11 s 165th st, 25x156.10. Same loans same to erect a 2-sty dwelling; 2 payments.10,000
 Blackrock av, n s, 279.9 w Castle Hill av, 99.10 x103.1. Martha C Bergman loans Anna T Hoffman to erect five 2-family dwellings; 4 payments.9,000

May 20.

4th av, Nos 239 to 243. Elbridge T Gerry loans Brunswick Realty Co to erect an 11-sty building; 9 payments.100,000
 Anthony av, e s, 178.10 s 173d st, 98.11x101.6. City Mortgage Co loans Anthony Avenue Construction Co to erect two 5-sty apartment; 12 payments.65,000
 Powers av, s e cor 142d st, 100x99.3. Same loans Fairview Construction Co to erect two 6-sty apartments; 14 payments.75,000
 12th st, n s, west 1/2 of lot 485, map of Village of Wakefield, Bronx. Title Guarantee & Trust Co loans Charles Pace to erect two 2-sty dwellings; 3 payments.7,500
 Gleason av, s s, 105 e Av E, 75x108. Richard W Horner, atty, loans Martin Fletscher Construction Co to erect four 2-sty dwellings; — payments.16,000

SATISFIED MECHANICS' LIENS.

May 14.

No Satisfied Mechanics Liens filed this day.

May 16.

³Hoffman st, w s, 200 n 187th st. L H Wood agt Bianchetti Construction Co et al. (Dec 21, 1909)150.00
³Same property. Pasquale Tivolacci agt same. (Feb 7, 1910)235.50
 41st st, No 350 West. Samuel Stotzky agt Estate of H H Grebe et al. (Jan 28, 1910)60.00
 24th st, Nos 537 to 541 West. Benjamin Riesner agt Lee McCollum et al. (April 1, 1909)775.00
 24th st, No 539 West. East River Mill & Lumber Co agt same. (April 1, 1909)246.69
 24th st, Nos 537 to 541 West. Rufus Darrow's Sons agt N Y Metal Ceiling Co et al. (March 31, 1909)963.79
 Same property. Jantzen & Overbaugh Co agt M A Ryan, Inc, et al. (April 1, 1909)139.10
 Same property. Hull Grippen & Co agt N Y Metal Ceiling Co et al. (April 5, 1909)61.48

Same property. Fredenberg & Lounsbury agt same. (April 2, 1909)194.99
 Same property. Wightman & Co agt Lee McCullum et al. (April 1, 1909)170.00
 Brook av, s w cor 157th st. John Schnetzer agt Jonas Weil et al. (May 5, 1910) ...544.50

May 17.

Rhineland av, s s, 50 e Mathews av. Clyde F Howes agt John Pryor et al. (May 10, 1910)139.00
 279th st, s s, 329.3 e Av A. William Hauptmann agt City & Suburban Homes Co et al. (May 6, 1910)7,907.00
 2 Cedar st, No 109. E R Taylor Co agt P Ballentine & Sons et al. (Jan 25, 1910) ...275.00

May 18.

Brown pl, e s, whole front between 136th and 137th sts. Griffin Roofing Co agt Ray Maisel et al. (Feb 11, 1910)500.00
 47th st, No 73 West. Wm J Hart agt P Hardi et al. (April 12, 1910)4,201.00
 7th av, No 2441. Louis Kramer agt Margaret Kilduff et al. (Nov 24, 1909)487.85
 144th st, Nos 530 to 540 West. William E Quimby Inc agt Young Realty & Construction Co et al. (April 27, 1910)225.00
 Mangin st, Nos 94 & 96. Lena Kamen agt David Iseeks et al. (March 29, 1910) ...525.00
 Mulberry st, Nos 184 & 186. Chas E Davis agt Michael Briganti Co et al. (Feb 19, 1910)122.85

May 19.

24th st, Nos 425 to 435 East. Ichabod T Williams & Sons agt Joseph J Little et al. (May 25, 1908)3,096.27
 24th st, Nos 425 to 435 East. Keystone Slate & Tile Co agt same. (May 26, 1908) ...1,017.40
 Same property. Gorham F Smith agt same. (June 18, 1908)283.86
 Same property. Pittsburgh Plate Glass Co agt same. (June 18, 1908)50.01
 Same property. John Best agt same. (June 19, 1908)160.30
 Same property. Empire Brick & Supply Co agt same. (June 20, 1908)248.18
 Same property. Edwin T Greaves recvr agt same. (July 1, 1908)127.00
 61st st, No 3 West. Duffey & Collin agt Tichenor Grand Co et al. (March 12, 1910)2,113.72
 2d av, No 1093. Harry Pomrinse agt Fred C Martus et al. (May 18, 1910)91.29
 Broadway, s w cor 84th st. Wm J Merritt agt Charlotte R Lee et al. (Jan 31, 1910) ...150.00

May 20.

33d av, No 3779. William Quinn et al agt John D Crimmins et al. (May 6, 1910)363.18
 Cedar st, n w cor 177th st. Bartelstone Bros agt Patrick Murphy et al. (Aug 25, 1909)219.00
 Same property. Geo P Morell agt same. (Aug 5, 1909)524.92
 Same property. East River Mill & Lumber Co agt same. (Aug 24, 1909)513.46
 Same property. Joseph F Vulbuth agt same. (Sept 7, 1909)220.00
 Same property. Overbaugh Camp Co agt same. (Sept 8, 1909)163.72
 Same property. Bronx Metal Works agt same. (Sept 13, 1909)201.90
 Same property. Keller & Co agt same. (Oct 2, 1909)2,778.59
 26th st, No 438 West. Olinsky Bros agt Israel Blum et al. (March 31, 1910)20.00
 Spring st, No 150. Samuel Rosenberg agt Max Abramson et al. (Dec 24, 1909) ...184.00
 Same property. Hyman Schwartz agt Harris Mankin et al. (March 12, 1910)73.00
 Same property. Joseph Varoba agt Max Abrahamson et al. (Jan 26, 1910) ...145.00
 Same property. Otto L Spannake agt same. (April 13, 1910)100.00
 Same property. Philip Weiner agt same. (Nov 23, 1909)340.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

May 13.

Prince Furniture & Carpet Co; Holtz Corporation; \$363.92; Yankauer & Davidson.

May 14.

City Bank & Trust Co of Demopolis, Alabama; Mutual Alliance Trust Co; \$10,000; Colby & Goldbeck.

Chinn, Phil T; John B Malatesta; \$3,298; A Lichtig.

Lewis, John D; Franklin H Kalbfleisch Co; \$279.51; Hills & Hills.

May 16 and 17.

No Attachments filed these days.

May 18.

Gisin, Leonard; Morris Florea; \$3,000; Engel Bros.

CHATTEL MORTGAGES.

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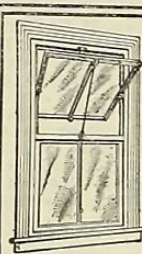
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