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THE committee of the Assembly which submitted a report to the Legislature condemning the Ivins charter has been commissioned to draw a new charter, embodying their ideas upon the manner in which New York City should be governed. Could anything be more ridiculous? A legislative committee, consisting for the most part of country lawyers and politicians, come to New York, and hold about a dozen hearings in reference to the existing government of New York and about a certain proposed manner of re-organizing it. At these hearings nobody appears except a few people whose political or financial interests would be injured by the proposed new charter. On the strength of the knowledge so obtained the committee prepares a report which disapproves of practically all the more important changes made by the Charter Revision Commission. At the same time it vaguely advocates certain principles of municipal organization, which have been proved to be erroneous and dangerous by the whole history of American City government, and which are being abandoned by all the progressive cities in the country. Finally, to crown the performance, this third-rate committee, which is without any exact knowledge of New York governmental conditions, and which is apparently ignorant of the whole trend of charter-reform in the United States, is authorized to spend a few weeks of its valuable time during a busy legislative session in preparing a new charter for the largest city in the country. The Charter Revision Commission, which was composed of thoroughly competent residents of New York, considered it necessary to sit constantly for more than a year, and to hold innumerable hearings before venturing to submit a new scheme of municipal organization for the Metropolis. It consulted everybody who by experience and knowledge was entitled to an opinion on different aspects of local administration; and the conclusions it reached exhibited, not only the results of an abundance of well-digested information, but a firm grasp of appropriate principles. But the committee of the assembly can dispense with any such elaborate and exhaustive preparation. It can toss off a charter for the Metropolis with the utmost ease and celerity, and at the end of a month or six weeks, New York will be presented with a new system of government, which will have the distinction of requiring the smallest amount of preliminary preparation on record. Of course, the whole performance is a farce; but one cannot help wondering whether it is as much of a farce as it seems. The committee must know that its performance will not receive any serious consideration; and the question is: Why is it taking the trouble to do it? There must be some possible advantage in it for the machine of the two parties. The Ivins charter has been killed by the politicians, for a certain object; and they must have the same object in proposing a substitute as they had in knifing the original.

THAT the Ivins charter is a lost cause, there seems to be unfortunately no doubt. The professional politicians of the two parties did not want it, because their interests are opposed to efficient and responsible municipal government. Their opposition might have been unavailing, in case there had been developed in New York City any effective body of favorable public opinion, but such a body of opinion failed absolutely to appear. The taxpayers who should have been most interested in securing a form

of government, which would promote responsibility, efficiency and economy, were utterly indifferent to the whole project. It raised far more opposition among a few owners of real estate in the Bronx and Brooklyn, who feared that they would not get as much out of the city treasury under centralized administration than it did support among their fellow taxpayers. In fact, the project inspired so little popular interest and approval that, perhaps, it is just as well that it has failed. If the more intelligent and well-to-do people in New York City have not been convinced by the experience of the past five years that the financial interests of the city can be properly protected and promoted only by a highly efficient centralized administration, they have certainly fairly incurred any possible costly results of their blindness. It is better that the revision of the Charter should wait, until public opinion has been convinced of the desirability of an effective reorganization. There is at least one conspicuous advantage which will be gained by waiting. New York will be able to reap the benefit of the experience of more progressive cities all over the country. At the end of a few years the new ideas now being embodied in municipal charters will have been much more thoroughly tried out than they have been as yet. The commission plan is still experimental, and further experience of it may expose defects or suggest improvements. The Boston plan, which concentrates responsibility in the mayor, will have also been tried for a sufficiently long time to test its success. Finally it is possible that Chicago, also, will adopt a very different scheme of reorganization, the effects of which may, also, be of help to the future charter-makers for the Metropolis. The existing charter has many grave defects; but it is not a wholly unworkable form of organization, and in the hands of good officials, it may be made into a fairly effective instrument of public service. Its worst defect, viz., separate borough administrative responsibility, is neutralized by the fact that the existing Borough Presidents are competent public-spirited men. As long as they continue to do as well as they are apparently doing at present, the demand for change cannot be very urgent.

THE most casual observer must be struck by the fact that the temper of the present Administration of New York differs radically from that to which the city has hitherto been accustomed. Never before have the new heads of departments turned their attention immediately to the task of cutting the deadwood out of their offices, of reducing expenses, and increasing efficiency. Even in Mayor Low's, subordinates who were admirable in certain respects, accomplished nothing in the way of departmental reorganization. At present a good prospect is offered that the city is going to be better served during the next four years at smaller expense, and that the departmental chiefs will have some other object in view than that of securing the largest possible appropriations from the city treasury. Not less promising is the behavior of the Board of Estimate and Apportionment. In the first place, its several members are really getting together. They are not squabbling or playing politics. They are cooperating in the interest of good government, and what is more they are cooperating effectively. They have agreed practically to do all that the law allows to increase the control of the Board over the expenditure of the city's money. They are really testing what can be done under the existing charter to that end; and the test is certainly worth making. It remains to be seen how much can be accomplished by these means. The outlook for the taxpayer would be very bright indeed, were he not threatened by the terrifying possibility of being called upon to pay many million additional dollars to the women school teachers in the city. No economies which can possibly be effected by either the departmental chief or the Board of Estimate would be sufficient to fill the hole caused by an acquiescence in the demand for "equal pay," and we cannot believe that the Board which really wants to benefit the whole city, will deprive itself of the means of doing so by submitting to the demand. Considering the need of subway and other improvements, the means which are available for carrying them out, and the responsibility of the Board for doing so, it is not too much to say that submission to the equal pay agitation would be tantamount to the ruin of the administration. Thereafter its hands would be tied. It would have increased taxes without giving the taxpayers anything for their money, and it would have injured both the credit of the city and its ability to pay for essential improvements. Its power for good would be so seriously

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diminished, that its record, when it left office would fall far short of what it should be. Fortunately there is no evidence as yet that the Board will yield to the demand.

THERE can be no doubt that the real estate market is changing in character. During the past two weeks there has been a noticeable falling off in the demand for building sites both on Washington Heights and in the so-called "loft zone." Apparently builders are pretty well loaded up with lots available for improvement, and the demand from this source will be comparatively moderate for the rest of the year. This is as it should be. In case as many new loft buildings and apartment houses were projected in 1910 as in 1909, the market for these classes of business and residential accommodation would surely be overstocked. A certain let-up is, consequently, desirable—particularly in view of the fact that when the buildings started this spring are completed, a certain reaction in general business may have taken place. But while the speculative builder will not be as important a factor in the real estate market for 1910, as he was in the market of 1909, there will be if anything, an increasing demand from other sources. A large amount of capital will be seeking investment in real estate, improved with modern buildings; and there will continue to be an effective demand for peculiarly advantageous sites in the "Middle District" by business men. A large number of very important transactions of this kind are overhanging the market, and when their consummation is announced, they will undoubtedly have a very stimulating effect upon speculation. Every indication points to a very considerable accumulation of real estate in the central part of Manhattan for purely speculative purposes during the rest of 1910.

A SITE SUGGESTED FOR THE STATE PRISON

To the Editor of the Record and Guide:

I have noticed an article in the Record and Guide regarding the State prison site, and I wish to make a suggestion, that instead of using such valuable property as the Highlands of the Hudson for such a purpose and thereby injuring all the property in the region, that a site more suitable, handier, and nearer the city, can be found on the west bank of the river about opposite Dobbs Ferry. There are forty acres or more of salt meadow land between Sneed's landing and Piermont at the foot of the Palisades. There is ample room there for a prison, and no one would be injured by its presence. I wish you would call the attention of the members of the State Prison Commission to this place, as the knowledge might be of some benefit to them.

732 Lexington av, New York.

CARL SOTCHECK.

Advices from up the State are that the Commission has resolved to advise the Legislature to change the location to Roa Hook, on Peekskill Creek, where the State troops formerly camped during the Summer. These lands are already owned by the State. It is not so conspicuous a place as the Bear Mountain site, but it also is too good for the purpose. Why is it considered necessary to plant a thieves' nest on the edge of the river, where all the world passes by, instead of in some isolated place remote from the shore? A prison is a place of punishment, not a health resort. Nobody objects when the State sets her hospitals on the river-bank, among the churches, convents, schools and homes of honest people, but everybody protests against her bringing cages for criminals into such respectable society. "Sing Sing" is not a fit companion piece for the United States Military Academy, for Vassar and other colleges, for the monastery at Peekskill, the Convent at Highland Falls and a long list of other schools and refined institutions which have grown up on the banks of this river. It really seems to be necessary to say with unusual distinctness to the several gentlemen from the distant parts of the State whose official duty it is as members of the Prison Commission to select a site for a new prison in this part of the State, that here at least convicts are not welcome in good society. If the Legislative Act under which the Commission is working specifies a place on the very banks of the river, then have the Act amended and set the cage back where nobody will see it, and where it won't work so much injury to real estate values.

IN RETROSPECT.

(Twenty years ago—February, 1890.)

Samuel I. Acken was elected president of the Mechanics & Traders' Exchange. Other officers elected were: Wm. C. Smith, Edwin A. Vaughn, Henry W. Redfield, John J. Tucker, William Brennan, Robt. C. Martin, Otto M. Eidlitz, Henry M. Dickinson, Thos. M. Mulry, Henry A. Mauer, Warren A. Conover, Edwin Dobbs.

Bids for the completion of the west wing of the American Museum of Natural History were opened. James B. Smith, at \$335,000, was low bidder.

Walker & Lawson, builders, finished seven private dwellings on west side of West End av at 104th st.

D. H. Carroll sold for Mary C. Torrenere 535 Broadway, 25x200, for \$115,000.

The president of the Metropolitan Life declined to say whether the company would improve the property at the corner of 23d st and Madison sq, previously purchased, but the Record and Guide ventured the opinion that it would. No. 5 Madison av was conveyed to the company for \$100,000.

John F. B. Smyth appraised the armory site on the east side of 4th av, between 33d and 34th sts, 200x236 ft., at \$382,375.

Walter Lawrence sold for McDonald & Stewart the southwest corner of 9th av and 9th st, 100x100, to Albert Flake for \$210,000.

The German Lutheran congregation decided to build a church in West 100th st.

G. C. Edgar had plans filed for five 4-sty and basement dwellings in the south side of 75th st, 300 west of 9th av, to cost \$20,000 each. G. A. Schellenger, architect.

L. Weiher, of New Rochelle, filed plans for seven 5-sty brick and stone flats and stores, two corners, to be erected on Park av, east side, between 75th and 76th sts, at a total cost of \$170,000, from plans drawn by his son.

Ogden & Sons, architects, filed plans for two 5-sty flats, 25x82 ft., to be erected in the south side of 104th st, 100 ft. west of 8th av, at an estimated cost of \$18,000 each.

PROF. HAMLIN has been occupying his half year leave of absence from his duties at Columbia in foreign travel with his family and in doing some important work. Sailing last June, at the close of the term, he is expected home this week. His principal task has been the study of the future general plan and buildings of Robert College in Constantinople, of which his father, Dr. Cyrus Hamlin was the virtual founder and first head, Mr. Robert of New York giving the funds. Prof. Hamlin was born and passed his youth in Constantinople. The college has played a very important part in the shaping of Turkish thought and in preparing the way for the enlightened reforms of recent times, and it is desirous of enlarging its borders and providing itself with a properly articulated architectural plan, especially in view of the considerable bequest of the late Mr. John S. Kennedy. In addition to the preparation of such a scheme, the perfecting of which will be a work of time, Prof. Hamlin has given a number of lectures on professional subjects in Paris, London and other English cities, and has done considerable traveling, thus enjoying a well-earned rest, the first intermission of school duties which has come to him.

THE SOCIETY OF BEAUX ARTS architects (36 East 22d st) has this year 601 enrolled students, of which number 286 are students in university architectural schools; 1,207 drawings were handed in during the past year. The Paris Prize for 1910 has been won by M. J. Schiavoni, whose instruction in architecture has been derived entirely from the Society's concours. This prize, amounting to \$2,500, the largest sum of all architectural scholarships in this country, is recognized by the French Ministry of Fine Arts as indicative of such high attainment that its holders are admitted by that fact to the upper class in the Ecole des Beaux Arts, a privilege denied to all others, Frenchmen or foreigners. The prize was given this year by Mr. Lloyd Warren.

THE GRAND CENTRAL STATION.—It is stated authoritatively in railroad circles that final arrangements are about to be made for the erection of a 12-sty commercial building on the open area above the Grand Central station in New York and that steps have been taken for a second building of the same kind. The buildings will be erected jointly by the New York, New Haven and Hartford and the New York Central companies, though possibly financed through a third corporation. When built they will be leased to outside parties. Ultimately the general plan includes the erection of many other buildings of the same character on the area of many acres above the Grand Central station, and the estimates indicate that the lease of these will go far to liquidate the whole of the Grand Central station investment.

COLUMBIA ALUMNI.—Daniel E. Moran, of the Foundation Company, presided at the annual banquet of the Schools of Science and Architecture of Columbia University at the Hotel Astor on Wednesday night. The company was arranged according to annual classes, and graduates were present from as far back as 1852. One class of old boys paraded around behind a fife and drum corps. The speakers included Mr. John W. Alexander, president of the National Academy of Design; Dr. Rossiter W. Raymond, Mr. Thomas B. Stearns, Mr. John A. Bense, Dr. Nicholas Murray Butler, Mr. Walter H. McIlroy, Mr. William H. McElroy and Dr. Rudolf Tombo, Jr.

—The Assembly adopted unanimously a resolution offered by the Cities Committee continuing the joint legislative committee on the New York City charter. The committee is instructed to draft a bill incorporating the new charter substantially on the lines of its recent report.

CONSTRUCTION.

RIISING TO FINER IDEALS IN ARCHITECTURE.

This Year's Exhibition of the League Tells a Story of the Splendid Progress of American Design—Prizes Awarded—Notable Works in the Exhibition.

THE Architectural League of New York is celebrating its quarter centenary. Never was it more influential than it is today; never did it give an exhibition richer in choice examples than the one which opened last Sunday, at the Building of the American Fine Arts Society, 215 West 57th st, following a reception on Saturday evening and the annual dinner on Friday evening.

One of the topics at the dinner was the American Academy of Art at Rome, upon which, Hon. Lloyd C. Griscom, who was once Ambassador to Italy, and Messrs. C. Grant La Farge, Frank Miles Day and Edwin H. Blashfield spoke.

The league conferred medals of honor as follows: Architecture, to Pierre and Michel Le Brun, for the tower of the Metropolitan Life Insurance Company Building; mural decoration, to Kenyon Cox, for his design for the county courthouse at Wilkes-Barre, Penn. There was no medal given for sculpture, but a decorative cross by Sterling Hall received honorable mention.

The Henry O. Avery prize and a special prize in collaboration for a Renaissance altar and reedos were won by Carl A. Heber, sculptor. Other prizes went to Frank A. Colby, architect; Frederick Wilson, painter; William L. Bottomley, architect (special mention on architectural composition and color); B. Lillian Link, sculptor; Marion W. Hackett, painter; Gabriel Di Martino, architect; Anthony Di Francisci, sculptor (special mention), and Paul Jamison, painter.

THE EXHIBITION.

On entering the Galleries one is impressed with the great variety of exhibits and the many forms of Art represented in the show. Directly in front of the entrance, near at hand, is an intricate and splendid pulpit by W. W. Renwick, assisted by J. E. Roine. This pulpit is for Grace Church. Just beyond in the center gallery, a beautiful garden fountain by Daniel Chester French spouts and gurgles. To the right and left are drawings and paintings, while at the extreme end of the vista are seen the cartoons by George W. Breck, made for the facade of the American Church in Rome. Near at hand are the famous cartoons by Sir Edwin Burne-Jones for the same church; one is a characteristic color study and the other is a black and white cartoon, with directions for the mosaic makers written on the margin of the paper.

In the lofty Vanderbilt Gallery the ponderous doors of the Naval Academy Chapel at Annapolis loom clear to the ceiling at one end of the room, while at the other is a decorative panel of a highly artistic nature by Paul Chalfin. The architect of the Naval Academy Chapel is Cass Gilbert, and the sculptor of the doors Miss Evelyn B. Long. The clever decorative panel by Mr. Chalfin is an example of our modern efforts to make gay with architecture. The amount of actual and active work represented in this Vanderbilt Gallery is bewildering; in no place outside of New York could such a collection be gathered. There are City Halls, Country Clubs, earthquake proof insurance buildings, cathedrals, police stations and crematories, all represented by skillful renderings in black and white and water color.

TWO KINDS OF WEAVING.

Then there are the splendid tapestries, designed and executed by Albert Herter for the Harriman estate, showing in wonderful colors the trees and flowers of "Arden." These tapestries may well be said to mark an epoch in the weaving of such materials. Of quite another sort of weaving is the earthquake mesh of the Royal Insurance Company's Building, built by Howells & Stokes in San Francisco. Here is seen the intricate and almost exaggerated bracing of the steel cage, all bound together with a web of iron rods. To properly describe it one would need to fall back on the remark of a visiting mechanic: "Sure, if it was all shaken down it would still stand up."

The most skillful piece of painting in the whole exhibition is the Decoration for a Music Room by John W. Alexander, the new president of the National Academy of Design. In this painting, light, grace and charm find their ultimate expression, and one almost hears the faint reverberation of some Beethoven nocturn or Greig rhapsody. Near at hand in the next room are some wonderful drawings by Edwin H. Blashfield, possibly the most delightful ever produced by this great master of decorative design. There are several beautiful heads, but chiefly one is attracted to the compositions for the pendentives in the Federal Building at Youngstown, Ohio. Kenyon Cox shows several of

his very learned and skillful designs and drawings for the decoration of the Court House at Wilkes-Barre, Pa., where he has executed important decorations representing "The Judicial Virtues." William T. Smedley also shows his very interesting work for the same Federal Building; his subject is "The Awakening of a Commonwealth."

Robert V. V. Sewall exhibits a very charming decorative group, which is one of a series to embellish his wonderfully artistic home at Oyster Bay. The work of Wm. Laurel Harris for the Paulist Fathers is of special interest. Here is a sketch for a decorative scheme seventy-five feet wide and ninety feet high. In it is one canvas fifty-five feet by twenty feet all woven in a single piece. Just to hold this picture in place it required nearly half a ton of white lead. But when looking at the sketches these dull facts are all forgotten in the glitter and glimmer of gold. Joseph Lauber exhibits the design for a stained glass window which is the fourth in a series for the Trinity Lutheran Church of Lancaster, Pa.

W. B. Van Ingen exhibits sketches and photographs for his decorations in the Federal Building at Chicago, where they grace the Court Room in which Judge Landis sits when he renders his famous decisions against the Standard Oil Co. These decorations represent the development of Law from the time of Moses on Mount Sinai to President Lincoln emancipating the slaves. The successive ideas are developed in a series of eight panels, each about eight feet high and ten feet long, making altogether a splendid frieze seventy-five feet long.

From paintings and sculpture it is easy to turn to such practical projects as that presented by Charles W. Leavitt, Jr., for the Rumson County Club on the Rumson Road between Seabright and Red Bank. This Club house will cost \$425,000, and here it is all explained. Not only the artistic features are to be studied, but we see as well the dredging, filling in, reclaiming of land, drainage, water supply and all the other practical questions that confront a landscape architect. So in this the twenty-fifth annual exhibition if you don't like one sort of a thing you can look at another, for there is something for everybody. Many distinguished painters, sculptors and architects are represented in something like a thousand exhibits.

In referring to the drawings representing the work of Carrere & Hastings, Mr. Carrere says that in spite of the many delays incident to the making of monumental public buildings the Portland City Hall is well advanced and the walls are about half up. It is a granite building and will cost somewhere between a quarter of a million and a million dollars. A birdseye view shows what has been done by a committee for the replanning of Baltimore. This committee is composed of John M. Carrere, Arnold W. Brunner and Frederic Law Olmstead. This committee reports to a committee of the Municipality appointed by the City of Baltimore. Another set of drawings by Carrere & Hastings is of the Carnegie Institution for the advancement of Scientific Research which was dedicated on December 13th, at Washington, D. C.

Allen & Collins and L. E. Jellade, associated architects, contribute to the collection of architectural drawings a perspective of the proposed reconstruction of the Church of St. Vincent Ferrer, New York, and also one of the Baptist Church at Portchester. Herbert M. Baer exhibits an exterior perspective of the new Churchill restaurant on Broadway. Donn Barber, a layout of grounds for a chateau for Edward D. Litchfield, in the Adirondacks; also a perspective of the Institute of Musical Art in New York; Alfred C. Bossom, restoration of Fort Ticonderoga; music room at Southampton for Mrs. S. H. P. Pell, Wm. W. Bosworth, plan of grounds at Vassar College. Arnold W. Brunner, central building, Algonquin-on-Hudson.

Edward P. Casey and A. Durant Sneden, Second Ref. Church, Hackensack. W. E. Castle, model of dwelling at Scarsdale. Cram, Goodhue & Ferguson, Taft School, Watertown; South Church, Park av, New York City; St. John's Church, Hartford. Percy W. Darbyshire, house for Chalfant Robinson, Esq., New Haven. Davis, McGrath & Kiessling, Town Hall, Kearney, N. J.; residence for A. B. Gaines, Englewood. Delano & Aldrich, Russell Sage Music Hall; Barbey Building; 15 West 38th st. Fiske & Company, interior finish of Tapisstry brick and tile, water color sketch, Hotel Belvedere, Baltimore, executed work; portion of Tapisstry Brick and Hartford Faience mantel, executed work; water color sketches of houses built of Tapisstry Brick.

Ernest Flagg, reconstruction of palace for Count Szechenyi, Budapest Hungary; residence for Charles Scribner, Esq., 9 East 66th st. J. H. Frelander, new building for H. F. Huber & Co., 13 East 40th st., N. Y.; Cass Gilbert, central building for St. Louis Public Library. Gorham Company, windows. Grey Faience & Tile

What have YOU to offer to this audience?

Co. C. Grant LaFarge, (designer) details of floor for Cathedral of St. John, the Divine; R. Gaustivano (Heins & LaFarge architects) photographs of the Cathedral showing dome. Hartford Faience wall fountain, Norfolk, Va. Charles L. Hinton, Luzerne County Courthouse, Wilkesbarre.

L. E. Jallade, North Hudson Hospital. H. P. Knowles, proposed Masonic Building, 6th av and 23d st, N. Y. C. Robt. D. Kohn, meeting house and Sunday school for the Society of Ethical Culture, 64th st and Central Park west. N. Le Brun & Sons, Metropolitan Building. Lord & Hewlett, Westchester County Courthouse. Lord & Hewlett-Bell & Co., Brooklyn, Masonic Temple. W. S. Lownders-Wm. Adams, Hackensack High School. Ludlow & Peabody, Alumni Hall at University of Georgia; building at Stevens Institute.

McKim, Mead & White, Montreal Bank, New York Post Office. Chas. A. Platt, Lowell Memorial, Corlears Hook Park, N. Y. Geo. B. Post & Sons, Prudential Building, Newark. D. E. Robb, fraternity house, Amherst College. Ross & McNeill, house at Rio Janeiro, Brazil. W. A. Rouse and L. A. Goldstone, the Peter Stuyvesant apartment house, N. Y. C. Satterlee & Boyd, Gallaudet Memorial. C. B. J. Snyder, new building for Normal College, City of New York.

Squires & Wyncoop, Borough Hall, Roselle; Borough Hall, Rutherford; Binghamton Technical High School. Fall River Technical High School. Taylor & Levi, residence Seymour J. Hyde, Greenwich. Charles A. Valentine, "Fourth Avenue Building." Waid & Willauer, residence for J. W. Williams, West Chester, Pa.; residence for E. M. Holden, Scarsdale; "Britannia" Apartment. Richard A. Walker, St. Paul's parish house, Mt. Vernon. Walker & Morris, water-front Municipal Ferries. A. M. Welch, apartment building, 636 Fifth av. Wilder & White, residence for A. E. Willauer, West Chester, Pa.; house for Mrs. Latimer, Bronxville; Lawrence Hospital, Bronxville; Franklin School, Bergenfield; house for Mr. Bridgman, Pelham Manor. A. E. Willauer, residence of C. A. Speakman, Mt. Vernon. James E. Ware & Sons, residence for Mr. G. L. Johnston, Plandome, L. I.

Besides the general exhibition there is a collaborative competition for the Henry O. Avery Prize and a special exhibition by the American Academy in Rome.

LIEN LAW AMENDMENTS.

AMENDMENTS which have been prepared and which are intended to more fully protect the rights of sub-contractors under the State Lien Law. These amendments have been prepared by Moses Allen Warren (of Thompson, Warren & Pelgram, attorneys) and are based on the best suggestions received from the laws of other States. At a meeting of the members of the Master Plumbers' Association at their rooms in West 58th st on Wednesday evening Mr. Warren outlined the proposed Legislative bill as follows:

"These amendments, I think, if passed, would adequately protect the sub-contractors. They provide in effect that before the owner shall make any payments to the general contractor, he shall make a statement to the owner of the amounts due to each of his sub-contractors, and upon receiving this statement the owner may then hold out an amount sufficient to see that the sub-contractors are paid, and if the owner pays the general contractor, without seeing to it that the sub-contractors are paid the amounts due to them, he shall do so at his peril.

"The object of this section is to keep the money in the hands of the owner, so that if a sub-contractor files a lien, it will attach to that money instead of allowing the money to go from the owner to the general contractor, in which case if a lien is filed after the owner has paid the general contractor in full, the building is not liable. There is nothing in our present law which compels a general contractor to use the money which he receives from the owner for the purpose of paying for materials or labor furnished for that particular building, but he may take it and use it for whatsoever purpose he pleases. The amendments further provide that the owner may at any time, during the progress of the work, demand from the general contractor a statement of the amounts due to the sub-contractors.

"In short, the object of this provision is to allow the owner to pay the amounts which he has contracted to pay to those entitled to receive it and it gives him a method of protecting his property from liens, and if he carefully follows the provisions of the law he would be fully protected. This amendment would make it impossible for a general contractor to receive money from the owner, refuse to pay his sub-contractors, devote the money to other purposes, and then say that he did not have enough to finish the building, and that the only way the sub-contractors could get their money would be to co-operate with him and wait until he could sell the building for an amount sufficient to pay them, which is sometimes done.

"Yet, I do not think that any honest general contractor could object to this proposed provision, because it in no way affects his rights, and if he does not desire to meet his contracts with sub-contractors, then I know of no provisions of law which should protect him. The owner should not object to it because it gives him a method of preventing the filing of liens against his property and also allows him to keep fully informed as to all financial transactions and as to who is performing labor upon his building, which are facts which ought to be fully disclosed to him.

"Coming to the second provision of the proposed amendments, it is designed to protect the sub-contractor against the situation where a building loan is placed upon the property which comes ahead of any lien that may be thereafter filed

by a sub-contractor. As you doubtless know, the lender under a building loan contract is in no way a party to the transaction as far as the sub-contractor is concerned, but, however, most sub-contractors who bid upon a job do rely upon the fact that the owner is to receive certain payments at certain times from the person making the building loan. Our Court of Appeals has recently held that, although the sub-contractor has relied upon this fact, yet his lien does not attach to the funds advanced under the building loan contract. The proposed amendment provides, in effect, that the building loan mortgage shall have priority to the extent of the value of the land at the time of the commencement of the improvement and that the mechanic's lien filed shall have priority to the extent of the value of the improvements.

"This is only a fair arrangement, because the real object of the lien law is to allow a person who furnishes labor or materials to have a lien upon the improvement or the enhancement of real property, and if our law can be so worked out backwards, then it is of no effect in a situation of this sort, and should be remedied. I do not believe that after carefully going over this provision, those who are in the business of making building loans, would object to this provision, because they could very easily require the owner to furnish them a statement of all amounts due to various sub-contractors on the job before they made him any further advances, and this very provision is at the present time usually incorporated in the building loan contract, so it would really make no change, as far as they are concerned, except that they would have to be more careful perhaps to see that the sub-contractors were all paid in full.

A RECENT DECISION.

In a decision, under the present law, handed down this week, in the case of Milliken Bros. vs. The City of New York, the Appellate Division holds that, mechanic's lien provided for under section 12, of the Lien Law, in favor of a person performing labor or furnishing materials for the construction of a public improvement must be filed within thirty days after the substantial completion and the acceptance of such improvement. The fact that some few unimportant changes in the work have to be made does not extend the time within which the lien may be filed, but the same is fixed by the completion and acceptance as certified to by the public authorities. A deposit of money with the comptroller to enable the assignee of a contractor to obtain payment of the amount due on the contract is not an admission that a subcontractor's lien was filed within the time limited by statute.

—Why does the State Prison Commission feel that for the prison which is to take the place of "Sing Sing" a site on the edge of the Hudson River must be selected? Why not give it a back seat? Prisons are not pleasant things to look at, and there are numerous places within the prescribed distance from New York, and having the other requirements that have been specified in the act of the Legislature, where a prison could be built and not be visible from the river.

ARCHITECTURAL TALKS.—A series of talks by graduates to the students of the School of Architecture of Columbia University during the second term has been arranged by a committee of the Society in conference with the executive head, as follows: 1: Lloyd Warren, March 1; subject, "Interior Decoration in France in the Eighteenth Century." 2: Robt. D. Kohn, March 8; subject, "The Architect as a Reformer." 3: J. Monroe Hewlett, March 15; subject, "Surface Texture in Architecture and Decoration." 4: H. Hornbostel, March 22; subject, "Architectural Draftsmanship." 5: Henry B. Hertz, March 29. 6: William A. Boring, April 5. 7: A. A. Stoughton, April 12; subject, "Through Three Administrations With the Brooklyn City Hall." 8: Huger Elliot, April 19. 9: Philip Sawyer, April 26. The lectures will begin at 4.10 P. M.

THE MEDAL OF HONOR of the New York Chapter, A. I. A., has been awarded as follows:

Year.	Architect.	Building.
1905	Carrere & Hastings	Residence, West End, N. J.
1907	McKim, Mead & White	Madison Square Presbyterian Church, New York City.
1908	Pell & Corbett	Maryland Institute, Baltimore, Md.
1909	Trowbridge & Livingston	Phipps House.

—A reorganization of the local administration in the Bronx by the new Borough President has released a number of municipal officers long associated with construction, real estate and collateral lines of work. By Mr. John A. Mason retiring as Assistant Superintendent of Buildings, the Bronx loses far more than is implied by the title of the position he held. Mr. Mason did a great deal in many ways for the upbuilding of the Bronx. Many public documents were penned by him, and with voice and pen, on the forum and through the press he was a source of suggestion and inspiration for a large part of the movement which has developed that section of the city. Mr. Mason has for many years been the secretary of the Democratic State Committee, and previously a Deputy Collector of the Port of New York, which carries his career back to the time when he was the proprietor of a Hudson River daily paper. George P. Morrell succeeds him as Assistant Superintendent of Buildings. Mr. Josiah Briggs will be missed from the headship of the branch of topographical engineering, and about seventy-five other engineers, or about one-third of the whole engineering corps. The position of Superintendent of Sewers has been abolished, and also that of chief engineer in the Sewer Department, which has let out a large number of clerks. A. L. Schaefer has been appointed consulting engineer.

BUILDING CONTRACTS AND AGREEMENTS

A Standard Form Proposed to Society of Civil Engineers—Arbitration Agreements Not Considered Reliable Unless the Parties Are Bonded.

THE American Society of Civil Engineers discussed on Wednesday evening at the house in West 57th st the subject of building agreements and contracts, following the presentation of a paper by Mr. William B. Bamford. While the desirability of having a standard form for contracts has been conceded for years without number, the possibility of draughting one that will stand the test of experience and litigation has always been doubted. An engineer from Pittsburgh, Mr. Wilkins, who said he had spent thirty years of his career in draughting contracts and specifications, unqualifiedly expressed the opinion in the course of the discussion that no contract could be drawn that would hold water. At any rate it had been found so under the laws of Pennsylvania.

The Royal Institute of British Architects spent twenty-eight years in the preparation of a uniform agreement, and the American Institute of Architects, with this example before it, has spent several years trying to draw up one that will fit American requirements. Mr. Wm. H. Boring, a member of the American committee, who was present at the meeting of the engineers, suggested the appointment of a committee by the engineers to criticise the result of the A. I. A.'s work so far. Mr. Kennard Thomson did not believe in having much red tape. In his opinion contracts should contain as few words as possible, and if engineers and architects would give contractors a square deal, they would get equivalent results. Engineer John C. Wait, agreeing that there was wisdom in brevity, said that the contract for the steel construction of the approaches to the Manhattan Bridge had been written on a single sheet of paper, and the contract for the construction of the Madison Avenue Bridge had also been written on a single sheet of paper. He would like to see the original form of Agreement prepared by the Royal Institute of British Architects before expressing an opinion on Mr. Bamford's amendments thereto in order to fit American conditions. He could not see the use of putting in an arbitration clause if neither party would live up to it and the courts wouldn't enforce it. **THE ONLY WAY TO ENFORCE AN ARBITRATION AGREEMENT WAS TO PUT THE PARTIES UNDER BOND.** He advised against appeals to courts unless a very large sum was involved. The trial of a building case cost from two to twelve thousand dollars; and the time consumed was from one to five years. Better submit to a small injury than go to law. Mr. Oscar Lowinson and others advised against putting "club" clauses in building agreements, as they would not stand the test of law. Courts were instituted to render justice, and not to enforce subtle clauses which contractors did not understand. Nowadays it was the custom with judges to try to put themselves in the place of each of the parties to the agreement, and try to harmonize the point of view of each, in the interest of justice.

Mr. Bamford's paper will be found printed in full in the December number of the Proceedings of the Society, having been printed in advance of its presentation and the discussion.

Mr. Bamford's paper was limited to agreements for the construction of buildings, because the author felt that the principles underlying such are readily adaptable to those of other construction. He said:

From the practical standpoint of the building agreement, it matters little whether the person who planned the building and will have charge of it until completion is called an Engineer or an Architect. The only practical difference would be that the word "Engineer" would be used in one case and the word "Architect" in the other, to represent such a person. Therefore, it should be understood that wherever the word "Engineer" is used throughout this paper it is intended to designate a person properly equipped by education, experience, training, or temperament, to lay out, supervise, and direct, in an executive capacity, all work, at any stage, in the erection of a building, from the time it is mentally conceived until it is finished and ready for use.

In gathering material for a prospective book on Building Specifications and Contracts, numerous recent specifications and contracts were specially obtained by Mr. Bamford from architects and engineers for the purpose of examination. A careful examination of these as actual instruments led to the belief that there was need for investigating and discussing the subjects of Agreements (or so-called Contracts) in general and Building Agreements in particular. To meet such a need the American Institute of Architects and the National Association of Builders adopted, a number of years ago, the "Uniform Contract." This contract has remained in force with no very material changes up to the present time. The last revision was copyrighted in 1905.

In justice to the American Institute of Architects, it should be said that a Standing Committee on the Standardization of Documents was appointed in February, 1906, and has done much excellent work in collecting material for a new building agreement. Early in 1908 the Committee published, for limited circulation, a pamphlet containing a tentative series of forms, to facilitate the making of suggestions or criticisms to assist the

Committee in its further study. It was recently learned from several authoritative sources that the work of the Committee might not be published for some time, possibly years, and, as Mr. Bamford's work has been entirely independent of the Committee, he decided to present its results to the American Society of Civil Engineers for discussion.

The Royal Institute of British Architects had spent thirty years in perfecting an equitable building agreement, Mr. Bamford learned several years ago, and the more closely he compared his own work and ideas with those of the R. I. B. A., the more convinced he became of the excellence of the latter's work. While an agreement for which originality could be claimed might have been of greater personal benefit, he decided to sink such personal consideration and frankly undertake to revise a most excellent document to meet American conditions. The work of the R. I. B. A. has had the approval of the National Federation of Building Trades Employers of Great Britain and Ireland as well as of the Royal Institute itself, and as it had had the test of time and of litigation it could be accepted with greater confidence as a secure foundation upon which to erect a desirable superstructure.

SYSTEMS OF CONTRACTING.

At present the systems of contracting used in building work may be divided, Mr. Bamford said, into two general classes, the lump-sum system and the various percentage systems. They are often designated by the manner in which the work is to be paid for, as:

- 1.—Lump sum;
- 2.—Cost, plus a percentage;
- 3.—Cost, plus a percentage—where the General Contractor takes estimates for sub-branches of work, and makes lump-sum contracts, with the Engineer's approval;
- 4.—Cost, plus a percentage, with guaranteed limit;
- 5.—Cost, plus a fixed sum;
- 6.—Cost, plus a fixed sum, with a bonus if cost is less than a fixed sum, and a penalty if it exceeds such sum.

Of these, the lump-sum system is the most usual, and is theoretically the best. Such a system pre-supposes that the contract defines the work to be performed, and that a contractor, therefore, can determine accurately what the execution of such work will cost. If, however, the contract requirements are indefinite, the Contractor is never certain, no matter how conscientious he may be, that he may not be required, under broad or ambiguous clauses of the contract, to furnish more than he honestly understood would be required from his reading of the contract when estimating. Thus he may be forced to do work at a net loss instead of a profit. Under the various percentage systems, on the contrary, the Contractor is assured of his profit, no matter how much work he may be required to do.

The lump-sum contract is superior to the percentage type because it more truly fosters fair and open competition, and is more economical, as has been demonstrated amply by many men of ripe experience. This presumes that the drawings and specifications describe completely and accurately everything that the Contractor must do or furnish, especially where an expense is involved. If this is not done, the Contractor's prices become mere gambles on probabilities, and not accurate estimates of actual costs plus a legitimate profit. In such a case is it to be wondered at that a Contractor will fight at every legitimate opening in order to protect his final profit? He is not always able legally to demand additional compensation for the work which has actually cost him more than the estimated amount, therefore his only opportunity to make up his losses and come out with a fair total profit is by obtaining good prices for additional work, or, if it does not appear that there will be any such worth while, the Contractor must find flaws in the contract and endeavor to get all the extra money he can, through technicalities or otherwise.

With the irresponsible or dishonest Contractor there need be no sympathy, but by far the greater number of Contractors only desire their legitimate profit, and the prospect of making a fair profit by hard, honest work is none too bright at the present time, under the usual lump-sum contract.

Contractors have found that the easiest and most practical way to overcome the disadvantages of the lump-sum estimates is by the various percentage systems. The Contractor is thus assured of his profits, and the Owner and Engineer can change or increase the work to the hearts' content, as all additional expense involved is borne by the Owner.

The speaker, therefore, strongly felt that one of the most practical steps toward the realization of contracts which will be fair and just to all parties would be made by the more general acceptance of the principles contained in the following form of agreement and schedule of conditions of contract, and the adoption of similar provisions in contracts.

AGREEMENT. (For Lump-Sum Contracts.)

This agreement, made the . . . day of . . . in the year one thousand and nine hundred and . . . by and between

. . . of . . . hereinafter called the Contractor, and . . . of . . . hereinafter called the Owner.

Witnesseth, that the Contractor and Owner, for the considerations hereinafter named, agree as follows:

Article I.—The Contractor agrees to provide all materials and perform all works for the . . . (here briefly describe works) of a . . . (here briefly describe type of building) at . . . (here briefly describe location) shown on drawings numbered . . . and as described in the Specifications marked . . . prepared by . . . hereinafter called the Engineer; and to do all things required of him by the Drawings and Specifications and subject to the

Note who the successful are. They are our subscribers.

Conditions set forth in the Schedule hereto annexed (hereinafter referred to as "the said Conditions.")

Article II.—The Contractor agrees to complete the works by and at the time or times hereinafter stated, to wit: . . .

Liquidated damages should be a matter for special consideration in each separate contract. Many engineers and owners seem to desire them, possibly for the moral effect on contractors. The history of the legality of such provisions should cause them to be used with caution.

In many cases the following clause might be as far as it would be advisable to go toward obtaining just and reasonable damages for delay in completion:

"The Contractor agrees that the time for completion of the works shall be considered as of the essence of the contract, and he agrees that for liquidated damages he will pay the Owner for the cost of all extra inspection, and for all amounts paid for rents, or for more protracted services on the part of the Engineer, or Clerk of the Works, or both, and other expenses entailed by the Owner by delay in completing the contract, and the Owner shall be entitled to retain from the amount otherwise to become due to the Contractor an amount sufficient to reimburse properly the Owner for such expenses. Provided, however, that the sum collected as aforesaid for liquidated damages shall not exceed the sum of \$... for each and every day's delay not caused by the Owner, or otherwise as provided in the said Conditions, Section XXIV (subject to Arbitration)."

Article III.—The owner agrees to pay the Contractor for the execution of the contract . . . dollars (\$....) in current funds subject to additions and deductions as provided in the said Conditions, and upon presentation of the certificates of the Engineer, as follows:

Before the . . . day of each month, the Contractor may submit to the Engineer a written statement showing (a) the value of the work and materials actually wrought into the building to the first of the month, (b) the value of materials delivered at the building but not incorporated into the work, and shall deduct the aggregate of previous payments. On or before the . . . day of the same month, the Engineer shall issue a certificate for . . . per cent. of the value of work as executed in the building, until the balance retained by the Owner amounts to the sum of \$. . . after which time the payments shall be for the full value of the work subsequently executed. The Contractor shall be entitled, under the certificate to be issued by the Engineer, to receive payment of . . . , being a part of the said sum retained in hand when the works are practically completed, and in like manner to payment of the balance within a further period of . . . months, or as soon after the expiration of such period of . . . months as the work shall have been finally completed, and all defects made good according to the true intent and meaning hereof, whichever shall last happen. The Engineer, however, shall have authority to retain out of any monies actually due the Contractor only such sums as are provided by the said Conditions, Section XXX.

The manner of payment could be varied, Mr. Bamford said, in many ways, as the conditions of the particular case made it necessary. The principle underlying the form suggested above, however, is important.

As before stated, it is as essential that the contractor shall be able to demand and obtain his payments as that the owner shall be able to obtain the work for which he pays.

In Article III. the contractor's right to definite payments is expressed clearly. The engineer must issue a certificate for money due, and the owner must pay the amount due. It should be noted that the engineer is allowed ample discretionary power to withhold any money not justly due, as provided by Section XXX. of the conditions. Thus the obligations become fairly clean cut. If the contractor's work is not done properly, there is ample power to withhold money to cover definite defects. On the other hand, if the engineer or owner withhold any payments without just cause, the contractor has recourse to arbitration, under Section XXXIV. of the conditions, or to terminate the contract, under certain contingencies, as provided in Section XXXIII.

The idea of retaining percentages until the completion of the work is intended to insure its proper completion. The usual American practice of retaining an unchanging percentage from start to finish is unnecessarily extravagant, and in contracts involving large amounts is more harmful than beneficial. After the work has been approximately half completed, the remainder should be paid in full without retaining a percentage. Of course, additional sums can be retained to cover known defects. The sum retained when the work is half completed is usually sufficiently liberal to cover possible contingencies, and is just as effectual as to continue to increase it until completion.

Article IV.—It is mutually agreed that the term "the Engineer" in the said Conditions shall mean the said . . . or in the event of his death or ceasing to be the Engineer, for the purpose of the contract, such other person as shall be nominated for that purpose by the Owner, not being a person to whom the Contractor shall object for reasons considered to be sufficient by the Arbitrators or Arbitrator mentioned in the said Conditions. Provided, always, that no person subsequently appointed to be Engineer under this contract shall be entitled to disregard or overrule any decision, or approval, or direction, given or expressed by the Engineer for the time being.

The purpose of Article IV. is to cover cases which may be unusual, but are generally very troublesome when they occur. It would prevent, said the speaker, a subsequent engineer from altering at will matters of personal opinion or choice of his predecessor. No two minds are exactly alike, and few engineers or architects have exactly similar tastes. Should an engineer desire to change work which may be purely matters of opinion or judgment of both himself and his predecessor, such changes should not be paid for by the contractor, but by the owner, if he decides to follow the suggestions of his adviser. Of course, defective work should be condemned at any time,

when discovered. Should an engineer desire to change some orders of his predecessor, and take the ground that certain work should be done as a part of the contract, he should not have arbitrary power to enforce his will, but could order the work done as provided by Section XVII of the Conditions, (which the limits of space prevents reproducing at this time), leaving to the Contractor the right of appeal to arbitration, under Section XXXIV, if he desires.

Article V.—It is mutually agreed that the said Conditions shall be read and construed as forming a part of this Agreement, and the parties hereto will respectively abide by and submit themselves to the conditions and stipulations, and perform the agreements on their parts, respectively, in such Conditions contained.

Article VI.—The Contractor and Owner, for themselves, their successors, executors, administrators, and assigns, hereby agree to the full performance of the covenants and agreements herein contained.

In Witness Whereof, the Contractor and Owner have hereunto set their hands and seals, the day and year first above written.

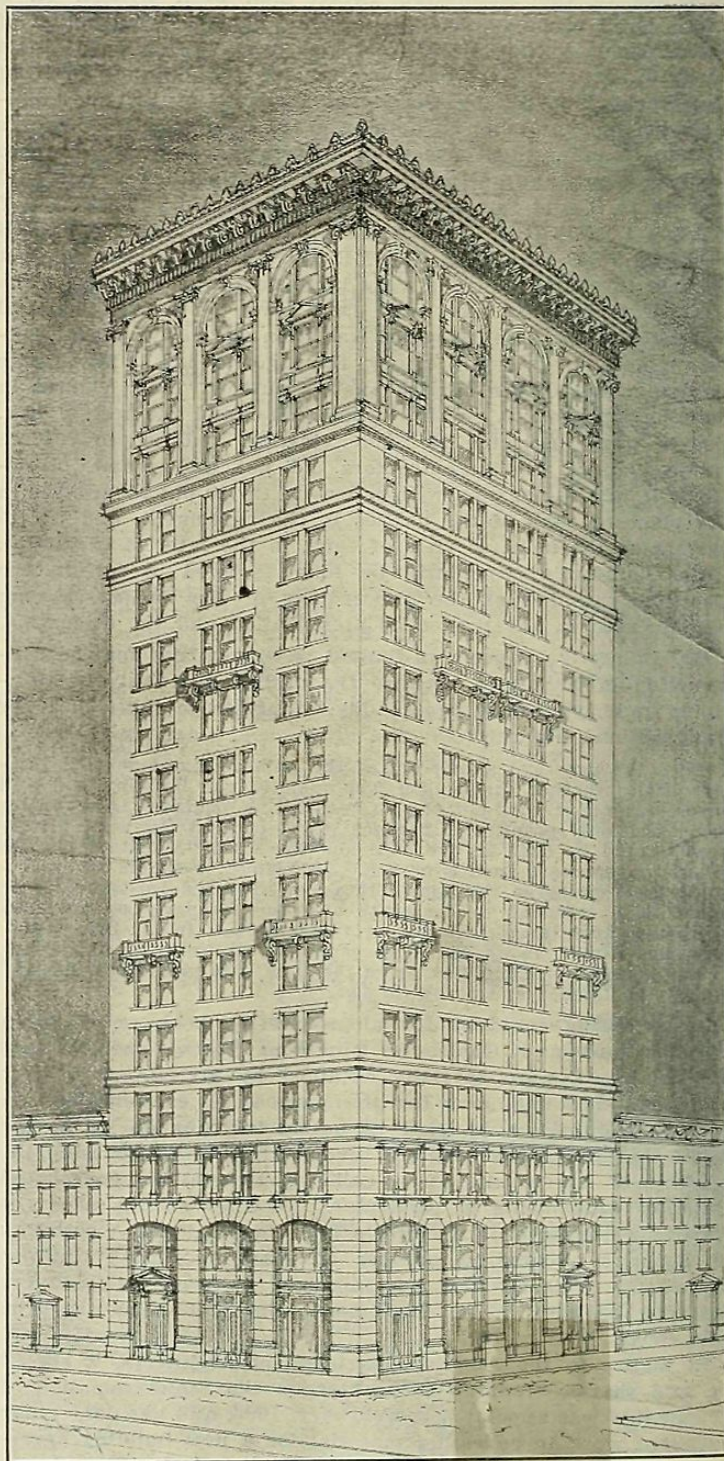
In presence of

..... [Seal]

..... [Seal]

TO BE ERECTED ON FOURTH AVENUE.

The new Brogan Building about to be constructed at the northeast corner of 4th av and 20th st will have a frontage on 4th av of 69 feet, with a depth in 20th st of 90 feet. The height will be sixteen stories, a total from curb to roof of 216 feet. On the first story there will be stores and show-rooms, the second story will be for offices and the balance of all the upper floors for lofts. There will be two entrances, one on the 4th av front and one at the rear in 20th st, each leading to a battery of elevators, of which there will be four in all. There will be a vault under the sidewalk along the entire 20th st side. On every floor will be separate toilet accommodations and one



BROGAN BUILDING.

4th av, n e cor 20th st.

Neville & Bagge, Architects.

private toilet. The construction is to be absolutely fireproof, with fireproof floors and partitions and no wood or other inflammable materials will be used in any particular. The floors will be of cement or fireproof wood. The first three stories of the exterior will be of a granite, with light brick and terra cotta above. The lines of the French Renaissance period have been followed in the design, with proper adaptations for the wants of the present age. In its planning and artistic effect Mr. Brogan will have one of the finest business buildings erected in the uptown commercial section, and every feature will be the best the architects were able to make it. Charles Brogan (Inc.), No. 27 West 27th st, is the owner, and Messrs. Neville & Bagge, 217 West 125th st, are the architects. The site has been cleared and excavated.

REBUILDING OF EIGHTH AVENUE TO COME.

A LARGE apartment under construction for the Cushman estate at the southwest corner of 8th av and 49th st marks, it is believed, the beginning of a general rebuilding movement in that section of the city. The energizing influence is coming from the direction of Broadway and Longacre sq.

The heirs of Mrs. Angelica B. Faber, Emile A. Wilcoxon

Cohen and Tobias Lesser, who will use the ground floor for a department store. According to present estimates the building will be finished by September 1.

NOVELTIES.

A DEVICE THAT SAVES PLUMBER'S REPAIR BILLS.—

One of the many problems of the superintendent of a public building is that of keeping toilet pipes clean. Cigar butts, matches, bits of paper, chewing gum, etc., get down the pipes of wash trays, urinals and ice boxes, and while ways have been improvised to prevent this annoyance they are, as a rule, mere makeshifts and are unsightly. Even the householder knows of this trouble. Little pieces of lint get down the bathtub drain, a thoughtless servant will dump a bucketful of floor scrubbings down a yard cesspool, and in time these clog up the pipes. Now comes a company that does away with the unsightly screen, and with a device that is put INTO the pipe itself absolutely prevents anything but liquids passing down. By lifting a little cover at the drain opening in the bowl, the tubular sieve may be lifted out and cleaned without the necessity of touching the residue with the fingers. They are made fine enough to catch coffee grounds and matches, or of wide



"THE DONAC."

Schwartz & Gross, Architects.
Edward Corning Co., Builder.

8th av and 49th street.

and Dr. Wm. F. Cushman and grandchildren of Don. Alonzo Cushman, an old-time wholesale dry goods merchant, who settled in Chelsea village and bought the aforementioned plot in the year 1840, are erecting the first building of its class on 8th av, south of the Circle. The plot was part of a farm of 76 lots which Mr. Cushman acquired at that time, in what was then a suburb of the city. Ninth av had not yet been cut through.

The name of the new building is the "Donac," an adaptation of the ancestor's, Don Olonzo Cushman. The general construction of the building is eight stories, with one large store on the whole 8th av front. The structure is fireproof throughout and will contain one hundred and ten apartments of from three to five rooms each. The plans and specifications for the building have been finished by the architects. Messrs. Schwartz and Gross, and the construction is being done by the Edward Corning Company, of 100 William st, New York City. The dimensions of the plot are 125 feet on 8th av and 125 feet in 49th st. The foundations have been carried down to rock in anticipation of the building of an 8th av subway.

One hundred and ten apartments will be provided in the structure, most of them of from three to five rooms, with a few of six rooms. The entire building has been leased for twenty-one years, with the privilege of one renewal, to Louis

enough screen to catch floor scrubbings, or BOTH. This is a device that, made in cast iron, prevents areaway drains from becoming clogged up with leaves and small branches. It is equally applicable to roof gutters. It is approved by the health and building departments. They are made of brass, will last many years and are not expensive. They are especially applicable where old plumbing is in use. A two-cent stamp enclosed, with inquiry for further particulars, will be furnished by the Buyers' Bureau of the Record and Guide.

A TRANSPARENT STAIRWAY ENCLOSURE.—Stairway enclosure in Public School No. 62, New York City, is constructed of rough wired glass in angle iron framing. It is designed to admit the maximum of light, and yet afford protection to pupils from possible smoke or flame. In school houses built of concrete, or other equally fire-resistive material, in which the amount of combustible contents is relatively small, and in which well lighted stairways are desirable, this form of stairway enclosure is accepted by the underwriters as a satisfactory compromise, in place of the brick or concrete tower with openings closed by standard fire doors. Wired glass will not, however, withstand especially severe exposures, and its use, therefore, is not considered by underwriters as generally desirable for the enclosure of stair and elevator ways.

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 star (*) indicates where bids are wanted immediately. For further details and particulars see under "Projected Buildings" and "Advanced Reports."

BRICK.

Herbert Dongan Construction Co, 203 West 81st st, owner.
The Crown Hill Construction Co, 814 Ritter pl, owner.
Galtano Zingales, 319 East 107th st, owner.
John Auer & Sons, 648 Lexington av, Brooklyn, builders.
Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.*
The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builders.
Mishkind-Feinberg Realty Co, 6 West 20th st, owners; light colored brick.
B M Gruenstein, 230 Grand st, owner.
George M McCabe, 95 5th av, architect.
Harry Simon, 11 Union sq, owner.
Howes & Morse, 19 West 38th st, N Y City, architects.
Interborough Rapid Transit Co, 165 Broadway, owner.
Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
A B Kight, 1947 Broadway, owner.
S E Gage, 1 Union sq, architect.
Oberlin Realty Co, 143 W 125th st, owner.
C W Kinsella, 150 5th av, owner.
The Rombrandt Realty Co, 152 Broadway, owner.
John Downey, 410 West 34th st, builder.
Esser Realty Co, Brooklyn, owner; tapestry brick.
L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
Sundell Hyman, 2069 5th av, owner.
Elias Gussaroff Realty & Const Co, 600 West 140th st, owners.
Bernard Schlanowsky, 11 West 119th st, owner.
The Iona Construction Co, 110 E 23d st, owners.
Cliff Construction Co, 605 W 177th st, owners.
The T. J. Reilly Co, 103 Park av, builder; Feb. 7.

STONE.

Herbert Dongan Construction Co, 203 West 81st st, owner.
The Crown Hill Construction Co, 814 Ritter pl, owner.
Galtano Zingales, 319 East 107th st, owner.
John Auer & Sons, 648 Lexington av, Brooklyn, builders.
Sommerfeld & Steckler, 19 Union sq, architects; Feb 7;* limestone.
The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builders; reinforced concrete.
Mishkind-Feinberg Realty Co, 6 West 20th st, owners; limestone.
B M Gruenstein, 230 Grand st, owner.
George M McCabe, 95 5th av, architect.
Harry Simon, 11 Union sq, owner.
Howes & Morse, 19 West 38th st, N Y City, architects; limestone.
Interborough Rapid Transit Co, 165 Broadway, owners; concrete.
Thomas R. Farrell, 253 Flatbush av, Brooklyn, owner.
A B Kight, 1947 Broadway, owner.
S E Gage, 1 Union sq, architect.
Oberlin Realty Co, 143 West 125th st, owner.
C W Kinsella, 150 5th av, owner.
The Rombrandt Realty Co, 152 Broadway, owner.
John Downey, 410 West 34th st, builder.
Esser Realty Co, Brooklyn, owner; Indiana limestone.
L Somerfeld & R Mezzari, 367 Fulton st, Brooklyn, architects.
The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
Sundell Hyman, 2069 5th av, owner.
Elias Gussaroff Realty & Const Co, 600 West 140th st, owner, limestone.
Bernard Schlanowsky 11 West 119th st, owner.
The Iona Construction Co, 110 East 23d st, owner.
Cliff Construction Co, 605 West 177th st, owner.
The T J Reilly Co, 103 Park av, builder; Feb. 7.

TERRA COTTA.

Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.*
Mishkind-Feinberg Realty Co, 6 West 20th st, owners.
George M McCabe, 95 5th av, architect.
Elias Gussaroff Realty & Const Co, 600 W 140th st, owners; terra cotta coping.
The T. J. Reilly Co, 103 Park av, builder; Feb. 7.

ROOFING.

Herbert Dongan Construction Co, 203 West 81st st, owner.
The Crown Hill Construction Co, 814 Ritter pl, owner.
Galtano Zingales, 319 E 107th st, owner.
John Auer & Sons, 648 Lexington av, Brooklyn, builders.
Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builders.
Mishkind-Feinberg Realty Co, 6 West 20th st, owners.
B M Gruenstein, 230 Grand st, owner.
Geo M McCabe, 95 5th av, architect.
Harry Simon, 11 Union sq, owner.
Howes & Morse, 19 West 38th st, N Y City, architects.
Interborough Rapid Transit Co, 165 Broadway, owners.
Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
A B Kight, 1947 Broadway, owner.
S E Gage, 1 Union sq, architect.
Oberlin Realty Co, 143 West 125th st, owner.
C W Kinsella, 150 5th av, owner.
The Rombrandt Realty Co, 152 Broadway, owner.
John Downey, 410 West 34th st, builder.
Esser Realty Co, Brooklyn, owner.
L Somerfeld & R Mezzari, 367 Fulton st, Brooklyn, architects.
The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
Sundell Hyman, 2069 5th av, owner.
Elias Gussaroff Realty & Const Co, 600 W 148th st, owner; plastic slate roof.
Bernard Schlanowsky, 11 West 119th st, owner; tin roof.
The Iona Construction Co, 110 East 23d st, owner.
Cliff Construction Co, 605 West 177th st, owner.
The T. J. Reilly Co, 103 Park av, builder; Feb. 7.

IRON AND STEEL WORK.

Herbert Dongan Construction Co, 203 West 81st st, owner.
The Crown Hill Construction Co, 814 Ritter pl, owner.
Galtano Zingales, 319 East 107th st, owner.
John Auer & Sons, 648 Lexington av, Brooklyn, builders.
Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.*
The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builders.
Mishkind-Feinberg Realty Co, 6 West 20th st, owners.
B M Gruenstein, 230 Grand st, owner.
George M McCabe, 95 5th av, architect.
Interborough Rapid Transit Co, 165 Broadway, owners.
Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
A B Kight, 1947 Broadway, owner.
S E Gage, 1 Union sq, architect.
Oberlin Realty Co, 143 West 125th st, owner.
C W Kinsella, 150 5th av, owner.
The Rombrandt Realty Co, 152 Broadway, owner.
John Downey, 410 West 34th st, builder.
Esser Realty Co, Brooklyn, owner.
L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
Sundell Hyman, 2069 5th av, owner.
Elias Gussaroff Realty & Const Co, 600 W 140th st, owner.
Bernard Schlanowsky, 11 West 119th st, owner; iron balconies.

The Iona Construction Co, 110 East 23d st, owner.
Cliff Construction Co, 605 West 177th st, owner.
The T. J. Reilly Co, 103 Park av, builder; Feb. 7.

FIREPROOFING.

Herbert Dongan Construction Co, 202 West 81st st, owner.
The Crown Hill Construction Co, 814 Ritter pl, owner.
Galtano Zingales, 319 East 107th st, owner.
John Auer & Sons, 648 Lexington av, Brooklyn, builders.
Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builder.
Mishkind-Feinberg Realty Co, 6 West 20th st, owner.
B M Gruenstein, 230 Grand st, owner.
George M McCabe, 95 5th av, architect.
Interborough Rapid Transit Co, 165 Broadway, owner.
Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
A B Kight, 1947 Broadway, owner.
S E Gage, 1 Union sq, architect.
Oberlin Realty Co, 143 West 125th st, owner.
C W Kinsella, 150 5th av, owner.
The Rombrandt Realty Co, 152 Broadway, owner.
John Downey, 410 West 34th st, builder.
Esser Realty Co, Brooklyn, owner.
L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
Sundell Hyman, 2069 5th av, owner.
Elias Gussaroff Realty & Const Co, 600 W 140th st, owner; terra cotta blocks.
Bernard Schlanowsky, 11 West 119th st, owner.
The Iona Construction Co, 110 East 23d st, owner.
Cliff Construction Co, 605 West 177th st, owner.
The T. J. Reilly Co, 103 Park av, builder; Feb. 7.

PLUMBING.

Herbert Dongan Construction Co, 203 West 81st st, owner.
The Crown Hill Construction Co, 814 Ritter pl, owner.
Galtano Zingales, 319 East 107th st, owner.
John Auer & Sons, 648 Lexington av, Brooklyn, builders.
Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builder.
Mishkind-Feinberg Realty Co, 6 West 20th st, owner.
R M Gruenstein, 230 Grand st, owner.
George M McCabe, 95 5th av, architect.
Harry Simon, 11 Union sq, owner.
Howes & Morse, 19 West 38th st, N Y City, architects.
Interborough Rapid Transit Co, 165 Broadway, owner.
Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
A B Kight, 1947 Broadway, owner.
S E Gage, 1 Union sq, architect.
Oberlin Realty Co, 143 West 125th st, owner.
C W Kinsella, 150 5th av, owner.
The Rombrandt Realty Co, 152 Broadway, owner.
John Downey, 410 West 34th st, builder.
Esser Realty Co, Brooklyn, owner.
L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
Sundell Hyman, 2069 5th av, owner.
Elias Gussaroff Realty & Constr Co, 600 W 140th st, owner.
Bernard Schlanowsky, 11 West 119th st, owner.
The Iona Construction Co, 110 East 23d st, owner.
Cliff Construction Co, 605 W 177th st, owner.
The T. J. Reilly Co, 103 Park av, builder; Feb. 7.

GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

Herbert Dongan Construction Co, 203 West 81st st, owner.
 The Crown Hill Construction Co, 814 Ritter pl, owner.
 Galtano Zingales, 319 East 107th st, owner.
 John Auer & Sons, 648 Lexington av, Brooklyn, builders.
 Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
 The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builder.
 Mishkind-Feinberg Realty Co, 6 West 20th st, owner.
 B M Gruenstein, 230 Grand st, owner.
 George M McCabe, 95 5th av, architect.
 Interborough Rapid Transit Co, 165 Broadway, owner.
 Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
 A B Kight, 1947 Broadway, owner.
 S E Gage, 1 Union sq, architect.
 Oberlin Realty Co, 143 West 125th st, owner.
 C W Kinsella, 150 5th av, owner.
 The Rembrandt Realty Co., 152 Broadway, owner.
 John Downey, 410 West 34th st, builder.
 Esser Realty Co, Brooklyn, owner.
 L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
 The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
 Sundel Hyman, 2069 5th av, owner.
 Elias Gussaroff Realty & Const Co, 600 W 140th st, owner.
 Bernard Schlanowsky, 11 West 119th st, owner.
 The Iona Construction Co, 110 East 23d st, owner.
 Cliff Construction Co, 605 W 177th st, owner.
 The T J Reilly Co, 103 Park av, builder; Feb. 7.

HEATING APPARATUS & SUPPLIES.

Herbert Dongan Construction Co, 203 West 81st st, owner.
 The Crown Hill Construction Co, 14 Ritter pl, owner.
 Galtano Zingales, 319 East 107th st, owner.
 John Auer & Sons, 648 Lexington av, Brooklyn, builders.
 Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
 The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builder.
 Mishkind-Feinberg Realty Co, 6 West 20th st, owner.
 B M Gruenstein, 230 Grand st, owner.
 George M McCabe, 95 5th av, architect.
 Harry Simon, 11 Union sq, owner.
 Howes & Morse, 19 West 38th st, N Y City, architects.
 Interborough Rapid Transit Co, 165 Broadway, owner.
 Thomas R Farrell, 253 Flatbush av, Brooklyn; owner.
 A B Kight, 1947 Broadway, owner.
 S E Gage, 1 Union sq, architect.
 Oberlin Realty Co, 143 West 125th st, owner.
 C W Kinsella, 150 5th av, owner.
 The Rembrandt Realty Co, 152 Broadway, owner.
 John Downey, 410 West 34th st, builder.
 Esser Realty Co, Brooklyn, owner.
 L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
 The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
 Sundel Hyman, 2069 5th av, owner.
 Elias Gussaroff Realty & Const Co, 600 W 140th st, owner; steam heat.
 Bernard Schlanowsky, 11 West 119th st, owner; steam heat.
 The Iona Construction Co, 110 East 23d st, owner.
 Cliff Construction Co, 605 West 177th st, owner.
 The T J Reilly Co, 103 Park av builder; Feb. 7.

PROJECTED BUILDINGS.**Manhattan.****Apartments, Flats and Tenements.**

BROADWAY, n w cor 149th st, 6-sty brick and stone tenement, 99.11x147, plastic slate roof, steam heat, galvanized iron cornices, terra cotta coping, terra cotta blocks, limestone; cost, \$225,000; owner, Elias Gussaroff, Realty & Const Co, 600 W 140th st; architects, Moore & Landsiedel, 148th st and 3d av. The owner builds. Plan No. 58.

99TH ST, n s, 125 w West End av, 8-sty brick and stone apartment house, 75x85.11, slag roof, glass and iron skylights,

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

Herbert Dongan Construction Co, 203 West 81st st, owner.
 The Crown Hill Construction Co, 814 Ritter pl, owner.
 Galtano Zingales, 319 East 107th st, owner.
 John Auer & Sons, 648 Lexington av, Brooklyn, builders.
 Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
 The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builder.
 Mishkind-Feinberg Realty Co, 6 West 20th st, owner.
 B M Gruenstein, 230 Grand st, owner.
 George M McCabe, 95 5th av, architect.
 Howes & Morse, 19 West 38th st, N Y City, architects.
 Interborough Rapid Transit Co, 165 Broadway, owner.
 Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
 A B Kight, 1947 Broadway, owner.
 S E Gage, 1 Union sq, architect.
 Oberlin Realty Co, 143 West 125th st, owner.
 C W Kinsella, 150 5th av, owner.
 The Rembrandt Realty Co, 152 Broadway, owner.
 John Downey, 410 West 34th st, builder.
 Esser Realty Co, Brooklyn, owner.
 L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
 The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
 Sundel Hyman, 2069 5th av, owner.
 Elias Gussaroff Realty & Const Co, 600 W 140th st, owner.
 Bernard Schlanowsky, 11 W 119th st, owner.
 The Iona Construction Co, 110 East 23d st, owner.
 Cliff Construction Co, 605 West 177th st, owner.
 The T. J. Reilly Co, 103 Park av, builder; Feb. 7.

ELEVATORS.

Herbert Dongan Construction Co, 203 West 81st st, owner; dumbwaiters.
 The Crown Hill Construction Co, 814 Ritter pl, owner; dumbwaiters.
 Galtano Zingales, 319 East 107th st, owner. dumbwaiters.
 John Auer & Sons, 648 Lexington av, Brooklyn, builders.
 Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
 The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builder.
 Mishkind-Feinberg Realty Co, 6 West 20th st, owner.
 B M Gruenstein, 230 Grand st, owner; dumbwaiters.
 George M McCabe, 95 5th av, architect; dumbwaiters.
 Harry Simon, 11 Union sq, owner; dumbwaiters.
 Interborough Rapid Transit Co, 165 Broadway, owner.
 Thomas R Farrell, 253 Flatbush av, Brooklyn, owner; dumbwaiters.
 A B Kight, 1947 Broadway, owner; dumbwaiters.
 S E Gage, 1 Union sq, architect.
 Oberlin Realty Co, 143 West 125th st, owner; dumbwaiters.
 C W Kinsella, 150 5th av, owner.
 The Rembrandt Realty Co, 152 Broadway, owner; dumbwaiter.
 John Downey, 410 West 34th st, builder.
 Esser Realty Co, Brooklyn, owner.
 L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
 The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
 Sundel Hyman, 2069 5th av, owner.
 Elias Gussaroff Realty & Const Co, 600 W 140th st, owner.
 Bernard Schlanowsky, 11 West 119th st, owner; dumbwaiter.
 The Iona Construction Co, 110 East 23d st, owner; dumbwaiters.
 Cliff Construction Co, 605 West 177th st, owner; dumbwaiters.
 The T J Reilly Co, 103 Park av, builder; Feb. 7; dumbwaiter.

steam heat; cost, \$175,000; owner, George Rose Backer, 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 63.

Office and Loft Buildings.

EAST BROADWAY, No 103, 6-sty brick and stone store and loft, 23.2x71, tin roof, galvanized iron skylights, iron balconies, steam heat; cost, \$18,000; owner, Bernard Schlanowsky, 11 W 119th st; architect, M Muller, 115 Nassau st. Plan No. 59.

MOTT ST, e s, 47 s Delancey st, 6-sty brick and stone loft, 42x86.8, tin roof, galvanized iron skylights, bluestone copings; cost, \$35,000; owner, O Herrman &

PAINTS.

Herbert Dongan Construction Co, 203 West 81st st, owner.
 The Crown Hill Construction Co, 814 Ritter pl, owner.
 Galtano Zingales, 319 East 107th st, owner.
 John Auer & Sons, 648 Lexington av, Brooklyn, builders.
 Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
 The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builder.
 Mishkind-Feinberg Realty Co, 6 West 20th st, owner.
 B M Gruenstein, 230 Grand st, owner.
 George M McCabe, 95 5th av, architect.
 Harry Simon, 11 Union sq, owner.
 Howes & Morse, 19 West 38th st, N Y City; architects.
 Interborough Rapid Transit Co, 165 Broadway, owners.
 Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
 A B Kight, 1947 Broadway, owner.
 S E Gage, 1 Union sq, architect.
 Oberlin Realty Co, 143 West 125th st, owner.
 C W Kinsella, 150 5th av, owner.
 The Rembrandt Realty Co, 152 Broadway, owner.
 John Downey, 410 West 34th st, builder.
 Esser Realty Co, Brooklyn; owner.
 L Somerfeld & R Mazzari, 367 Fulton st, Brooklyn, architects.
 The Altro Realty Co, Beck st, Bronx, owner; Feb. 10.
 Sundel Hyman, 2069 5th av, owner.
 Elias Gussaroff Realty & Const Co, 600 W 140th st, owner.
 Bernard Schlanowsky, 11 West 119th st, owner.
 The Iona Construction Co, 110 East 23d st, owner.
 Cliff Construction Co, 605 West 177th st, owner.
 The T. J. Reilly Co, 103 Park av, builder; Feb. 7.

HARDWARE.

Herbert Dongan Construction Co, 203 West 81st st, owner.
 The Crown Hill Construction Co, 814 Ritter pl, owner.
 Galtano Zingales, 319 East 107th st, owner.
 John Auer & Sons, 648 Lexington av, Brooklyn, builders.
 The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builders.
 Mishkind-Feinberg Realty Co, 6 West 20th st, owners.
 B M Gruenstein, 230 Grand st, owner.
 George M McCabe, 95 5th av, architect.
 Harry Simon, 11 Union sq, owner.
 Howes & Morse, 19 West 38th st, N Y City, architects.
 Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
 A B Kight, 1947 Broadway, owner.
 S E Gage, 1 Union sq, architect.
 Oberlin Realty Co, 143 West 125th st, owner.
 C W Kinsella, 150 5th av, owner.

PLATE GLASS.

Herbert Dongan Construction Co, 203 West 81st st, owner.
 The Crown Hill Construction Co, 814 Ritter pl, owner.
 Galtano Zingales, 319 East 107th st, owner; John Auer & Sons, 648 Lexington av, Brooklyn, builders.
 Sommerfeld & Steckler, 19 Union sq, architects; Feb 7.
 The Moyer Engineering & Construction Co, 371 Fulton st, Brooklyn, builders.
 Mishkind-Feinberg Realty Co, 6 West 20th st, owner.
 B M Gruenstein, 230 Grand st, owner.
 Howes & Morse, 19 West 38th st, N Y City, architects.
 Thomas R Farrell, 253 Flatbush av, Brooklyn, owner.
 A B Kight, 1947 Broadway, owner.
 S E Gage, 1 Union sq, architect.
 Oberlin Realty Co, 143 West 125th st, owner.

Factories and Warehouses.

PEARL ST, No. 482, 2-sty brick and stone factory, 28.4x110.3, tar and gravel roof, galvanized iron cornice, steam heat; cost, \$10,000; owner, Charlotte B. W. Jackson, Yonkers, N. Y.; architect, Wm. Higginson, 21 Park row. Plan No. 62.

C. S. Morrell, 59 Ann st, has contract.

Schools and Colleges.

113TH ST, n s, 80 e 2d av, 5-sty brick and stone school, 220x44, slag roof, copper skylights, galvanized iron cornices,

Names and addresses of ALL who want building materials are given with description of the buildings and other information.

steam heat, glazed tile and terra cotta coping; cost, \$339,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 61.

Stables and Garages.

131ST ST, No 638 W, 4-sty brick and stone stable and dwelling, 25x96, gravel roof, metal skylights; cost, \$6,000; owner, J. Tine, 235 E 32d st and J. Belsole, 644 W 131st st; architect, Harold D. Symonds, 123 E 23d st. Plan No. 60.

MANHATTAN ALTERATIONS.

BARCLAY ST, Nos. 43-45, alter beams, stairs, elevators, partitions, to 5-sty brick light manufacturing; cost, \$5,000; owner, Miss E. Redmond, 6 Washington sq; architects, Cross & Cross, 527 5th av. Plan No. 155.

BAXTER ST, No. 121, partitions, windows, stairs, skylights, to two 5-sty brick stores and tenements; cost, \$750; owner, Wm. H. Schroeder, 749 Putnam av, Brooklyn; architect, Chas. M. Straub, 147 4th av. Plan No. 184.

BROOME ST, No. 241, windows, skylights, show fronts, to 3-sty brick tenement; cost, \$1,200; owner, Anna M. Haley, 81 Riverside Drive; architect, M. Muller, 115 Nassau st. Plan No. 191.

CLINTON ST, No. 80, partitions to 5-sty brick tenement; cost, \$200; owner, S. Agid, 80 Clinton st; architect, O. Reissmann, 30 1st st. Plan No. 150.

ELIZABETH ST, No. 230, toilets, windows, to 4-sty brick tenement; cost, \$1,600; owner, Dean Holding Co., 309 Broadway; architect, Otto L. Spannake, 233 East 78th st. Plan No. 185.

FRANKLIN ST, Nos. 139-141, partitions, toilets, to 10-sty brick and stone warehouse; cost, \$1,000; owners, Stroh-meyer & Arpe Co., 139 Franklin st; architects, Maynicke & Franke, 25 Madison Sq. North. Plan No. 144.

GANSEVOORT ST, No. 8, windows, toilets, partitions, to 3-sty brick tenement; cost, \$300; owner, Chas. H. Goldman, 167 Concord st, Brooklyn; architect, Chas. H. Richter, 68 Broad st. Plan No. 153.

GRAND ST, No. 349, partitions, alter walls, piers, to 3-sty brick dwelling; cost, \$1,500; owner, Mr. Siegel, 349 Grand st; architect, O. Reissmann, 30 1st st. Plan No. 180.

MADISON ST, No. 170, bath room, partitions, to 4-sty brick tenement; cost, \$400; owner, Thomas F. Carroll, 263 Hewes st, Brooklyn; architect, H. Horenburger, 122 Bowery. Plan No. 147.

MADISON ST, No. 181, partitions, tubs, to 5-sty brick tenement; cost, \$500; owner, A. Goodman, 181 Madison st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 160.

MOTT ST, s e cor Spring st, new platforms, windows, partitions, to 6-sty brick tenement and store; cost, \$150; owner, John Malgieri, 204 Mott st; architect, Berg Adler, 19 East 105th st. Plan No. 149.

MULBERRY ST, No. 171, partitions, windows, toilets, to 6-sty brick store and tenement; cost, \$5,000; owner, D. Saladino, 381 Broome st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 172.

RIDGE ST, Nos. 141-143, alter show windows to 6-sty brick tenement; cost, \$300; owner, G. Laubentracht, 431 Grand st; architect, O. Reissmann, 30 1st st. Plan No. 188.

RIDGE ST, No. 149, partitions to 5-sty brick tenement; cost, \$300; owner, Bessie Tucker, 553 East 5th st; architect, O. Reissmann, 30 1st st. Plan No. 181.

RIVINGTON ST, No. 126, 2-sty brick rear extension, 20x33, alter beams, stairs, to 3-sty brick store and tenement; cost, \$7,500; owner, Mrs. Rosa Mintz, 980 Prospect av; architect, H. L. Young, 1328 Broadway. Plan No. 161.

ROSE ST, No. 30, piers, iron columns, to 6-sty brick manufacturing building; cost, \$700; owners, A. Schradirs Son, Inc., 32 Rose st; architect, Howard Constable, 115 East 23d st. Plan No. 146.

P. J. Brennan, 624 Madison av, has contract.

VARICK ST, No. 65, partitions, windows, chimney, to 4-sty brick tenement and store; cost, \$14,000; owner, Greenwich Investing Co., 69 West 138th st; architect, A. L. Kehoe, 1 Beekman st. Plan No. 164.

WHITE ST, Nos. 84-86, dumbwaiter shafts to 7-sty brick factory and warehouse; cost, \$650; owner, not given; architects, Atkins Iron Works, 824 Belmont av, Brooklyn. Plan No. 176.

10TH ST, No. 362 East, fire-escapes to 4-sty brick store and dwelling; cost, \$200; owner, Mrs. Henry T. Field, 3427 Broadway; architect, Thomas M. Fanning, 3427 Broadway. Plan No. 156.

10TH ST, No. 54 East, partitions, alter plumbing, skylights, toilets, to 4-sty brick store and manufacturing building; cost, \$300; owner, Wm. Ulmer Brewery, 31 Belvidere st, Brooklyn; architect, B. Finkenseper, 134 Broadway. Plan No. 171.

12TH ST, No. 340 East, toilets, windows, to 4-sty brick tenement; cost, \$500; owner, P. Schlachetzky, 1853 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 187.

17TH ST, No. 15 East, show windows to 6-sty brick store and lofts; cost, \$500; owner, Heibron Wolf, 135 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 151.

24TH ST, Nos. 213-221 East, add 1-sty, shafts, stairs, elevator, to 5-sty brick and stone loft; cost, \$20,000; owner, J. M. Horton Ice Cream Co., on premises; architect, Frank Goodwillie, 1170 Broadway. Plan No. 174.

25TH ST, Nos. 521-541 West, tank to 4-sty brick loft; cost, \$1,400; owner, The Conley Foil Co., 521 West 25th st; architects, Flint & Walling Mfg. Co., 96 Wall st. Plan No. 186.

25TH ST, No. 43 East, 5-sty brick and stone front extension, 25x62, alter roof, piers, floors, to 5-sty brick and stone dwelling; cost, \$30,000; owner, George A. Plimpton, 70 5th av; architects, Chas. A. Rich and Chas. M. Sutton, 70 5th av. Plan No. 152.

Architects state that no contract has been issued.

39TH ST, No. 316 East, toilets, partitions, to 5-sty brick tenement; cost, \$400; owner, Henry C. Fink, 401 Grand st; architect, M. Muller, 115 Nassau st. Plan No. 179.

43D ST, No. 337 East, 1-sty brick rear extension, 16.8x40, windows, to 4-sty brick dwelling; cost, \$1,000; owner, Dr. D. J. McDonald, 337 East 43d st; architect, J. D. McAuliffe, 500 Park av. Plan No. 192.

45TH ST, No. 68 West, 1-sty brick rear extension, 6.10x24, alter girders, columns, to 3-sty brick store and dwelling; cost, \$1,000; owner, S. Genzburg, 68 West 45th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 177.

50TH ST, No. 29 West, 1-sty brick rear extension, 9.6x6, partitions, windows, to 4-sty brick dwelling; cost, \$2,000; owner, David H. King, 512 5th av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 183.

52D ST, No. 30 West, 3-sty brick rear extension, 8.6x32, add 1-sty, partitions, stairs, windows, to 5-sty brick and stone residence; cost, \$30,000; owner, Lawyers Realty Co., 517 5th av; architect, Ogden Codman, 571 5th av. Plan No. 178.

Architects state that no contract has been issued.

56TH ST, Nos. 230-232 East, toilets, partitions, fire-escapes, show windows, to two 5-sty brick stores and tenements;

cost, \$4,000; owner, Elizabeth P. Anderson, 182 Madison av; architect, P. F. Brogan, 119 East 23d st. Plan No. 162.

58TH ST, Nos. 353-355 East, erect pent house to 3-sty brick and stone loft; cost, \$500; owner, Capt. Post, Horseradish & Pickle Co., E. R. Smith, president, 353 East 61st st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 190.

59TH ST, No. 243 East, toilets, partitions, windows, to 5-sty tenement; cost, \$1,400; owner, B. Webber Estate and G. Heidelberg Estate, 308 West 128th st; architect, Geo. Dress, 1321 3d av. Plan No. 166.

60TH ST, No. 345 East, partitions, windows, toilets, to 5-sty brick tenement; cost, \$1,000; owner, Seal Realty Co., 203 Broadway; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 154.

75TH ST, No. 207 West, alter beams, girders, store fronts, to 2-sty brick stable; cost, \$1,200; owner, M. J. Kelly, 625 West 152d st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 169.

77TH ST, No. 137 West, alter windows, to 3-sty brick residence; cost, \$450; owner, Mrs. Elsa Lindenmeyer, 137 West 77th st; architects, Kafka & Lindenmeyer, 37 East 28th st. Plan No. 194.

F. Muldoon, 624 Madison av, mason work; A. Kimbel & Sons, 12 West 40th st, carpentry.

86TH ST, No. 325 West, fireproof elevator shaft to 4-sty brick dwelling; cost, \$1,000; owner, Dr. Elliwood Harlow, 13 East 77th st; architect, J. Odell White-nack, 231 West 18th st. Plan No. 159.

93D ST, No. 183 East, alter windows, shaft, to 4-sty brick tenement; cost, \$700; owners, Jacoby & Cohen, 220 Broadway; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 168.

119TH ST, No. 506 East, partitions, windows, to 4-sty brick tenement; cost, \$500; owner, S. J. Sonderling, 118 West 118th st; architect, S. L. Snyder, 217 West 40th st. Plan No. 145.

AV A, No. 1555, partitions to 5-sty brick bakery and tenement; cost, \$350; owner, W. F. Heller, 1611 1st av; architect, John Crocall, 306 East 82d st. Plan No. 165.

AMSTERDAM AV, No. 1477, partitions, toilets, to 5-sty brick tenement; cost, \$150; owner, Harry Wolfe, 198 Broadway; architect, P. J. Murray, 103 Park av. Plan No. 148.

BROADWAY, No. 1433, alter walls, skylight, roof, to 7-sty brick office and loft; cost, \$4,000; owner, not given; architects, Ely J. Rieser & Co., 28th st and 1st av. Plan No. 157.

The Emerson Shoe Co., 1337 Broadway, is lessee.

BROADWAY, n e cor, 125th st, partitions, to 7-sty brick tenement; cost, \$75; owner, Caroline Uhlig, 3136 Broadway; architect, Frank E. Wallis, 1 Madison av. Plan No. 195.

EAST BROADWAY, No. 90, partitions, windows, to 5-sty brick tenement; cost, \$300; owner, Isaac Livingston, 25 East 99th st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 175.

GREENWICH AV, No. 47, skylight, cut openings, windows, to 4-sty brick tenement; cost, \$150; owner, E. C. B. Parks, Cairo, N. Y.; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 163.

PLEASANT AV, n e cor 120th st, partitions, plumbing, show windows, to 4-sty brick tenement; cost, \$3,500; owner, Sunflower Realty Co., care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 193.

WEST END AV, No. 191, alter foundation to 5-sty brick tenement; cost, \$210; owner, O. Jacob, 718 Grothe st; architect, B. Hauff, Mt. Vernon, N. Y. Plan No. 170.

1ST AV, No. 2132, iron awning to 7-sty brick storage and loft; cost, \$350; owner, Galtave Rossairo, 451 East 114th

st; architect, John Caggiaur, 354 West 50th st. Plan No. 193.

1ST AV, No 807, toilets, partitions, windows to 4-sty brick tenement; cost, \$1,500; owner, J. Fleischhauer Bro & Johnson, 341 East 44th st; architect, O Reissmann, 30 1st st. Plan No. 173.

5TH AV, No. 225, install stairways to 4-sty office building; cost, \$2,000; owner, not given; architect, B. H. Simonson, 315 5th av. Plan No. 182.

Park & Tilford, 917 Broadway, is lessee. 5TH AV, No. 391, dumbwaiter to 7-sty brick and stone store and loft; cost, \$550; owner, Tiffany & Co., 37th st and 5th av; architects, McKim, Mead & White, 160 5th av. Plan No. 189.

6TH AV, No. 92, partitions, toilets, to 3-sty brick store and dwelling; cost, \$1,000; owner, W. E. Gilmore, 185 Market st, Newark, N. J.; architect, Frank W. Herter, 186 Remsen st, Brooklyn, N. Y. Plan No. 158.

8TH AV, n w cor 24th st, toilets, partitions, to 4-sty brick store and tenement; cost, \$350; owner, Geo. E. Weeks, 281 8th av; architect, Edgar M. Miller, 413 East 145th st. Plan No. 167.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

EASTBURN AV, e s, 388.4 n 174th st, 4-sty brick tenement, plastic slate roof, 35x74.6; cost, \$30,000; owner, John Miller, 2780 Webster av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 79.

DECATUR AV, e s, 245.5 n 194th st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$40,000; owner, Daniel Houlihan, 2867 Bainbridge av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 80.

Dwellings.

FORDHAM ROAD, s w cor Biller av, 2-sty frame dwelling, tin roof, 22x50; cost, \$5,000; owners, Herman & Elsie Oetjen, 258 City Island av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 76.

235TH ST, n s, 130 w White Plains av, 2-sty frame dwelling, tile roof, 21x52; cost, \$6,000; owners, F. E. & J. S. Johnson, on premises; architects, Serviss & Glew, 2514 Webster av. Plan No. 75.

AQUEDUCT AV, e s, 125 n 181st st, 2½-sty frame dwelling, shingle roof, 27x53; cost, \$10,000; owner, A. L. Barrett, 110 West 118th st; architects, Webster & Moran, 228 West 31st st. Plan No. 73.

CRESTON AV, w s, 99.9 s 198th st, three 2-sty frame dwellings, tin roof, 21x58; total cost, \$16,500; owners, Paul J. Exner Bldg. & Con. Co., Inc., Paul J. Exner, 1 Madison av, Pres.; architect, B. Ebeling, 1136 Walker av. Plan No. 81.

UNIONPORT ROAD, e s, 171 n Morris Park av, 2-sty frame dwelling, tin roof, 21x35; cost, \$3,000; owner, Anthony Tafari, 1817 Amethyst st; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 82.

VYSE AV, w s, 275.3 n 172d st, three 2-sty brick dwellings, tin roof, 20x55; total cost, \$19,500; owners, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, Pres.; architect, H. G. Steinmetz, 1007 E 108th st. Plan No. 83.

Miscellaneous.

BROOK AV, w s, 141.6 n 163d st, 1-sty brick grain elevator, 10.1¼x10.1¼, 46 ft. in height; cost, \$2,000; owner, Geo. N. Reinhardt, 1343 Franklin av; architect, M. J. Garvin, 3307 3d av. Plan No. 78.

ST, MARY'S ST, from So. Boulevard to Wales av, 6-sty brick bakery, 230x203.9%, composition and tile roof; cost, \$300,000; owners, Ward Bread Co. Pittsburgh, Pa.; architect, C. B. Comstock, 103 Park av. Plan No. 77.

CLASON POINT ROAD, s s, 170 e White Plains av, 1-sty frame office and entrance, plastic slate roof, 17.6x17.6, 24.0

x24.0; total cost, \$5,000; owner, Bradish Johnson; lessees, Ruppert & McKay, on premises; architect, Chas. B. McKay, 1338 Franklin av. Plan No. 84.

WEST FARMS ROAD, e s, 300 s 177th st, 1-sty frame shop, 30x20; cost, \$400; owner, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 85.

Stores.

169TH ST, n e cor Webster av, 1-sty brick stores, plastic slate roof, 44.2x73.9%; cost, \$10,000; owners, James & Peter Fox, 183d st and Washington av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 74.

BRONX ALTERATIONS.

CASTLE HILL AV, s e cor Blackrock av, 1-sty frame extension, 8.7x25.10, and move 3-sty frame stores and dwelling; cost, \$2,500; owner, Wm. Seitz, 1046 Clay av; architect, B. Ebeling, 1136 Walker av. Plan No. 41.

CLASON POINT ROAD, s e cor Cornell av, 1-sty frame extension, 108.6x27, and 1-sty added to 1 and 2-sty frame dwelling and amusement hall; cost, \$10,000; owners, M. J. Kane's Hotel and Grove, Inc., Maitue J. Kane, on premises, Pres.; architect, B. Ebeling, 1136 Walker av. Plan No. —.

WATSON AV, n w cor Castle Hill av, move 3-sty frame store and tenement; cost, \$500; owner, Eliza Schellenberg, on premises; architect, Chas. Schaefer, Jr., 461 Tremont av. Plan No. 47.

WHITE PLAINS AV, w s, 88 s Olin av, move 1-sty frame store; cost, 200; owner, McTurk Estate, Williamsbridge sq; architect, Frank J. McGarry, Williamsbridge sq. Plan No. 43.

WHITE PLAINS AV, w s, 120 s Olin av, move 1-sty frame store; cost, 200; owner, McTurk Estate, Williamsbridge sq; architect, Frank J. McGarry, Williamsbridge sq. Plan No. 44.

ADVANCE REPORTS.

The New Rector's.

BROADWAY.—Contract has been signed with the Thompson-Starrett Co. for the demolition of the present Rector Building and the erection of a first-class 17-sty—three below and fourteen above grade—hotel to be built on the present site in Times sq, and to include the adjoining corner to the north and some property to the east of the old Rector site. The terms of the contract call for the new enlarged and more elaborate Rector's to be ready for business by December 15th of the present year, the short time allowed for the erection of the new building being necessary to reduce to a minimum the period during which the Rector patrons would be deprived of the use of their favorite resort. Rector's, aside from its regular patronage, is probably the most popular restaurant in New York for Christmas and New Year's celebrations, and if the new building is finished in contract time it will mean that the old 2-sty Rector's has been replaced with an imposing 17-sty structure between holiday seasons. In order to accomplish this it will be necessary to tear down the present building, excavate rock to a depth of forty feet below grade and thereafter erect a building which, from base to top, will be nearly three hundred feet high. It seems incredible that this can be done in the short space of ten months, but time is one of the important considerations of the contract, and the record for speed on buildings now under construction by the Thompson-Starrett Company at least justifies the prediction that the new Rector's will be thrown open to the public within the period specified. Mr. Rector starts for Europe in a few days, for the purpose of buying linen, silverware and other restaurant and hotel equipment. The

culinary staff which has made Rector's famous to date will be retained for the new hotel and will devote the intervening time to studying new European methods and conditions and importing new culinary ideas. The building will be erected from the plans of D. H. Burnham & Co., of Chicago, who have planned various office and store buildings for New York, but no hotels, and it will be interesting to see what their ideas are in that branch.

Park Av To Have Another Co-operative Apartment House.

PARK AV.—Architect Herbert Lucas, 5 East 42d st, has plans under way for the erection of another co-operative apartment house to occupy the southeast corner of Park av, and 62d st, having a frontage of 80.5 ft. on the avenue and 117.6 ft. in the street, comprising in all about 10,000 square feet. The building will be erected by a co-operative syndicate the names of whom are withheld for the present. There will be 14 stories of the best modern construction, and the cost will be in the neighborhood of \$1,000,000. At the northwest corner of Park av and 60th st, fronting 60 ft. in the street and 100.5 ft. on the av, another co-operative apartment house will be erected from plans by architect Wm. A. Boring, of 32 Broadway. Together these two houses will represent an expenditure of about \$2,000,000.

Architects to Compete for Hartford Building.

HARTFORD, CONN.—At a meeting of the common council it was voted to accept the offer of J. P. Morgan and to authorize Mayor E. W. Hooker to include in his call for city election an appropriation of \$175,000 for the purchase of property adjoining the Morgan Memorial in Main st, and \$300,000 for the erection of a new municipal building on the site, provided both appropriations shall be voted. The municipal building commission consists of Mayor E. W. Hooker, Rev. Dr. Francis Goodwin, John D. Browne, Alderman Thos. W. Russell and Councilmen Wm. B. Bassett and A. Storrs Campbell. An appropriation of \$2,500 was voted to obtain sketches for the proposed building.

Blackwell's Island Laboratory.

BLACKWELL'S ISLAND.—Plans are now in progress by Architect Raymond F. Almira, 51 Chambers st, for a new laboratory for Blackwell's Island, to cost in the neighborhood of \$300,000. The building will contain a chapel, vivisection department, autopsy room, general morgue, crematory, etc. The construction will be strictly fireproof, with an exterior of granite. The main building will be 3-stys in height and measure 50x150 ft., with two wings, each 2-stys, 50x102 ft. The Department of Charities, foot of East 26th st, Michael J. Drummond, commissioner, has charge of the operation. Bids have not yet been received.

Richmond Hill Improvement.

RICHMOND HILL, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared revised plans for five 3-sty brick buildings to be erected at the northwest corner of Jamaica av and Dennington av, Richmond Hill, for the Essor Realty Co., of Brooklyn, as owners. The corner building is to be 24x80, arranged for a cafe and restaurant on the first floor, and bowling alleys in the cellar. The interior buildings are to be each 19x60. The facades will be faced with Tapestry brick and trimmed with Indiana limestone. All interior buildings will have stores. It is expected that the owners will be ready for estimates in about three weeks.

Business Building for 17th Street.

17TH ST.—Schwartz & Gross, architects, 347 5th av, are completing plans for another office, store and loft building for the Mishkind-Feinberg Realty Co., of 6 West 18th st, William Feinberg, president, I. Mishkind, secretary, and C. Freedman, treasurer, this one to be erected at No. 20 West 17th st. The building will be twelve stories, 33x92 ft., and will have an exterior of light colored brick, limestone and terra cotta. Mr. R. E. Moss, 126 Liberty st, will be the steel engineer. The owner will handle the general contract, awarding all sub-contracts. The cost will approximate \$250,000.

Apartments for Montefiore Home Site.

BROADWAY, N. Y.—The Leopold Kahn Co., 357 West 118th st, has purchased the Montefiore Home property bounded by Broadway, Hamilton pl, 138th and 139th sts. They will not get control of the site for two years yet, or until the completion of the new home which the association is soon to erect in the west section of the Bronx.

Mr. Kahn informed the Record and Guide on Friday that no improvement of the ground with apartment houses would be undertaken until such time as the buildings are vacated. No plans have been drawn.

Big Apartment for the Bronx.

BECK ST.—Architect E. Wilbur, 120 Liberty st, has been commissioned to prepare plans for a large apartment house, 118x125 ft. in ground dimensions, 5-stys in height, with apartments for two hundred families, to be erected on the north side of Beck st, east of Prospect av, Bronx. The Altro Realty Co., on premises, is the owner and will do the building. Plans will be completed about the 10th of February.

Washington Heights Improvement.

NAGLE AV.—Architects Hunt & Hunt, 28 East 21st st, have prepared preliminary sketches for the erection of several high-grade apartment houses to cover the greater part of the block bounded by Nagle and Hillside avs, Ellwood and Dyckman sts, Washington Heights. The property has frontages of 500 feet on Nagle and Hillside avs. The Kirk La Shelle estate will erect the buildings.

Proposed \$500,000 Plant for Brooklyn.

BROOKLYN.—The Public Service Commission has given permission to issue bonds for the construction of a water-gas plant in the New Utrecht section, 51st st and 1st av, Brooklyn, to cost in the neighborhood of \$500,000. The building is contemplated by the Kings County Lighting Co., of 54 Wall st, New York City, of which C. K. G. Billings is president, and William M. Flock secretary.

Greeley Square Building to Go Ahead.

6TH AV, N. Y. C.—Lewis R. Kaufman, architect, 110 East 23d st, is preparing plans for the 12-sty office and store building to be erected by the estate of Frank B. McDonald at the southwest corner of 6th av and 32d st, extending about 50 ft. on the av and about 75 ft. in 32d st. The building has been held up for a long time, owing to the decision of the widening of 32d st.

Fifteen Story Loft for 31st Street.

31ST ST.—Architect George M. McCabe, 95 5th av, has been commissioned to prepare plans for a high-class loft and store building, to measure 20x66 ft., to be equipped with all fireproof appliances, at No. 155 West 31st st. The owner's name is for the present withheld. The architect will receive estimates on the general contract about March 1.

New Warehouse for West Street.

WEST ST.—The Duncan Realty Co., 392 Canal st, Stuart Duncan, president, George E. Dunscombe, treasurer, will soon begin the erection of a 9-sty fireproof warehouse at the southeast corner of West and Hubert sts. The general contract has been placed with John Downey, 410 West 34th st. The construction will be of brick and stone.

Broadway and 180th Street Corner.

BROADWAY.—A. B. Kight, owner and architect, 1947 Broadway, is preparing plans for the improvement of the northeast corner of Broadway and 180th st with a 6-sty apartment house, 105x122 ft., containing stores, with apartments for forty families.

Apartments, Flats and Tenements.

CONVENT AV, N. Y. C.—The Iona Construction Co., 110 East 23d st, will erect a 6-sty flat, 99.10x irregular at No. 400 Convent av, from plans by F. A. Wright, 110 East 23d st, to cost \$150,000.

SOUTHERN BOULEVARD, N. Y. C.—Robert Podgur, through James F. Meehan builder, Hunts Point Road, will erect a 5-sty flat on plot 75x100 ft, at the northwest corner of the Southern Boulevard and Tiffany st, Bronx.

11TH ST, N. Y. C.—Messrs. Brown & Almiroty, 3 West 29th st, have completed plans for an 8-sty 33-family apartment house, 52x88 ft., for the Oberlin Realty Co., 143 West 125th st, to be erected at Nos. 31-33 West 11th st.

213TH ST, N. Y. C.—Joseph Zanoni, owner and builder, in care of architects, Moore & Landsiedel, 3d av and 148th st, will erect a 3-sty brick tenement, 25x60 ft., in the north side of 213th st, 380 ft. west of Barnes av, to cost \$10,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, has completed plans for a \$45,000 flat house, 60x102 ft., 4-stys, for H. P. Cook, of Cook & Genung, 16 Jersey st, Newark, to be erected in the east side of Broad st, 75 ft. north of South av.

CLAREMONT AV, N. Y. C.—Neville & Bagge, 217 West 125th st, have completed plans for the 8-sty apartment house, 99x85 ft., which C. W. Kinsella, 150 5th av, is to erect on the west side of Claremont av, south of 122d st. The owner is ready for figures.

170TH ST, N. Y. C.—Euell & Euell, architects, 36 Manhattan st, have prepared plans for two 5-sty flats, 50x83.10 ft., for the Cliff Const. Co., 605 West 177th st, to be erected in the north side of 170th st, 95 ft. west of Ft. Washington av, to cost \$90,000.

BROOKLYN.—Thomas Bennett, 303 52d st, has prepared plans for a 4-sty 16-family tenement, 50x100 ft., to be erected on the east side of Washington av, 94 ft. south of Gates av, to cost \$40,000. Thomas R. Farrell, 253 Flatbush av, is the owner. The owner will take all bids.

ST. NICHOLAS AV, N. Y. C.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 5-sty brick tenement, 50x100 ft., for the Herbert Dongan Const. Co., 203 West 81st st, to be erected at the southwest corner of St. Nicholas av and 175th st, to cost \$60,000.

WASHINGTON AV, N. Y. C.—B. M. Gruenstein, 230 Grand st, will erect a 6-sty store and flat, 50x91 ft., on the east side of Washington av, 25 ft. north of 169th st, Bronx, to cost \$35,000. C. B. Meyers, 1 Union sq, has completed plans. The owner builds and is ready for bids.

TINTON AV, N. Y. C.—The 174th St. Const. Co., Ignatz Roth, president, 35 Nassau st, will erect a 16-family 5-sty flat, 40x94 ft., at the northwest corner of Tinton av and 160th st, from plans by Geo. Fred Pelham, 507 5th av. Estimated cost is \$50,000. Plans will be ready about Feb. 15.

160TH ST, N. Y. C.—Geo. Fred Pelham, 507 5th av, has prepared plans for two 5-sty 33-family flats, 40x92 ft., to be erected by the 174th St. Const. Co., 35 Nassau st, in the north side of 160th st, 40 ft. west of Tinton av, to cost \$100,000. The owner builds and awards all sub-contracts.

ST. NICHOLAS AV, N. Y. C.—The Rembrandt Realty Co., 152 Broadway, owner, will erect at the southwest corner of St. Nicholas av and 148th st a 6-sty flat and stores, 25x100 ft., to cost \$60,000. J. C. Cocker, 2017 5th av, has plans. The owner will take figures at once. Joseph E. Marx, is president.

RITTER PLACE, N. Y. C.—The Crown Hill Const. Co., 814 Ritter place, will erect a 5-sty tenement, 40x73 ft., at the east side of Ritter place, 100 ft. east of Union av, to cost \$35,000. Jacob Kronenberger is president. Messrs. Moore & Landsiedel, 3d av and 148th st, are preparing the plans.

ST. NICHOLAS AV, N. Y. C.—The foundations have been completed for the 6-sty apartment house, 104x150 ft., which the Napoleon Construction Co., 206 Broadway, is to erect at the southwest corner of St. Nicholas av and 183d st, to cost \$175,000. The owner builds, Geo. F. Pelham, 507 5th av, is the architect.

VYSE AV, N. Y. C.—Goldner & Goldner, architects, 704 Jackson av, have prepared plans for a 16-family tenement, 5-stys, 25x100 ft., to be erected on the east side of Vyse av, north of Freeman st, Bronx, to cost \$25,000. Gaetano Zingales, banker, 319 East 107th st, is the owner. The owner builds and takes all bids.

HOBOKEN, N. J.—Plans are being prepared by Architect Frederick Hensel, of 246 Summit av, West Hoboken, for a brick apartment in the north side of Malone st, near Clinton av, for Joseph Murphy, a North Hudson Contractor. 4-stys, 30x90 ft, faced with pressed brick and trimmed with terra cotta. The estimated cost is \$25,000.

Contracts Awarded.

MERIDEN, CONN.—The contract for furnishing iron pipe for the water department, at Meriden, Conn., has been awarded to the United States Cast Iron Pipe & Foundry Co., of New York, at a bid of \$4,097.

WEEHAWKEN, N. J.—Spearin & Preston, 90 West st, New York City, have obtained the general contract to rebuild the Weehawken pier for the West Shore Railroad Co. The work consists of concrete work and driving new piles. C. W. Kittredge, Grand Central Station, is chief engineer.

BROOKLYN.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect the \$50,000 addition to the factory of the Knox Hat Mfg. Co., of 452 5th av, N. Y. C., at Grand st and St. Marks av, Brooklyn, from plans by James Riely Gordon, 402 5th av, N. Y. C.

BROADWAY, N. Y. C.—Richard Carvel Co., 403 West 59th st, has received the general contract for \$10,000 worth of alterations to the store and residence at the southeast corner of Broadway and 152d st for Thomas Ward, on premises. J. Schlessenger, 110 West 34th st, will do the carpenter work. Henry Fouchaux, 105 Hudson st, prepared the plans.

BROOKLYN.—The Moyer Engineering & Const. Co., 371 Fulton st, Brooklyn, has received the general contract to erect the 6-sty fireproof reinforced concrete manufacturing plant for Herman Behr & Co. (sandpaper), of 75 Beekman st, N. Y. C., to be erected on the north side of Tiffany pl, 160 ft. west of Degraw st. The building will contain 6 stalls, drying rooms and storage.

FOX ST, N. Y. C.—The T. J. Reilly Co., 103 Park av, has received the general

contract to erect the 6-sty apartment house for the Emull Realty Co., of 146 Broadway, at Fox and 163d sts, from plans by architects Jackson & Rosencrans, 47 West 34th st. The company is composed of Wm. J. Bolger, president; Wm. F. Quigley, secretary, and Henry O. Perrin, treasurer. Plans will be ready about Feb. 7.

CREIGHTON, GA.—The contract for the construction of the Power Development on the Etowah river, near Creighton, Ga., for the Blue Ridge Power Company, has been secured by Frank D. Gilbreth, Incorporated, No. 60 Broadway, New York.

This work will include the construction of a Ransom hollow dam, 42 feet high and 600 feet long, and a reinforced-concrete power house sufficient for 4,000 H.P. installed.

CLEVELAND, O.—The Thompson-Starrett Co., 51 Wall st, New York City, has obtained the contract to erect an addition to the Rockefeller Building in this city, from plans by Knox & Elliott, architects, to cost approximately \$500,000. The building will be 16-stys high, and the exterior will be practically a duplication of the present Rockefeller Building, which is one of the finest in Cleveland, and which also was erected by the Thompson-Starrett Co. The halls will be of white Italian marble, and steel trim will be incorporated in the building throughout. The contractors already have a man on the ground in charge of the wrecking, foundations, etc., as the contract date for completion is October 1 of this year, and the matter of time largely actuated the selection of the Thompson-Starrett Co. by the owners.

Churches.

BUFFALO, N. Y.—St. Stephen's German Evangelical Lutheran Congregation, Rev. Gustav Rueckert, pastor, will receive competitive sketches for a new \$20,000 edifice to be erected at Peckham and Adams st. No architect has yet been selected.

CORTLAND, N. Y.—The general contract has just been let to Hopkinson & Harrison, of Cortland, for the erection of a superstructure for St. Mary's Roman Catholic Congregation in North Main st, to cost \$100,000. William P. Ginther, of Akron, Ohio, is the architect. Granite, 1-sty, 66x160 ft.

UTICA, N. Y.—The Masonic Lodge Association, Richard H. Thomas, secretary, has selected Architect G. Edward Cooper, Clarendon Building, Utica, to prepare plans for a brick and stone chapel, 1½-stys, to be known as the "Masonic Home." Seating capacity, about 1,000, and to cost about \$30,000.

POUGHKEEPSIE, N. Y.—N. Serracino, architect, 1170 Broadway, New York City, is preparing plans for a white marble and brick church, 1-sty, 40x90 ft., for the Congregation of Our Lady of Mt. Carmel, Rev. N. Parone, 95 Mill st, pastor, to be erected on Cataract sq. The capacity will be about 500. Figures will be taken about February 7.

NEW HAVEN, CONN.—Bids have been received by Architects Allen & Williams for the church to be built on Winthrop av, for the First Church of Christ Scientist. Frame and stucco shingled roof and will have a seating capacity of 550. The heating will probably be by steam. W. E. Perry, 383 Edgewood av, is chairman of the building committee.

NEW BRITAIN, CONN.—The Russian Orthodox Greek Catholics held a meeting recently and appointed a building committee to secure plans for a church to be erected in Washington st, at an estimated cost of \$20,000. The committee consists of Rev. Constantin Bukatoff, John Hamilla, Michael Cherpak, Nicholas Cherpak,

Joseph Zuk, Teodor Karpey and John Marlinchik.

GREENWICH, CONN.—It has been announced that the money required for the erection of the parish house and rectory for Christ P. E. parish has been secured and work will probably be started this spring. The old church is to be torn down and some of the material used in the erection of the parish church house. It is probable that Hoggson Bros, 7 East 44th st, N. Y. C., will have the contract.

GLENS FALLS, N. Y.—The First Presbyterian Church, Rev. D. H. Martin, pastor, contemplates the erection of a new edifice, brick and stone, 1½-stys, at Nos. 23-25 Warren st. No architect has yet been selected. Work will go ahead this summer. Trustees include Daniel P. De Long, of the Glens Falls Brick Co., and Henry Sherman, of the Sherman Lime Co. Estimated cost, between \$25,000 and \$30,000.

Dwellings.

SOUTH NORWALK, CONN.—Architect Chas Volz, 150 5th av, N. Y. C., has completed plans for extensive changes to the residence of S. F. Ward in Tokeneke, South Norwalk.

JERSEY CITY.—Architect Frederick W. Glanzmann has completed plans for John Pfankoch, of 177 Woodlawn av, for a 2-family house in Dwight st, near Jackson av. The cost will be about \$5,000.

NEW ROCHELLE, N. Y.—W. H. Cooper, 1328 Broadway, N. Y. C., will erect a frame and stucco dwelling, 2½-stys, 50x84 ft., from plans by F. M. Wright, architect, 489 5th av, N. Y. C. Estimated cost, \$20,000.

3D AV, N. Y. C.—C. B. Meyers, 1 Union sq, has completed plans for three 2-family residences, 2-sty, 33x72 ft each, for Harry Simon, 11 Union sq, to be erected on the east side of 3d av, 100 ft south of 174th st, Bronx, to cost \$30,000.

LOCUST VALLEY, N. Y.—H. C. Severance, architect, 21 West 45th st, N. Y. C., has been selected to prepare plans for \$20,000 worth of alterations to the residence of F. W. Starr, at Locust Valley. Plans will be ready about March 10.

217TH ST, N. Y. C.—M. W. Del Gaudio, architect, 401 East Tremont av, is preparing plans for six 2-sty 2-family dwellings, 20x55 ft, to be erected by A. Sutura, 586 Morris av, at the northeast corner of 217th st and 6th av, to cost \$6,000 each.

WHITE PLAINS, N. Y.—Plans by Architect William S. Phillips, 103 Park av, New York City, are being figured for a residence for Max Levison. The house will be 40x60 ft., of hollow tile blocks, with a stucco exterior and tile roof. The cost will be about \$20,000.

NEW ROCHELLE, N. Y.—J. H. Ranger, of the Quaker Ridge Realty Co., Madison av, N. Y. C, will erect a 2½-sty brick and limestone residence, 59x60, on Quaker Ridge Park, New Rochelle, to cost \$40,000. Howes & Morse, 19 West 38th st, N. Y. C, architects and engineers, have taken figures.

Factories and Warehouses.

ROME, N. Y.—The Rome Manufacturing Co., W. L. Kingsley, president, contemplates the erection of a \$50,000 addition, to be used as a packing department and storage. Charles H. Kiehm, of Albany, is architect and engineer.

HORNELL, N. Y.—The Huguet Silk Co., 182 Thacher st, J. P. Huguet, president and manager, 949 Broadway, N. Y. C., contemplates the erection of a factory addition at Hornell. Bids will be received by E. J. Guttinger, at Hornell, about Feb. 25.

PAWTUCKET, R. I.—Bids are in for the construction of the mill buildings for the Seekonk Lace Co., Henry J. Lynd, president, J. E. Judson, 155 Main st, engineer. Of brick, main building 1-sty 100x100; finishing department, 2-sty 50x90; boiler house, 1-sty 30x40.

TINTON AV, N. Y. C.—Goldner & Goldberg, architects, 704 Jackson av, have completed plans for an addition to the



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WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

factory of Sanders & Barnett (iron workers) at the northwest corner of Tinton av and 145th st, Bronx. Estimated cost is \$15,000. The owner will build.

BUFFALO, N. Y.—The Superior Motor Vehicle Co., Inc., of Buffalo, J. Willard Lansing, president, contemplates the erection of a brick and steel manufacturing plant for automobiles, 1-sty, 70x400 ft., to cost between \$75,000 and \$100,000. No architect or engineer has yet been selected.

BROOKLYN.—L. Somerfeld and R. Mazzari, associate architects, 367 Fulton st, are preparing plans for a 4-sty brick factory, 25x80 ft., for Joseph Krumpski, to be erected on the east side of Pennsylvania av, 100 ft. south of Pitkin av, to cost \$20,000. The architects are ready for bids.

BROOKLYN.—Figures will be taken by Sundell Hyman, 2069 5th av, New York City, for a new factory and store building, 7-stys, 95x139 ft., mill construction, brick and limestone, to be erected at the southeast corner of Metropolitan and Bushwick avs, to cost about \$50,000. H. Vollweiler, 696 Bushwick av, is the architect.

NEWARK, N. J.—R. Oesterle, architect and engineer, of Newark, is completing plans for a brick and steel market house, main building, 3-stys, 53x160 ft., stable, 27x53 ft., containing 12 stalls, for Morris & Co. (dressed beef), to be erected at Nos. 197-199 High st, Newark. A refrigerating plant will be installed. Edwin Kohn is manager, 26 Plane st.

SOUTHERN BOULEVARD, N. Y. C.—The Ward Bread Co, of Pittsburgh, Pa, has completed arrangements for the erection of a large plant to cover the block front in St. Mary's st, from the Southern Boulevard to Wales av, in the Bronx. The plot measures in ground dimensions 230x203 ft. The building will be 6-stys and cost \$300,000, according to plans prepared by C. B. Comstock, 103 Park av.

SOUTHINGTON, CONN.—At the annual meeting of the Southington Industrial Association the following directors were elected: Charles H. Bissell, Wm. T. Foley, E. G. Lewis, A. R. Wells, Wm. Hutton and Frank H. Barnes. The officers are: President, Chas. H. Bissell; secretary, W. R. Miller, and treasurer, Frank H. Barnes. It was voted that the board of directors procure plans and estimates for another factory building.

Halls and Clubs.

DANBURY, CONN.—It is reported that plans are being drawn for a new home for the Danbury Lodge of Elks. The new building will be of brick, two stories high, arranged for club rooms and a dance hall.

GREENWICH, CONN.—Plans for the proposed clubhouse for the Greenwich Field Club are being completed by Architect Arthur C. Nash, 27 East 22d st, N. Y. C. Frame, 2½-stys 40x100 ft, steam heat, shower baths, gas and electric lights. Bids will be called for at once.

Miscellaneous.

BELMAR, N. J.—H. D. White, Corlies av, Asbury Park, has received the general contract, and Robert Conway, of Belmar, the masonry for a 3-sty brick hotel, containing 20 rooms and cafe, to be erected at F st and 16th av, at a cost of \$15,000. S. Michelson, on premises, is the owner. E. C. Benner, 727 Manhattan av, Asbury Park, is architect.

SOUTH RIVER, N. J.—W. W. Young, 220 Broadway, N. Y. C., engineer, has completed plans for a fireproof brick lighting plant and pumping station, 1-sty, 40x75 ft., to be erected at South River, costing about \$40,000. The Borough of South River. Chas. Anderson, clerk, will take bids about Feb. 25.

149TH ST, N. Y. C.—G. H. Pegram, 165 Broadway, architect, for the Interborough

Rapid Transit Co., is preparing plans for a storage building and inspection shed, fireproof, 2-stys, 62x96 ft., of concrete construction, to be erected in the south side of 149th st, 552 ft. east of 7th av. Figures will be taken by the company about February 15. Estimated cost, \$30,000.

Office and Loft Buildings.

MADISON AV, N. Y. C.—Work is to begin about July 15, on the new 6-sty office building which Pease & Elliman, 309 Madison av, are to erect from plans by S. E. Gage, of 1 Union sq, at No. 340 Madison av.

MOTT ST, N. Y. C.—Sommerfeld & Steckler, architects, 19 Union sq, will receive estimates about Feb. 7 for the erection of a 6-sty brick, limestone and terra cotta loft building for A. Susswein, 105th st and East River, to be erected at No. 180 Mott st.

10TH AV, N. Y. C.—Gronenberg & Leuchtog, 7 West 22d st, will prepare plans for a 1-sty brick store, to be erected by the Realty Operating Co. at the southwest corner of 10th av and Emerson st. Charles Hensle, 3210 Broadway, will be the general contractor.

60TH ST, N. Y. C.—Chas. Stegmayer, architect, 168 East 91st st, has prepared plans for extensive alterations to the bakery for Lewis A. Cushman, of 517 West 59th st, at Nos. 216-220 West 60th st, to be used in connection with the abutting 59th st bakery.

ELLIS ISLAND, N. Y.—The U. S. Government Department of Commerce and Labor, W. Williams, Commissioner, Ellis Island, will erect an additional story to the main building. The amount of \$60,000 has been secured to do the work. The owner will advertise for bids.

MAMARONECK, N. Y.—Plans are in progress by C. T. Oakley, St. Thomas Building, Mamaroneck, for the erection of a 2-sty brick and stone municipal building, 111x40 ft., containing engine house, police quarters, jail, stables, cells, offices and meeting hall, for the Village of Mamaroneck. Daniel Warren, president. Estimated cost, \$25,000.

MOUNT VERNON, N. Y.—James M. Reid, of Mt. Vernon, has bought 11 and 13 South Third av, Mount Vernon, 50x100 ft. Mr. Reid will erect a 2-sty brick building, which has been leased for ten years to the Mount Vernon Argus. The property adjoins the East Chester Savings Bank, and is opposite the proposed building of the Mount Vernon Trust Co.

Schools and Colleges.

BAYONNE, N. J.—R. O. Hutchinson, architect, 126 Liberty st, N. Y. C., has plans in progress for a 3-sty reinforced concrete school, 150x170 ft. to be erected by the Board of Education at Bayonne, to cost \$175,000.

PORT JERVIS, N. Y.—The Board of Education, W. M. Tuscaro, chairman of building committee, will take figures after February 15 for a new 2-sty school, 100x70 ft.; capacity, 550; 11 rooms, to be erected here. Peter Bidwell, 206 West 114th st, New York City, is preparing plans. Estimated cost, \$30,000.

ROCKVILLE, CONN.—The trustees have been considering plans prepared by Architects Hartwell, Richardson & Driver, Boston, for the Sykes Manual Training School. The original bequest of the late George Sykes was for \$100,000. Mrs. Chas. E. Bond, Hartford, has recently contributed \$25,000 to the fund. The plans will be revised. Col. Francis T. Maxwell is secretary of the board of trustees and Charles Phelps, president.

Stables and Garages.

JANE ST, N. Y. C.—Frank Goodwille, 1170 Broadway, has completed plans for the 4-sty brick fireproof garage, 73x126

ft., to be erected by the Jackson Square Realty Co., and W. G. McCotter, 150 West 4th st, at Nos. 10-14 Jane st, to cost about \$170,000.

Theatres.

NEW HAVEN, CONN.—Architects Bailey & D'Avino, of New Haven, are revising plans for the theatre to be erected at 856 Grand av, by the San Carlino Corporation. Estimates will be called for in about two weeks.

UTICA, N. Y.—Agne, Rushmere & Jenkinson, architects, Arcade Building, Utica, are preparing sketches for a large addition to the Alhambra Theatre for Henry G. Lux, 110 Bleeker st, Utica. Will contain two balconies, seating capacity, 1-200; cost, about \$30,000.

(Continued on Page 278)

Brief and Personal.

E. J. Erickson, architect, formerly at No. 4718 5th av, Brooklyn, has moved his office to 16 Court st.

Edward C. Smith has opened an office for the general practice of architecture at 42 Market st, Poughkeepsie, N. Y.

L. Samenfeld, architect, formerly of 2228 Pitkin av, is now associated with R. Mazzari, with office at 367 Fulton st, Brooklyn.

Mr. P. M. Haight, treasurer of the Sprague Electric Company, was recently elected president of the Electrical Trades Society of New York.

A bronze tablet which has been erected in the rooms of the Engineering Societies, No. 29 West 39th st, by the American Society of Mechanical Engineers as a memorial to the late Dr. Robert H. Thurston, first president of the organization, will be unveiled on Tuesday evening. The tablet was executed by H. R. McNeil.

In a notice in last week's paper of the general features of various Union Seminary buildings, now under construction, the credit of erecting the chapel, a very fine piece of work, was not properly placed. Edwin Outwater is the contractor for the chapel and the Andrew J. Robinson Co. the contractor for the other buildings.

The annual dinner of the Institute of Electrical Engineers, will be given at the Hotel Astor, New York City, on the evening of Thursday, February 24, 1910, at 7 o'clock. The guests of honor on that occasion will be Professor Elihu Thomson, to whom the first Edison Medal has just been awarded. It is intended to give this distinguished scientist a welcome befitting his great services to the Institute and the scientific world at large.

Announcement has been made of another addition to the long list of conventions that will be held at Chicago in conjunction with the Third Annual Cement Show, February 18-26. The latest organization to make this decision is the Interstate Cement Tile Manufacturers' Association, which embraces all the leading cement tile makers. The president of the association is Mr. L. L. Bingham, of Estherville, Ia., and the secretary is Mr. Chas. E. Sims, of Worthington, Minn. The convention dates are February 22 and 23.

The Edward Corning Company, 100 William st, which has had charge of the construction of some of the most important business, residential and religious structures in the city, has enlarged its offices by taking in adjacent space so as to take care of its constantly increasing business. The draughting room, which was cramped for space, has been extended so as to give accommodation to a larger working staff. Among the operations this company now has in hand is the "Donac" apartment house in Eighth av, mention of which is made elsewhere. The officers are; Edward Corning, President, and Charles F. Berger, C. E., Vice-President.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Milder Weather Strengthens Material.

Nearly all building material lines reported improved business this week. They ascribed it to better weather conditions and to an easier feeling in financial circles. A tendency is noted to prepare for a large volume of business in the spring, notably among the cement interests. Hudson River brick prices are stationary, with an improving demand. Raritan are coming into this city by water, navigation being open in the Raritan, South and Hackensack rivers in New Jersey.

Contractors are rushing jobs now in hand, in order to be ready for larger ones that promise to come out within ninety days. The iron trade is working upward under difficulties. Fabricators have good tonnages in hand and in prospect. Railroad business ruled this week. Pig iron was weaker, and prices were lower. Lumber is constantly improving in demand, and some grades, such as spruce and yellow pine, continue to stiffen, although no actual movement has been reported. Stone is steady and about normal.

The first month of the year has closed, leaving mild disappointment in its wake. Expectations for first-of-the-year business were too high. Few report business below normal. The tendency is unmistakably toward higher prices in all lines of building material. A summary follows:

BRICK.—Steady; demand better.

CEMENT.—Better demand; general preparations for increasing output.

IRON AND STEEL.—Pig iron weaker and lower. Steel unchanged.

LUMBER.—General stiffening for advance. Demand good.

STONE.—Demand better; prices firm.

OILS.—Quiet. Demand slight.

PLATE GLASS.—Normal.

Brick.

The feature of the brick market this week was an improved demand for Hudson Rivers, while Raritan Rivers were delivered on local and suburban contracts by water, the Raritan, South, Hackensack and Passaic rivers being navigable at present. This puts the Sayre & Fisher Co. in a position to deliver promptly and in any quantity. Two cargoes went out before Wednesday of this week. Quotations are at \$6.50.

As for the Hudson River market, prices range from \$6.75 to \$7.25. The weather conditions this week were more auspicious for laying brick, and by Thursday about ten covered barges were sold. All the brick now in the market is under canvas. There are 19 cargoes still unsold.

Dealers in this city report an improving demand for brick. Contractors are rushing work where they have been held up by the cold, so as to be in shape to take on new work when it begins to come out in volume. There is an atmosphere of optimism in the offices of the leading contractors and a good year is expected, although, as one man said, nothing phenomenal.

BRICK.—(Cargo Quotations at the wharf.)*
Per M.
Hudson River, Common..... \$6.75@ \$7.25
Hudson River, Light Hard..... 24.00 28.00
Raritan River..... 6.50
Croton Point—Brown, f. o. b..... 12.50
Croton Point—Dark and red..... 12.50
Hollow brick, Haverstraw size.... 8.00 9.00

*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.. 27.00 31.00
White, No. 1..... 30.00 35.00
White No. 2..... 25.00 31.00
Old Gold..... 26.00 32.00
Trenton or Philadelphia Red Fronts 25.00 28.00
Enameled:
English size..... 75.00 80.00
American size..... 70.00 80.00
Seconds, etc..... 65.00 75.00

Cement.

The situation in the Portland Cement market is said to be improving. There is more activity and the demand is greater, but prices stand at the old figures of \$1.43. All the local companies seem to be getting into shape to handle increased volumes this year. The Edison plant, for instance, at New Village, N. J., is getting into shape to increase its output. The Vulcanite Portland Cement Company recently let a contract for a sizeable steel tonnage for additions to its plant. At the offices of the Atlas Portland Cement Company, 30 Broad st, yesterday, it was stated that not only was the company getting ready to increase its output but that it decided this week to replace the storehouse at Hudson, N. Y., destroyed by fire on January 3, and to repair the damage done to the adjoining buildings, all of which amounted up to a total loss of \$100,000. The old \$80,000 wooden storehouse will be replaced with a concrete one of much greater capacity, and the mill will be equipped with machinery for turning out cement in greater volume.

The Alsen plant up the Hudson is also getting into shape for bigger business. The Lawrence, the Alpha, which has recently taken over the Cement Manufacturing Company's plant in New Jersey; the Lehigh, the Bath and the Trowel Brand plants, the latter controlled by the John P. Kane Company, are all getting into shape for meeting a demand that judging from January sales and contracts promises to make the best year in a decade.

The contract for furnishing 35,000 barrels of Portland Cement for the U. S. Reclamation service at Chicago, Ill., has been awarded to the Atlas Portland Cement Company at 80 cents for 14,000 barrels. Other awards were: Colorado Portland Cement Company, of Denver, at \$1.15 for 15,000 barrels, and to the Marquette Portland Cement Company, of La Salle, Ill., at 85 cents per barrel for 6,000. There are still 15,000 barrels to be awarded.

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.

Manufacturers' Quotations:
The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:
Alsen's (American) Portland\$1.43@ \$1.58
Atlantic Portland..... 1.43
Atlas Portland..... 1.43 1.53
Bath Portland..... 1.43
Dragon Portland..... 1.43 1.58
Edison Portland..... 1.43
Lehigh Portland..... 1.43 1.58
Trowel Portland..... 1.43 1.58
Vulcanite Portland..... 1.43 1.58
Alsen's (German) Portland..... 2.40
Dyckerhoff (German) Portland..... 2.43

Iron and Steel.

The pig iron market was weaker and prices were lowered. The fact that enormous deliveries will be made within the next 90 days is responsible for this. Supplies have accumulated and inquiries have been backward. Offerings by furnaces at \$17 were reported. Contracts of about 20,000 tons of foundry and forge iron came to the surface on one day this week. Several thousand tons of this will be shipped early, 2,000 tons will be shipped in the second and third quarters and 10,000 tons over the second half of the year.

The orders for prompt shipments were made up of several lots, the business being taken mainly from New Jersey furnaces. One lot of 1,000 tons was taken by a Brooklyn manufacturer for second and third quarter delivery. The General Electric Company took 8,000 tons of high and medium silicon and high phosphorus iron for shipment to its New England works,

deliveries being mainly for the last half of the year.

In the course of the readjustment of freight rates for pig iron which has been taking place all over the country it is anticipated that there will be a revision of the transportation charges from Alabama to the Eastern Coast, especially to the New York and New England districts.

THE WHITEHALL STEEL CONTRACT.

While fabricators report good business and fair sized tonnages both in hand and in prospect, the transactions of the week were mostly for railroad requirements. Orders for structural this week were fluctuating. For instance, about 5,000 tons came to the surface on Wednesday, while earlier in the week the activity was not as keen. Among the noteworthy contracts pending is that which reports that the Lackawanna Bridge Company will fabricate about 9,000 tons for the new Whitehall Building addition in Washington st, near Battery place, for Brown & Ketchum. The plain material will be furnished, of course, by the Lackawanna Steel Company. The Ward & Crosby bakeries, one of which will go to Brooklyn and another to Manhattan, will require about 500 tons each. The new Germania Fire Insurance Company is taking bids for a new building to be erected at Fourth ave and 17th st, requiring about 2,000 tons.

It is said that the deliveries that the fabricators will make to local and suburban jobs within the next 90 days will exceed in tonnage all previous records for that period. This indicates that building operations will be under way on a large scale by the middle of April. Business now in the shops is that held up early last fall.

Conditions governing the general steel market have not changed to any appreciable extent, and prices rested on a steady basis. While orders for forward requisitions in the steel industry showed a decrease for January as compared with December, it is well above average for that month. As regards the situation in the steel trade, no apprehension is felt. The inactivity in building during the mid-winter months resulted in the usual decrease in orders, but this decrease will be recovered by the usual renewal of demand in March for spring building.

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

Northern:
No. 1 x Jersey City.....\$18.00@ \$18.50
No. 2 x Foundry..... 17.50 18.00
No. 2 Plain..... 17.00 17.50

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.....\$14.25@ \$14.75
No. 2 Foundry Spot..... 13.75 14.25
No. 3 Foundry..... 13.25 13.75

Basic:
Eastern Pennsylvania..... 18.75 19.00
Alabama..... 14.50 15.00
Valley..... 17.25 15.00

STRUCTURAL STEEL.

Nominal prices f. o. b. dock N. Y.
Beams and Channels, 15-in. and under.....\$1.76 \$2.25
Angles..... 1.76 2.25
Tees..... 1.81 2.30
Zees..... 1.76

BAR IRON FROM STORE (National Classification.)

ROUND AND SQUARE IRON.
1 to 1½, base price..... 2.00
¾ and ¾-in..... 1-10c. extra
FLAT IRON.
1½ to 4 in. x ½ to 1 in., base price..... 2.00
1½ to 4 x ¼ x 5-16..... 2-10c extra
2 to 4 in. x 1½ to 2 in..... 5-10c extra
4¼ to 6 in. x 1¼ to 1½..... 4-10c extra
Norway Bars..... 3.35
Norway Shapes..... 3.35
Burden Best Iron..... \$3.15 base
Burden H. B. & S..... \$2.95 base
Machinery Steel, Iron Finish, base..... 2.00
Soft Steel Bars, base or ordy. sizes..... 2.00
Tool Steel, regular quality..... 7.00
Tool Steel, extra quality..... 13.00

SOFT STEEL SHEETS.	
1/4 and heavier	2.30
3-16	2.40
No. 8	2.50
Blue Annealed.	
No. 8	2.50
No. 10	2.50
No. 12	2.55
No. 14	2.60
No. 16	2.70

Mill Store.	
One Pass, Cleaned	
Cold Rolled. American.	
No. 16	\$2.90
No. 18	2.85
No. 21	3.00
No. 22	2.85
No. 24	3.10
No. 25	3.05
No. 26	3.20
No. 27	3.10
No. 27	3.50

GENUINE IRON SHEETS.—Galvanized.	
Nos. 22 and 24	per lb. \$5.75
" 26	" " 6.25
" 28	" " 7.25

TERNE PLATES.
 N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:
 About 40-lb. coating@ \$17.30
 About 30-lb. coating 15.20
 About 20-lb. coating 13.50
 About 15-lb. coating\$10.90
 About 8-lb. coating 8.30

RUSSIA, PLANISHED, ETC.
 Genuine Russia, according to assortment, per lb. 11 1/4 @ 14
 Patent planished per lb. A., 10c.; B., 9c., net.

Metal laths, per sq. yd.	
22	24
GALVANIZED STEEL.	
Nos. 14 and 16	Per 100 lbs. \$3.10
" 18 and 20	" " 3.25
" 22 and 24	" " 3.45
" 26	" " 3.65
" 27	" " 3.85
" 28	" " 4.00
" 30	" " 4.65

No. 20 and lighter, 36 ins. wide, 25c. higher.
FABRICATED SLAB REINFORCEMENT.
 "Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.
 "Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

COPPER.
 Sheet Copper, hot rolled, 16 oz.per lb. 18 @ 19
 Sheet Copper, hot rolled, 14 oz.per lb. 19 @ 20
 Sheet Copper, cold rolled, 1c. per lb. above hot rolled.
 Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.
 Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.
 Ton lots 4 7/8 @ 5
 Loss 5 5/4

Lumber.

Lumber interests reported a continued improvement in demand for building grades, the greatest development of the week being from local contractors, who, it is said, found a better disposition among builders to go ahead with work, partly owing to more favorable weather for concrete work, for which large quantities of semi-dressed lumber is used for molds, and also because a better feeling ruled in financial circles. Certain grades are stiffening. Contractors say that the steam-fitters' strike, which a week or two ago seemed to be a menace to winter-end business, has not affected buying to any serious extent so far, although the danger is not yet passed, according to lumber men.

The first month of the new year has closed, and to state the true facts in the case it has been disappointing to lumber men. First, an open winter was expected. Because the first month of the new year, for which the highest optimism was entertained, was featured with the severest kind of winter weather conditions, the volume of business that had been expected did not materialize. Many of the largest companies report a better volume than last January, but not as much as they had been led to expect.

Another condition that made itself felt upon the lumber market was the fact that for some undefinable reason the word seems to have gone out to hold back work for the present. There is any quantity of good sized operations hanging fire which, we are authoritatively informed, will not go ahead until the end of this month. Much of this work is loft, tenement and apartment house development, plans for which were filed last fall.

There is unquestionably a disposition on the part of financiers and consequently up-

on builders or operators to wait for more tangible evidence that financial and industrial conditions will warrant going ahead with plans now held back.

If the remainder of the year develops the strength proportionate to that of January (which, despite the several disquieting influences, reported better business than any year since 1906) there is a very real danger that there will be a shortage of supply. For this reason caution is advised by urging that buyers keep close to market conditions. Prices even now show a disposition to advance, for reasons outlined in last week's market report.

In hardwoods stocks continue scarce, particularly in Ash, Chestnut, Maple, Oak and Poplar. Prices are about stationary for high grades. Low grades will have to improve in demand greatly before higher prices are reported.

As for yellow pine, the outlook for a good demand is excellent. Spruce continues to firm for an advance, despite the effort to keep it down.

Yellow Pine.

BOARDS.—Kiln dried, N. C., F. O. B. vessel:			
	No.1	No.2	No.3
4-4 Edge, under 12 in.	28.50	26.50	20.00
4-4 Wide Edge, over 12 in.	42.50	35.50	20.00
4-4x4 and 5	30.50	27.50	20.00
4-4x6	32.50	28.50	21.00
4-4x8	34.50	29.50	21.50
4-4x10	35.50	30.50	22.00
4-4x12	39.50	32.50	23.00
5-4 Edge, under 12 in.	30.50	28.50	21.00
5-4 Wide Edge, over 12 in.	43.50	36.50	20.00
5-4x10	37.50	32.50	23.50
5-4x12	42.50	36.50	25.50
6-4 Edge	34.50	31.50	23.00
6-4x10	38.50	33.50	24.00
6-4x12	43.50	37.50	26.00
8-4 Edge	35.50	32.50	24.00
8-4x10	39.50	34.50	25.00
8-4x12	44.50	38.50	27.00
Bark Strips	21.50		

Stone.

Building stone interests reported a better demand this week and the situation seems to be brightening up. There is a good call for stock held in the Weehawken yards, and the inquiry still continues active. Granite and marble are in about normal demand, with prices somewhat stiffer.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	.....\$1.25 @	.....
Brownstone, Portland, Con.	..... .60	\$1.25
Caen	..... 1.25	1.75
Georgia building marble	..... 1.40	2.00
Granite, black	..... 1.00	2.00
Granite, grey	..... .60	1.00
Granite, Maine	..... .50	.75
Granite, Milford, plnk.	.....	1.00
Granite, Picton Island, pink	.....	1.00
Granite, Picton Island, red	.....	1.00
Granite, Westerly, blue	..... 1.18	3.50
Granite, Westerly, red	..... 1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft.	..... .80	.....
Kentucky limestone	..... .80	.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	\$8.75
Brownville & Monson Mine	..... 7.50	9.50
Chapman, No. 1	..... 5.25	6.00
Peach Bottom	..... 8.90	7.50
Red, No. 1	..... 11.00	13.00
Unfading Green	..... 5.25	6.40

Miscellaneous.

Various branches of the building material and equipment market report encouraging business for the month of January and say they expect a good volume but nothing approaching a boom during the remainder of the year. The Thatcher Fur-ance Company, for instance, reported that January business was better than the total for January a year ago. It was a little above normal, but it did not come up to expectations in this city. The indications for February, it was stated, were brighter.

The paints and oils interests found a waning tendency, with February opening

weak. Linseed oil, since the break in the seed market, has become very quiet. Large consumers are taking only small lots and show no disposition to anticipate at present prices. Card prices are firm in all quarters, and although some oil was reported available at concessions in the West locally none can be found that is offered.

Plate glass interests have had a phenomenal year, the report for the year ending Dec. 31, 1909, covering the business done by the Pittsburg Plate Glass Company, with local offices at 60 Van Dam st., showed profits of \$1,913,036, equal to 10.93 on \$17,500,000 capital stock before charging off depreciation, as against 7.5 per cent. earned on the same stock last year. At the offices of the company it was said that January business was about normal and that an improvement was not expected until about the first of the month.

ADVANCE REPORTS.

(Continued from Page 276)

Municipal Work.

RICHMOND, N. Y. C.—Estimates will be received by the President of the Borough of Richmond Tuesday, Feb. 8, for furnishing and delivering blue print paper, blue print cloth and negative paper, as per the specifications.

26TH ST, N. Y. C.—The president of the Board of Trustees of Bellevue Hospital will receive bids Tuesday, Feb. 8, for furnishing and installing electric and gas lighting fixtures in the pathological department and male dormitory of the new Bellevue Hospital, Manhattan.

CENTRE ST, N. Y. C.—Bids will be received by the Commissioner of Correction Thursday, Feb. 10, for labor and material required to make the general repairs to the plumbing system and install new closet fixtures where necessary throughout the cell blocks of the new City Prison Building, Centre st.

KEESVILLE, N. Y.—The Village of Keesville, J. B. Mace, president, will take figures on the general contract about April 1 for a water supply system for this village. M. G. Stone, Hann Building, Utica, N. Y., is engineer. Estimated cost is \$60,000. Includes two miles of cast-iron pipe, concrete-lined reservoir, gate house, brick, 1-sty.

MT. VERNON, N. Y.—Bids will be received by the Board of Water Supply, in Room 910, No. 299 Broadway, New York, until 11 A. M. on Tuesday, Feb. 15, for furnishing and installing twenty 5-foot by 15-ft. sluice gates, twenty operating mechanisms, eight 66-inch stop-disk frames, four 66-inch stop-disks and three sets of drive shafting, for various structures along the line of the Catskill Aqueduct, at Mt. Vernon, Westchester County, and Browns Station, Ulster County, New York.

Government Work.

NEW YORK.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received until Feb. 23 for the installation of a double pneumatic tube service between the U. S. Custom House and the U. S. Appraisers' Warehouse, New York, N. Y. Address James Knox Taylor, Supervising Architect, Washington, D. C.

ROME, GA.—Sealed Proposals will be received at Washington until 3 o'clock, p. m. on the 18th day of March, 1910, and then opened, for the extension, remodeling, etc. (including plumbing, gas piping, heating, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Rome, Ga., in accordance with the drawings and specification, copies of which may be had from the Custodian at Rome, Ga., or at the office of the supervising architect in Washington, D. C.—James Knox Taylor, Supervising Architect, Washington, D. C.

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding Weeks of 1909 and 1910.

MANHATTAN AND THE BRONX.

CONVEYANCES.		1910.		1909.	
		Jan. 28-Feb. 3, inc.	Jan. 29-Feb. 4, inc.		
Total No. for Manhattan	270	Total No. for Manhattan	256		
No. with consideration	19	No. with consideration	12		
Amount involved	\$871,975	Amount involved	\$289,817		
Number nominal	251	Number nominal	244		
		1910.	1909.		
Total No. Manhattan, Jan. 1 to date	1079	Total No. Manhattan, Jan. 1 to date	1,075		
No. with consideration, Manhattan, Jan. 1 to date	77	No. with consideration, Manhattan, Jan. 1 to date	78		
Total Amt. Manhattan, Jan. 1 to date	\$4,404,199	Total Amt. Manhattan, Jan. 1 to date	\$3,487,091		
		1910.	1909.		
Total No. for the Bronx	162	Total No. for the Bronx	139		
No. with consideration	6	No. with consideration	7		
Amount involved	\$80,140	Amount involved	\$150,500		
Number nominal	156	Number nominal	129		
		1910.	1909.		
Total No., The Bronx, Jan. 1 to date	665	Total No., The Bronx, Jan. 1 to date	681		
Total Amt., The Bronx, Jan. 1 to date	\$235,421	Total Amt., The Bronx, Jan. 1 to date	\$487,096		
Total No. Manhattan and The Bronx, Jan. 1 to date	1,744	Total No. Manhattan and The Bronx, Jan. 1 to date	1,756		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$4,639,620	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$3,874,187		
Total No. for Manhattan, for Jan.	916	Total No. for Manhattan, for Jan.	887		
Total Amt. for Manhattan for Jan.	\$3,580,374	Total Amt. for Manhattan for Jan.	\$3,221,074		
Total No. Nominal	856	Total No. Nominal	821		
Total No. for The Bronx, for Jan.	558	Total No. for The Bronx, for Jan.	575		
Total Amt. for The Bronx, for Jan.	\$191,421	Total Amt. for The Bronx, for Jan.	\$381,596		
Total No. Nominal	527	Total No. Nominal	547		

Assessed Value Manhattan.

1910.		1909.	
Jan. 28-Feb. 3, inc.		Jan. 29-Feb. 4, inc.	
Total No. with consideration	19	Total No. with consideration	12
Amount involved	\$871,975	Amount involved	\$289,817
Assessed value	\$642,000	Assessed value	\$241,000
Total No. nominal	251	Total No. nominal	244
Assessed value	\$15,912,500	Assessed value	\$15,080,700
Total No. with consid., from Jan. 1 to date	77	Total No. with consid., from Jan. 1 to date	76
Amount involved	\$4,404,199	Amount involved	\$3,487,091
Assessed value	\$4,747,500	Assessed value	\$3,091,500
Total No. nominal	1,002	Total No. nominal	999
Assessed value	\$76,462,300	Assessed value	\$55,226,600

MORTGAGES.

1910.		1909.	
Jan. 28-Feb. 3, inc.	Manhattan	Jan. 29-Feb. 4, inc.	Manhattan
Total number	235	Total number	128
Amount involved	\$10,792,417	Amount involved	\$9,554,153
No. at 6%	83	No. at 6%	54
Amount involved	\$3,096,180	Amount involved	\$362,300
No. at 5%	2	No. at 5%	18
Amount involved	\$19,000	Amount involved	\$98,600
No. at 5%	54	No. at 5%	28
Amount involved	\$3,866,250	Amount involved	\$254,880
No. at 4%	34	No. at 4%	4
Amount involved	\$1,709,000	Amount involved	\$77,000
No. at 4%	3	No. at 4%	...
Amount involved	\$22,245	Amount involved	\$82,000
No. with interest not given	59	No. with interest not given	81
Amount involved	\$2,079,742	Amount involved	\$141,050
No. above to Bank, Trust and Insurance Companies	59	No. above to Bank, Trust and Insurance Companies	21
Amount involved	\$5,262,500	Amount involved	\$388,800
		1910.	1909.
Total No., Manhattan, Jan. 1 to date	915	Total No., Manhattan, Jan. 1 to date	942
Total Amt., Manhattan, Jan. 1 to date	\$50,573,386	Total Amt., Manhattan, Jan. 1 to date	\$34,261,392
Total No., The Bronx, Jan. 1 to date	662	Total No., The Bronx, Jan. 1 to date	723
Total Amt., The Bronx, Jan. 1 to date	\$5,848,258	Total Amt., The Bronx, Jan. 1 to date	\$8,267,517
Total No., Manhattan and The Bronx, Jan. 1 to date	1,577	Total No., Manhattan and The Bronx, Jan. 1 to date	1,665
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$56,421,644	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$40,528,909
		1908	
Total No. for Manhattan for Jan.	759	Total No. for Manhattan for Jan.	782
Total Amt. for Manhattan for Jan.	\$41,851,285	Total Amt. for Manhattan for Jan.	\$26,323,280
Total No. for The Bronx, for Jan.	597	Total No. for The Bronx, for Jan.	621
Total Amt. for The Bronx, for Jan.	\$5,352,623	Total Amt. for The Bronx, for Jan.	\$5,535,637

*Does not include mortgages given by City of New York, covering transfer of tax liens, for various amounts, at rates ranging from 1-16% to 12%.

EXTENDED MORTGAGES.

1910.		1909.	
Jan. 28-Feb. 3, inc.	Manhattan	Jan. 29-Feb. 4, inc.	Manhattan
Total number	74	Total number	49
Amount involved	\$3,596,775	Amount involved	\$20,500
No. at 6%	15	No. at 6%	2
Amount involved	\$545,250	Amount involved	\$12,500
No. at 5%	...	No. at 5%	...
Amount involved	...	Amount involved	\$25,000
No. at 5%	10	No. at 5%	16
Amount involved	\$162,000	Amount involved	\$534,000
No. at 4%	...	No. at 4%	1
Amount involved	...	Amount involved	\$18,000
No. at 4%	43	No. at 4%	14
Amount involved	\$2,747,000	Amount involved	\$2,628,000
No. at 4%	1	No. at 4%	...
Amount involved	\$75,000	Amount involved	...
No. with interest not given	5	No. with interest not given	6
Amount involved	\$67,525	Amount involved	\$8,000
No. above to Bank, Trust and Insurance Companies	47	No. above to Bank, Trust and Insurance Companies	16
Amount involved	\$2,975,000	Amount involved	\$2,834,000
		1910.	1909.
Total No., Manhattan, Jan. 1 to date	244	Total No., Manhattan, Jan. 1 to date	216
Total Amt., Manhattan, Jan. 1 to date	\$12,357,525	Total Amt., Manhattan, Jan. 1 to date	\$11,795,075
Total No., The Bronx, Jan. 1 to date	72	Total No., The Bronx, Jan. 1 to date	51
Total Amt., The Bronx, Jan. 1 to date	\$889,732	Total Amt., The Bronx, Jan. 1 to date	\$466,550
Total No., Manhattan and The Bronx, Jan. 1 to date	316	Total No., Manhattan and The Bronx, Jan. 1 to date	270
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$13,247,257	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$12,261,625

Total No. for Manhattan, for Jan.		189	118
Total Amt. for Manhattan, for Jan.	\$9,183,875	Total Amt. for Manhattan, for Jan.	\$8,480,825
Total No. for The Bronx, for Jan.	58	Total No. for The Bronx, for Jan.	48
Total Amt. for The Bronx, for Jan.	\$664,982	Total Amt. for The Bronx, for Jan.	\$452,050
PROJECTED BUILDINGS.			
Total No. New Buildings:		1910.	1909.
Manhattan	7	Jan. 29-Feb. 4, inc.	Jan. 30-Feb. 5, inc.
The Bronx	17	7	26
Grand total	24	17	47
Total Amt. New Buildings:			
Manhattan	\$808,000	Manhattan	\$4,000,000
The Bronx	447,400	The Bronx	1,015,250
Grand total	\$1,255,400	Grand total	\$5,015,250
Total Amt. Alterations:			
Manhattan	\$150,285	Manhattan	\$153,827
The Bronx	13,650	The Bronx	21,690
Grand total	\$163,935	Grand total	\$175,427
Total No. of New Buildings:			
Manhattan, Jan. 1 to date	64	Manhattan, Jan. 1 to date	87
The Bronx, Jan. 1 to date	126	The Bronx, Jan. 1 to date	218
Mhntn-Bronx, Jan. 1 to date	190	Mhntn-Bronx, Jan. 1 to date	305
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date	\$7,959,400	Manhattan, Jan. 1 to date	\$10,004,850
The Bronx, Jan. 1 to date	2,675,950	The Bronx, Jan. 1 to date	8,268,050
Mhntn-Bronx, Jan. 1 to date	\$10,635,350	Mhntn-Bronx, Jan. 1 to date	\$13,272,900
Total Amt. Alterations:			
Mhntn-Bronx, Jan. 1 to date	\$959,345	Mhntn-Bronx, Jan. 1 to date	\$881,655
Total No. New Bldgs., Manhattan, for Jan.	58	Total No. New Bldgs., Manhattan, for Jan.	61
Total Amt. New Bldgs., Manhattan, for Jan.	\$7,186,400	Total Amt. New Bldgs., Manhattan, for Jan.	\$6,004,850
Total No. New Bldgs., The Bronx, for Jan.	117	Total No. New Bldgs., The Bronx, for Jan.	194
Total Amt. New Bldgs., The Bronx, for Jan.	\$2,631,550	Total Amt. New Bldgs., The Bronx, for Jan.	\$2,986,950

BROOKLYN.

CONVEYANCES.

1910.		1909.	
Jan. 27-Feb. 2, inc.		Jan. 28-Feb. 3, inc.	
Total Number	608	Total Number	580
No. with consideration	36	No. with consideration	25
Amount involved	\$253,025	Amount involved	\$251,080
Number nominal	570	Number nominal	555
Total number of Conveyances, Jan. 1 to date	2,407	Total number of Conveyances, Jan. 1 to date	2,635
Total amount of Conveyances, Jan. 1 to date	\$948,533	Total amount of Conveyances, Jan. 1 to date	\$1,367,395
Total No. of Conveyances for Jan.	2,127	Total No. of Conveyances for Jan.	2,315
Total Amt. of Conveyances for Jan.	\$803,858	Total Amt. of Conveyances for Jan.	\$1,251,520
Total No. of Nominal Conveyances for Jan.	1,974	Total No. of Nominal Conveyances for Jan.	2,180

MORTGAGES.

Total number	467	Total number	481
Amount involved	\$2,089,290	Amount involved	\$2,142,154
No. at 6%	255	No. at 6%	263
Amount involved	\$655,248	Amount involved	\$815,528
No. at 5%	54	No. at 5%	78
Amount involved	\$279,175	Amount involved	\$362,750
No. at 5%	...	No. at 5%	1
Amount involved	...	Amount involved	\$500
No. at 5%	131	No. at 5%	116
Amount involved	\$679,725	Amount involved	\$542,900
No. at 4%	1	No. at 4%	1
Amount involved	\$16,000	Amount involved	50,000
No. at 4%	...	No. at 4%	...
Amount involved	...	Amount involved	...
No. at 3%	...	No. at 3%	...
Amount involved	...	Amount involved	...
No. with interest not given	26	No. with interest not given	22
Amount involved	\$459,142	Amount involved	\$310,476
Total number of Mortgages Jan. 1 to date	2,194	Total number of Mortgages Jan. 1 to date	2,367
Total amount of Mortgages, Jan. 1 to date	\$8,621,031	Total amount of Mortgages, Jan. 1 to date	\$9,697,794
Total No. of Mortgages for Jan.	1,994	Total No. of Mortgages for Jan.	2,079
Total Amt. of Mortgages for Jan.	\$7,838,447	Total Amt. of Mortgages for Jan.	\$8,363,528

PROJECTED BUILDINGS.

No. of New Buildings	199	No. of New Buildings	136
Estimated cost	\$419,010	Estimated cost	\$737,425
Total Amount of Alterations	\$22,610	Total Amount of Alterations	\$55,256
Total No. of New Buildings, Jan. 1 to date	445	Total No. of New Buildings, Jan. 1 to date	650
Total Amt. of New Buildings, Jan. 1 to date	\$1,833,760	Total Amt. of New Buildings, Jan. 1 to date	\$3,896,426
Total Amount of Alterations, Jan. 1 to date	\$678,115	Total Amount of Alterations, Jan. 1 to date	\$378,697
Total No. of New Bldgs. for Jan.	321	Total No. of New Bldgs. for Jan.	595
Total Amt. of New Bldgs. for Jan.	\$1,703,410	Total Amt. of New Bldgs. for Jan.	\$3,618,976

QUEENS.

PROJECTED BUILDINGS.

1910		1909	
Jan. 28-Feb. 3, inc.		Jan. 29-Feb. 4, inc.	
No. of New Buildings	68	No. of New Buildings	90
Estimated cost	\$284,854	Estimated cost	\$378,400
Total Amount of Alterations	\$14,100	Total Amount of Alterations	\$7,660
Total No. of New Buildings, Jan. 1 to date	178	Total No. of New Buildings, Jan. 1 to date	...
Total Amt. of New Buildings, Jan. 1 to date	\$947,459	Total Amt. of New Buildings, Jan. 1 to date	...
Total Amount of Alterations, Jan. 1 to date	\$36,666	Total Amount of Alterations, Jan. 1 to date	...
Total No. of New Buildings for Jan.	131	Total No. of New Buildings for Jan.	286
Total Amount of New Buildings for Jan.	\$796,891	Total Amount of New Buildings for Jan.	\$1,106,643

THE WEEK.

THE sales of the week included seventy-nine transactions, all of them small, but in the aggregate they show that there is a good and continued demand for the small property which has either the investment or speculative feature, particularly the latter. In the midtown section there were fifteen transactions reported, thirteen of them being for old buildings, all in the region of recent activity.

Dwellings which sell for less than \$50,000 continue in good demand, there being ten such sales reported this week.

The important lot sale of the week was by the Montifore Home, of about twenty-three lots, upon which the present institution stands. The buyers, who are builders of apartment houses of the highest grade, have secured about the choicest remaining vacant parcel in that section of Washington Heights and will likely improve it when they obtain possession two years hence.

The decision of the Interstate Bridge Commission, locating the Hudson River Bridge at 179th st, if eventually adopted by the Legislature, will have a very important bearing upon property in the northern end of the Heights, and will be more than disappointing to those in the neighborhood of 135th st, who have been expecting that the bridge would be located at that point.

THE AUCTION MARKET

IN the auction market this week, the offerings were all of the commonplace character and the sales were all by order of the court. There were twenty-six parcels offered, nineteen of which were foreclosures, the others being partitions which it was found advisable to settle by a court proceeding. Of the foreclosures the plaintiffs were the buyers in the majority of instances at very little more than the encumbrances.

For the coming week there are a number of voluntary offerings on Tuesday and Wednesday; on Tuesday, Joseph P. Day will offer six well located Manhattan parcels; that at the northeast corner of Cortlandt and Greenwich sts being the most important; it is offered to close the Bedford estate, which, it will be remembered, was in the courts from 1903 to 1909.

Bryan L. Kennelly has four parcels to offer on Wednesday. One is Nos. 388 and 390 6th av, with an L to 24th st, surrounding the building on the southeast corner of 6th av and 24th st, a lot 24.8x73.6. Another property which Mr. Kennelly will offer on the same day is Nos. 252 and 254 West 55th st, adjoining the Automobile Club of America.

NEW RULE AT THE REGISTER'S OFFICE.

Mr. Max S. Grifenhagen, the City Register, issued this rule regarding the delivering of needs and documents to lawyers, which went into effect on Tuesday:

"All papers received on and after Feb. 1, 1910, will only be delivered at the office upon written order or will be mailed if postage is paid when papers are received."

In explaining the new rule, Mr. Grifenhagen said that in future no deeds or documents would be delivered free to the lawyers' offices between 14th st and the Battery, as heretofore.

"Lawyers whose offices were situated north of 14th st have been charged five cents each for papers mailed to them from the Records office," said the Register, "while those below that line had their documents delivered free by special messengers, who received \$1,500 and \$1,200 a year, respectively. There are no records to show that any papers have been lost in transit through the mails to the lawyers uptown, so we have decided to make a uniform charge of five cents for mailing to any address in the city. This must be paid when the papers are left in this office.

"By this economy we shall be able to save the \$2,700 paid to the two messengers and transfer these men, who have passed Civil Service examinations, to clerkships where they are most needed.

"Many changes are being made in the department. The daily time sheet is now in use, and the members of the staff begin work at 9 A. M. and leave off at 4 P. M., with one hour for luncheon.

"We have discovered that some of the departments are back in the work five or six years, and are reorganizing them and testing them, so that we can ascertain what can be expected from them in the future.

"Seven thousand errors were made in this office last year, chiefly by men known as folio writers, who are paid by the piece. But hereafter we shall make a point of accuracy."

The Real Estate Owners' Protective Association, of the 12th and 22d Wards will hold a meeting on Feb. 7, at Colonial Hall. At this gathering Gilbert Ray Hawes will deliver a lecture on Title Registration under the Torrens System.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BROOME ST.—E. H. Ludlow & Co. sold for the estate of William B. Kipp, and Josephine H. Pastor to James H. Cruikshank, 521 to 523 Broome st, a plot 40x60, old dwelling and part vacant. This plot will probably be improved with a new mercantile building.

FRANKLIN ST.—Cruikshank Co. sold to a client 177 Franklin st, a 6-sty business building, on a lot 25x89, occupied by one tenant. The estate of William Grupe, the seller, was represented by J. D. Cronan.

9TH ST.—A. Blumenthal has sold for the Hamilton Holding Co. to Rachel Solow 808 and 810 East 9th st, a 6-sty tenement on plot 49x93.11.

15TH ST.—John H. Scudder, president of the First National Bank, of Trenton, N. J., has sold the 6-sty apartment house, 330 to 334 West 15th st, on plot 50x80, between 8th and 9th avs.

18TH ST.—Henry M. Weill Company sold for Margaret E. Weill 169 West 18th st, a 3-sty building on a lot 20x51, adjoining the northeast corner of 7th av, to Charles C. Goodwin. The corner plot is owned by the Golet estate.

20TH ST.—William J. Roome & Co. sold for a client 209 West 20th st, a 3-sty dwelling, on lot 25x81.9 to Henry Hellman, who recently acquired 207, adjoining, and now controls a plot 50x83, 115 feet west of 7th av.

22D ST.—Another 12-sty loft building is to be erected on 22d st, between 6th and 7th avs. The property, 126 to 130, consisting of three 3-sty and basement dwellings on plot 56.4x98.9, has been sold, and it is understood that the purchaser will improve it immediately. Nos. 126-128 were sold by Samuel P. White and No. 130 by Celestine Preterre, of Paris, France. The property adjoins the 75-foot plot recently acquired by the Brunswick Realty Co. as the site for a 12-sty building. This makes the third operation of this character planned for the block, which for many years withstood the business invasion.

25TH ST.—Dr. Carlos L. Henriques purchased 48 West 25th st, a 4-sty and basement dwelling, on a lot 27x98.9. Dr. Henriques owns 50, adjoining, making a plot 46x98.9.

28TH ST.—Mrs. Cortlandt E. Taylor purchased from the Keane estate old 4-sty tenements at 210-212-214 East 28th st, on a plot 77x100. Mrs. Taylor will renovate the property, putting in modern stores and apartments. The price paid for the property is reported to have been \$92,450. E. A. Turner is the agent of the property.

28TH ST.—William H. Evans & Co. sold for the estate of Richard Hoe 3 and 5 East 28th st, old buildings, on a plot 50x100, to the Van Norden Construction Co., which will erect a 12-sty store and loft building.

36TH ST.—Mary McDonald sold to a building loan operator 219 and 221 West 36th st, just west of the York Hotel, two 3-sty buildings on plot 36.8x88. The buyer has resold the property to John P. Walsh, who will improve the site with a loft building.

37TH ST.—Pease & Elliman, in conjunction with Albert B. Ashforth, sold for Mrs. Howard Lapsley and Mrs. William Alexander 12 and 14 West 37th st, on plot 43.3x half the block to Hanald H. Macdonald, who will erect a modern store and loft building, making the third large operation of this nature in this block, which was one of the finest residence blocks in the Murray Hill section.

37TH ST.—I. Randolph Jacobs bought from the Royal Holding Co. the property 136 to 140 West 37th st, and from the Boyd estate, 142, adjoining, comprising a plot 72x98.9, at present encumbered with two and 3-sty buildings. The property is situated on the south side of the street, about 200 feet west of Broadway.

37TH ST.—Horace S. Ely & Co. sold for James T. Pyle 602 West 37th st, a vacant lot, 25x75, to the Williams Printing Co., which owns the adjoining plot at the corner of 11th av. An addition to the buyer's present building will be erected on the site just purchased.

48TH ST.—Mrs. John T. Atterbury has sold 37 (old No. 41) West 48th st, a 4-sty dwelling on lot 25x100.5, Columbia College leasehold to Waldron Williams, the present tenant.

50TH ST.—P. I. Husted sold 32 West 50th st, a 4-sty brownstone front dwelling, on a lot 20x100.5, Columbia College leasehold.

52D ST.—The H. M. Weill Co. sold for Maria M. Muller to a Mrs. Beiser 351 West 52d st, a 4-sty single flat, on plot 18.9x100.

First Sale in Seventy-Five Years.

6TH AV.—Ames & Co. sold for Herbert Fitz R. Aymar to William Stewart 642 6th av, a 4-sty business building, on lot 20.6x80, between 37th and 38th sts. The property has been in the seller's family for 75 years.

8TH AV.—Alfred Gutwillig sold to the Directors' Realty Co. (Leopold Brown, president), 612, 614 and 616 8th av, adjoining the southeast corner of 40th st, three 3-sty buildings on plot 49.6x75. Title to the 40th st corner is held by Herman F. Bindseil.

9TH AV.—Mandelbaum & Lewine have bought 271 9th av, north-west corner of 26th st, a 4-sty tenement, with stores, on lot 24.8x73. The property had not changed hands for over half a century.

11TH AV.—P. A. Geoghegan sold for the Hildebrand estate the southeast corner of 11th av and 50th st, old buildings, on plot 75x100.

NORTH OF 59TH STREET.

61ST ST.—Pease & Elliman have sold for the estate of Felix Thurnauer, 113 East 61st st, a 4-sty high-stoop brownstone dwelling on lot 19x100.5, to a client.

64TH ST.—H. C. Senior & Co. sold for Mrs. Ella A. Gray the 4-sty dwelling 141 West 64th st, on lot 17.6x100.5, to Mrs. Eugenia Wolf, who recently purchased 143, adjoining, and now controls a plot 35x100.5.

64TH ST.—David H. Hyman sold 122 East 64th st, a 3-sty dwelling, on lot 20x100.5, Beekman leasehold.

65TH ST.—The Douglas Robinson, Charles S. Brown Co. has sold for Henry W. Howe to Maurice Brill, of Brill Brothers, 106 East 65th st, a 5-sty American basement dwelling on lot 17x100.5.

68TH ST.—Frederick Zittel & Sons sold for the City Investing Co. plot 100x100.5 on the south side of 68th st, 125 feet east of

West End av. It is understood the buyer intends to erect a garage covering the entire plot.

70TH ST.—Pease & Elliman sold for Robert S. McCreery 38 West 70th st, a 4-sty high stoop brownstone dwelling, on a lot 20x102.2, to a client for occupancy.

70TH ST.—Henry D. Winans & May resold the plot, 41x100.5, in the north side of 70th st, 201 ft. east of 5th av, for Henry D. Lawton.

73D ST.—Hall, Hawkes & Prentice, as attorneys, sold to an investor 175 West 73d st, a 4-sty dwelling, 18x76.8. The house adjoins the holdings of the Alliance Realty Co. at the northeast corner of 73d st and Amsterdam av, facing Sherman square.

81ST ST.—William Cruikshank's Sons, in conjunction with Fred'k Zittel & Sons sold for Randolph Parmly, 303 West 81st st, a 3½-sty private dwelling on lot 17x82. After extensive alterations the purchaser will occupy the house.

82D ST.—Frank L. Fisher Co. sold for Mrs. Curtis the 4-sty and basement brownstone dwelling 13 West 82d st on a lot 23x60x102.2. Max Wendel is the buyer.

92D ST.—Robert M. Silverman has bought the plot, 58x102, on the south side of 92d st, 117.5 feet east of Broadway. The plot adjoins the 7-sty St. James apartment house, at the southeast corner of Broadway and faces the Astor estate block. An apartment house will be erected on the site.

108TH ST.—John L. Hobson sold 238 West 108th st, a 2-sty garage, on a lot 25x100.11, near Broadway.

109TH ST.—John L. Hobson of Haverhill, Mass., sold 306 West 109th st, a 5-sty flat, on a lot 25x100.11, between Broadway and Riverside Drive.

116TH ST.—Goodwin & Goodwin, in conjunction with Arnold, Byrne & Baumann, have resold for Fleischmann Bros. Co. to Bernard A. Ottenberg, 36 West 116th st, a 5-sty double flat with four stores on lot 27x100.

116TH ST.—H. T. Pfeifer sold for Harry and Esther Broder 66 West 116th st, a 5-sty triple flat with store, on lot 25x100.

138TH ST.—Henry M. Weill Co. sold for the Knickerbocker Building and Realty Co. 634 West 138th st, a 3-sty dwelling, on a lot 15x99.11, 150 feet east of Riverside Drive.

144TH ST.—H. D. Baker & Brother sold for the Young Realty & Construction Co. 520 West 144th st, a 6-sty elevator apartment house on a plot 87.6x100. This is the third house of a row of six completed and sold recently in that section by the same company.

146TH ST.—H. D. Baker & Bro. sold for Joseph Golding to a client 218 to 224 West 146th st, two 6-sty apartment houses, each on a plot 40x100.

150TH ST.—Mrs. Sofie Van Amsberg has sold to Martin O'Dowd 418 West 150th st, a 3-sty dwelling, on lot 16.6x99.11.

BROADWAY.—Klein & Jackson have resold to Samuel Borchardt the large plot at the southeast corner of Broadway and 98th st, recently acquired from Antoinette Eno Wood. Mr. Borchardt plans to erect on the site a high-class 12-sty apartment house. The property, which adjoins the Powelton apartment house, has frontages of 100 feet on Broadway and 180 feet on 98th st. The opposite northeast corner was recently purchased from the Astor estate by Thomas J. McLaughlin, who will erect a 12-sty apartment house on the site.

Another Institution to Move.

BROADWAY.—The Montefiore Home has sold its property on Broadway, from 138th to 139th sts, running through to Hamilton pl, together with a plot of about six lots on the east side of Hamilton pl. There are about 17 lots in the larger plot, which fronts 199.10 on Broadway, 223.10 on 139th st, 217 feet on Hamilton pl and 199 feet on 138th st. It was purchased by the sellers in 1887 for \$46,000. Alexander Kahn and Leopold Kahn, both of whom are interested in the Johnson Kahn Co., the builders of the Hendrick Hudson apartment house at Riverside Drive and 110th st, are the buyers. They will not, however, obtain possession of the property for two years, or until the new buildings have been constructed upon a plot recently purchased on Gun Hill road in the Bronx. Hall J. How & Co. were the brokers.

BROADWAY.—N. L. & L. Ottinger sold the Trouville apartment house, a 7-sty structure, at 2783 and 2785 Broadway, between 107th and 108th sts. The house has a frontage of 50 ft. and faces Bloomingdale sq.

LEXINGTON AV.—Frederick T. Barry sold for Mrs. Mary Hirschfield 1204 Lexington av, southwest corner of 82d st, a 4-sty building, on lot 70x18.

MANHATTAN ST.—Miss M. Monahan sold for the Dayton Realty Co., of which Harris Maran is president, the Manhattan, a 6-sty apartment house at 43-45 Manhattan st, on plot 40x100 to Lorimer A. Cushman. This completes the sale of a row of four buildings erected at this point by the sellers.

Co-Operative House for Park Avenue.

PARK AV.—Pease & Elliman, representing a syndicate, bought from Charles E. Rushmore the three 3-sty dwellings 100 to 104 East 62d st, southeast corner of Park av, on plot 48x80.5. From Dr. James C. Johnson and Mrs. Fannie Nauheim they have bought the adjoining houses, 106 and 108 East 62d st, each 16x80, and from Dr. L. E. La Fetra and Mrs. Emily H. Smith the dwellings 110 and 112, adjoining, each on lot 18.9x100.5. The entire property has frontages of 80.5 feet on Park av and 117.6 feet on the street, comprising about 10,000 square feet. It is to be improved by the new owners with a 14-sty co-operative apartment house of the most modern construction from the plans of Herbert Lucas. The operation will involve over \$1,000,000, and the new building will enjoy unusual light privileges as the new building being erected from plans of the same architect on the adjoining corner of 61st st has the greatest length on Park av, while the proposed 62d st structure will have its largest frontage on the street. The northwest corner of Park av and 60th st, 100.5x60, was recently purchased by a syndicate which plans to erect a 12-sty co-operative structure on the site.

ST. NICHOLAS AV.—Ennis & Sinnot purchased through George Ranger and Maurice E. Strauss, from Margt. T. Harman, 771 St. Nicholas av, a 4-sty dwelling, on a lot 20.6x109.10, between 148th and 149th sts.

SEAMAN AV.—Andrew J. Cobe sold the plot 80x104.7x110.8x100 at the southeast corner of Seaman av and 218th st to the Anaconda Realty & Construction Co. This plot was given in part payment for Nos. 520 to 534 West 136th st, two elevator apartment houses, on a plot 200x100, reported sold recently.

WEST END AV.—Pease & Elliman sold for Mrs. Eliza B. Walton 333 West End av, a 4-sty high stoop, brownstone dwelling, on a

lot 25x100, to a client for occupancy. The property was held at \$80,000.

2D AV.—Ludwig C. Traube sold to a client for Herman C. Born, the northeast corner of 2d av and 57th st, known as 1084 2d av, a 5-sty brick building, on a lot 20.9x78.

2D AV.—John Peters sold for Frank Casper to E. Martin Pietzsch 1094-1096 2d av, a 6-sty new law apartment house with stores, on lot 40.2x100.

3D AV.—The N. G. Geraty estate has sold 1258 3d av, a 5-sty tenement, on lot 25x100, near 72d st.

3D AV.—M. & S. Simon sold to Louis Sheiber 1833 and 1835 3d av, two 5-sty tenements with stores, on plot 50.6x90, between 101st and 102d sts.

BRONX.

BIRCH ST.—John Goergen sold for George H. Taylor lots 26 and 27, in the Seneca Park tract, comprising a plot 50x100 on the south side of Birch st, 100 feet east of Chester av; also for a Mrs. KHNgenstein lot 4 in block 1, in the Bathgate estate.

BOSTON RD.—Arnold, Byrne & Baumann sold for John M. Linck, 1222 to 1234 Boston rd, four 5-sty apartment houses on plots 50x about 220 each.

MINFORD PL.—Smith & Phelps sold the 4-sty double flat on the west side of Minford pl, beginning 34 ft. north of 172d st.

172D ST.—Smith & Phelps sold for cash the 4-sty double flat on lot 33x100, situate on the north side of 172d st, 67 feet west of Minford pl.

196TH ST.—Patrick Monahan sold to the E. S. Prince Co. the plot, 50x94.9x irregular, on the north side of 196th st, 25.1 feet west of Creston av, for \$5,500.

196TH ST.—Patrick Monahan sold to William H. Rooney the plot, 54.5x102.11x irregular, on the north side of 196th st, 25.1 feet east of Creston av, for \$5,700.

BATHGATE AV.—Ernst & Cahn in conjunction with J. Herzog have sold for the Lawyers Title Insurance & Trust Co. a 2-sty frame dwelling and lot on 25x99.46 lot known as 2043 Bathgate av.

CLINTON AV.—Arnold, Byrne & Baumann sold for Charles P. Hobbs to a builder the plot at the northwest corner of 175th st and Clinton av, 200x150. The buyer will improve the site with 4-sty double flats.

ELTON AV.—Smith & Phelps have resold for cash the plot 40x100 situate at the southwest corner of Elton av and 158th st. The purchaser will improve by erecting a 5-sty apartment.

JEROME AV.—Andrew J. Cobe sold an old frame building, formerly used as a road house during the period that the Jerome Park race course was in existence, at the northeast corner of Jerome av and 177th st, having a frontage of 117.4 feet in the av and 135.5 feet in the st. The buyer is a construction company, which will improve the site with an apartment house.

MORRIS AV.—Kurz & Uren sold for Louis Lese the southeast corner of Morris av and 164th st, two 2-sty frame dwellings, on plot 100x104.

NELSON AV.—Mrs. Jennie H. Galbraith has sold through W. J. Huston & Son to Charles M. Rosenthal the plot of three lots on the west side of Nelson av, 211 feet north of 172d st, 75x96. Mrs. Galbraith bought the lots from the Gould estate following an auction sale the later part of 1907.

RYER AV.—Fitzgerald & Broderick sold the plot, 50x100, on the east side of Ryer av, 210 feet south of 184th st, to a client for immediate improvement.

SOUTHERN BOULEVARD.—The Doll Realty Co. sold the plot, 75x100, on the north side of Southern boulevard, 195 feet west of Brown pl.

SOUTHERN BOULEVARD.—James F. Meehan, who has been prominently identified with the building up of the Hunt's Point section, has sold the plot, 75x100, at the northwest corner of Southern boulevard and Tiffany st, to Robert Podgur, who will improve the property. Preliminary sketches have been prepared for both a 5-sty apartment house and a 6-sty house with elevator.

WASHINGTON AV.—Bernstein & Robiner have bought the 6-sty apartment house at the northeast corner of Washington av and 173d st, on plot 50x100. They give in exchange the plot 50x100 on the south side of 185th st, 100 feet east of Park av; also the plot, 79x100x irregular, on the east side of Park av, 25 feet south of St. Paul's pl, and the plot, 50x50, at the northeast corner of Park av and 171st st.

WASHINGTON AV.—I. Cohen has sold for the Leader, Bloom & Silverman Realty Co. 1648 to 1652 Washington av, two 6-sty apartment houses, on plot 100x100.

WEBSTER AV.—R. I. Brown's Sons sold for Mrs. Augusta Morris de Peyster the plot 100x100 situate southwest corner of Webster av and East 167th st.

WILKINS AV.—The Fleischmann Realty & Construction Co. has sold the plot at the northeast corner of Wilkins av and Jennings st, 150x100, to builders for immediate improvement.

WILLIS AV.—George Schworer sold 399 Willis av, a 5-sty flat, on lot 25x107.5.

LEASES.

Ogden & Clarkson have leased for a term of years the entire building corner of Pearl st and Coenties sl, to Thomas A. Crockett. Samuel H. Martin has leased for the estate of Jacob Appley the building at 160 and 162 Delancey st and also the buildings at 204 and 206 Eldridge st.

George A. Bowman has leased for E. F. Eble, for a term of years, the store and basement at 105 West 42d st to Benson & Co. Also the parlor store at 129 West 42d st.

William J. Roome & Co. have leased the top loft in the building 33 East 32d st for the George Mulligan Co. to the Meerschbaum Company of America. This completes the renting of the building.

Pease & Elliman have leased the store and basement at 45 Maiden lane to the "Yale Lunch"; store at 161 Greenwich st to Patte, Underwood & Daboll Co.; lofts at 295 Pearl st to Joseph J. Weil, and at 102 Nassau st to Co-operative Co.

Pierre M. Clear has leased for a term of years for Ernst Lyman to the Seneca club, the first loft at 240 4th av; also for Edward Hart to Lipshitz Bros., second loft at 116-118 E. 14th st; also for A. A. Hofmayer, the parlor store at 155 West 23d st.

Ernestus Gulick Co. have leased to Hon. Timothy L. Woodruff offices in the Cambridge Building for the use of the corporation of Jamaica Estates, of which he is the newly elected president. It is planned that the offices of Garden City Estates, now in the Flatiron Building, will be given up and the business of that company trans-

WANTS AND OFFERS

CONCRETE SILL PLANT, centrally located, in running order; bargain for some one. Have two lines, must dispose of one; \$1,500; enough sills on hand to cover what I ask for whole plant; rent very low; no experience necessary. "F. A. S.," 80 Pine St.

AN EXPERIENCED mortgage application solicitor wanted. Liberal arrangement, splendid opportunity for advancement will be made. To arrange interview, communicate by mail confidentially (stating experience). A. H. IVINS & CO., 307 5th Avenue.

AN ATTORNEY desires position for all or part time; understands mortgages, corporation, estate matters; good stenographer; had good business training. BOX 47, Record and Guide.

EXPERIENCED SALESMAN, familiar with private houses in 5th Ave. section. Also another for business property. E. H. WENDELL CO., 500 5th Ave.

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

WANTED—A partner in established real estate business; energetic man with experience and capital. BOX 40, Record and Guide.

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EAST RIVER AND 119th ST.
PLOT TO LEASE
 SIZE 185 X 100
 RENT VERY REASONABLE
CRUIKSHANK COMPANY, 141 Broadway

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CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 17 years

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RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

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acted also from the offices of Governor Woodruff in the Cambridge Building.

The unexpired term of the Bartens & Rice Co.'s lease of the store in 588 5th av, between 47th and 48th sts, has been taken by Peck & Peck, hosiers. The Bartens & Rice lease, made originally for ten years, has about five years yet to run. Peck & Peck now have other stores at 230, 481 and 564 5th av, the last mentioned being in the Euclid building, which has been leased to Gidding & Co., of Cincinnati and Duluth.

M. & L. Hess have leased to the jewelry firm of Schumann's Sons for Andrew C. Zabriskie the property 716 5th av, together with 2 West 56th st, forming an "L" around the southwest corner of 5th av and 56th st. The lease is for a term of 21 years at an aggregate rental of \$400,000. The Messrs. Schumann, who have been located at 939 Broadway for the past 18 years, will raze the 5-sty building on the 5th av end of their new site and replace it with a 2-sty building for their own occupancy. The store and basement of the 56th st house will be connected with the new building, and the upper floors will be used for apartment purposes.

Frederick Fox & Co. have leased for the Palmer & Embury Mfg. Co., 8,500 sq. ft. of space at 42-48 East 20th st to William J. Rosenberg; for Ames & Co., the fifth loft at 11 East 22d st for a term of years to Abraham Abrams; for the American Felt Co., 7th loft 114-116 East 13th st, to William Fiegel; for the estate of Albert Friedlander the third loft at 84 University pl to Cohen, Sinderbrand & Co., for E. Spencer third loft at 64 University pl to Rosenblatt & Birnbaum; for E. W. Browning lofts at 11 West 17th st to M. Lindenbaum, Gus. Guzy and P. Semmel; and for Helen M. Schurman store and basement at 208 Greene st for a term of years to Kupperman & Levy.

M. & L. Hess have leased for the Empire Realty Co the corner part of the fourth loft, containing 12,000 sq. ft., in the building at the northeast corner of University pl and 11th st, to Durst & Rubin; for Henry C. Lytton, the first loft at 172 5th av, at the northwest corner of 22d st; for the estate of Benjamin Lichtenstein, the first loft at 60-2 East 11th st; for Moe Levy, the store, basement and first loft in the building situated at the junction of Canal and Walker sts; for Loft Realty Co., the first loft at 135-7 West 26th st; for Elizabeth L. Goodnow, the store and basement at 60-2 University pl; for William C. Walker's Sons, the store and basement at 139-41 West 19th st, to the Methodist Book Concern, and for F. & G. Pflomm, the fourth loft at 27 West 27th st, to Max Krusi & Co. All the foregoing leases being for a term of years.

SUBURBAN.

MOUNT VERNON, N. Y.—Steven B. Ayres and Frank S. Beavis sold for Mrs. Sarah Griffith lot 21 on Chestnut pl near East 3d st, Mount Vernon. The purchaser will erect a dwelling thereon.

GREENWICH, CONN.—L'Ecluse, Washburn & Co. sold the property of W. W. Hall at Byron Shore to a client, who will make extensive alterations on the property and occupy the same. This is one of the choicest small shore fronts in this vicinity.

STAMFORD, CONN.—Joseph P. Day sold for the Ritch estate six acres with a frontage of 600 feet in Atlantic st, running through to Pacific st, Stamford, Conn. The purchaser is said to have paid about \$125,000, and will immediately subdivide into 80 building lots. This property has not changed hands in 50 years.

Blind Asylum Secures Site.

YONKERS, N. Y.—The New York Institute for the Blind at 9th av and 34th st, has bought a large tract in the outlying section of Yonkers, as a site for the institution's new buildings. The property is known as the S. M. Raisbeck farm and lies on the west side of Central Park av, beginning at a point opposite Underhill st and running north for a considerable distance along the avenue. The property is divided into two parcels, the southerly one containing about eight acres, while the northerly one comprises about 100 acres. The land extends westerly to the tracts belonging to the C. R. Wallace and Robert Thedford and also the Grassy Spring reservoir. On the south are the large holdings of the William Ottman estate.

UNCLASSIFIED SALES

The total number of sales reported above is 79, of which 22 were below 59th st., 37 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 113, of which 30 were below 59th st, 45 above and 38 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 235 as against 143 last week, and in the Bronx 132, as against 106 last week. The total amount was \$11,742,012 as against \$5,995,329 last week.

The amount involved in the auction sales this week was \$462,414 and since January 1st, \$4,661,024. Last year the total for the week was \$474,686 and from January 1st \$5,381,980.

12TH ST.—Van Vliet & Place sold to the Village Realty Co. 260 West 12th st, a 3-sty dwelling, on lot 20.7x83, and have resold the property for the realty company.

60TH ST.—The Brown Realty Co. bought 315 East 60th st, a 5-sty tenement, on lot 25x100.5.

111TH ST.—Louis Greenblatt sold through Samuel Goodman to H. Davidson the four 6-sty apartment houses 249 to 255 West 111th st, each on plot 36x100.11. The property adjoins the 7-sty Raymond apartment house at the northeast corner of 8th av and 111th st.

116TH ST.—I. Cohen sold for Morris Goldberg 129 West 116th st, a 5-sty flat, on lot 25x100.11.

AV A.—Henry Brady sold for Sarah Burnstone the 5-sty tenement and store 264 Av A, on lot 20x95.6.

3D AV.—I. Cohen sold for the Ashmead estate 1459 3d av, a 5-sty building, on lot 25x100.

3D AV.—The property at the southwest corner of 3d av and 122d st, a 5-sty building, on lot 25.3x100, has been sold. It is understood that the price paid for the parcel establishes a high record for this part of 3d av. On the 121st st end of the block is the new Cowperthwaite store. The Hopkins Security Co. bought 2238 3d av, adjoining, last May.

PROMINENT SPEAKERS FOR BOARD OF BROKERS' DINNER.

FOURTEENTH ANNUAL GATHERING TO BE LARGELY ATTENDED.

All but a few seats for the fourteenth annual dinner of the Real Estate Board of Brokers, to be held in the grand ballroom of the Waldorf-Astoria on February 16, have already been taken by leading real estate men and their friends. More than 500 persons have already secured their places and, if the rush for seats continues at the present rate, there will have to be extra tables added to those already planned. The souvenirs have also been arranged, and according to Joseph P. Mulligan, chairman of the dinner committee, will be handsomer and more elaborate than any before given.

The speakers at the dinner, over which Joseph P. Day, president of the Board, will act as toastmaster, will include Hon. John P. Mitchell, president of Board of Aldermen; Edward W. Boynton, president of the American Real Estate Company; Walter Stabler, comptroller of the Metropolitan Life Insurance Company; Francis E. Ward, former president of the Board; John J. Delaney, and Assistant Corporation Counsel John P. O'Brien.

Every purchase has SOME bearing on somebody's real estate.

REAL ESTATE NOTES

Richard H. Scobie, real estate broker and agent, has opened offices in the American Real Estate Building, 149th st and 3d av.

Geo. C. Oeters was elected president and secretary of the Madison Avenue and 79th Street Co. to take the place of Warren McConihe, resigned.

Arthur Weyl & Co., were the brokers in the sale of 827 Beck st; a 5-sty apartment house; size, 40x100, for McIntee & Kelly, to Sidney Falk, reported in last issue.

The Title Guarantee & Trust Co loaned to Daily & Carlson \$180,000 and \$175,000, respectively, on property located on Broadway, between 164th and 165th sts, on which will be erected two 6-sty brick and stone elevator apartments.

The Title Guarantee & Trust Company loaned on first mortgage \$1,600,000 to the Hotel Rector Co., on the new 14-sty fire-proof hotel building to be erected by the Thompson-Starrett Company, on the southeast corner of Broadway and 44th St.

Mr. S. Harby Plough, formerly with the firm of A. L. Mordecai & Son, has opened offices in the American Real Estate Building, 149th st and 3d av. Mr. Plough will transact a general real estate business, giving special attention to Bronx Borough appraisals.

Frank J. Sinnott, connected for sixteen years with the East Side office of Frederick Zittel, and Joseph L. Ennis, for sixteen years with Chas. Griffith Moses & Bro., and J. Romaine Brown & Co., have formed a partnership to operate in real estate, and have given up the brokerage business; their offices are located at 156 Broadway, Haight Building.

At the recent wearing apparel show held at Madison Square Garden, the exhibit of Frederick Fox & Co., real estate brokers, attracted, perhaps, more attention than any of the other exhibits. This firm showed pictures, plans and plaster models of the various mercantile buildings which they are offering for rent to manufacturers of ladies' and men's wear. This new and novel method of reaching prospective tenants for the many properties in their charge has caused considerable favorable comment not only from business people but from owners of property in the section in which they are active.

The first of the regular monthly meetings of the Fifth Ave Association was held at the Holland House on Tuesday, February 1, at 12.30 P. M. Among those present were: Robert Grier Cooke, in the chair, Wm. Post Sackett, C. W. Kraushaar, Elmer A. Darling, Mr. L. B. Elliman, of Pease & Elliman; Richard Muser, of Muser Bros.; E. O. Roessle, A. G. Thomson, of J. L. Mott Iron Works; Fleming H. Revell, Geo. B. Post & Sons, and the Fifth Avenue Bank. Among the latest accessions to membership in this organization are: James McCreery & Co., Wm. H. Lent & Co. and Rice & Duval.

Mr. William H. Whiting former President, and Irving S. Whiting, former Secretary of the Ruland & Whiting Company withdrew from that corporation on February 1st and on that date, with Mr. Ralph D. Whiting, formed a new firm to be known as Wm. H. Whiting & Co. They have opened a suite of offices at 41 Park Row, where they will transact a general real estate and insurance business. The senior member of the new firm, Mr. William H. Whiting, was one of the original members of the old firm of Ruland & Whiting, which was established in 1867 and has been active in its management since its inception.

NEW COURT HOUSE SITE.

After all the looking around for another site, the courts will stay in Chambers street. A bill was passed by the Assembly on Wednesday empowering the city to occupy as much as it chooses of the Chambers street front of City Hall Park for a new building. Under the Elsberg law the city can use for a new court house only the ground space occupied by the present building. Assemblyman Conklin, of New York, introduced a bill as an amendment to the Elsberg law and that measure was passed by the lower House and advanced to third reading in the Senate.

"The present plan to erect a court house in City Hall Park," said Assemblyman Conklin, "has the approval of Mayor Gaynor and other city officials. Every lawyer in New York appreciates the necessity of having a new court house and the passage of this bill will pave the way for one."

DEPUTY TAX COMMISSIONERS TO DINE.

The fourth annual dinner of the Association of Deputy Tax Commissioners will be given at Shanley's, Broadway and 42d st, on Tuesday, Feb. 8. While these gatherings are arranged primarily to promote good fellowship among the deputies, much time is usually given over to the discussion of subjects for the betterment of the service as well. The Tax Commissioners, including a number of invited guests, will be in attendance at this event. At present the association referred to boasts of more than 50 members.

HUDSON BRIDGE SITE.

INTERSTATE COMMISSION FAVORS BRIDGE AT 179TH STREET, CROSSING TO FORT LEE—WILL FACILITATE NORTHERN NEW JERSEY AND THE BRONX.

THE third annual report of the Interstate Bridge Commission, which will be submitted to the Legislature recommends that the bridge be built over the river at West 179th st, opposite Fort Lee, and in a line with the Washington Bridge, over the Harlem to the Bronx:

"From a purely engineering point of view it is the most economical crossing from Manhattan over the Hudson River that it is possible to select, it being over the narrowest part of the river with comparatively small land damages on either side. The approaches over land are short, that from New York reaching 179th street over Fort Washington Park and that from New Jersey over the proposed limits of Palisade Park. The foundation problems are not likely to be of great magnitude, as far as can be judged, in the absence of borings. The rock is on the surface at Fort Washington Point, involving no foundation work whatever beyond leveling off the same. Further, the channel span need not, in the engineer's opinion, be over 1,400 feet, or thereabouts, which will give abundant passage for all river traffic, the north limit anchorage ground for large vessels being below this crossing.

\$10,000,000 ESTIMATED COST.

"This site has not been bored, but in our engineer's judgment, from the apparent geological conditions, \$10,000,000 will cover the cost of a bridge at this point for highway and high speed trolley service, being in their opinion one-third the cost of a bridge, lower down the river. While it is true that the west end of the bridge would land in the State of New Jersey at this crossing, it is only about ten miles from the New York State line. Undoubtedly the State of New Jersey will extend a State road or boulevard to meet that of New York now under way.

"The 179th street crossing has further advantage of a trolley approach from the present subway station at 181st street, and by means of the present Washington Bridge can cross the Harlem River to the Hartford Railway tracks at or near Morrisania Station."

The commission reports that out of the appropriation of \$20,000, by act of the Legislature last year there remains a balance to date of \$18,402.35.

The members of the commission, who have worked without compensation, have carried on their investigation in conjunction with a similar commission appointed by the Legislature of New Jersey. Members of the New York commission are Messrs. McDougall Hawkes, chairman; E. W. Bloomingdale, A. J. Shamberg and Kingsley L. Martin, and the New Jersey commissioners are Messrs. Anthony R. Kuser, chairman; Frederick N. Eberhard, Frank R. Long, Victor L. Mason and Elias D. Smith.

BOARD TAKES UP FRANCHISE MATTERS.

Nearly the entire morning was taken up at the session of the Board of Estimate on Friday by a public hearing on the petition of the Manhattan Bridge Three-Cent Line for a franchise to construct, maintain and operate a street surface railway from a point in the marginal way adjacent to the North River, Manhattan, at or near Desbrosses st ferry to the Flatbush av extension in Brooklyn. The petition for this privilege was presented to the Board at its meeting of Jan. 7, 1910, when by resolution duly adopted, Friday, Feb. 4, was fixed as the date for a public hearing on the matter, the petition at the same time being referred to the chief engineer.

So anxious is the new company to obtain the franchise for operating such a road, it is willing to enter into an agreement whereby it will commit itself to make any reasonable contract with intersecting lines based upon a 5-cent fare, to transfer passengers in Manhattan. More accurately described, the proposed line would start from a point near the Desbrosses st ferry; thence upon, along and over the marginal way and West st to Desbrosses st, to Washington st, to Vestry st, to Canal st to the Manhattan Bridge, and upon, along and over the Manhattan Bridge and its approaches to the Flatbush av extension in Brooklyn, to Fulton st, to Rockwell pl, to Flatbush av, to 4th av, to Atlantic av, to 3d av, to Flatbush av, to Livingston st, to Hoyt st, to Bridge st, to the Flatbush av extension; together with a branch line from the intersection of Washington and Desbrosses sts, upon and along Desbrosses st to Greenwich st, to Vestry st, there connecting with the route above described.

Among the opposition to the project is the Coney Island and Brooklyn R. R. Co., operating the Franklin and DeKalb av surface roads. A representative of this corporation asked that no definite action be taken in the matter until the claims of the Coney Island road were carefully considered. After lengthy discussion on the petition the Board voted to refer the matter to the Transit Committee created on Jan. 14, and to the engineer as well.

V I O L A T I O N S

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

First Instalment Of Investigation Into Abuses Under This Title, That Harass Real Estate Owners.

DEPARTMENTAL VIOLATIONS AND POLICE POWER.

THIS subject, once introduced, as a Property Owners' subject for redress, and hearing, is, like the camel's head of old, under the run of the tent, likely to overturn both the tent and even the patience of a hearer.

If a Mayor of New York once owed his election to the fact that he had come to be recognized as the champion of the citizen against the policeman, so very likely in due time will one secure his election by the balance of vote of citizens roused to indignation by the exercise of indiscriminate Police Power.

The term, as every one knows, has little to do with the policeman, but covers the social function of government with regard to the well-being, education and protection of the citizen. It is delegated generally through State authority, to municipal departments severally known as Boards of Health, Building, Tenement House, School and other Departments.

These delegated authorities are primarily exercised, and subject within the department itself, to a hearing from any aggrieved, by the Commissioner. From his decision an appeal to Caesar, lies in a proceeding for review in the law courts.

With this part we do not deal: the power of the Press ends. The aggrieved citizen, sufficiently stung by supposed unfairness or graft in officialdom, must necessarily take up arms against his sea of troubles, and by opposing (perhaps), end them through the services of his own personal attorney-at-law, and the fair hearing which the law courts have always extended in these matters.

It is but wise to say in passing to such, however, that with the principle which supports them it is idle for the quarreller with the Departments to contend. That day passed with the school-sink suits, and it must be generally accepted as a fundamental that these police "powers" have come to stay, and until some change of direction is had in the present trend of socialistic tendency of government.

The courts but echo, as always, what they deem to be the mandate of the People legally expressed; and the constitutional right of property not being attacked, only its use, no help cometh either from the East nor yet from the Constitution. The right to own opinion, or game out of season, may possibly be maintained (tho' the latter is generally disallowed), but the right to sell either to the detriment, or even the popularly decided-to-be-detriment, of one's neighbor, is untenable under this now well-established theory of the right of the public to interfere with the individual, and without compensation, in the supposed furtherance of the Public Weal.

Quarrel you may with the principle, particularly if an old-fashioned democrat, believing that the best government is that which interferes least with life, liberty, and not alone property (but the use of property), but spare your country's flag—and what it of late decades has grown to stand for—a good living to every man Jack who chooses to come over here from the "effete monarchies" of the old world—education—medical advice, and everything but rent, free, and to that some even think we are coming! As to what shall be done by the citizen who has but a Pickwickian injury to avenge, a small injustice to be righted by fair hearing, or a philosophical desire to argue for and ask to obtain fair consideration and probable redress without flying to the last resort, of Kings—American or otherwise—our best efforts will be devoted.

The evil, as we have already said, in previous editions, is a very insidious one, where an evil at all; as, being founded on fundamentally beneficent objects, such evils usually are.

The meanest act related in Scripture was that of Gehazi, the prophet's servant, who preyed upon the gratitude of the prophet's recovered patient. For, pleased at first with the extension of the long arm of government socially towards the better housing of the poor, the remedying of unhealthful conditions affecting the public, both Public and Courts have generally sustained the police power extension of governmental functions. From the unfair abuse by petty officialdom of this

noble principle the generous public in its individual relation has suffered greatly. It is with this abuse of these, so extended powers, the graft in connection with them, and the tyranny of small officials, we propose to contend, and open our forum of [Property Owners Forum Hall of Justice—column of complaint] for a fair hearing of the individual under supposed unjust stress; and to this we pledge the power of the Press.

And to this power we honestly believe we can add the sympathy and ear of higher department officials, who are far above the petty resentment, or pride and prejudice of the petty official, who ever has been, even when not actuated by graft, the spur in the side of the public, and the cause of the marked disfavor with which many of our best laws, are regarded by the public in their individual application and enforcement.

It is not, nor ever will be, our motto, that the best way to enforce even a good law is, ruthlessly—or according to its letter rather than its spirit.

THE FIRST INSTALLMENT.

IN the interest of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY, we commence in our columns this week an investigation of all official and departmental acts of the Municipal and State authorities affecting real estate, which might be grouped under the broad heading of "VIOLATIONS."

WE are not seeking to convict anybody, neither do we desire to overthrow any law now on the statute books. We do not want a campaign of idealism. The situation that confronts the property owner is not at all of a radical nature. The question really is: Have our departments not overworked the scheme of "Violations"? Ignoring what has happened in the past, should certain of our city officials be granted a progressive carte blanche to harrass the real estate owner's peace of mind, pillage his profits, put a premium on his honesty, and so tie up his possessions with "red tape" that only the technicalities and not the vital purposes of the law are preserved?

SURELY, it is the purposes and beneficent intent of the law or laws that should be secured. To obtain this result, of course, is very much more difficult than to tabulate an ironclad list of requirements and treat them all, big and little, as though they were of equal importance, and then strive to enforce them in the spirit of the schoolmaster, with the manners of the policeman. It is against this latter method that property owners to-day are "kicking." This point should be distinctly understood. A citizen must have very strong reason, indeed, to warrant him in seeking to overturn a law. But he is standing entirely on justifiable ground when he limits himself to criticism regarding methods of administration.

IN this matter of "Violations" the complaint of real estate owners to-day seems to be wholly confined to criticism of administrative methods. These methods, it is alleged, are too merely verbal in spirit and too strongly harassing in application. The property owner is treated too much as though he were necessarily a criminal because he owns real estate, and it is the duty of the inspectors to go around the city from pillar to post, sneaking and spying, on the unfortunate criminal. The idea seems to have grown up among all grades of property owners, that the different departments of the city dealing with real estate are inspired largely by routine, circumlocution and

Nearly every act of the City Government AFFECTS real estate in some measure.

"red tape." The inspectors are supposed to be required to report a certain number of "Violations" a day. If they do not report the stated number, they are not efficient officers. If they do turn in the standard requirement, they are considered competent, no matter how trivial and substantially unjust their reports are. Of course, the first thing to be decided is how well warranted and just is this complaint. It is certainly very general among real estate men.

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY present below the first instalment of evidence. The Record and Guide vouches for the fact that the witnesses have not been selected. The inquiry has been absolutely impartial. Nothing essential has been suppressed. Those who have been examined have been called at random. Those who have spoken on one side of the question have been just as thoroughly reported as those who have taken a counter-position. We have demanded always from the witness not only his name, but the exact location of the property and the precise nature of the "Violation" about which he complains. Personal details have not always been printed, because people fear that the public criticism of any department makes the com-

plainant "a marked man." Is this criticism correct? Have we, in the United States, at last reached the point that a citizen who complains in good faith (right or wrong) about the acts of the Police Department, or the Building Department, or the Tenement House Department, or any of the other departments of the city government, can do so only at the risk of official reprisal and persecution? Have we a species of democratic lese majesty? Is there an underworld of tyranny in New York City that brings us closer to Russia than our geographies make the distance. Is "Czardom" there, replaced by "Graftdom" here? There are some sinister facts that do not leave the mind of the good citizen entirely easy. But at this moment our interest is confined to simply presenting to the jury the general case about violations. Cases are pouring in upon us by every mail and we trust that all owners of real estate will join with us in turning the light of publicity on all the facts regarding "Violations."

BEYOND the evidence presented by the witnesses who speak below, there stands this rather ominous general fact, which we wish to emphasize by placing it surrounded by a special black border.

THE AWFUL RECORD!

Tenement House Department	99,000						
Building Department	3,346						
Board of Health	14,624						
<table style="display: inline-table; border: none;"> <tr> <td style="border-left: 1px solid black; padding-left: 5px;">Bklyn....</td> <td style="padding-left: 5px;">7,498</td> </tr> <tr> <td style="border-left: 1px solid black; padding-left: 5px;">Bronx ...</td> <td style="padding-left: 5px;">3,716</td> </tr> <tr> <td style="border-left: 1px solid black; padding-left: 5px;">Queens..</td> <td style="padding-left: 5px;">3,410</td> </tr> </table>	Bklyn....	7,498	Bronx ...	3,716	Queens..	3,410	
Bklyn....	7,498						
Bronx ...	3,716						
Queens..	3,410						
Bureau of Highways	9,232						
Bureau of Incumbrances	Unknown						
Fire Department	Unknown						
Commission Licenses	Unknown						
State Factory Inspectors	Unknown						
N. Y. Board of Fire Underwriters	Unknown						
Department of Water Supply, Gas and Electricity	<table style="display: inline-table; border: none;"> <tr> <td style="border-left: 1px solid black; padding-left: 5px;">3,000 new meters</td> </tr> <tr> <td style="border-left: 1px solid black; padding-left: 5px;">6,000 repairs to meters</td> </tr> </table>	3,000 new meters	6,000 repairs to meters				
3,000 new meters							
6,000 repairs to meters							
Total	135,202						

NOW, let us ask, will anybody who knows real estate men say that these figures reasonably represent either the moral or civic delinquencies of real estate owners? Do not these figures indicate something grossly wrong either with the laws, or their administration, or with the methods and acts of the property owners? Is not the indictment contained in these figures too large to be hurled in its entirety at any single class of men? Is there not an accomplice somewhere? Is there not an exaggeration in those numbers? That is what the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY desire to find out, and then, in a spirit of perfect equity, try to remedy it through the control and by the regulation of Public Opinion. If there be any dirt lying around, let us get the light of publicity upon it.

THE INTERVIEWS

IRA J. ETTINGER, of 256 Broadway, Manhattan, had the following to say on the subject of violations:

"There is no question but that in the past considerable annoyance has been experienced by owners due to the unwarrantable filing of violations against their holdings. Pages could easily be written on this matter. I have no time at present to relate specific instances in which the administration of the law is at fault. I will say though, that the practice of acting, upon unsigned complaints is deserving of sharp criticism and should cease at once. No, I see no necessity of going further into details for nearly every owner of tenement property in the City of New York will understand what I mean by this statement. There ought to be a regulation requiring the full signature and address of complaints in each case where notifications of violations are received by the Tenement House department. Under such a rule owners would suffer less by the whims and retaliating acts of disgruntled tenants and others." (No. 13.)

CONDITIONS RECENTLY GREATLY IMPROVED.

MR. SCHWARTZ, of Schwartz & Gross, architects, 347 5th av: "We have no complaints to make against the requirements of the present tenement house administration. In fact we have been able to obtain through the new Commissioner, Mr. Murphy, definite action and decision on several important matters which have been held over for a long time past. We believe that conditions have already been greatly improved and that we are to have Mr. Murphy's direct co-operation. With this attention and prompt action upon the part of the Department, we do not deem the requirements of the Tenement House law will be difficult to meet. Our principal difficulty in the past has been to obtain immediate action, thus causing much annoyance to our clients. We do not care to discuss the matter of violations at this time." (No. 2.)

State Factory Inspector Taking a Shot at City Owners.

Referring to the matter of notice of violations sent to property owners by the City Departments, whatever else may be said, these notices generally state specifically things that are to be done so that the property owner who receives it knows just what he is called upon to do; but the notices that are being sent out by the State Factory Inspector are of the broadest character without giving any specification or detail whatever. They are sent to owners of expensive loft buildings, simply requiring them to improve their ventilation. What improvements are required, how they are to be done, what specific matter requires attention, and in what particular respect it is claimed that the building in question fails to conform to the requirements of the law as to ventilation—not only is the recipient of the notice and the property owner not informed, but he can get no information whatever upon writing to Albany on these matters. He may go to work and make a lot of expensive alterations running into large sums, and then, perhaps, be informed that he does not conform to the law and to the requirements, and to the theory of the same. In other words, the idea is that a certain number of cubic inches of pure air are required to be furnished in every room or building where there are one or more hands at work. On one floor there may be two hands—on another 20—on one floor there may be so many gas jets and on another floor there may be electric lighting and no gas. Every one of these is presumed to require a different treatment, but yet it seems to be impossible to get the State Factory Inspector to specify in any respect what is to be done.

Should there not be some redress for this? Why should the property owner be subject to the liability of a fine and a suit or other proceeding by the State Factory Inspector for doing something which he, the Inspector, cannot tell him specifically what is and what should be done? Should there not be some other standard than the Commissioner's personal dictation? We are inclined to think that this is a point on which the case will turn when the courts are again appealed to. (No. 31.)

JUSTICE.

JOS. S. SCHWAB, OF 206 BROADWAY, is largely interested in real estate, besides being closely connected with the management of several property owners' associations in the city. Mr. Schwab observed: "I am given to understand that matters are running more smoothly since a new head was appointed to the Tenement House Department. As the law was previously administered errors of judgment were often committed. Many of these could be traced directly to the inspectors who were over zealous in their desire to establish reputations for themselves. One thing is certain and that is that the method of acting upon anonymous communications is all wrong. There is room for improvement in this respect, at least." (No. 29.)

Water Department.

To the Associated Property Owners, New York City:

Referring to the violation question, there are instances where

the property owner does not even get a chance, I refer to a leak on the water main in the street; some one sends a notice to the department that there is a leak, the department men come along open the street in front of the property complained of and if the leak is there the owner receives notice to repair it; if however, they have not struck the right place they try again and when the leak is finally located, the owner of the property affected has to pay for several openings in the street, which in case of asphalt streets amounts to \$40.00 per house. (No. 19.)

Semi-Public Bureau Getting After Property Owners.

To the Associated Property Owners of New York City:

Under the head of "VIOLATIONS" it may be interesting to let you know of a new department which has started in to annoy owners of New York real estate. It is the New York Board of Fire Underwriters. I am the owner of a modern 6-story elevator apartment, built under the present law, and I recently received the following notice from one of my tenants, who had applied for fire insurance.

UNSAFE HEATING APPARATUS.

Back up wooden mantels with brickwork. Also remove wooden furring from fireplaces in rear apartments. Shield all woodwork that is within 12 inches of gas ranges, with metal. Remove woodwork one inch from steam pipes.

The above is used as a cloak to raise insurance rates and must be complied with notwithstanding that there isn't a mantle or fireplace in the building that has a flue. There isn't a gas range in the building that has the fire within 12 inches of woodwork, but the woodwork back of the ranges must be covered or else the rates will be more than doubled. In addition the head UNSAFE HEATING APPARATUS makes the tenants believe the house is not a safe one to live in. I have had no calls from the Tenement House Department. (No. 18.)

TRIVIAL NATURE OF THE VIOLATIONS.

MR. CARLISLE NORWOOD, Esq., 68 William st, counsel for the Realty League, on being asked if he had ever been tangled in the Red Tape of the "T. H. D.," said: "My experience which I am about to give you relates entirely to past administrations and not to the present one. I have had under my observation numerous cases of violations which appear on the records of the Tenement House Department and which, except in so far as they may embarrass a property owner in borrowing upon mortgage or in selling his property, amount to nothing whatsoever. While the language used in the violation to describe it is sometimes of a character to indicate something serious, an investigation will show that the REAL MATTER IS TRIVIAL. Many of the violations are old and stale and nothing effective done to enforce them. In closing titles in my office I have said to owners, in exceptional instances of serious violations, that they must get them removed.

"The owner or his attorney would take an adjournment of the closing of the loan or sale and get the violation removed, and HOW HE DID IT I NEVER KNEW, but I simply felt it was a matter of 'no questions asked.' I refused to attempt any removal of these violations, taking the attitude that if they were seriously in disregard of the law, the law should be complied with, and if they were not, that the matter should be contested. I have not here told other things I have learned in the confidence of client dealing with lawyer, so that the information is privileged, and I therefore cannot give in specific instances the means employed to get rid of these annoyances; methods I would not have countenanced.

"From the fact that these notices are served over and over again (I have wondered whether the service fee was paid for on each repetition) and that owners did nothing; I have drawn my own inferences. From talks that I have had with dealers and owners, I am perfectly confident that property subject to the jurisdiction of the Tenement House Commissioner is a much less desirable investment than it would be if free from him. I mean particularly that class of property which would not be popularly called tenements, but is so defined in the statute.

A CASE IN POINT.

"I became interested in a tenement house on the northwest corner of Perry and Washington sts at a time when there were outstanding against it numerous violations," continued Mr. Norwood. "I complied with every single one which was legal and, in the interest of improving the property, went way beyond any requirements of the Department in putting it in first class order for the purpose of selling it. After I had done this, the inspectors of the Department continued for some time to visit the property and to serve notices, having evidently good reason for supposing that it might be productive to them, as it had been in the hands of the former owner, who had not

Do you know what the municipal government is NOW planning to do?

complied with any of these numerous notices; and when I instructed the housekeeper in charge to demand the name and number of inspectors and make each one show his badge these men REFUSED TO GIVE THEM; upon which I wrote to the head of the Department, and finding that I was not open to any approach except that of compliance with the law, I was finally dropped as a poor customer.

"In my dealings with the Department I have never found an occasion for asking favors or knuckling to them and have always advised obedience to the law and defiance of the very numerous illegal demands which came to my notice. My opinion of the law is that it is too drastic, that it has many excellent features, but that it goes a great deal too far and is made applicable to a class of properties that ought never to be under the jurisdiction of a tenement house commissioner.

"I believe that the tenants of what are known as 'high-class apartments'—and I have had some little experience with them—are in such relations to the landlord that they can exact from him EVERYTHING THAT IS NECESSARY for their health and comfort or for that of the public as far as it may be interested. TENANTS OCCUPYING SUCH PREMISES ARE NOT in any respect HELPLESS. In an apartment of that kind

serious complaints against them is that the record is not corrected when the violation has been canceled, and very often it remains against the property, to turn up later when a conveyance of the property is about to be made, and then a charge is made for removing it. (The Corporation Counsel's office makes a charge of two dollars for expunging the record of the violation.)

"It also seems to me that the order of one department of the city government should be carried out in good faith by other departments, and to the satisfaction of the former; the order should not require further consent and permission from other departments, and the matter should not be considered as involving a violation of law by which penalties are incurred.

"For example, I had an order served on me by the Health Department, in reference to a building belonging to me, which required an application to the Building Department. The application was duly made and, after some delay, was approved; but, nevertheless, suit was brought by the Building Department for doing the work without a permit; a *lis pendens* was filed unknown to me, and when it turned up upon the conveyance of the property it could only be discharged by making a payment.

Invitation to All Property Owners

YOU are invited by the ASSOCIATED REAL ESTATE PROPERTY OWNERS of NEW YORK CITY to send to the publication offices of the RECORD AND GUIDE all cases of injustice, irregularity or worse in relation to "Violations" issued by any department of the city government. You must please state, as a guarantee of good faith, your own full name and address and the location of the real estate affected by the "Violation." No part of this specific or personal information that you furnish will be printed without your consent in writing. To save time, please state when writing to what extent you grant the right of publicity in regard to your communication.

I have had personal experience of one instance where an order was issued to kalsomine a dumbwaiter shaft, and in connection with it I poked so much fun at the Department in a letter that it withdrew the order.

IMPORTANT SUGGESTIONS.

"If there could be eliminated from the supervision of the Department what are known as high-class apartments (and it would be very easy to get a proper definition of them), then the NUMBER OF INSPECTORS could be largely cut down, for their work would be limited only to what were popularly known as 'tenement houses,' or what might newly be defined as 'tenement houses,' so as to protect that class of people against those whom the sentimentalists call 'rapacious landlords'; but in the case of the high-class tenants, the situation is reversed and the landlords are the victims of the rapacious tenants." (No. 1.)

HOW THE TAPE GOT SNARLED.

CHARLES BUEK, architect, builder and member of the Board of Examiners, thought that all municipal departments were apt to be overbearing and their inspectors disposed to magnify their office a little bit. "They send in a violation on the most trivial pretext," said Mr. Buek, "and one of the most

"I think a great improvement could be made in the Law itself. Architects should have more freedom and should not be tied down to such petty provisions. There is, indeed, a feeling in the public mind in these latter days that a man who invests in property will have more trouble than he ought to have, and that certain authorities, instead of protecting him in the enjoyment of his property, will really go out of their way to give him annoyance and trouble. What the Tenement House Department needs is a board of appeal. Such a board has done a world of good in the Building Department." (No. 3.)

JERE C. LYONS, of the J. C. Lyons Company, 4 East 42d st, the well-known builder and operator: "The Tenement House Department is giving a great deal of trouble to many people. Probably they deserve it, if they do not comply with the law. The law itself is essentially a good law, and has done a great deal for the people at large, but some have had to suffer."

Mr. Lyons, as a builder of only the highest class of private residences and apartment houses in the 5th av section, has naturally not had the experiences with the "red tape demon" that the owners of a different class of property have had, as, for instance, the owners of old tenements. And it may as well be said here as elsewhere that big builders and contractors

It may affect YOUR real estate.

were found by the Record and Guide investigators not to have had as a class much experience with the entangling official red tape. As one said: "It is up to the architects to get the plans approved, and we builders simply follow the plans." (No. 4.)

GEORGE FRED PELHAM, architect, 507 5th av: "The Tenement House Department routine is too technical. There is too much red tape and too much delay. You get, for instance, an order to comply with a certain rule; you perhaps comply with the objections, notify the Department and in the majority of cases you will then get two or three more notices of violations. Why can't they send them all at once? Architects are obliged to lose a large amount of time on trivial matters, and they protest against the great length of time it takes, after submitting plans, to get action.

"The Law has never been interpreted in a liberal spirit. The Law itself has changed little, but the regulations and rulings of the Department have changed a great deal. What is approved at one time is disapproved at another; a precedent has no weight.

"That part of the Tenement House Department dealing with new construction should be under one head—in the Building Department. In filing plans for new buildings or alterations, we have to file three sets. The examiner must go over all three sets, and any correction found necessary must be made on all three. On the approval of the plans by the Tenement House Department, one set remains on file, one certified copy goes to the Building Department, and the third, which is called the 'reference' copy, is given to the owner; but is supposed to be kept on the job at all times, so that the inspector can examine it. Any amendment, no matter how trivial, that it is necessary to make, must be made on this 'reference' copy, which must be taken from the job to the Tenement House Department, where the amendments are made, stamped and dated. The consequence is that a great deal of time in the aggregate is lost in carrying plans back and forth and in waiting at the Department, and when the inspector comes the reference set is probably not on the job, as a game of battle-dore and shuttle cock between the Building and the Tenement Departments must be played with that set.

"As amendments to the plans have also to be made in the Building Department as well, it would reduce the labor and loss of time by one-half if the work of the architect could be concentrated in the Building Department alone, leaving the clerical and sanitary work to the Tenement House Department." (No. 5.)

DELAY IN APPROVING PLANS.

L. A. GOLDSTONE, of Rouse & Goldstone, architects, complained especially of the number of seemingly unnecessary delays in getting plans approved. "It is my opinion," said Mr. Goldstone, that far better results in rendering decisions would be attained if there was less bookkeeping and a smaller force of employees possessing better judgment, using discretion in dealing with plans which may not actually, perhaps, be presented strictly in accordance with the letter of the law. After all, the reason for the enactment of the Tenement House Law was for the improvement of the home conditions of the poor, and when any idea or plan is advanced which is in keeping with the spirit of that law, it should be considered in that light. This was the intentions of the framers of the Tenement House act.

"If anything submitted is so far off track, or varies so much from what the Law directs, and the Commissioner should consider the same of too great importance for him to decide under the present limitations and restrictions, then it should go to a higher body or BOARD OF APPEAL, similar to the Board of Examiners connected with the Department of Buildings. Furthermore, in any such appeal, the decision rendered should be made public, so that all might be benefited."

Mr. Goldstone also spoke of the trouble often arising upon the approval of plans. He maintained that when a plan is once approved by the Department it should remain approved; that it was very unjust to a builder and owner after he has completed a building in strict accordance with the plans previously accepted by the Department for the Department to withhold its final certificate for months for some trivial violation.

DIVIDE THE WORK.

"It is of my opinion," continued Mr. Goldstone, "that in the filing of plans there should be SOME DISTINCTION drawn between apartment houses of high class construction, having large rooms, commanding high rentals, and the cheaper tenement of smaller rooms and low rentals. The separation might be made in this way: That plans for all buildings where the rooms, exclusive of the bathrooms, average not less than 140 square feet in area, and planned in general accordance of the Tenement House Law, be filed directly with the Bureau of Buildings and be approved of solely by the examiners of that department. The result would mean that the Tenement Department would unload and have more time to properly devote to the more urgent conditions constantly arising in the cheaper tenements among the poor, for which the Department was originally intended." (No. 6.)

THE PROPERTY OWNER'S PROBLEM.

Mr. A. is a property owner who bought a fine property in the Morningside Heights district. He was induced to purchase principally because it had four fire-escapes on the sides of the house. "Ah," thought he, "surely this house is well enough supplied with fire-escapes. I will never be bothered by the Tenement House Department in this particular." This owner would not own a piece of property that had a fire-escape down the front. He is a high-class investor.

Hardly had he purchased the property, for which he paid a good sum, than he received notice of a violation, which ordered him to install fire-escapes down the front and rear walls. This made SIX sets, instead of four, as already existed, and to which, he said, every apartment had ample access.

"I tried to prevent the execution of this violation," said the indignant owner a day or two ago, "preferring to wait until Spring. No, the Department preemptorily ordered them put on. I was preparing to have this work done, being hampered in getting my contractors at the job and before the time limit was up the Department sent a policeman to the house and ordered the tenants out within twenty-four hours. Then, not being quick enough, another policeman was sent the next day to enforce the first one's orders.

HOLES CUT THROUGH.

"In the middle of winter two big holes were cut through the front and rear walls in each floor for the fire-escape supports. The fire-escapes themselves were all in, but the inspector did not come for six weeks. When an inspector did arrive he found a defect in the basement and ordered the janitor out. In the meantime I lost considerable.

"The Tax Commission boosted the value of my property about \$5,000, but when the fire-escapes were put on the front of it I could not get the same rent as before, and the market value of the property was reduced 10 per cent.

"I went to the Department and was treated with insolence (this was before the present administration), and before I could get a permit the inspector insisted that I put an ADDITIONAL PLATFORM in front of the parlor windows between the first floor and the sidewalk, which was not specified in the order for fire-escapes.

"I could not close up the holes above, and of course I could not put in the trim until the holes were closed. Finally, I turned the matter over to my contractor, and after a long wait the matter was adjusted. My complaint is that the laws of the Tenement House Department and the Building Department DO NOT JIBE. They nullify each other. The Building Department had O. K.'d the plans for the building which, when completed, along came the Tenement House inspector, who found that the basement was six inches too low, and therefore 'NOT FIT FOR HUMAN HABITATION.'

"It seems that the aim of the Department employees is to get AS MANY VIOLATIONS AS POSSIBLE and not to find ACTUAL conditions that require correction. I am a law-abiding citizen, I believe that the Tenement House Department was created for the good of all. I also understand that unscrupulous builders might try to take advantage of the law, but what I cannot see is why a property owner is compelled to make improvements, which may not meet with the requirements of another department. How can I tell, but that some subsequent administration will declare that my fire-escapes are not wide enough, or that my cellar should be another six inches higher or that I should conform to some other law which may entail a cost of entirely remodeling my building, at a time when I am depending upon the income of that building for my support, which cost might bankrupt me?"

Those are conditions that confront the property owner. (No. 20.)

AN ARCHITECT'S GRIEVANCE.

Mr. B. is an architect who devotes most of his time to the construction of new tenement houses. He holds that the system is wrong that requires an architect to lose valuable time in attending to petty little corrections and amendments to plans filed with the Tenement House Department. He endorses Charles H. Israel's suggestion in the issue of the Record and Guide of January 22, that an arrangement be made to provide for appointments with the chief plan examiner so that corrections and amendments to plans may be made at once instead of having it prolonged by circuitous methods now in vogue. To counteract the objection that the Department might make that, some architects might file loosely drawn plans, depending upon the appointment to make them complete, he would propose a rule fining architects for such carelessness, or some such plan that will insure complete plans being filed at the outset.

"There is too much doubling up of inspectors which necessitates conflicting reports at headquarters," he said. "This overlapping occasions great delays and inconvenience. I would like to see a plan inaugurated in the Department that would permit a building to be tentatively occupied pending the removal of violations. At present a permit is withheld until every violation has actually been removed.

"I know a case where a man erected a fine tenement house. He complied with the law in every detail. When his building was, as he thought, completed he announced that his apartments were ready to be tenanted. Time was growing short.

If he did not rent his apartments by October 1 he would lose six months' rent. Some tenants signed up and were ready to move in October 1. Existing violations, he thought, could be removed in fifteen days. At the end of that time, when his tenants were almost ready to move in, he received twenty or thirty violations of the most trivial kind. A broken window pane, a spring broken in a self-closing door, a little portion of the cellar had not been whitewashed, an inside trap cover was not in place, the fire-escape was one-half an inch too narrow, or he forgot to whitewash the interior of a dumbwaiter shaft.

"Permit was withheld and the house could not be tenanted. Finally, he got all the violations removed, but his house was not fully tenanted, and probably will not be until Spring. Now, those are little things," continued Mr. Blank, "that could have been attended to even though there were a few tenants in the building, but he was held back. I can well understand that if a room is too small, or the stairs are not of required width, or the building has been erected differently than the plans filed called for, there is need for withholding a permit, but in such trivial matters, I cannot see through it. Why not give a tentative permit, allowing the owner ten days, fifteen days or, say, a month in which to comply with the order for the removals of the violations. With tenants in there and liable to be put out if the order is not complied with quicker results would be forthcoming, if anything.

"If THE ASSOCIATED REAL ESTATE OWNERS OF NEW YORK can get this one change it will be a great blessing to the real estate owners and architects of this city.

"STOP" ORDERS.

"There is another thing that needs the attention of the new commissioner," the architect said. "That is the promiscuous use of 'stop orders' that are placed on buildings by inspectors pending investigation by the Department. Sometimes these are placed on an operation unnecessarily. It is not always necessary to stop operations on a building. For instance, it has been put on in the case of a fire-escape bracket not being of the right shape. In the case of something serious, such as a cellar ceiling being too low or too high, or a court not wide enough, that is different; but even in that case, and most certainly in the more trivial case, I believe it to be wrong to leave that matter to the discretion of the ordinary district inspector. He should report the matter back to the Department, and a special man, of thorough technical knowledge, ripe in judgment, wide in experience and thoroughly up in Department law and in building practice, should PERSONALLY investigate the case, and then, if in his judgment, the defect cannot be remedied without a stop order, let him place it.

"There is another matter. Why should an architect be liable to the Department for a fine of from \$50 to \$250 for the loss of a set of 'Reference plans' that are required to be made by the architect and kept at the building for the use of the Department inspector when it is not specifically stated in the LAW that such an offense is a VIOLATION?" (No. 21.)

THE ALTERATION ARCHITECT'S OBJECTIONS.

Mr. C., an architect who specializes in alteration work, widely known as a most conscientious man, especially in the matter of conforming to the Building Department and T. H. Department laws, finds that the latter department frequently reverses its own rulings and decisions.

"I had to file an amendment to plans," said the architect, "and when I took them to the Department I was told that the statement did not agree with the inspector's report. I asked, after considerable delay and other annoying attention to routine details, what I would have to do to get this straightened out. They said I would have to make a new application which will agree with the inspector's report. I did so, and then RECEIVED A DISAPPROVAL, STATING THAT CHANGING THE APPLICATION WAS NOT PERMITTED.

"After I have paid the notary his fee and have gone to all the trouble to make out a new application, they are going to take out the old application on file and file it as a new one.

"The law says that any wainscoting should have plaster behind it. Now it does not specify wooden wainscoting, but says: 'When WAINSCOTING is hereafter placed in any tenement house, or any building in process of being changed into a tenement house, the surface of the wall or partition behind such WAINSCOTING shall be plastered down to the floor line, and any intervening space between said plastering and said wainscoting shall be filled with incombustible material.'

"Now, what folly it is to place a violation on a building when the owner puts in a marble wainscot, which is fireproof, and fails to plaster behind it.

"The subject of the installation of additional water closets is another matter in point. When there is a water closet for each family in a building, the T. H. Department cannot require additional ones, according to a decision of the Corporation Counsel. But when you file plans for an alteration and provide no additional water closets, an objection is filed at once. I took this matter up with the Chief Inspector, and he said he had no official knowledge of such a decision by the Corporation Counsel. Another official higher up waived the objection. Now, why cannot they get that matter clear.

"Then there is the seemingly needless delay in getting action on violations. You get a notice to alter a violation. You re-

move the violation and send a notice to the Department that the order has been complied with. A Deputy refers that to an inspector, who is liable to keep it in his pocket for a week or two. In three or four days, if you are lucky, you go to the violation clerk and ask for information on the violation, naming it. He tells you, in a pained and bored way, that if you come back in two weeks you will hear something about it, maybe. In two weeks you go back and perhaps you find that it is not all right. But if it is satisfactory, the case then goes to the Review Division. In case of doubt that division makes an inspection, and if it is satisfactory and the inspector's report is verified, you get a dismissal, which might come to you in four weeks, or maybe eight weeks, and then again, maybe, not in five years.

"I had a case in — street where a building was completed. A sink was placed in the rear of a store. An Inspector looked over the premises and issued a violation stating that the waste pipe had not been properly fastened to the sink. I took it to the plumber, who assured me it was all right. I went down myself and found that it was all right. Then I took it back to the T. H. Department and was told that the violation had not been complied with. I sent that notice to the plumber, who sent the Department a stiff letter saying that if the Department sent a competent man there he would find it was all right. He got a dismissal on the violation.

"But it took FOUR MONTHS to get that through, during which the contractor could not get the \$565 balance due on his bill. The actual time consumed in this was FOUR MONTHS AND TWENTY-SEVEN DAYS, for a minor matter of a proper connection with a sink drain!

"When is a cellar free from dampness? Sec. 100 says: 'The floor of the cellar or lowest floor of every tenement house shall be free from dampness and, when necessary, shall be concreted with four inches of concrete of good quality, and with a finished surface.' When is it necessary? If it is concreted and is then damp, what then?

"Here is another case where health is made subservient to the Tenement House Department's rulings. It involves a shaft and the matter of ventilation in an old law tenement house where one apartment faces upon a street and another on the same floor faces upon a yard. The T. H. Department says in Sec. 75 that you can keep a shaft in such a building if you put an intake in the cellar. Now the Department says that I must open that shaft, so that instead of the skylight on it now and vent holes on the side walls of the skylight, it must be open to the sky. To open that shaft it will be necessary to fireproof it, and since it is impossible to make it four foot in width, according to law, the shaft must be removed and a window be put into the adjoining room.

"I wrote the Department calling its attention to the fact that if the shaft is removed there will be no means of ventilation for the families living in that house in summer time, as all circulation of air will be impossible. The shafts will have to be opened to the sky, because there are four families living on a floor, but those four families will be deprived of fresh air during the summer.

"One trouble is that no amendments to the Tenement House Law have been possible unless they have emanated from the Tenement House Department. A commission of architects and a representative of the various departments of the Tenement House Department might work beneficial results in the way of remedial legislation.

"Here's a case of bulkheads. Sec. 31, under title of Bulkheads, says: 'Within the fire limits no wooden tenement house shall hereafter be erected. . . . But outside of the fire limits tenement houses not exceeding three stories in height, exclusive of cellar, may be erected of wood . . . and such houses, whether of wood or other material, need not comply with the provisions of the following named sections of this chapter: Seventeen, Nineteen, etc., etc.' Now section 17 reads that every wooden tenement house must have a fireproof bulkhead. Section 19 refers to stairways in non-fireproof tenement houses. But SECTION 18, NOT MENTIONED in Section 31, reads: 'EVERY tenement house hereafter erected shall have at least one flight of stairs extending from the entrance floor to the roof, and the stairs and public halls therein shall each be three feet wide in the clear.' Now, if you run those stairs to the roof, as the law directs, you have got to have a bulkhead, and you are liable to a violation if you don't. What are you to do about it? You see the law is not clear.

"I referred this matter to the Commissioner. He referred it to the Bronx, where it was ruled that the house MUST HAVE bulkheads.

"I could go on and cite hundreds of cases of this kind. Here's another illustration of an actual occurrence:

"In 1905 fire-escapes were ordered on a certain tenement house and they were ACCEPTED by the Department.

"In 1907 a violation was placed upon them, to compel them to be ALTERED. The matter was taken up before one of the deputies, who saw that an error had been made and said that was all right, that it would be canceled.

"In 1908 an owner received a violation notice to vacate the basement and to remove all fixtures. The owner did as desired, and in the basement, after taking out the wash tubs, he stored

some furniture in the vacated rooms, as he was a furniture dealer. The basement was used for that purpose during 1909, but on Monday of this week he received a notice that the Department had STARTED SUIT AGAINST HIM FOR NOT COMPLYING WITH THE LAW.

"I went to the Chief Inspector and asked him what it meant. He said that if I would bring proof that this was not a case of conversion, it would possibly be adjusted. In letters dated Jan. 26 the owner asked for a request for a basement permit, and on the 28th of January it was shown that the owner hadn't occupied the basement for two years, and that he did not intend to use it as a place of habitation. The Department still refused to issue a permit. The Department's reply was that the Law says that if a building IS ARRANGED AS A TENEMENT HOUSE the owner can be sued under the law. The Department then alleged that it was impossible to ascertain what material was beneath the first floor, evidently forgetting that there is a basement and a cellar below it, the floor of which cellar is concreted and the ceiling of the basement is plastered. The Department's own records show what the material is. Reference to the inspector's report showed THAT THE ROOMS WERE ALL RIGHT, BUT THAT THERE WAS NO PERMIT. The owner has been trying to get such a permit for TWO YEARS." (No. 22.)

MORE INSPECTIONS FOR TENEMENT HOUSES.—The foreman of each fire company in the city has been directed to ascertain about the storage of inflammable materials in buildings in his district and note the use of parts of warehouses or ragshops as dwellings. With regard to tenements and flat houses, the firemen are to submit reports at once and in detail, giving the dimensions, number of families living in each story, the name of the owner, a description of the general condition of the premises and any other information that would warrant the fire department's attention and correction. The co-operation of the inspectors of the tenement house department has been promised. The inspection of dwellings by firemen is to be the first on record.

COURTEOUS TREATMENT FOR THE PUBLIC.

Mr. D. is a property owner, who holds several tenement houses. He says that he was made ill by the rude and insolent treatment he received at the hands of Tenement House Department employees during a former administration. He avers that he was confined to his bed from the nervous shock sustained during a series of visits to that Department. He declared that answers were given in an abrupt manner by Department employees, and he found that discipline was entirely lacking, and that loud talking was indulged in. He found that certain cards or records he called for were lost, and that he believes that this was due to the fact that not sufficient attention was paid to business, and that the filing was conducted in a careless manner. He called attention to this section of the rules and regulations governing the Tenement House Department in New York, adopted May 18, 1906:

"All employees must conduct themselves in a QUIET and CIVIL manner and be POLITE and CONSIDERATE IN THEIR INTERCOURSE with the PUBLIC and WITH EACH OTHER. ABUSE, INSOLENT OR LOUD TALKING WILL NOT BE TOLERATED. Kindly but firm and tactful treatment of the public is essential for THE RETENTION OF AN EMPLOYEE IN THE SERVICE." (No. 1.)

FROM A DOWNTOWN OWNER: "I am through with improved real estate. It does not pay to put up with all these annoyances. They drive one insane. Only a short time ago I received three or four notices of violations against certain tenement property owned by myself. One called for the replacement of wood panels in hall doors by using glass. I complied with this. Another called for additional windows in rooms already well lighted and ventilated. I did not see why I should go to this expense, and have done nothing in the matter. The last notification received from the Tenement House Department required me to build an exit from the rear of a depressed back yard to the street. Since I do not own the fee to any other property in the block, and there are no alleyways or passageways in the rear or sides of my holding, how can I provide such an outlet as called for? I am afraid that the governing law is being too carefully interpreted." (No. 24.)

THE OPINION OF A HARLEM OWNER: "I have no violations against any of my tenement properties at present, but I have been subjected to annoyances in the past. In each case I have had no difficulty in adjusting differences when matters were explained to the Tenement House Department. Although the law is plain, I am inclined to think that the present head is interpreting it more broadly than the former incumbent." (No. 25.)

JACOB APPELL, of 271 West 23d st, Manhattan, is an owner of real estate as well as a broker. He had the following to say:

"I am not alone in my opinion when I assert that much injustice has been done property owners through the operation of the Tenement House Law. The administration of the act is effectually putting a check on the purchase of tenement property for investment. This gentleman here (pointing to a client in his office) will bear me out in this statement. Until recently he owned — 8th av, but was forced to part with his holding due to the annoying visits of tenement inspectors. The building in question is equipped with a rear fire-escape, suffi-

ciently adequate for ordinary needs. The Tenement House Department reasoned differently and placed a violation on the property because no fire-escapes were attached to the front of the structure. In this instance the Department was unnecessarily exacting. Yes, it is largely to blame for the stagnation in tenement speculation." (No. 26.)

EXASPERATING REQUIREMENTS TO BE DONE AWAY WITH.

OSCAR LOWINSON, 18 East 42d st, who is well known as an authority on structural matters, when interviewed concerning the trouble architects and owners have with the Tenement House Department, stated that he had been informed and had reason to believe that under the present administration a great many of the stupid and exasperating requirements of the Department were to be done away with, but also stated that he did not feel at the present time like criticising the Department in the manner in which he had been doing it, because it was only fair that the Commissioner should be given an OPPORTUNITY to inaugurate the REFORMS that would be brought about by any intelligent person.

"It was patent to anybody studying the Department and its methods that the Tenement House Law was a great disappointment to those who were responsible for its enactment; the law had been designed with the idea of practically stopping tenement house construction, and it was only when the natural law of supply and demand rose superior to this enactment, the brilliant scheme was evolved of making it as difficult as possible for anybody to do business with the Department. This was surely successfully carried out in the series of stupid requirements which had during the past five years been insisted on.

"To give an illustration: No examiner of plans would be permitted to exercise any discretion as to whether a particular matter complied with the law or not on the plans in front of him, but the examiner would disapprove of everything when a decision had not been previously rendered on the particular subject matter. In order to obtain the consent of the Department to anything the examiner disapproves of, it had been necessary to write a brief, file the same with the Department, where it was taken charge of, and if the head of the Department assumed that the architect's independence was not aroused to the fighting point, his request would be objected to, otherwise it would be granted.

FIRE-ESCAPE REGULATIONS.

"The fire-escape regulations have now practically been standardized; it is even yet, I believe, not sufficient to agree to do anything the Department desires (they do not trust their own employees apparently). It is necessary to make plans in each and every item agree with standards; at the same time it is IMPOSSIBLE TO GET A SET OF THESE STANDARDS from the Department, the Department contending that only iron people and not architects should have these. The Department, I believe, still insists that the width of the entrance hall would be guided not by the distance between walls, but the clear distance between doors when open and the opposite jamb or wall, although I believe the courts have decided that the Department has no right to make such an assumption. The Department has a habit of requiring the duplication of information, thereby lumbering up the plans with matters that are of no earthly use to anybody, but it embarrasses the average builder by the confusion which is only natural where the plans state various matters referring to the same things in different ways.

"When a case is laid before a court or jury, the Department lays great stress on the fact that the number of objections to the plans show the evident intention of the architect or owner to evade the law, and this creates an impression which is very difficult to remove, even though the architect or owner is really in the right. There is no reason why a set of plans should not be passed by this Department with practically no objections, so long as the plans are intelligent to a person understanding how to read plans. The examiners have been TAUGHT TO STRAIN EVERY ITEM in connection with the plans, even though the matter at issue has nothing to do in any way that would affect the application of the Tenement Law to the plans, and it has been frequently told me that the object of the Department is to teach architects to properly draw their plans. It is unfortunate in that the Department loses track of the object of its existence, namely, to see that the law is complied with. A short time ago I had a case where the adjoining first story extension wall projected six inches on our line for a distance of about four feet, and the Department insisted that I must make my light shaft this four feet longer because of a strained interpretation of the law. The Department lumps up its records with technical objections to plans that it is its inspectors' business to look after and with matters which have very little to do with the plans themselves, but with technical matters of the law. If I had the time I could cite a number of instances of my own experience of practices that an intelligent commissioner would immediately order discontinued." (No. 27.)

THE ESSENTIAL QUESTION.

MAXIMILIAN ZIPKES, an architect who has made plans for six hundred tenement houses in Greater New York, said

he had read with a great deal of interest the various comments and criticisms against the red tape of the Tenement House Department. My opinion is, that no man should condemn a department or a law, or any condition, social or political, unless he has a remedy to offer. Mr. Zipkes added:

"I cannot understand what would be accomplished by enumerating cases where violations have been issued, and how long it takes to dismiss them, or to get any satisfaction from the Department. If all the cases that various architects can cite, were to be reported, the Record and Guide would have to assume the proportions of the telephone book, but, as I said before, citing the cases without offering a remedy, is of no purpose, and entirely unjust.

"The condition, therefore, narrows itself down to the question, 'Why do such conditions exist, and if they exist, can they be remedied?' My answer to the first is that the progress which has been made in the housing of the people in the Borough of Manhattan has so far progressed, and gotten beyond the anticipations of the framers of the Tenement House Law, that we find ourselves under conditions which demand a radical change in the law. The framers of that law could no more foresee the results and the actual progress that has taken place in the construction of tenement houses, more especially known as apartment houses, than could the framers of the Declaration of Independence anticipate and foresee the progress of the United States. Yet, a constitution of the United States is amendable. This will partly answer for the fact that conditions have reached a proportion where those in charge of them, in the form of inspectors and custodians of the law, are no longer qualified to cope with them. The Tenement House Law, and more especially the administration of the Department, like every form of business, that progresses with them, should keep up to the time and change the conditions to suit the circumstances.

A GENERAL HEARING ONCE A WEEK.

"So much for the reasons why present conditions exist. As to the remedy, I would say, as I have stated long before, that on account of the Department having become so confused in its methods and so obnoxious to the taxpayer affected by it, the only way that the greatest percentage of these evils could be eradicated, would be that one day in each week be devoted in a business hall where such architects, builders, or real estate owners could ventilate their grievances and opinions; this interview to be in charge of a competent person who could give an answer and who could, by his answer, establish a precedent, so that any decision he may render would guide those others present, in the future, if a similar circumstance should arise.

SUB-DIVIDE THE WORK.

"I personally think that each item of work has to go through too many hands and too many channels, before it is finally disposed of; that is why so much time is consumed in the proper discharge of the various duties. I think a sub-division of the work would do away with a lot of unnecessary help, save a great deal of expense, and give much quicker results. I believe, for instance, that where work is done on a building contrary to plans, at the same time lawful and to be accepted by the Department after an amendment was made, that no violation should be served on the owner, but that the violation which the inspector would place on the work should be left to a special department and to a competent man, who, if he found the work to be lawful, would dismiss the violation without further annoyance to the owner or architect, and thereby avoid a lot of unnecessary trouble and delay; as well as the laws, to be so placed, that they would be satisfactory to all concerned, including those who are responsible for the framing of the law, and whose main object, after all, was to improve the conditions of the poor, and not to make a lot of bookkeepers and buy a lot of index files. The system has been placed too much above the object of the law.

"I do think, further, that if the Tenement House Department could so far feel satisfied that there are a few honest people left in the architectural profession and would select one among them, who, by experience and by having utilized the laws in every form and in every phase, would be in a position to consult with the architects and the owners and builders, and to be able to give them immediate intelligent answers, that would do a great deal towards elevating the present conditions and grievances which seem to exist." No. 28.)

FROM A LEADING SPECULATOR: "It pleases me that you have taken up the subject of violations. I have just this morning (Monday), examined my 'Tenement House File.' I keep a file for this purpose and really it is quite necessary. If you will glance at the character of the violations you will observe that they cover everything from cracks in cement floors to spots on the airshaft walls of each of the buildings affected. Again, if you will examine more closely, you will see that I am charged with the grave offense of maintaining front and back hall doors of the wood paneled type. These must be removed or rebuilt in accordance with the regulations of the Tenement House and Building Department else I cannot have the violation vacated. A pretty state of affairs! Think of it. I have just expended a small fortune in improvements, voluntarily mind you, to bring these buildings up to a fixed standard. It is to my interest to keep realty of

this character in the pink of condition. I hav'n't counted the number of ridiculous violations against the property, but you can judge for yourself how many are contained in a batch of notices 1½ inches thick. This sort of business must be stopped before it assumes greater proportions. It is killing tenement speculation, and I for one have no further use for investment of the character referred to, unless they can be made to yield an income at least equal to the rate earned by good city bonds. The administration of the law is surely at fault." (No. 14.)

FROM A LARGE TENEMENT OWNER: "I am the unfortunate owner of a tenement property on 2d av, Manhattan. The building covers a corner lot. Believe me, I have been so annoyed by receiving notices from the Tenement House Department of late that I have seriously considered razing the structure."

"What kind of violations were specified?" was asked.

"All kinds, from a lost bolt in the fire escape to a small hole in the kitchen boiler. Ridiculous, isn't it? I haven't got my notices with me or I would exhibit them for your inspection. It would seem to me that nothing is gained by this constant persecution of landlords, on the contrary the system now employed by the Tenement House Department is providing a sort of mania among tenement owners that is making some of us fit subjects for the mad house. Much of the trouble can be traced directly to the inspectors who as a class are greedy for distinction and will stop for nothing so long as there remain opportunities to distinguish themselves. Let us all hope that the new head of department will institute radical reform in the carrying out of the law. It can be done. It must be done on real property will suffer materially." (No. 15.)

As the executor of an estate owning a tenement on Avenue A, I received in 1908 a notice to comply with certain tenement house orders. The work was ordered and completed within six months, and up to January 31, 1910, I have been unable to obtain a certificate from the department stating that the violations have been removed. (No. 16.)

I represent the owner of two old tenements on ——— avenue, to which title passed in 1905 and which were taken subject to violations filed in 1903, the work has all been done but I continue to receive notices to comply with same. Am also in constant receipt of orders to clean halls and yards, of which I take no notice, but in several months received a notice stating that the violations have been removed. Looks as if there is a little to much red tape and not enough proper administration. (No. 17.)

FROM AN OWNER IN THE SINGER BUILDING: "I frequently receive notices relating to certain violations said to exist on my flat property. In one instance attention was directed to the matter of a communicating door. The Tenement House Department desired me to place a door at an impossible point, but when the matter was thoroughly gone into the complaint was dismissed. It was apparent to the head of the Department that were a door to be placed as ordered various complications would result, hence the willingness to comply with my application for relief. Much depends upon the attitude of the owner in such matters, and I must say that they are often at fault." (No. 7.)

WHAT A LARGE DEALER IN REALTY THINKS: "The Associated Real Estate Property Owners of New York City is touching upon an important subject. I doubt very much if there is anything quite as important to tenement owners as the very thing you have mentioned to me—violations. Yes, I have had considerable experience with the Tenement House Department with respect to such matters, and this voluminous correspondence on my desk, all of it, mind you, relates to more than a dozen trivial violations on three of my buildings on the West Side. It's awfully discouraging, particularly since I recently overhauled the buildings at much expense. The officials are too technical in following out the spirit of the law in regard to violations. They should adopt a more liberal policy and seek to aid the taxpayer rather than subject him to loss through the operation of an impossible system of red tape." (No. 8.)

THE OPINION OF A BROADWAY OPERATOR: "My firm has no criticism to make as to the administration of the Tenement House Law. When violations have been placed on our tenements in the past, we have made it a point to remedy the defect complained of immediately. Following such action on our part the Department has always given us a prompt dismissal of the complaint. I do not doubt but that other members of the fraternity occasionally experience opposite treatment, but that is because they frequently attempt to evade compliance with the law. Do not mention the firm's name in connection with this interview, because we are not courting publicity." (No. 9.)

The owner of a house on Elizabeth st: "I recently received a notice to increase the size of a girder over a store window. My architect states that the Tenement House Department has not jurisdiction and that it is a Building Department matter." (No. 10.)

An architect who has frequent dealings with the Tenement House department states that he often receives a violation notice by mail, and on the same day receives a notice served personally by an inspector and then one by a policeman, all in relation to the same violation; another evidence of good administration. (No. 11.)

(To be continued.)

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.

AT 90-92 WEST BROADWAY.
Monday, Feb. 7.

- TREMONT AV.—St opening, from Eastern Boulevard to Fort Schuyler rd; at 2 p. m.
- WEST 178TH AND 179TH STS.—St openings, between Haven av and Buena Vista av; at 3 p. m.
- HAVEN AV.—St opening, between 170th st and Fort Washington av; at 1.30 p. m.
- JEROME AV.—Widening, from Cameron pl to East 184th st; at 3 p. m.
- CLASON POINT ROAD.—St opening, from Westchester av to East River; at 2 p. m.
- MAGENTA ST.—St opening, from White Plains road to Golden av; at 10 a. m.
- CRESTON AV.—Closing, from Tremont av to Minerva pl; at 10 a. m.
- EAST 205TH ST.—St opening, from White Plains road to Boston Post road; at 1 p. m.
- EAST 141ST ST.—St opening, from Park av to Rider av; at 11 a. m.
- ROSEDALE AV.—St opening, from Westchester av to Clasons Point road; at 11.45 a. m.
- ROSEWOOD ST.—St opening, from Bronx Boulevard to Cruger av; at 3 p. m.
- SEDGWICK AV.—Widening, from Jerome av to 169th st; at 2 p. m.
- GLOVER ST.—St opening, from Castle Hill av to Westchester av; at 2.45 p. m.
- WEST 231ST ST.—St opening, from Bailey av to Riverdale av; at 1 p. m.

Tuesday, Feb. 8.

- WEST 177TH ST.—St opening, from Amsterdam av to Riverside Drive; at 12 noon.
- CRUGER AV.—St opening, from Williamsbridge road to South Oak Drive; at 10 a. m.
- EASTERN BOULEVARD.—St opening, from New Haven R. R. to Hunts Point road; at 11 a. m.
- BOSTON ROAD.—St opening, from White Plains road to northern boundary city; at 1 p. m.
- GRAND BOULEVARD.—Extension, from 158th st to 165th st; at 11 a. m.
- GUERLAIN ST.—St opening, from Beach av to Unionport road; at 3 p. m.
- GLEBE AV.—St opening, from Westchester av to Overing av; at 2 p. m.
- GUN HILL ROAD.—St opening, from Jerome av to Mosholu Parkway North; at 11.30 a. m.

Wednesday, Feb. 9.

- WEST 184TH ST.—St opening, from Broadway to unnamed st; at 12 noon.
- ST. LAWRENCE AV.—St opening, from Westchester av to Clasons Point road; at 1 p. m.

Thursday, Feb. 10.

- BENSON AV.—St opening, from West Farms road to Lane av; at 3 p. m.
- TAYLOR ST.—St opening, from East River to Westchester av; at 4 p. m.

AT 258 BROADWAY.

Monday, Feb. 7.

- BROOKLYN BRIDGE.—Arches; at 10.30 a. m.
- ONDERDONK AV.—School site, Queens; at 11 a. m.
- FORDHAM ROAD.—Dock proceeding; at 1 p. m.
- 15TH AND 18TH STS.—Dock proceeding; at 2.30 p. m.

Tuesday, Feb. 8.

- FORT GEORGE.—Rapid transit; at 10 a. m.
- BROOKLYN BRIDGE.—Arches; at 10.30 a. m.
- BROOKLYN BRIDGE.—Arches; at 2 p. m.

Wednesday, Feb. 9.

- 15TH AND 18TH STS.—Dock proceeding; at 2.30 p. m.

Thursday, Feb. 10.

- FORT GEORGE.—Rapid transit; at 10 a. m.
- PIERS 52 AND 53, E. R.—Bulkhead; at 11 a. m.
- LOOP 5.—Rapid Transit; at 11 a. m.
- PIERCE AV.—School site, Queens; at 4 p. m.

Friday, Feb. 11.

- 15TH AND 18TH STS.—Dock proceeding; at 2.30 p. m.

BY THE PUBLIC SERVICE COMMISSION,

AT 154 NASSAU STREET, TRIBUNE BUILDING, MANHATTAN.

Monday, Feb. 7.

- CONEY ISLAND AND BROOKLYN R. R. CO.—Complaint of Jonas Monheimer, 5-cent fare from New York to Coney Island on week days—Commissioner Bassett; at 2.30 p. m.

- INTERBOROUGH RAPID TRANSIT CO.—Service in the Subway—Chairman Willcox and Commissioner Eustis; at 2.30 p. m.

Tuesday, Feb. 8.

- CITY OF NEW YORK AND DEGNON CONTRACTING CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer; at 11 a. m.

- LONG ISLAND RAILROAD CO.—Opening of Chester st, between Riverdale av and East 98th st—Commissioner Bassett; at 2.30 p. m.

Wednesday, Feb. 9.

- KINGS COUNTY ELECTRIC LIGHT & POWER CO.—Application for approval of issue of convertible debenture bonds for \$5,000,000—Commissioner Maltbie; at 2.30 p. m.

- MANHATTAN BRIDGE 3-CENT LINE.—Application for certificate of public convenience and a necessity for street railroad over Manhattan Bridge and on certain streets—Commissioner Bassett; at 2.30 p. m.

Thursday, Feb. 10.

- BROOKLYN HEIGHTS RAILROAD CO. ET AL.—Complaint of Congress of the Knights of Labor, operation of one-third vestibule cars—Commissioner Bassett; at 2.30 p. m.

NEW PETITIONS.

The Local Boards will meet on Feb. 15, in the forenoon, at the Borough office, City Hall, Manhattan, to consider the following petitions:

- 215TH ST.—To pave with asphalt blocks, from Broadway to a point 100 ft. west of bulkhead line of Harlem River.

- UNNAMED ST.—Request that title be acquired to the unnamed st extending from Fort George av to Dyckman st.

- 75TH ST.—To alter sewer, between Park and 5th av.

- 83D ST.—To alter sewer, between 2d and 3d avs.

BOARD OF ESTIMATE AND APPORTIONMENT.

Under date of Jan. 29 notice is given by the secretary of the Board of Estimate that the following matters will come up for consideration by that body on Feb. 11 in the forenoon:

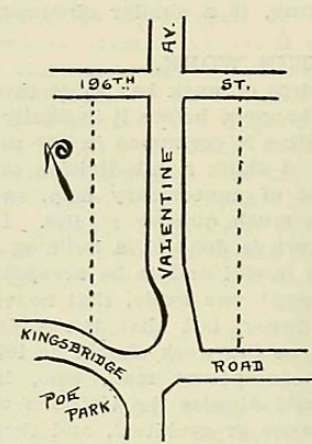
- UNNAMED ST.—Opening and extending of an unnamed st adjoining Riverside drive on the east, and extending from W. 177th st at Riverside drive to W. 181st st at Buena Vista av. Area of assessment to be considered.

- PELHAM AV.—To change the lines of Pelham av between Webster av and Park av.

- BOSTON RD.—To change the st lines at the northerly, easterly and westerly intersection of Boston rd and Bryant av, so as to change the st lines at the northerly intersection of Boston rd and Bryant av.

BOARD OF ASSESSORS

VALENTINE AV.—Notice is given to the owner or owners of all houses and lots affected by the building of a sewer and appurtenances in Valentine av, between East 194th st and East 196th st, that the proposed assessment for this improvement has been completed and is now ready for inspection at the office of the Board, 320 Broadway, Manhattan. The accompanying diagram gives a general idea of the limits within which it is proposed to lay this levy. It includes both sides of Valentine av from Kingsbridge rd to 196th st. The official list number is 873. All those whose interests are affected by this assessment, and who are opposed to it, may present their objections on or before Feb. 23, 1910, at 11 in the morning. Objections of any kind must be submitted in writing to the Secretary of the Board. They will be heard at the time and place mentioned. Testimony will likewise be received in reference thereto.



Many of the sts and avs in this part of the Bronx have been sewered and regulated within the last year or two. It is believed that the new sewers will sufficiently drain the affected thoroughfares for years to come.

Notice is given by the Board of Assessors that the following proposed assessments have been completed and may now be inspected at the office of the Board, 320 Broadway, Manhattan:

BRONX.

- 170TH ST.—List 369—Sewer and appurtenances in West 170th st, between Inwood av and Boscobel av. Area of assessment: Both sides of West 170th st, from Boscobel av to Inwood av, including Lot No. 45 of Block 2864 and Lot No. 94 of Block 2871.

- MARMION AV.—List 496—Sewers and appurtenances in Marmion av, from East 177th st to a point about 130 feet north of 177th st. Area of assessment: Both sides of Marmion av, from 177th st to 179th st; west side, between 179th and 180th sts; both sides of 179th st and 178th st, from Marmion av to Mapes av; east side of Mapes av, between 177th and 178th sts.

- WOODLAWN RD.—List 989—Sewer and appurtenances in Woodlawn rd from Webster av to the New York and Harlem Railroad line. Area of assessment: Both sides of Woodlawn road from Webster av to the New York and Harlem Railroad; southeast side of Webster av from Woodlawn rd to a point about 400 feet northerly.

CONDEMNATION PROCEEDINGS.

- PARKWAY.—Opening and extending of the Parkway between the Grand Boulevard and Concourse and Claremont Park, at Weeks av. Commissioners Frank A. Spencer, Jr., and Stanislaus J. Vanecek will present their final report in this opening for confirmation to the Supreme Court on Feb. 10.

- 184TH ST.—Opening and extending from Amsterdam av to first new av easterly therefrom. Commissioners Frederic Juett Dieter and Chas. J. Leslie will present their final reports in this proceeding for confirmation to the Supreme Court on Feb. 10.

Our MORTGAGE records show where money may be wanted, and when—

A NEW AV.—Opening and extending of a new av, between Fort Washington and Haven avs, and extending from W 177th st to its northerly terminal, about 434 ft north of W 181st st. Commissioners Vincent Mellany, James Owens and Emil Green will present their final reports in this opening for confirmation to the Supreme Court on Feb. 10.

CANAL PL.—Opening and extending of Canal pl, from E 138th st to East 144th st. Commissioners Joseph Jellarrin, John A. Hennenberry and William J. Carroll will present their supplemental and additional bill of costs and expenses in this proceeding for taxation to the Supreme Court on Feb. 15.

ROSEDALE AV, ETC.—Opening and extending of ROSEDALE AV, between Westchester av and West Farms road; COMMONWEALTH AV, between Westchester av and West Farms road; ST. LAWRENCE AV, between Westchester av and West Farms road; TAYLOR AV (formerly Harrison av), between Westchester av and West Farms road; LELAND AV (formerly Saxe av), between Westchester av and West Farms road; BEACH AV (formerly 173d st), between Gleason av and West Farms road; THERIOT AV (formerly 175th st), between Gleason av and West Farms road, Bronx, by excluding from the above proceeding BEACH AV, between Gleason av and West Farms road; TAYLOR AV, between Westchester av and West Farms road; THERIOT AV, between Gleason av and West Farms road; LELAND AV, between Westchester av and West Farms road. Application will be made to the Supreme Court on Feb. 10, 1910, for an order amending the proceeding affecting the opening of Rose-dale av.

ASSESSMENTS.

DUE AND PAYABLE.

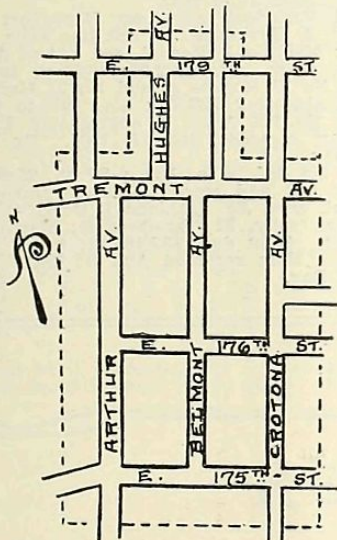
The following assessments have been confirmed by the Supreme Court and are payable to the Collector of Assessments and Arrears, Municipal Building, Third av, cor 177th st, Bronx, on or before March 28, 1910. Payments made before that date will be exempt from interest:

178TH ST (WEST)—Acquiring lands through or under which is required an easement for the purpose of constructing an outlet sewer from the westerly line of Spuyten Duyvil and Port Morris R. R. to the bulkhead line of the Harlem River. Assessment entered Jan. 26. Payments made before March 28, 1910, will be exempt from interest.

ASTOR AV.—Opening, from Olinville av to White Plains road. Assessment entered Jan. 26, 1910. Area of assessment is: Bounded on the north by a line 215 ft. south of and parallel with the southerly line of Waring av, the said distance being measured at right angles to the line of Waring av; on the east by a line 100 ft. east of and parallel with the easterly line of White Plains road, the said distance being measured at right angles to the line of White Plains road; on the south by a line 167.5 feet north of and parallel with the northerly line of Thwaites pl, the said distance being measured at right angles to the line of Thwaites pl, and also by the prolongation of the said line, and on the west by a line midway between Olinville av and Baker av. Payments made after Mar. 28, 1910, will be subject to an interest charge at the rate of 7 per cent. per annum.

BELMONT AV.—The attention of all owners of property in the Crotona Park section of the Bronx is directed to an assessment for the opening of Belmont av, from East 175th st to Tremont av.

This levy was confirmed on Aug. 7, 1909, and entered on Jan. 26, 1910, in the Record of Title of Assessments. The area of assessment as shown in the accompanying diagram begins at a point formed by the intersection of a line parallel to and distant one hundred (100) feet southerly from the southerly line of East 175th st and a line parallel to and distant one hundred (100) feet westerly from the westerly line of Arthur av; running thence northerly along said line parallel to Arthur av and its northerly prolongation to its intersection with a line parallel to and distant one hundred (100) feet northerly from the northerly line of Tremont av; thence easterly along said last mentioned parallel line to its intersection with a line parallel to and distance one hundred (100) feet westerly from the westerly line of Hughes av; thence northerly along said last mentioned parallel line to its intersection with a line parallel to and distant one hundred (100) feet northerly from the northerly line of East 179th st; thence easterly along said line parallel to East 179th st to its intersection with a line parallel to and distant one hundred (100) feet easterly from the easterly line of Belmont av; thence southerly along said line to Belmont av to its intersection with a line parallel to and distant one hundred (100) feet northerly from the northerly line of Tremont av; thence easterly along said last mentioned parallel line to its intersection with a line parallel to and distant one hundred (100) feet easterly of the easterly line of Crotona av; thence southerly along said line parallel to Crotona av to its intersection with a line parallel to and distant one hundred (100) feet southerly from the southerly line of East 175th st; thence westerly along said line parallel to East 175th st to the point or place of beginning. The assessment is payable on or before Mar. 28, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.



with a line parallel to and distance one hundred (100) feet westerly from the westerly line of Hughes av; thence northerly along said last mentioned parallel line to its intersection with a line parallel to and distant one hundred (100) feet northerly from the northerly line of East 179th st; thence easterly along said line parallel to East 179th st to its intersection with a line parallel to and distant one hundred (100) feet easterly from the easterly line of Belmont av; thence southerly along said line to Belmont av to its intersection with a line parallel to and distant one hundred (100) feet northerly from the northerly line of Tremont av; thence easterly along said last mentioned parallel line to its intersection with a line parallel to and distant one hundred (100) feet easterly of the easterly line of Crotona av; thence southerly along said line parallel to Crotona av to its intersection with a line parallel to and distant one hundred (100) feet southerly from the southerly line of East 175th st; thence westerly along said line parallel to East 175th st to the point or place of beginning. The assessment is payable on or before Mar. 28, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

EAST 11TH ST.—Restoring asphalt pavement in front of No. 337. Area of assessment: North side of East 11th st, 150 ft. west of 1st av, known as Lot 46 in Block 453. Payable at Room H, 280 Broadway, Manhattan, on or before Mar. 29, 1910.

Phillip H. Judd, the real estate broker, formerly of 154 Nassau st, has gone into the general insurance business with Charles R. Hoe, Jr., at 43 Cedar st, under the firm name of Hoe & Judd. The telephone number is John 1330.

TORRENS TITLE INSURANCE SYSTEM.

To the Editor of the Record and Guide:

A valuable side light is thrown upon the controversy now being so hotly waged over the Torrens system by the statement made by Mr. Max S. Grifenhagen, the new City Register, as published in the Times of Sunday, wherein, speaking of the manner in which the records in his office have been kept in the past, he says:

"We have discovered that some of the departments are back in the work five years, and are reorganizing them and testing them, so that we can ascertain what can be expected from them in the future. SEVEN THOUSAND ERRORS WERE MADE IN THIS OFFICE LAST YEAR, chiefly by men known as folio writers, who are paid by the piece."

This is very significant in view of the fact that these SEVEN THOUSAND ERRORS occurred in the books of libers, wherein are recorded the deeds and mortgages and other instruments affecting real estate properties, and upon which the old title insurance companies depend in making their searches. Under the new Torrens system this is all obviated, as only one search is made and the title is passed upon by the Court and then it becomes absolute and indefeasible, and there is no longer any necessity of recording these instruments in the Register's office, as the book kept by the Registrar shows, at a glance, the condition of the property and all the liens and encumbrances thereon. As soon as the Torrens system is properly understood by the public and generally adopted, as it is bound to be, we shall be free from the danger of any such errors in the future, and also relieved from the burden of expense and risk connected with the old system, which requires a new search, a new abstract of title, and a new policy of title insurance, and a new fee to be paid every time the property is transferred or mortgaged. Under the Torrens system, all this is done away with, as one search only is required, and thereafter the fees for surrendering certificate of registration and issuing another in its place are merely nominal. The Torrens system has come to stay, and the old system must go.

GILBERT RAY HAWES.

NOTE.—Of course it would not be fair to imply that because errors are made by folio writers employed in the Register's office they are all duplicated or transferred to the records of the title insurance companies.—Editor.

"RAPID TRANSIT" ON THE HARLEM RAILROAD.

The following resolution was offered in the Board of Aldermen by Mr. Folks on Jan. 24th and forwarded to the Public Service Commission and will be taken up shortly for action of the Commission:

Whereas, the residents of the 30th Aldermanic District, Borough of Manhattan, and the upper East Side, together with the other residents of New York City, have long been inconvenienced by the lack of transportation facilities; and,

Whereas, the New York Central Railroad has discontinued its local stations at 110th st, 86th st and 72d st, and,

Whereas, the transportation afforded by the road has been much facilitated by electrical service; and,

Whereas, the opening of these stations would be of great benefit to the residents of Yorkville and Harlem, together with the other residents of Greater New York; and,

Whereas, complaint has recently been made to the Public Service Commission of the First District, requesting that said stations be reopened and made available to the public; be it

Resolved, That the Public Service Commission of the First District is hereby requested to carefully investigate the station facilities at 110th st, 86th st and 72d st, Borough of Manhattan, of the New York Central Railroad, together with the train schedules now provided, and to order said company to reopen and equip the said stations for the accommodation of the residents of that district and of Greater New York.

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Location.	Per cent.	Value.	Size.	Per cent.	Value.
Front, 25x25	43	\$430	25x 25	43	\$430
2d, 25x25	24	240	25x 50	67	670
3d, 25x25	19	196	25x 75	86	860
4th, 25x25	14	140	25x100	100	1,000
Total, 25x100.....	100	\$1,000			

*\$1,000 is taken as the value of a full lot.

COMMENT CONCERNING ERNEST TRIBELHORN

"He will contract to manage or lease property at a fixed charge, paying for all repairs and maintenance, and give his guarantee for expert services, increasing the net income, without the cares attached to the management of Real Estate for the Owner."—N. Y. Herald, Jan. 9, 1910.

This, in a nutshell, covers my

PROPERTY OWNERS' SERVICE

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THE TITLE INSURANCE CO., OF NEW YORK

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

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EDWIN A. BAYLES, } Sec'y.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Feb. 8.

Av C, No 176, s e cor 11th st, No 700, 19.9x 83, 5-sty brk tenement with store.
78th st, No 346 East, 20x102.2, 4-sty stone front tenement.
Cortlandt st, Nos 48 & 50, n e cor Greenwich st, Nos 171 to 175, 40.4x81.7x50x81.4, 4-sty brk and stone loft and store building.
Hudson st, No 529, 21x48x16x78.6, 2-sty brk tenement.
Charles st, No 116, s w cor Hudson st, No 533, 74.11x12.3x72x27.7.
98th st, Nos 6 to 12 West, 100x100.11, two 6-sty brk tenements.

BRYAN L. KENNELLY.

Feb. 9.

91st st, Nos 150 & 152 East, 50x100.8, 6-sty brk tenement.
55th st, Nos 252 & 254 West, 33.4x100.5, two 4-sty stone front dwellings.
152d st, n s, about 200.11 w St Nicholas av, 153d st, 100x199.10 to 153d st, 3-sty frame dwelling and vacant.
6th av, Nos 388 & 390, 37.1x95xireg, 4 and 5-sty 24th st, No 56, brk buildings and 5-sty brk store and dwelling.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Feb. 5.

No Legal Sales advertised for this day.

Feb. 7.

Carpenter av, w s, 200 n 239th st, 27x100.11x 45x100.11, Wakefield, Colored Co-operative Co agt Sallie Moore et al; Adrian M Potter, att'y, Yonkers, N Y; Frank A Spencer, Jr, ref. (Amt due, \$1,592.18; taxes, &c, \$—.) By Joseph P Day.
St Marks pl, No 116, or 8th st, s s, 254.8 w Av A, runs s 97.6 x w 3 x n w 16.10 x s w 12.3 x n 86.6 x e 19.7 to beg, 5-sty brk tenement and store. John Oehler agt Abraham C Weingarten et al; Julius Krause, att'y, 1 Madison av; Elek J Ludvigh, ref. (Amt due, \$19,493.01; taxes, &c, \$—.) Mort recorded June 6, 1904. By Joseph P Day.
South st, No 75, s w cor Maiden Lane, runs Maiden Lane, No 168, n 22 x w 26 x n 6.6 x w 10 x s 27 x e 35.4 to beg, 4-sty brk tenement and store. James S Bearnas agt John N Crusius et al; Jacob Brenner, att'y, 26 Court st, Brooklyn; Wm A McQuaid, ref. (Amt due, \$36,451.04; taxes, &c, \$989.63.) Mort recorded June 18, 1869. By Joseph P Day.
College av, Nos 1042 to 1052, e s, 92.6 s 166th st, 120x98.6x120.10x99.2, six 3-sty brk dwellings. James G Wentz agt St Marks Construction Co et al; Boothby, Baldwin & Hardy, att'ys, 71 Broadway; John E Connelly, ref. (Amt due, \$29,518.80; taxes, &c, \$1,433.04.) Mort recorded Sept 25, 1908. By Joseph P Day.
Northern av, w s, 178.3 n 181st st, runs s w Riverside Drive, 196.6 x n w 161.8 to Riverside Drive, x n 286.3 x e 298.5 x s 242.10 to beg, 2-sty frame dwelling and vacant. Adolphus Busch agt Hannah F Binns, exrs, &c, et al; B Lewinson, att'y, 119 Nassau st; Elihu B Frost, ref. (Partition.) By Samuel Marx.

Feb. 8.

Tiffany st, s w cor 167th st, 94.6x38.6x75x69.2, 167th st, vacant. Anna N Rogers agt Clarence D Baldwi net al; Merrill & Rogers, att'ys, 123 Broadway; Phelan Beale, ref. (Amt due, \$2,504.03; taxes, &c, \$781.93; sub to a mort of \$8,000.) Mort recorded April 2, 1909. By Joseph P Day.
126th st, Nos 326 & 328, s s, 391.8 e 2d av, 41.8 x99.11, 6-sty brk tenement and stores. Metropolitan Trust Co of the City of N Y agt Rosalia Meli et al; John B Pine, att'y, 63 Wall st; Wm O Badger, Jr, ref. (Amt due, \$36,352.33; taxes, &c, \$894.67.) Mort recorded July 11, 1906. By Herbert A Sherman.
31st st, No 252, s s, 150 e 8th av, 25x32.5x25x 34.8, 3-sty frame tenement. Alfred J Gilchrist agt Wm G Gilchrist et al; Neu & Gilchrist, att'ys, 375 Fulton st, Brooklyn; Wm M Ivins, Jr, ref. (Partition.) By Joseph P Day.

Feb. 9.

34th st, No 11, n s, 300 w 5th av, 25x126.6, 6-sty stone front office and store building; right, title, &c. Keystone Construction Co agt Frances A Harris et al; Fleischnan & Fox, att'ys, 346 Broadway; Leighton Lobdell, ref. (Amt due, \$5,111.03; taxes, &c, \$—; sub to two mortg aggregating \$325,000.) By Joseph P Day.
Hughes av, No 2126, e s, 52.7 n 181st st, 16.7 x85.1x16.7x84.10, 2-sty brk dwelling. Noah A Stancliffe agt Magdalena Marx et al; Action No 1; David A Howell, att'y, 26 Court st, Brooklyn; Francis A Dugro, ref. (Amt due, \$1,862.55; taxes, &c, \$200.; sub to a prior mort of \$5,374.05.) By J H Mayers.
Hughes av, No 2128, e s, 69.4 n 181st st, 16.10 x85.3x16.10x85.1, 2-sty brk dwelling. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$1,862.55; taxes, &c, \$200.; sub to a prior mort of \$5,374.05.) By J H Mayers.
90th st, No 302, s s, 90 w West End av, 20x 100.8, 3 and 4-sty and basement stone front dwelling. Jennie Clarkson Home for Children agt George Nicholas et al; Sackett, Chapman & Stevens, att'ys, 154 Nassau st; Adam Wiener, ref. (Amt due, \$6,064.03; taxes, &c, \$822.09; sub to prior mort of \$25,000.) Mort recorded Feb 20, 1907. By Herbert A Sherman.
Washington av, w s, 50 s 187th st, runs w 101 187th st, x n 50 to 187th st, x w 40 x s 100 x e 141 x n 50 to beg, vacant. City Real Estate Co agt James Mulholland et al; Harold Swain, att'y, 176 Broadway; Geo F Langbein, ref. (Amt due, \$8,839.95; taxes, &c, \$184.58.) Mort recorded July 10, 1907. By Samuel Marx.
122d st, No 331, n s, 250 w 1st av, 25x100.11, 5-sty brk tenement; Action No 1. Louisa Egler extrx, &c, agt Helene Liebmann et al; Geo H Hyde, att'y, 49 Chambers st; Chas M Beattie, ref. (Amt due, \$8,125.48; taxes, &c, \$583.96; sub to a prior mort of \$15,000.) Mort recorded June 2, 1905. By Edw C Martin.
122d st, No 333, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement; Action No 2. Same agt same; same att'y; same ref. (Amt due, \$8,130.69; taxes, &c, \$583.96; sub to a prior mort of \$15,000.) Mort recorded June 2, 1905. By Edw C Martin.
39th st, Nos 7 & 9, n s, 245 w 5th av, 35.10x 98.9, two 4-sty stone front dwellings. Mutual Life Ins Co of N Y agt George Nicholas et al; James McKeen, att'y, 55 Cedar st;

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Henry H Sherman, ref. (Amt due, \$145,745.85; taxes, &c, \$2,199.06.) Mort recorded Feb 5, 1907. By Herbert A Sherman.
8th av, No 2573, w s, 24.11 n 137th st, 25x100, 5-sty brk tenement and store. Mary S Leech et al, trustees, agt Wm O Egner et al; Harold Swain, att'y, 176 Broadway; James W Dean, ref. (Amt due, \$26,482.34; taxes, &c, \$1,258.45.) Mort recorded Feb 16, 1905. By Samuel Marx.
Broad st, No 42 w s, 128.6 s Exchange pl, runs New st, No 38, w 159.1 to New st, x s 32 x e 153.9 x n 21 to beg, part 8-sty brk and stone office and store building. Broadway Cortlandt Co agt Shapiro, Portman & Henry, Inc, et al; Edw F Clark, att'y, 165 Broadway; Joseph A Warren, ref. (Amt due, \$93,263.84; taxes, &c, \$7,607.57; sub to a prior mort of \$300,000.) Mort recorded Jan 26, 1909. By Joseph P Day.
Home st, No 886, s w s 252.11 s e Stebbins av, Intervale av, No 1159, runs s 42.8 x s e 75.3 to Intervale av, x n e 25 x n w 65.2 x n 32.7 x w 25 to beg, two 3-sty frame tenements and stores. Estates Settlement Co agt Halvorsen-Barmore Construction Co et al; Carrington & Pierce, att'ys, 200 Broadway; J Sidney Bernstein, ref. (Amt due, \$1,189.69; taxes, &c, \$98.44; sub to a prior mort of \$10,750.) Mort recorded May 7, 1909. By Samuel Marx.

Feb. 10.

Creston av, No 2432, e s, 205.2 s 189th st, runs e — x s 10 x e 8.8 x s 60 x w 95 x n 70 to beg, 3-sty frame dwelling and vacant. Carolyn B Wright agt Mary A McCormick; Niles & Johnson, att'ys, 11 Wall st; James A Beha, ref. (Amt due, \$1,764.22; taxes, &c, \$1,908.82; sub to a first mort of \$7,500.) Mort recorded June 11, 1907. By Herbert A Sherman.
115th st, No 460, s s, 74 w Pleasant av, 20x 100.11, 4-sty brk tenement. Emanuel Arnstein et al, exrs, &c, agt Samuel C Baum et al; Samuel Levy, att'y, 128 Broadway; Earle Scott, ref. (Amt due, \$2,919.40; taxes, &c, \$261.35.) Mort recorded May 18, 1908. By William Kennelly, Jr.
Monroe st, No 18, s s, about 250 e Catherine st, 25x47x25x50.10, 5-sty brk tenement.
Hamilton st, No 21, n s, 244.2 e Catherine st, runs n 66 x e 6.9 x s 4 x n e 12.2 x s 62.10 x w 19.9 to beg, 2-sty brk tenement.
Allen st, No 173, w s, 50 s Stanton st, 25x88, 3-sty frame brk front tenement and store and 5-sty brk tenement in rear.
Louisa H Vosbrinck agt Rosa Rappaport et al; Albert A Howell, att'y, 189 Montague st, Brooklyn; Melville B Mendel, ref. (Amt due, \$5,635.62; taxes, &c, \$822.22; sub to three mortg on No 18 Monroe st and No 21 Hamilton st, aggregating \$26,930; also sub to two mortg on No 173 Allen st aggregating \$22,000.) Mort recorded Oct. 17, 1907. By Joseph P Day.
Mercer st, No 237, w s, 100 s 3d st, 25x100, 6-sty brk loft and store building. David J King et al, exrs, &c, agt John B Doerr et al; Wm C Orr, att'y, 51 Chambers st; Martin S Cohen, ref. (Amt due, \$32,486.32; taxes, &c, \$1,095.84.) Mort recorded Aug 9, 1902. By Joseph P Day.

INDEX

TO THE

RECORD AND GUIDE

VOL. LXXXIV., JULY-DECEMBER, 1909

PRICE, \$1.00

NOW READY FOR DELIVERY

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

Ramsdell's Metallic Wash Tub Covers

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Westchester av/s w cor 156th st, \$9.6x84x22.5x 156th st | 97.11, vacant. Bayard L Peck, assig. agt Horace P Whitney; Burke & Fay, att'ys, 44 Pine st; John J Hynes, ref. (Amt due, \$20,502.18; taxes, &c, \$222.62; sub to a first mort of \$5,000.) Mort recorded May 28, 1908. By Hugh D Smyth.

Westchester av/n w cor Western av, runs n Western av | 225 x w 273 x s, s e x s w 355 x e 300 to beg.

Westchester av's w cor, runs s 525 to Central Western av | av, x w 108 x n w, n & n w 451 x Central av | e 292 to beg.

Ferris av | s w cor Lawrence av, runs s 275 Lawrence av | x w 100 x s 50 x w 100 to West- Western av | ern av, x n 275 x e 100 x n 50 x e 100 to beg.

Central av | n e cor Western av, runs n 400 x Western av | e 200 to Lawrence av, x s 300 x Lawrence av | w 100 x s 100 x w 100 to beg.

Railroad av | s e cor Lawrence av, 80x150x84x Lawrence av | 160.

Central av | s w cor Western av, runs s 205 x Western av | n w 210.2 x e 84 to beg.

Central av | s e cor Western av, runs s 275 x Western av | e 200 to Lawrence av, x n 275 x Lawrence av | w 200 to beg.

Railroad av | 140 x — x 100 x 100.

Lawrence av |

Ferris av | s e cor St Agnes av, runs s 425 x e St Agnes av | 323 x n w, n e & n 472 x w 250 to beg.

St Agnes av | s e cor Westchester av, runs s Westchester av | 475 x e 100 x n 25 x e 100 x n Sea View av | 450 x w 200 to beg.

Westchester av | s e cor Seaview av, runs s 525 Seaview av | to Central av, x e 200 to Lor- Lorillard av | illard av, x n 525 x w 200 to Central av | beg.

Central av | s w cor Lorillard av, runs s 375 to Lorillard av | Railroad av, x w 125 x n 100 x w Railroad av | 75 to Seaview av, x n 225 x e 100 Seaview av | x n 50 x e 100 to beg.

Central av | s e cor Lorillard av, runs s 375 to

Lorillard av | Railroad av, x e 200 to Bridge av, Railroad av | n 300 x n w — x w — to beg.

Bridge av |

Main av | s e cor Central av, runs s 25 x e Central av | 200 to St Mary's av, x n 25 x w St Mary's av | 200 to beg.

St Mary's av | w s, 100 n Railroad av, 100x100. Central av | s w cor St Agnes av, 100x25.

St Agnes av |

Railroad av | n e cor St Mary's av, 25x100.

St Mary's av |

Railroad av | s e cor St Mary's av, runs s 108 St Mary's av | x e 200 to St Agnes av, x n 108 St Agnes av | to Railroad av, x w 200 to beg.

Railroad av | s e cor St Agnes av, 125x108.

St Agnes av |

Railroad av | n e cor Bridge av, runs n 250 x s Bridge av | e — x s 100 x w 200 to beg.

Main av | n w cor Ferris av, runs n 180 x s w Ferris av | — x e 300 to beg.

Ferris av | n w cor St Mary's av, 150x285, St Mary's av | Baychester.

Martha M Rodgers agt Geo P Shirmer et al; Harold Swain, att'y, 176 Broadway; Louis B Hasbrouck, ref. (Amt due, \$25,104.13; taxes, &c, \$10,392.91.) By Bryan L Kennelly.

Division st, No 223 | s s, about 165 e Clinton East Broadway No 234 | st, 23.10x107.8 to East Broadway, 3-sty brk tenement and store and 3-sty brk office and store building. Ber Goldstein agt Augusta E Smith et al; Irving I Kremer, att'y, 302 Broadway; John Burt, Jr, ref. (Amt due, \$8,319.56; taxes, &c, \$875.91; sub to a first mort of \$27,500.) Mort recorded July 12, 1906. By Joseph P Day.

Feb. 11.

3d av, Nos 4001 & 4003, w s, 200.7 s 174th st, 50x130.6x50x128.8, 5-sty brk tenement and stores. Nevelson Goldberg Realty Co agt Cornelia K Averill et al; Edw A Brown, att'y, 115 Broadway; William Allen, ref. (Amt due, \$8,138.67; taxes, &c, \$260; sub to two prior mortis aggregating \$51,500.) By Samuel Marx.

55th st, No 27, n s, 367.6 w 5th av, 17.6x100.5, 4-sty and basement stone front dwelling. Frederick W White et al agt Fredk W White et al, exrs, &c; Percy Jackson, att'y, 31 Nassau st; James B Butler, ref. (Parti- tion.) By Joseph P Day.

15th st, No 521, n s, 295.6 e Av A, 25x103.3, 4-sty brk tenement and store and 4-sty brk tenement in rear. Alice Bullowa agt Apostolo Cuttitta et al; Alfred L M Bullowa, att'y, 31 Nassau st; John T Dooling, ref. (Amt due, \$4,543.61; taxes, &c, \$288.55.) Mort recorded June 6, 1906. By Joseph P Day.

Livingston av, s s, — w Kingsbridge road, —x —, Lots 79 & 80, map Ruser estate. Hudson P Rose Co agt Winifred J Moran et al; Harry A Anderson, att'y, Pelham, N Y; Alfred B Jaworower, ref. (Amt due, \$928.84; taxes, &c, \$37.51.) Mort recorded June 18, 1906. By Samuel Marx.

115th st, No 223, n s, 343.9 w 7th av, 18.9x94.4 x19.8x100.4, 5-sty brk tenement. Madison Square Mortgage Co agt Gustav Frohlich et al; Peacock & Steves, att'ys, 34 Pine st; Wm J A Caffrey, ref. (Amt due, \$6,618.57; taxes, &c, \$37.) Mort recorded May 6, 1907. By Samuel Marx.

137th st, No 245, n s, 488 w 7th av, 18x99.11, 5-sty brk dwelling. Benjamin Steinman et al agt Robert W Hemens et al; Alexander Rosenthal, att'y, 320 Broadway; Frederick L C Keating, ref. (Amt due, \$4,288.68; taxes, &c, \$276.87; sub to a mort of \$15,000.) Mort recorded Aug 22, 1908. By Joseph P Day.

Feb. 12.

No Legal Sales advertised for this day.

Feb. 14.

8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bern- stein et al; Wells & Snedeker, att'ys, 34 Nas- sau 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.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Feb. 4, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the prop- erties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

*105th st, Nos 211 & 213, on map Nos 211 & 215, n s, 138.4 e 3d av, 40.10x100.11, 6-sty brk tenement and stores. (Amt due, \$15,430.56; taxes, &c, \$—; sub to prior mort of \$40,000.) Theodore Bitterman, 50,716 Monroe st, No 235, n s, 168 e Scammel st, 25.8x96x24x96, 5-sty brk tenement. (Partition.) Michael Rothstein21,925

Henry st, No 237, n s, 115 w Montgomery st, 23x100, 5-sty brk tene- ment. (Partition.) Moritz Neuman28,850

98th st, No 204, s s, 110 e 3d av, 25x100.5, 4-sty brk tenement. (Parti- tion.) Moritz Neuman9,750

Clinton st, No 47, w s, 150 s Stanton st, 25x100, 5-sty stone front tenement and store. (Partition.) Moritz Neuman40,100

East Broadway, No 46, n s, 379.6 e Catharine st, 24.11x69.2x24.11x69.4, 4-sty brk tenement and store. (Partition.) Thomas Williamson35,200

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e Broadway, 75x99.11, two 5-sty brk tenements. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Adj to Feb 18

*135th st, No 3, n s, 25 e 5th av, 25x99.11, 5-sty brk tenement and store. (Amt due, \$6,104.63; taxes, &c, \$178.20; sub to a first mort of \$17,000.) Julius M Cohen18,361

*135th st, No 7, n s, 75 e 5th av, 25x99.11, 5-sty brk tenement and store. (Amt due, \$4,399.65; taxes, &c, \$200.30; sub to a first mort of \$16,000.) Julius M Cohen17,339

(At County Court House.)

Jackson av, s e cor Garfield st, Van Nest Park. (Sale by order of the Land Commissioners of the State.) State of New York5,000

SOLOMON DE WALLTEARSS.

*132d st, No 57, n s, 115 w Park av, 20x99.11, 3-sty and basement stone front dwelling. (Amt due, \$5,944.80; taxes, &c, \$142.63.) John F Holmes5,000

HERBERT A. SHERMAN.

*Lispensard st, Nos 23 & 25, n s, 75 w Church st, 50x100, 7-sty brk loft and store building. (Amt due, \$11,026.90; taxes, &c, \$—; sub to prior mort of \$82,500.) Chas E Manierre96,905

1st av, No 49 on map No 49 1/2 n w cor 3d st, 48.1x20, 4-sty brk tenement 3d st, No 99 | and store. (Partition.) Ernest H Boshen.22,000

78th st, No 218, s s, 185 e 3d av, 13.4x102.2, 3-sty brk dwelling. (Parti- tion.) Ernest H Boshen6,025

165th st, No 580, on map No 591, n s, 145.5 e Boston rd or av, runs n 8 x n e 42.4 x e 13.1 x s 50 x w 16.4 to beg, 2-sty frame dwelling. (Amt due, \$2,805.28; taxes, &c, \$350.) Wm H Mount4,450

SAMUEL MARX.

*Henry st, No 214, s s, 70.7 e Clinton st, 23.7x100x23.6x100, 5-sty brk tenement. (Amt due, \$11,857.06; taxes, &c, \$550; sub to prior mort of \$28,000.) Meyer Jarmulowsky et al29,128

67th st, No 305, n s, 80 w West End av, 20x100.5, 5-sty brk tenement. (Amt due, \$9,897.86; taxes, &c, \$288.70.) E E Vollhart14,500

133d st, Nos 507 & 509, n s, 137.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. (Amt due, \$8,493.37; taxes, &c, \$916.11; sub to two prior mortis aggregating \$39,750.) J Van Ausdall49,665

Creston av, No 2262, e s, 176.4 s 183d st, 16.8x89.6, 2-sty brk dwell- ing. (Amt due, \$5,918.56; taxes, &c, \$194.40.) Edward Brown, for a client7,500

Total\$462,414

Corresponding week, 1909474,686

Jan. 1st, 1910, to date4,661,024

Corresponding period, 19095,381,980

REAL ESTATE RECORDS

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the prop- erty, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

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

CONVEYANCES

Jan 27 (part of), 28, 29, 31, Feb. 1, 2 and part of 3. (No 110)

BOROUGH OF MANHATTAN.

Allen st, No 152, e s, 75 n Rivington st, runs e 22.4 x s 0.6 x e 21.9 x n 0.6 x e 43.5 x n 26.6 x w 87.6 to st x s 26.6 to begin- ning, 5-sty brk tenement and store. Hyman Cohen to Louis Herman. Mort \$28,800. Jan 29, 1910. 2:416—40. A \$19,000—\$31,000. other consid and 100

Bleecker st, No 144, s s, 25 w West Broadway, 25x125, 3-sty brk tenement and store. Alva Realty Co to David and Harry Lippmann. Mort \$20,000. Jan 15. Jan 27, 1910. 2:525—47. A \$27,000—\$27,500. other consid and 100

Bleecker st, Nos 156 to 168 | s w cor Thompson st — to Sullivan st x Sullivan st | —, 10-sty brk hotel.

Thompson st |

Rivington st, Nos 12 to 18 | n w cor Chrystie st, —x—, 10-sty brk Chrystie st, No 179 | hotel.

7th av, Nos 481 to 489 | n e cor 36th st, —x—, 15-sty brk hotel. 36th st |

Deed of appointment under deed of trust. Ogden Mills, of Staatsburg, N Y, and Eliz M Reid, of Purchase, Westchester Co,

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
605 FIFTH AVENUE

as surviving TRUSTEES to Ogden L Mills in place of Darius O Mills, decd. Jan 28. Jan 31, 1910. 2:525-8. A \$240,000-\$760,000. 426-38. A \$80,000-\$240,000. 3:812-1. A \$465,000-\$1,300,000.

Barclay st, No 54, s s, about 380 w Church st, 25x100, 5-sty stone front loft and store building. W Irving Clark EXR Mary A Gillespie to Fifty-Four Barclay Street Co, a corpn. Feb 1, 1910. 1:86-5. A \$61,200-\$80,000 100,000

Broome st, Nos 171 to 177 | s e cor Clinton st, runs e 80 x s 75 Clinton st, No 142 | x w 40 x n 28 x w 40 to Clinton st, x n 47 to beginning, 6-sty brk tenement and stores. Isak Flam to Charles Finkelstein. Morts \$125,000. All liens. Feb 1. Feb 2, 1910. 2:346-44. A \$70,000-\$115,000. other consid and 100

Cherry st, Nos 324 and 326, n s, abt 140 e Clinton st, 46.2x99x 46.2x99.6 w s, two 5-sty brk tenements, store in No 326. Mary E Bergen EXTRX Mary E Fitzsimons to Frank J Cassidy. 1/4 part. May 19, 1909. Jan 28, 1910. 1:258-4. A \$19,000-\$28,000. other consid and 500

Christie st, No 165, w s, 200 s Rivington st, 25x106, 5-sty brk tenement and store and 4-sty brk tenement in rear. Rachel Samuels to Mary White of Brooklyn. All liens. Jan 28, 1910. 2:425-32. A \$22,000-\$35,000. nom

Cherry st, Nos 324 and 326, n s, abt 140 e Clinton st, 46.2x99x 46.2x99.6 w s, two 5-sty brk tenements, stores in No 326. 2d av, Nos 593 and 595, w s, 74 s 33d st, 49.4x100, two 4-sty brk tenements and stores. Mary L Cassidy et al HEIRS & c Peter A Cassidy to Frank J Cassidy, also an HEIR Peter A Cassidy dec'd. All title. B & S. Nov 10, 1909. Jan 28, 1910. 1:258-4. A \$19,000-\$28,000; 3:913-32 and 33. A \$35,000-\$44,000. other consid and 100

Christie st, Nos 195 and 197, w s, 100 s Stanton st, 50x196, 7-sty brk building and stores. Martin Engel to The Minsker Realty Co. 1/3 part. Mort \$79,000. Jan 18. Jan 29, 1910. 2:426-29 and 30. A \$56,000-\$70,000. other consid and 100

Same property. Max D Steuer to same. 1/2 part. Mort \$79,000. Jan 11. Jan 29, 1910. 2:426. other consid and 100

Courtlandt st, No 62, n s, 46.8 w Greenwich st, 20.11x55x21x55, 4-sty brk loft and store building. Archibald A Forrest to The Vapo-Cresolene Co, a corpn. B & S. Jan 31. Feb 1, 1910. 1:59-36. A \$32,200-\$36,000. other consid and 100

Eldridge st, No 172, e s, 174.3 s Rivington st, 25.3x87.6. Cancellation of assignment of rents recorded Dec 18, 1908. Royal Bank to Tarsus Realty Co. Jan 27. Jan 28, 1910. 2:415. nom

Same property. Cancellation of assignment of rents recorded Sept 16, 1909. The Royal Bank to Tarsus Realty Co. Jan 26. Jan 28, 1910. 2:415. nom

Extra pl, No 8, e s, abt 125 n 1st st, 25.1x48x13.5x43.4, s s, 4-sty brk loft and stable. Wm D F Halsted et al HEIRS. &c. Mary L Halsted to Wm T De Forest. B & S and C a G. Nov 24, 1909. Jan 29, 1910. 2:457-47. A \$2,000-\$3,000. nom

Forsyth st, No 199, w s, 269 s Houston st, runs w 67.2 x n 55.1 x w - x s 85.7 x e 57.10 x n 2.6 x e 67.2 x n 27.11 to beginning, 7-sty brk tenement and stores. Mary Cantor to Jacob Cantor. 1/2 part. Mort \$84,625 and all liens. Jan 31. Feb 3, 1910. 2:422-27. A \$35,000-\$85,000. 100

Front st, No 31, s s, 105 n e Broad st, 28.6x119x28.7x116, 5-sty brk storage building and store. Alva Realty Co to David and Harry Lippmann. 1/2 part. Mort \$23,450. Jan 24. Feb 1, 1910. 1:5-12. A \$21,000-\$27,000. other consid and 100

Grand st, No 60, n s, 125 w Wooster st, 25x100, 7-sty brk loft and store building. Wm R Tyler to Emile Utard. B & S. Mort \$40,000. Jan 31. Feb 1, 1910. 2:475-33. A \$27,000-\$52,000. nom

Same property. Emile Utard to Wm R Tyler of Brooklyn. B & S. Mort \$42,500. Jan 31. Feb 1, 1910. 2:475. nom

Goerck st, No 32, e s, 150 n Broome st, 25x100, 6-sty brk tenement and store. Rebecca Hakoun to Ida Rosenberg. All liens. Jan 29. Feb 1, 1910. 2:322-4. A \$12,000-\$32,000. nom

Greenwich st, No 762, w s, 82 s Bank st, runs w 33.6 x s 25.3 x s 2 and 14.5 x e 23.8 and 33.5 to st, x n 17.6 to beginning, 3-sty brk tenement and store. Eliz B Gilmartin widow and DEVISEE Hugh J Gilmartin to C N Shurman Investing Co, a corpn. Mort \$5,000. Feb 1, 1910. 2:634-27. A \$4,300-\$5,000. other consid and 100

Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to st, x w 36.10 to beginning, 6-sty brk tenement and stores. Isaac Polansky to Blume Minkowitz. Morts \$91,300 and all liens. Jan 31. Feb 2, 1910. 1:307-40. A \$45,000-\$95,000. other consid and 100

Houston st, Nos 309 and 311, s s, 60 w Attorney st, 50x100, one 2 and one 3-sty brk tenements and stores and two 4-sty brk tenements in rear. Pincus Lowenfeld et al to Jacob Fish. Mort \$35,000. Jan 31. Feb 1, 1910. 2:350-57 and 59. A \$41,500-\$45,000. other consid and 100

Jones st, No 9, n s, 95 w 4th st, 25x100x24.11x100, 7-sty brk loft and store building. Harry W Buchanan to Edward A Grimberg. All liens. Dec 24, 1909. Jan 28, 1910. 2:590-77. A \$11,000-\$40,000. other consid and 100

Jackson st, No 5, w s, 60.2 s Henry st, 25x100, 5-sty brk tenement and store. Harris Klein to Annie wife Harris Klein. All liens. Jan 27. Jan 28, 1910. 1:267-50. A \$12,000-\$28,000. nom

Lewis st, Nos 161 and 163. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 2:357. nom

Manhattan st, Nos 43 and 45, n s, 165.1 e Amsterdam av, 40x100 x 40.6x100, 6-sty brk tenement and stores. Harris Maran et al to Larimer A Cushman. Mort \$55,000. Feb 1, 1910. 7:1966-42. A \$21,000-\$53,000. other consid and 100

Mitchell pl, No 1 | Agreement not to convey without consent of 50th st, No 400 East | each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 5:1361. nom

Madison st, No 128, s s, 86.3 e Market st, runs e 26.8 x s 100 x w 25 x n 82.8 x w 1.8 x n 17.4 to beginning, 6-sty brk tenement and store. FORECLOS, Dec 14, 1909. John G Dyer, ref, to Nathan Cohen. Jan 31. Feb 1, 1910. 1:274-37. A \$17,500-\$38,000. 35,675

Madison st, No 128, s s, 86.1 e Market st, runs e 26.9 x s 100 x w 25 x n 83.1 x w 1.10 x n 16.10 to beginning, 6-sty brk tenement and store. Barnett Abramowitz to same. All liens. Jan 14. Feb 1, 1910. 1:274-37. A \$17,500-\$38,000. nom

Same property. Mollie Pitkin to Barnett Abramowitz, of Brooklyn. All liens. Dec 28, 1908. Feb 1, 1910. 1:274. nom

Monroe st, Nos 238 to 242, s s, abt 205 e Scammel st, 64x97.4, three 3-sty brk tenements and stores and 6-sty brk tenement in rear. Ada E Carter, of Brooklyn, to Beryl Land & Building Co, a corpn. 1/2 part. All title. Mort \$19,500. Nov 26, 1909. Feb 2, 1910. 1:261-53 to 55. A \$40,000-\$58,000. nom

Orchard st, No 34, e s, about 50 s Hester st, 25x65, 4-sty brk tenement and store. Chas I Minkoff to Samuel Hammer and Mollie Cohen. 1/4 part. B & S. All liens. Jan 28. Feb 1, 1910. 1:298-11. A \$16,000-\$23,000. nom

Oliver st, No 44, e s, 88.9 s Madison st, 30.1x69x29.10x72.2, 5-sty brk tenement and stores. FORECLOS, Jan 20, 1910. Paul Crandell referee to Morris Levy and Rose Romm. Jan 25, Jan 28, 1910. 1:278-54. A \$14,000-\$27,000. 750

Pearl st, No 290, s s, abt 28 e Beekman st, 25x83.9x21.6x83.9, 5-sty brk loft and store building. Morris Cooper to Albert H Frankel. 1/2 part. Mort \$23,000. Jan 17. Jan 28, 1910. 1:98-21. A \$16,000-\$26,500. nom

Pearl st, No 75 | n e cor Coenties lane or alley, 43.11x50x Coenties lane or alley| 28.6x59.9. Power of attorney. Mary B Williamson et al to Butler Williamson, of Colorado Springs, Colo. May 25, 1909. Feb 2, 1910. nom

Pearl st, No 482, n e s, about 240 s e Park st, runs n e 41.9 x more easterly 79 x s e 25.4 x s w 71.2 to center of alley, x - 48 to st x n w 25 to beginning, 2-sty brk tenement and store and 1-sty frame shop in rear. Release dower. Mary F Ronalds to Charlotte B M Jackson. Jan 24. Feb 1, 1910. 1:160-11. A \$22,000-\$22,500. 3,200

Same property. P Lorillard Ronalds et al to same. B & S and C a G. Jan 21. Feb 1, 1910. 1:160. 28,300

Pearl st, No 75 | n e cor Coenties lane or alley, 43.11x50x28.6x59.9, Coenties alley | 4-sty brk loft and store building. Mary B Williamson et al to James Punnett. C a G. Dec 28, 1909. Feb 2, 1910. 1:29-20. A \$23,100-\$29,500. 40,000

Same property. James Punnett to Gilbert C Halsted, of Brooklyn. Feb 1, 1910. Feb 2, 1910. 1:29. 40,000

Pearl st, No 64 | s e s, 45.11 s w Coenties slip, 28.6x105 to Water st, No 38 | Water st x 28.6x103.6, 5-sty brk loft and on map No 34 | store building. 1:7-25. A \$26,500-\$38,000.

West End av | n e cor 89th st, 201.5 to 90th st x 325 to Grand 89th st | Boulevard or Broadway, several 1-sty frame 90th st | stables and vacant. 4:1237-1. A \$625,000-\$625,000. 000.

John st, No 26, s s, 50.3 w Nassau st, 25x64.2, 4-sty brk loft and store building. 1:65-25. A \$94,700-\$100,000. General release and quit claim of all title. Louis Engel to Thos W Evans Museum & Institute Society, a corpn. Jan 25. Jan 31, 1910. nom

Pearl st, No 64 | s e s, 45.11 s w Coenties slip, 28.6x105 to n w s Water st, No 38 | Water st x 28.6x103.6, 5-sty brk loft and store on map No 34 | building. 1:7-25. A \$26,500-\$38,000.

West End av | n e cor 89th st, runs n 201.5 to s s 90th st x e 325 89th st | to w Broadway x s 201.5 to n s 89th st x w 325 90th st | to beginning, several 1-sty frame stables and va-Broadway | cant. 4:1237-1. A \$625,000-\$625,000.

John st, No 26, s s, 50.3 w Nassau st, 25x64.2x25.2x64, 4-sty brk loft and store building. 1:65-25. A \$94,700-\$100,000. Anna C McNay to Thomas W Evans Museum & Institute Society, a Pennsylvania corpn. All title. Release, Q C, &c. Jan 28. Jan 31, 1910. nom

Same property. Louis Silverman to same. All title. Release, Q C, &c. Jan 28. Jan 31, 1910. nom

Same property. Release, Q C, &c. Jacob Brodie to Thomas W Evans Museum & Institute Society. All title. Jan 31. Feb 2, 1910. 1:7-65-91, 4:1237 and decedents estates. nom

Same property. Release, Q C, &c. Max Luria to same. All title. Jan 31. Feb 2, 1910. 1:7-65-91, 4:1237. nom

Rivington st, No 122, n s, 80 e Essex st, 20x75, 3-sty brk tenement and store. Julius Berkowitz to Eva Berenson widow. Q C and correction deed. Jan 20. Jan 28, 1910. 2:354-36. A \$15,000-\$19,000. other consid and 100

Sylvan pl or terrace, No 15, n s, 41.4 w Jumel terrace, 20.8x34.6, 2-sty frame dwelling. Frank P Schimpf to Alice C Robertson. Mort \$3,500. Dec 23, 1909. Jan 28, 1910. 8:2109-73. A \$1,000-\$2,600. other consid and 100

Wall st, Nos 67 and 69 | s s, 75.5 w Pearl st, runs s 60.6 x s e Beaver st, Nos 87 to 91 | 18.4 to n s Beaver st x s w 77.1 x n w 45.2 x s w 4.2 x n 92.2 to Wall st x e 73.7 to beginning, two 7-sty stone front office and store buildings and one 4-sty brk office and store building. Island Realty Co to U S Realty & Impt Co. Mort \$500,000. Jan 17. Jan 29, 1910. 1:27-13, 15 and 20. A \$502,200-\$605,000. other consid and 100

Wall st, Nos 91 and 93 | s w s, at s e s Water st, 65.2x40.6x Water st, Nos 115 and 117 | 64.3x40.4, 8-sty brk and stone office and store building. Island Realty Co to U S Realty & Impt Co, a corpn. B & S. Mort \$250,000. Jan 17. Jan 31, 1910. 1:33-19. A \$232,000-\$330,000. other consid and 100

Washington st, Nos 578 to 582 | s w cor Clarkson st, runs s 75 Clarkson st, Nos 62 to 72 | x w 96.3 x s 25 x w 75 x n 25 West st, Nos 350 and 352 | x w 105.1 to e s West st x n 75 to s s Clarkson st x e 281.10 to beginning, 2 and 3-sty brk laundry and 2 and 3-sty brk stable and vacant. Mary Ehrmann to Sol L Kaye 4-10 parts, Joshua Kantrowitz 3-10 parts, and Moses Esberg 3-10 parts. All liens. Nov 12, 1909. Jan 31, 1910. 2:600-6 to 14. A \$153,000-\$162,500. other consid and 100

Washington st, No 799 | n e cor Horatio st, 24.2x89.1x24.1x Horatio st, Nos 85 to 89 | 90.9, 4-sty brk tenement and stores. Washington st, No 801, e s, 24.2 n Horatio st, 18.1x-x18.11 x89.1, 3-sty brk tenement. Janet C Macdonald to Arthur J Collins of Borough of Queens. Mort \$15,000. July 19, 1909. Jan 28, 1910. 2:643-36 and 37. A \$23,500-\$27,500. other consid and 100

Same property. Arthur J Collins to Janet C Macdonald. Morts \$22,500. July 21, 1909. Jan 28, 1910. 2:643. other consid and 100

Same property. Janet C Macdonald to Geo A Macdonald. Morts \$22,500. Sept 10, 1909. Jan 28, 1910. 2:643. other consid and 100

Same property. Geo A Macdonald to Newtown Construction Co. Morts \$50,000. Dec 10, 1909. Jan 28, 1910. 2:643. other consid and 100

Water st, No 340, n s, abt 108 e Roosevelt st, 25x64, 3-sty frame (brk front) tenement and store. Mary E Sandford to S G Painter Realty & Securities Co. Mort \$8,500. Jan 19. Jan 28, 1910. 1:110-37. A \$6,400-\$8,500. other consid and 100

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Willett st, No 47 | n w cor Delancey st, 41.8x88,
 Delancey st, Nos 224 and 226 | with rights to alley in rear, 6-
 sty brk tenement and stores. Benjamin Grossman et al to
 Rebecca Baier. Morts \$93,750. Jan 27, 1910. 2:338-32. A
 \$45,000-\$90,000. nom
 Water st, No 42S, n s, abt 75 w Market slip, 20x60, 5-sty brk
 tenement and store. David Sand to Erna Hertz. Mort \$8,000.
 Feb 1. Feb 3, 1910. 1:250-59. A \$4,000-\$9,000.
 other consid and 100
 Water st, No 42S, n s, abt 75 w Market slip, 20x60, 5-sty brk tene-
 ment and store. Erna Herz to Morris Hindin, of Brooklyn.
 Mort \$13,500. Feb 2. Feb 3, 1910. 1:250-59. A \$4,000-
 \$9,000. nom
 1st st E, Nos 61 and 63, s s, 161.5 s w 1st av, runs s 65.10 x w
 10.10 x s 3.2 x w 25.3 x n e 70 to st x e 41.7 to beginning, with
 all title to gore lying s of rear of above, 6-sty brk tenement and
 stores. The Berliant Realty Co to Morris Jacoby. Morts \$43,-
 500. Feb 1. Feb 3, 1910. 2:442-27. A \$28,000-\$48,000.
 other consid and 100
 4th st E, No 116, s s, 400 e 2d av, 25x96.2, 5-sty brk tenement
 and store. Isaac Lipschitz to L & S Realty Co, a corpn. Cor-
 rection deed. Jan 31, 1910. 2:445-24. A \$18,500-\$32,000.
 other consid and 100
 4th st E, No 217, n s, 248.7 w Av B, 24.9x96.2, 5-sty brk tene-
 ment and store and 3-sty brk tenement in rear. Mitchel
 Lippman et al to Libstok Realty Co. Morts \$29,500 and all
 liens. Jan 27, 1910. 2:400-49. A \$18,000-\$28,000.
 other consid and 100
 5th st E, No 531, n s, 399.7 e Av A, 25x97. 5-sty brk tenement
 and store. Jennie Geller to Edmund Bittiner. 1/2 part. Mort
 \$22,000. Feb 25, 1909. Feb 1, 1910. 2:401-48. A \$17,000-
 \$25,000. other consid and 100
 5th st E, No 737, n s, 243 w Av D, 21x75, 3-sty brk tenement.
 David W Bonnel to Leopold Gottlieb. Dec 20, 1909. Feb 1,
 1910. 2:375-52. A \$10,000-\$12,000. other consid and 100
 7th st E, No 207, n s, 323 w Av C, 20x97.6, 4-sty brk tenement
 and store. Jennie Silberstein et al to Congregation Chebra Ka-
 duscha Bna'y Rappaport, a corpn. Jan 5. Jan 28, 1910. 2:390 -
 52. A \$14,000-\$16,000. nom
 9th st E, No 722, s s, 283 e Av C, 25x93.11, 5-sty brk tenement.
 Moses N Schleider to Clara Schwartz. Morts \$27,000 and all
 liens. Jan 28, 1910. 2:378-18. A \$16,000-\$24,000.
 other consid and 100
 9th st E, No 722, s s, 283 e Av C, 25x93.11, 5-sty brk tenement.
 Clara Schwartz to Louis E Gluck. Morts \$27,000 and all liens.
 Jan 29. Jan 31, 1910. 2:378-18. A \$16,000-\$24,000. nom
 9th st E, No 724, s s, 308 e Av C, 24.11x93.11, 5-sty brk tene-
 ment. FORECLOS. Jan 25, 1910. Reid L Carr, ref to Fanny
 Greenebaum. Mort \$23,000 and all liens. Feb 1. Feb 3, 1910.
 2:378-19. A \$16,000-\$24,000. 4,000
 10th st E, Nos 406 and 408, s s, 133 e Av C, 40x92.3, 6-sty brk
 tenement and stores. Rebecca Hakoun to Rachael Feinberg.
 Mort \$34,000 and all liens. Jan 29. Jan 31, 1910. 2:379-12.
 A \$20,000-\$52,000. nom
 11th st W, Nos 31 and 33, n s, 330.4 w 5th av, 51.10x103.3, 2-
 sty frame tenement and store, 3-sty brk tenement, 3-sty brk
 rear stable and 3-sty brk rear tenement. Robert W Tailer to
 Fredk J Seitz, of Ossining, N Y, and Geo S Cammack, N Y. B
 & S and C a G. Jan 27. Feb 2, 1910. 2:575-65 and 66. A
 \$47,500-\$51,000. 100
 11th st W, No 241, n s, 143.9 e 4th st, 18.9x100x19.5x100, 3-sty
 brk dwelling. Mary T Thompson to Catherine McAleer. Mort
 \$10,000. Jan 27. Jan 28, 1910. 2:614-39. A \$8,500-\$11,-
 000. other consid and 100
 13th st E, No 631, n s, 310.6 w Av C, 27.6x103.3, 5-sty brk tene-
 ment and store. Josephine White to Jacob Schlamp. All
 liens. Jan 27. Jan 28, 1910. 2:396-47. A \$14,500-\$31,000.
 other consid and 125
 13th st E, No 12, s s, 175 e 5th av, 23x92.9, 3-sty and basement
 brk dwelling. Joseph F Lippe to William Elfers. Mort \$19,000.
 Jan 18. Feb 2, 1910. 2:570-11. A \$24,000-\$26,000. 100
 13th st W, Nos 209 and 211, n s, 150 w 7th av, 50x103.3, vacant.
 Samuel Lipman to John and John H Lubbert. Mort \$55,000.
 Jan 31. Feb 1, 1910. 2:618-44 and 45. A \$27,000-\$34,000.
 other consid and 100
 13th st E, No 538, s s, 170 w Av B, 25x103.3, 3-sty brk tenement
 and store and 2-sty brk stable in rear. J Sperry Kane to Julia
 P McSwegan. All title. B & S. All liens. Nov 16, 1909. Feb
 1, 1910. 2:406-24. A \$16,000-\$18,000. nom
 Same property. Augusta K Gibbs to same. All title. B & S.
 All liens. Nov 22, 1909. Feb 1, 1910. 2:406. nom
 Same property. Mary A Kane et al to same. All title. B & S.
 Nov 15, 1909. Feb 1, 1910. 2:406. nom
 Same property. Josephine K Anderson to same. All title. B & S.
 All liens. Oct 27, 1909. Feb 1, 1910. 2:406. nom
 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. Nina E De Raismes et
 al to Julia P McSwegan. All right, title and interest. B & S.
 All liens. Feb 1. Feb 2, 1910. 2:406-24. A \$16,000-\$18,000.
 nom
 13th st E, No 605, n s, 88 e Av B, 25x103.3, 6-sty brk tenement
 and store. Myer Kriger et al to Samuel A Borenstein. All liens.
 Feb 1. Feb 2, 1910. 2:396-57. A \$13,000-\$36,000. nom
 14th st E, Nos 607 and 609. Agreement not to convey without
 consent of each other. Meyer Goldberg with Abraham Green-
 berg. Aug 12, 1909. Feb 1, 1910. 3:982. nom
 16th st W, No 330. Agreement not to convey without consent of
 each other. Meyer Goldberg with Abraham Greenberg. Aug
 12, 1909. Feb 1, 1910. 3:739. nom
 16th st E, No 431, n s, 169 w Av A, 25x92, 5-sty brk tenement
 and store. Yette Reiss to James P Kein. Mort \$16,000. Jan
 31. Feb 1, 1910. 3:948-19. A \$10,500-\$21,500.
 other consid and 100
 17th st W, No 20, s s, 325 w 5th av, 33.4x92, 3-sty and basement
 stone and brk dwelling. Mary F Seymour to 20 W 17th St Co,
 a corpn. Feb 1. Feb 2, 1910. 3:818-63. A \$63,000-\$67,000.
 other consid and 100
 19th st E, No 130, s s, 247.3 w 3d av, runs s 104.7 x w 44.1 x n
 12.7 x e 26.7 x n 92 to st x e 17.5 to beginning, 3-sty brk
 dwelling.
 19th st E, No 134, s s, 194 w 3d av, 23.1x92, 3-sty brk dwelling.
 18th st E, No 135, n s, 276.7 w 3d av, 14.8x87.10, 4-sty brk
 dwelling.

18th st E, No 137, n s, 261.10 w 3d av, 14.8x87.10, 4-sty brk
 dwelling.
 18th st E, No 141, n s, 232.6 w 3d av, 14.9x79.5, 4-sty brk
 dwelling.
 18th st E, No 143, n s, 217.9 w 3d av, 14.9x79.5, 4-sty brk
 dwelling.
 Elinor A McCartin, also known as Elinor A Witte widow, of
 Jersey City, N J, to Eliz C McCartin of Jersey City, N J. All
 right, title and interest, dower rights, &c, and C a G. Jan 28.
 Jan 29, 1910. 3:874-26, 27, 29, 30, 53 and 56. A \$87,000-
 \$106,500. nom
 22d st W, No 22, s s, 363.11 w 5th av, 25.6x98.9, 5-sty brk loft
 and store building. David A Clarkson et al to Samuel K Jacobs.
 Jan 24. Feb 2, 1910. 3:823-56. A \$69,500-\$87,500.
 other consid and 100
 22d st W, No 20, s s, 337.11 w 5th av, 26x98.9, 4-sty and base-
 ment stone front dwelling. Jane K Fraser and ano to Saml K
 Jacobs. Mort \$77,500. Jan 24. Feb 2, 1910. 3:823-55. A
 \$70,000-\$78,000. other consid and 100
 22d st W, Nos 147 and 149, n s, 255 e 7th av, 45x98.9, 9-sty
 brk and stone loft and store building. Max Solomon to Chas H
 Roman. Mort \$145,000. Feb 1, 1910. 3:798-17 and 18. A
 \$43,000-\$- other consid and 100
 23d st W, Nos 244 and 246, s s, 462.6 w 7th av, 37.6x98.9, 7-sty
 brk office and store building. Albert H Williams to Joseph W
 Cushman. June 29, 1908. Jan 31, 1910. 3:772-69. A \$60,-
 000-\$105,000. other consid and 100
 23d st W, Nos 28 to 44 | s s, 312.6 w 5th av, runs s 98.9 |
 22d st W, Nos 13, 15 and 19 to 35 | x e 53.10 x s 98.9 to n s 22d st |
 at pt 258 w 5th av x w 278 x n 98.9 x e 23.4 x n 98.9 to 23d st |
 x e 201.5 to beginning, 6 and 7-sty brk and stone store and two
 4-sty stone front buildings and stores in 22d st.
 30th st W, Nos 146 to 154, s s, 75 e 7th av, runs s 98.9 x e 95 x
 n 11.7 x e 20 x n 85.5 to st x w 115 to beginning, 3-sty brk
 stable.
 Isaac Stern et al and the firm of Stern Bros to Isaac Stern 2-5
 parts, Louis Stern 2-5 parts, and Benjamin Stern 1-5 part in
 property Nos 32 to 44 West 23d st and 23 to 35 West 22d st
 and entire property on 30th st; to Isaac Stern 2-5 parts, Louis
 Stern 2-5 parts and Benj Stern 1-5 part and in and to Nos 28
 and 30 West 23d st and Nos 13, 15, 19 and 21 West 22d st
 38 89-100 parts unto Isaac stern, 38 89-100 parts unto Louis
 Stern 22 2-9 parts unto Benjamin Stern. B & S. Sub
 as to all property morts thereon for \$1,080,000 and all liens.
 Jan 17. Feb 1, 1910. 3:824-28, 29, 55 and part lot 62. A
 \$-\$. 3:805-94. A \$150,000-\$173,000. nom
 24th st W, No 121, n s, 250 w 6th av, 25x115, 7-sty brk loft and
 store building. Robert J Horner to Elmer A Darling. Mort
 \$36,000. Feb 1, 1910. 3:800-27. A \$21,000-\$56,000. nom
 26th st W, No 15, n s, 525 e 6th av, runs n 98.9 x e 7.4 x s e -
 x s 66.8 to st x w 19 to beginning, 5-sty brk building and store.
 Annie T L Atterbury to Realty Holding Co. 1/2 part. Feb 1,
 1910. 3:828-23. A \$40,000-\$54,000. other consid and 100
 26th st W, n s, 399.11 w 6th av, strip, 0.1x98.9. Emma Duenkel
 widow et al HEIRS Louis E Duenkel to The Loft Realty Co.
 Q C. Jan 24. Jan 29, 1910. 3:802. nom
 26th st W, No 235, n s, 313.6 e 8th av, 24.10x98.9, 3-sty frame
 tenement and store and 3-sty brk tenement in rear. Aaron
 Coleman to Central Associates Co, a corpn. Mort \$12,000. Jan
 29. Feb 2, 1910. 3:776-17. A \$13,500-\$17,000.
 other consid and 100
 27th st W, No 234, s s, 309.11 e 8th av, 24.10x98.9, 5-sty brk
 tenement and store. Aaron Coleman to Josephine A and Walter
 I Scott, of East Orange, N J. Mort \$15,000. Jan 29. Feb 2,
 1910. 3:776-58. A \$13,500-\$19,500. other consid and 100
 27th st W, Nos 336 and 338, s s, 340 e 9th av, 44x98.9, 3-sty
 brk stable. Peter G Stappers to David and Harry Lippmann.
 Mort \$17,000. Jan 28. Feb 2, 1910. 3:750-61. A \$23,000-
 \$30,000. other consid and 100
 27th st W, Nos 154 and 156, s s, 188 e 7th av, 44.4x98.9, two
 7-sty brk loft and store buildings. Mathias Makaus to Jennie
 Weill. Mort \$40,000. Jan 31, 1910. 3:802-71. A \$46,000-
 \$75,000. other consid and 100
 Same property. Jennie Weill to Samuel Winters. All liens. Jan
 31, 1910. 3:802. other consid and 100
 28th st E, No 330. Agreement not to convey without consent of
 each other. Meyer Goldberg with Abraham Greenberg. Aug
 12, 1909. Feb 1, 1910. 3:933. nom
 28th st E, Nos 212 and 214 on map Nos 210 to 214, s s, 145 e
 3d av, 77x98.8, three 4-sty brk tenements and store in No 214
 and two 4-sty brk tenements in rear Nos 210 and 212. David
 Keane and ano to Anna P K Taylor. Mort \$25,000. Jan 27.
 Feb 1, 1910. 3:908-47 to 49. A \$36,000-\$54,500. 100
 28th st E, Nos 31 and 33, n s, 175 e Madison av, 45.10x98.9, one
 3 and one 4-sty brk dwellings. Herbert R Limburg to Indiana
 Giberson. Mort \$95,000. Jan 29. Feb 1, 1910. 3:858-27 and
 28. A \$73,000-\$89,500. 100
 29th st W, No 222, s s, 300.6 w 7th av, 16.7x68.3x16.7x68.1, 3-sty
 brk tenement. Alva Realty Co to David and Harry Lippmann.
 1/2 part. Mort \$8,000. Jan 24. Feb 1, 1910. 3:778-52. A
 \$9,000-\$10,000. other consid and 100
 33d st E, No 203, n s, 81.1 e 3d av, 24.8x107.6x24.8x107.7, 5-sty
 brk tenement. Ray Rovere to Leo Rovere. All liens. Jan 31.
 1910. 3:914-5. A \$13,000-\$31,000. other consid and 100
 34th st E, No 120, s s, 237.9 e Park av, 47.5x117.6, 7-sty brk
 tenement. Benedict J Greenhut to Edward V Kaminski. Mort
 \$100,000. Jan 31. Feb 1, 1910. 3:889-76. A \$105,000-
 \$174,000. other consid and 100
 35th st E, No 144, s s, 139.9 e Lexington av, 14.9x97.6, 4-sty
 stone front dwelling. Howard H Henry and ano EXRS, &c,
 Georgiana L Strong to Tompkins McIlvaine. June 12. Feb
 1, 1910. 3:890-60. A \$13,000-\$18,000. 30,500
 37th st W, No 527, n s, 400 e 11th av, 25x98.9, 2-sty brk build-
 ing and store. John A Murray to Barbara M Tyrrell. All
 liens. Jan 27. Jan 28, 1910. 3:709-21. A \$8,000-\$9,500.
 other consid and 100
 38th st E, No 117, n s, 126 w Lexington av, 17x98.9, 5-sty stone
 front dwelling. Thos M Robertson to Robt H Robertson. Mort
 \$12,000 and all liens. Dec 20, 1909. Jan 28, 1910. 3:894-13.
 A \$28,500-\$39,000. nom

- 39th st W, No 227, n s, 232 w 7th av, 75x98.9, brick church. The Second Reformed Presbyterian Congregation to the L & R Realty Co. Jan 29. Feb 1, 1910. 3:789-27. A Exempt-Ex-empt. 125,000
- 40th st W, Nos 334 to 340, s s, 233.4 e 9th av, 66.8x98.9, three 3 and one 4-sty tenements. Harris Mandelbaum et al to Pine Investing Co. Mort \$20,000. Jan 28. Feb 1, 1910. 3:763-60 other consid and 100
A \$34,000-\$43,500.
- 40th st E, No 217, n s, 255 e 3d av, 25x98.9, 6-sty brk tenement. Herbert E Suddery to Frank Casper. Mort \$26,000. Feb 1, 1910. 5:1314-11. A \$10,000-\$30,000. other consid and 100
- 40th st W, No 40, s s, 388 e 6th av, 18x98.9, 4-sty stone front dwelling. Mary M wife Jasper J Garmany to Mary F Noe of East Orange, N J. B & S and C a G. Jan 27. Jan 31, 1910. 3:841-72. A \$64,000-\$72,000. nom
- 40th st W, No 40, s s, 388 e 6th av, 18x98.9, 4-sty stone front dwelling. Mary F Noe to Jasper J Garmany. B & S and C a G. All liens. Jan 31. Feb 1, 1910. 3:841-72. A \$64,000-\$72,000. nom
- 44th st E, No 309, n s, 143.4 e 2d av, 26.4x100.5, 4-sty brk tenement. Daniel E Barry to Salvatore Di Caprio. Jan 28, 1910. 5:1337-7. A \$9,500-\$16,000. other consid and 100
- 44th st E, No 311, n s, 169.8 e 2d av, 26.4x100.5.
- 44th st E, No 309, n s, 143.4 e 2d av, 26.4x100.5. two 4-sty brk tenements.
Eugene Bernstein to Daniel E Barry. Mort \$24,000. Jan 26, 1910. 5:1337-7 and S. A \$19,000-\$32,000. nom
- 44th st W, No 161 (127), n s, 146 e 7th av, 21x100.5, 4-sty stone front dwelling. Wm J Mackin to Abraham J Levy and Max Blumenthal. All title. Mort \$40,000. Jan 21. Feb 1, 1910. 4:997-6. A \$50,000-\$55,000. nom
- 45th st W, No 532, s s, 325.6 e 11th av, 24.6x100.5, 5-sty brk tenement. Mary Sherry widow to Ethel Bauer. Mort \$22,000. Jan 31, 1910. 4:1073-51. A \$9,000-\$18,000. other consid and 165
- 45th st W, No 532, s s, 325.6 e 11th av, 24.6x100.5, 5-sty brk tenement. John C Forster to Mary Sherry. Mort \$20,000. Dec 11, 1909. Jan 31, 1910. 4:1073-51. A \$9,000-\$18,000. nom
- 48th st E, No 153, n s, 145 w 3d av, 25x100.5, 5-sty stone front tenement. Clara P wife George Runton to Anna M and Sarah E Pinckney of Brooklyn. 1-12th part. All title. C a G. Dec 29, 1909. Feb 2, 1910. 5:1303-31. A \$15,000-\$25,000. 2,333.33
- 48th st E, No 153, n s, 145 w 3d av, 25x100.5, 5-sty stone front tenement. Annie E wife Geo A Warren to Anna M and Sarah E Pinckney of Brooklyn, N Y. 1-12 part. Jan 19. Feb 2, 1910. 5:1303-31. A \$15,000-\$25,000. 2,333.33
- 49th st W, No 153, n s, 166.8 e 7th av, 20.10x100.4, 3-sty stone front dwelling. Theodor Riehl to Leah E Swem, of Brooklyn. Jan 27. Feb 1, 1910. 4:1002-7½. A \$27,500-\$29,000. nom
- 49th st W, No 155, n s, 145.10 e 7th av, 20.10x100.4, 3-sty stone front dwelling. Mary T Burdett to Leah E Swem of Brooklyn. Jan 27. Feb 1, 1910. 4:1002-7. A \$27,500-\$29,000. nom
- 49th st W, Nos 153 and 155, n s, 145.10 e 7th av, 41.8x100.4, two 3-sty stone front dwellings. Leah E Swem to Stonewall Realty Co, a corpn. Mort \$27,000. Feb 1, 1910. 4:1002-7 and 7½. A \$45,000-\$58,000. other consid and 100
- 50th st E, Nos 238 and 240, s s, 150 w 2d av, 37.6x100.5, 6-sty brk tenement. Maurice Isaacs to Miriam Levy. Morts \$60,750. Jan 25. Jan 31, 1910. 5:1323-32. A \$18,000-\$54,000. nom
- 50th st E, No 313, n s, 137 e 2d av, 16.4x100.5, 4-sty stone front dwelling. FORECLOS, Jan 27, 1910. Daniel E Seybel referee to Emanuel Lowinson. Jan 28. Jan 29, 1910. 5:1343-6. A \$6,500-\$9,000. 4,000
- 51st st W, No 59, n s, 114.6 e 6th av, 20.6x100.6x17.2x, 3-sty stone front dwelling. Wm H Silk to Joseph W and James S Cushman. Morts \$42,000. Mar 9, 1905. Jan 31, 1910. 5:1267-6. A \$43,000-\$50,000. 100
- 51st st W, No 560. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 4:1079. nom
- 51st st E, No 421. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 5:1363. nom
- 52d st E, s s, 218 e Madison av, 17.6x100.5, vacant. Adams Realty Co and ano to Charles Brendon Co, a corpn. Morts \$32,000. Jan 10. Jan 28, 1910. 5:1287-43. A \$32,000-\$32,000. other consid and 100
- 52d st E, s s, 235.6 e Madison av, strip 0.6x100.5, with right to use strip on east as party wall. May S wife Arthur H Hahlo to Charles Brendon Co, a corpn. B & S. Jan 27. Jan 28, 1910. 5:1287. other consid and 100
- 53d st E, No 313, n s, 157.6 e 2d av, 19.2x100.5, 5-sty brk tenement. Alma D Belvin to Vivian Realty Co. Mort \$10,200 and all liens. Jan 24. Jan 29, 1910. 5:1346-7. A \$7,000-\$15,000. nom
- 54th st W, No 443, n s, 200 e 10th av, 25x73, 4-sty brk tenement and store and 2-sty brk stable in rear. Moritz Raab to Charles Raab. Mort \$8,000. Jan 31, 1910. 4:1064-9. A \$11,000-\$14,000. nom
- 54th st W, No 439 n s, 250 e 10th av, 25x200.10 to s s 55th st, 55th st W, No 444 3-sty frame tenement and store and 1-sty frame stable. Mort \$10,000.
- 54th st W, No 441, n s, 225 e 10th av, 25x100.5, 2-sty frame loft and stable. Mort \$6,500.
Henry Miller to Thomas F Devine. Jan 31. Feb 1, 1910. 4:1064-10, 11 and 54. A \$28,000-\$28,500. other consid and 100
- 56th st E, No 231, n s, 275 w 2d av, 25x100.5, 5-sty brk tenement and store. Andy Golden to Wm J Freed. Mort \$25,000 and all liens. Jan 24. Jan 28, 1910. 5:1330-13. A \$11,000-\$25,000. other consid and 100
- 58th st W, No 532. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 4:1086. nom
- 61st st E, No 36, s s, 152 e Madison av, 25x100.5, 5-sty brk and stone dwelling. Mildred wife Geo W Wickersham to Harry de B Parsons and Frances W his wife tenants by entirety. B & S. Mort \$40,000. Jan 24. Jan 31, 1910. 5:1375-46. A \$55,000-\$110,000. other consid and 100
- 61st st E, No 405, n s, 95 e 1st av, 30x108.10x30.5x113.9, 5-sty brk tenement and 2-sty brk stable in rear. Michael Costello to George Bezold. Feb 1. Feb 2, 1910. 5:1456-5. A \$9,000-\$20,000. other consid and 100
- 63d st W, Nos 179 to 183, n s, 25 e Amsterdam av, 75x75, three 5-sty brk tenements with stores in No 183. Alva Realty Co to Gustav Hilborn and Harry and David Lippmann. Mort \$13,500. Jan 15. Jan 27, 1910. 4:1135-2 to 3½. A \$33,000-\$60,000. other consid and 100
- 69th st E, No 215, n s, 268 e 3d av, 28x100.5, 5-sty brk tenement. Michael Maier to Valentine Ubl. Mort \$25,000. Jan 27. Feb 1, 1910. 5:1424-11. A \$13,500-\$28,000. other consid and 100
- 72d st W, No 148, s s, 300 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Theodore Offerman to Fredk A Elliott, of Brooklyn. Mort \$36,000. Feb 1, 1910. 4:1143-52. A \$30,000-\$43,000. other consid and 100
- 73d st W, No 175, n s, 82 e Amsterdam av, 18x76.8, 4-sty and basement stone front dwelling. Louise Veltin to Eva V C Hawkes. B & S. Jan 31, 1910. 4:1145-3. A \$12,500-\$21,000. other consid and 100
- 75th st E, No 186, s s, 187.6 w 3d av, 18.8x102.2, 4-sty stone front tenement. Henry Sanders to Margretta H Lasch. Mort \$12,500. Feb 1. Feb 2, 1910. 5:1409-4½. A \$11,500-\$16,000. other consid and 100
- 77th st E, No 75, n s, 75 w Park av, 25x102.8, 2-sty brk stable. Mary I Burden widow and et al to John J Wysong, of Newport, R I. B & S. Mort \$30,000. Jan 31. Feb 2, 1910. 5:1392-33. A \$30,000-\$38,000. nom
- 78th st W, No 129, n s, 315.11 w Columbus av, 16x102.2, 3-sty and basement brk dwelling. Josephine I Harrington to Kate Glassbrook. Mort \$18,000. Jan 27. Jan 31, 1910. 4:1150-19½. A \$10,000-\$17,000. other consid and 100
- 81st st E, No 159, n s, 199.8 w 3d av, 19.1x102.2, 3-sty frame dwelling. PARTITION, Dec 30, 1909. John J Walsh, ref to The American Baptist Home Mission Society and The American Baptist Missionary Union. Feb 3, 1910. 5:1510-28. A \$10,000-\$10,500. 12,500
- 82d st E, No 147, n s, 27.9 e Lexington av, 30x102.2, 5-sty brk tenement. Clara Mayer to Margaret Mc Nerney. Morts \$35,000. Feb 1. Feb 2, 1910. 5:1511-21. A \$15,500-\$36,000. other consid and 100
- 83d st W, No 118, s s, 175 w Columbus av, 25x102.2, 5-sty stone front tenement. Magdalena O Heckman INDIVID and TRUSTEE Wm Oeters et al to Henry Offermann of Brooklyn. Morts \$27,000 and all liens. Sept 15, 1909. Jan 27, 1910. 4:1213-40. A \$14,000-\$27,000. 33,000
- 84th st W, No 332, s s, 319.11 w West End av, 20.1x102.2, 3-sty and basement stone front dwelling. Mary Morton et al to Theodore Starrett. Mort \$15,500. Jan 31. Feb 1, 1910. 4:1245-92. A \$12,000-\$20,000. other consid and 100
- 83d st E, No 606, s s, 123 e East End av, 25x80.3x25.3x76.10, 5-sty brk tenement. Frederick Lesser et al to The Ninety-First St Realty Co, a corpn. Morts \$15,500. Jan 27. Jan 31, 1910. 5:1590-18. A \$7,000-\$16,000. 100
- 84th st E, Nos 327 and 329, n s, 310 e 2d av, 40x102.2, 2 and 3-sty frame dwellings. Hamilton Holding Co to Adolf Miller. Mort \$14,000. Jan 28. Jan 29, 1910. 5:1547-13 and 14. A \$14,000-\$15,500. other consid and 100
- 84th st W, No 23, n s, 350.6 w Central Park West, 17.6x102.2, 5-sty stone front tenement. Horace C Foote to Andrew M Boyd. Morts \$17,000. Feb 1. Feb 2, 1910. 4:1198-18. A \$12,000-\$24,000. other consid and 100
- 85th st W, No 21, n s, 170 w Central Park West, 20x102.2, 5-sty brk and stone dwelling. Emma C Linson to Samuel Sachs. Mort \$35,000. Jan 31, 1910. 4:1199-26. A \$15,000-\$40,000. other consid and 100
- 87th st E, No 502, s s, 99 e Av A, runs s 61.8 x e 0.1 x s 39 x e 17 x n 100.8 to st, x w 18 to beginning, 3-sty stone front dwelling. John D Tietjen to Margherita P Devito. Mort \$6,500. Feb 1. Feb 2, 1910. 5:1583-49. A \$6,000-\$9,000. 100
- 87th st W, No 68, s s, 50 e Columbus av, 17x100.8, 4 and 5-sty stone front dwelling. Emanuel W Stein et al to Albert T Sanden. Morts \$24,000. Jan 25. Jan 27, 1910. 4:1200-62. A \$11,500-\$25,000. 100
- 89th st W, No 332, s s, 221.3 e Riverside Drive, 20x100.8, 4-sty and basement brk dwelling. William Spence to Mary H Conover. Jan 26. Jan 27, 1910. 4:1250-55. A \$13,000-\$32,000. nom
- 91st st E, No 307, n s, 125 e 2d av, 25x100.8, 5-sty brk tenement. Leopold Einhorn to Bertha Hirschfeld and Abraham Liebhoff. All title. Mort \$20,000. Dec 13, 1909. Feb 1, 1910. 5:1554-6. A \$8,500-\$22,000. other consid and 100
- 93d st W, No 135, n s, 343.9 w Columbus av, 18.9x95.6 to c 1 Old Aphorps lane x18.9x94.8, 3-sty and basement brk dwelling. Ida G Sedgwick to J Burnet Nash. Jan 27, 1910. 4:1224-18½. A \$9,500-\$16,000. nom
- 93d st E, No 9, n s, 189.2 e 5th av, 20.6x100.8, 4-sty brk dwelling. Pine Investing Co to Mary D Kersey. Morts \$44,000. Feb 1, 1910. 5:1505-8½. A \$41,000-\$51,000. other consid and 100
- 94th st E, Nos 231 and 233. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 5:1540. nom
- 97th st E, No 205, n s, 115 e 3d av, 25x100.11, 5-sty brk tenement. Sophia Mayer to Sarah Weinstein. Jan 26. Jan 27, 1910. 6:1647-5. A \$9,000-\$19,000. nom
- 97th st E, Nos 204 to 208, s s, 100 e 3d av, 81x100.11, three 4-sty stone front tenements. FORECLOS, Jan 11, 1910. James Kearney, ref to John A Weekes and Bernard F Golden. Morts \$33,000. Jan 28. Feb 2, 1910. 6:1646-42 to 44. A \$27,000-\$42,000. 36,000
- 99th st W, Nos 157 and 159, n s, 150 e Amsterdam av, 45x100.11, 6-sty brk tenement and stores. Release mort. Ira E Miller to S G Painter Realty & Securities Co. Jan 27. Jan 28, 1910. 7:1854-7. A \$19,800-\$62,000. 100
- Same property. S G Painter Realty & Securities Co to Mary E Sandford, of Belleville, N J. Morts \$60,000. Jan 28, 1910. 7:1854. exch
- 99th st W, n s, 200 w West End av, 150x99.11, 3-sty frame dwelling and vacant. Jacob Axelrod to M R L Building Co. Mort \$154,000. Jan 21. Jan 29, 1910. 7:1888-53, 55, 57, 59 and part 61. A \$-\$. other consid and 100
- 100th st E, No 331, n s, 175 w 1st av, 37.6x100.11, 6-sty brk tenement and stores. Samuel Leblang to Sol Yarmy. ½ part. All title. All liens. Jan 24. Feb 1, 1910. 6:1672-20. A \$11,000-\$41,000. other consid and 100
- 101st st W, No 122. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 7:1855. nom
- 104th st E, Nos 210 and 212, s s, 143.4 e 3d av, 33.4x100.11, 2 and 4-sty stone front building and stores. Samuel Rand to Louis Rand. Mort \$21,000. Jan 25. Feb 1, 1910. 6:1653-42. A \$12,000-\$22,000. other consid and 100
- 108th st E, Nos 116 and 118, s s, 178.6 e Park av, 51x100.11, 6-sty brk tenement and stores. Ignatz Stern to Eva E Weber. Mort \$59,500 and all liens. Jan 20. Jan 31, 1910. 6:1635-63. A \$20,500-\$62,000. 100

109th st E, No 77, n s, 53 w Park av, 27x75.8, 5-sty brk tenement and store. Margretta H Lasch to Henry Sanders. Mort \$14,000. Feb 1. Feb 2, 1910. 6:1615-33. A \$10,500-\$18,500.
 other consid and 100
 110th st E, No 126, s s, 125 w Lexington av, 25x100.11, 5-sty stone front tenement. FORECLOS, Jan 14, 1910. Sylvester L H Ward referee to Agnes A Cording, Borough of Queens. Mort \$16,000. Jan 25. Jan 27, 1910. 6:1637-61. A \$11,000-\$21,000.
 114th st E, Nos 337 and 339, n s, 225 w 1st av, 40x100, with all title to strip in rear 40x0.11, 6-sty brk tenement and stores.
 1st av, No 2042, e s, 75.7 n 105th st, runs e 91 x n 0.1 1/2 x e 22 x n 25.2 1/2 x w 113 to av x s 25.4 to beginning, 6-sty brk tenement and store.
 Frank Pittelli to Domenica Melillo of Brooklyn. All liens. Aug 23, 1909. Feb 1, 1910. 6:1686-16. A \$11,000-\$47,000. 1699-4. A \$10,500-\$36,000.
 114th st W, No 41, n s, 544.11 w 5th av, 25x100.11, 5-sty brk tenement. Getel Smith to Fannie Alter. Mort \$23,000. Feb 1. Feb 3, 1910. 6:1598-15. A \$13,000-\$25,000.
 116th st E, No 71, n s, 50 e Madison av, 30x100, with all title to strip in rear, 30x0.10, 5-sty brk tenement and store. Samuel C Baum to Adolph W Kempner. Mort \$36,000. Feb 1. Feb 2, 1910. 6:1622-23. A \$18,000-\$34,000.
 116th st W, No 11, n s, 143 w 5th av, 61x100.11, stone front church. Baptist Temple, a corp, to Mitral Realty & Construction Co. Mort \$55,000. Jan 27. Jan 28, 1910. 6:1600-30. Exempt-exempt.
 116th st W, No 66, s s, 75 e Lenox av, 25x100.11, 5-sty brk tenement and store. Esther M Broder to Bessie A Wilson. Mort \$36,200. Jan 31. Feb 1, 1910. 6:1599-68. A \$16,700-\$32,000.
 other consid and 100
 117th st W, Nos 413 and 415, n s, 222 e Amsterdam av, 36x100.11, two 5-sty brk and stone dwellings. Joseph W Dougan to the TRUSTEES of Columbia College, N Y. Mort \$16,000 on No 413. Jan 28. Jan 29, 1910. 7:1961-48 and 49. A \$20,000-\$42,000.
 other consid and 100
 118th st E, Nos 216 and 218, s s, abt 210 e 3d av, 37x100, 6-sty brk tenement. CONTRACT. Nathan Lefkowitz with Abraham Brock and David Price. Mort \$43,000. Feb 1. Feb 3, 1910. 5:1667-39. A \$12,500-\$44,000.
 120th st E, No 73, n s, 100 w Park av, 25x100.11, 5-sty stone front tenement. Samuel Deutsch to Minnie Rose. Mort \$19,000. Feb 1. Feb 2, 1910. 6:1747-13. A \$10,500-\$21,000.
 120th st E, No 104, s s, 72 e Park av, 18x72, 4-sty brk tenement. Katherine Jones widow to Thaddeus Murphy and Ellen his wife, tenants by entirety. Mort \$5,000. Jan 31. Feb 2, 1910. 6:1768-69. A \$5,500-\$10,500.
 120th st E, No 104, s s, 72 e Park av, 18x72, 4-sty brk tenement. Ellen wife Thaddeus Murphy to Katherine Jones widow. Mort \$5,000. Jan 29. Feb 1, 1910. 6:1768-69. A \$5,500-\$10,500.
 120th st E, Nos 341 and 343, n s, 187.6 w 1st av, 37.6x100.11, 6-sty brk tenement. FORECLOS, Jan 13, 1910. Joseph R Truesdale, ref, to Joseph Liebling. Jan 31. Feb 1, 1910. 6:1797-18. A \$11,000-\$43,000.
 121st st W, No 224, s s, 250 w 7th av, 18x100.11, 5-sty brk tenement. Hodus Berman to Louis Morel. Mort \$14,000 and all liens. Feb 1. Feb 2, 1910. 7:1926-44. A \$8,600-\$16,000.
 other consid and 100
 121st st W, No 265, n s, 607 w 7th av, 17x100.11, 3-sty and basement stone front dwelling. Mort \$8,000.
 10th st E, No 112, s s, 175.4 e 3d av, runs s 62.3 x s e 1.9 x n e 18.2 x n 57.5 to st x w 18 to beginning, with all title to triangular parcel at s w cor of above, 5-sty brk tenement. Mort \$11,500.
 Charlotte Istel to Sarah Stone. Jan 29, 1910. 7:1927-7. A \$8,100-\$12,000; 2:465-13. A \$10,000-\$17,000.
 121st st E, No 434, s s, 224.4 w Pleasant av, 25.8x100.11, 5-sty brk tenement. Isidore Rubin to Louis and Martin J Rubin. Mort \$23,700. Jan 18. Jan 31, 1910. 6:1808-36. A \$6,000-\$22,000.
 other consid and 100
 121st st W, No 261, n s, 573 w 7th av, 17x100.11, 3-sty and basement stone front dwelling. Martha Meyer to Margt G Ronayne. Mort \$12,000. Feb 2. Feb 3, 1910. 7:1927-8 1/2. A \$8,100-\$12,000.
 122d st E, No 425, n s, 287.11 e 1st av, 16.8x100.11, 3-sty stone front dwelling. FORECLOS, Jan 25, 1910. Reid L Carr, ref, to Herman Bauman. Mort \$5,500. Jan 31. Feb 2, 1910. 6:1810-12. A \$4,000-\$7,000.
 123d st E, No 425, n s, 274.6 e 1st av, 16.8x100.11, 3-sty stone front dwelling. FORECLOS, Dec 29, 1909. Joseph N Tuttle, ref to Annie Draper. Jan 31. Feb 2, 1910. 6:1811-12. A \$4,000-\$6,500.
 123d st W, No 144, s s, 257.6 e 7th av, 17.6x100.11, 3-sty and basement stone front dwelling. Chas H Edgar to Louisa Stein. Jan 31. Feb 1, 1910. 7:1907-53. A \$8,400-\$14,500.
 other consid and 100
 124th st W, No 428, s s, 325 e Amsterdam av, 25x100.11, 5-sty brk tenement. Louis Levy to Mildred wife Joseph Levy. Mort \$25,500. Jan 26. Feb 1, 1910. 7:1964-51. A \$11,000-\$24,000.
 other consid and 100
 127th st W, No 112, s s, 141.8 w Lenox av, 16.8x99.11, 3-sty and basement stone front dwelling. Gustav Deisler to Julius G Deisler of Mt Vernon, N Y. Mort \$7,000. Nov 12, 1909. Jan 29, 1910. 7:1911-39 1/2. A \$8,000-\$10,000.
 127th st E, No 105, n s, 95 e Park av, 25x99.11, 5-sty brk tenement. Samuel Groszman to Annie Ritzert. Mort \$15,000. Feb 2, 1910. 6:1776-6. A \$9,000-\$24,000.
 128th st W, No 211, n s, 150 w 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. James M Scofield to Pendant Realty Co. Mort \$10,000. Feb 1. Feb 2, 1910. 7:1934-25. A \$7,300-\$10,000.
 other consid and 100
 129th st W, Nos 159 and 161, n s, 150 e 7th av, 41.8x99.11, 3-sty and basement frame dwelling and 3-sty and basement stone front dwelling. Julius E Mucke to Hamilton Holding Co, a corp. Mort \$8,000 on No 159. Jan 27. Jan 28, 1910. 7:1914-8 and 9. A \$18,300-\$24,000.
 other consid and 100
 131st st W, No 246, s s, 325 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling.
 131st st W, No 244, s s, 341.8 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling.
 James M Scofield to Pendent Realty Co. Mort \$18,000. Feb 1. Feb 2, 1910. 7:1936-50 1/2 and 51. A \$14,600-\$21,000.
 other consid and 100
 133d st W, No 206, s s, 175 w 7th av, 37.6x99.11, 5-sty brk tenement. Monie Klein to Josephine White. All liens. Jan 28. Jan 31, 1910. 7:1938-41. A \$16,500-\$36,000.
 134th st W, Nos 210 to 216 | s s, 153 w 7th av, runs s 99.11 x w 133d st W, Nos 213 to 219 | 7 x s 99.11 to n s 133d st x w 80 x n 99.11 x e 15 x n 99.11 to s s 134th st x e 72 to beginning, five 3-sty brk and stone dwellings, two 3-sty frame dwellings and one 4-sty brk dwelling. Hutchens C Bishop to The Rector, &c, St Philips Church, N Y. Mort \$40,000. Jan 17. Jan 31, 1910. 7:1939-22 to 25 and 40 to 42. A \$66,700-\$79,500. nom
 134th st W, No 306, s s, 100 w 8th av, 24.9x99.11, 5-sty brk tenement. August Brandes and ano EXRS Henry G Peters to Richard McHugh. Feb 1, 1910. 7:1959-20. A \$10,000-\$23,000.
 134th st W, No 308, s s, 124.9 w 8th av, runs w 25.1 x s 69.11 x w 0.3 x s 29.11 x e 25.3 x n 99.11 to beginning, 5-sty brk tenement. August Brandes and ano, EXRS, &c, Henry G Peters to Charles Wendt. Feb 1. Feb 2, 1910. 7:1959-21. A \$10,000-\$22,000.
 135th st W, No 245, n s, 125 e 8th av, 25x99.11, 5-sty brk tenement. FORECLOS, Jan 24, 1910. Maurice Wormser, ref, to Wm L Bruen. Feb 1. Feb 2, 1910. 7:1941-6. A \$12,000-\$24,000.
 136th st W, Nos 512 to 518, s s, 250 w Amsterdam av, 150x99.11, four 6-sty brk tenements. FORECLOS, Sept 16, 1909. Geo A Newman referee to Louis B Rosenberg. Mort \$180,000. Sept 17, 1909. Jan 29, 1910. 7:1988-117 to 121. A \$60,000-\$165,000.
 140th st W, No 57, n s, 200 e Lenox av, 41.8x99.11, 6-sty brk tenement. Philip Siff to Hyman Goldfarb. Mort \$48,000. Jan 25. Feb 1, 1910. 6:1738-10. A \$13,500-\$48,000.
 other consid and 100
 Same property. Hyman Goldfarb to Philip Siff. Mort \$45,000. Jan 24. Feb 1, 1910. 6:1738.
 other consid and 100
 145th st W, Nos 307 to 311, n s, 75 w 8th av, 75x99.11, three 5-sty brk tenements and stores. FORECLOS, Jan 27, 1910. Geo H Engel, ref, to Alex J Bruen. Feb 1, 1910. 7:2045-4 to 6. A \$24,000-\$58,500.
 146th st W, Nos 218 and 220, s s, 260 w 7th av, 40x99.11, 6-sty brk tenement and stores. Hopkins Holding Co to Joseph Golding. Mort \$37,000. Mar 12, 1908. Re-recorded from Mar 25, 1908. Feb 3, 1910. 7:2031-44. A \$13,000-\$43,500.
 other consid and 100
 146th st W, Nos 218 and 220, s s, 260 w 7th av, 40x99.11.
 146th st W, Nos 222 and 224, s s, 300 w 7th av, 37.6x99.11.
 Two 6-sty brk tenements and stores.
 Joseph Golding to Sound Realty Co. Mort \$81,400. Feb 1. Feb 3, 1910. 7:2031-44 and 46. A \$25,000-\$84,000.
 other consid and 100
 146th st W, Nos 222 and 224, s s, 300 w 7th av, 37.6x99.11, 6-sty brk tenement and stores. Hopkins Holding Co to Joseph Golding. Mort \$34,000. Mar 12, 1908. Re-recorded from Mar 25, 1908. Feb 3, 1910. 7:2031-46. A \$12,000-\$40,500.
 other consid and 100
 149th st W, Nos 232 and 234, s s, 300 e 8th av, 40x99.11, 6-sty brk tenement. Maryland Mortgage Co to Isaac Simons. Mort \$35,000. Jan 29. Feb 2, 1910. 7:2034-52. A \$11,000-\$44,000.
 other consid and 100
 149th st W, Nos 232 and 234, s s, 300 e 8th av, 40x99.11, 6-sty brk tenement. Isaac Simons to Maryland Mortgage Co. Mort \$38,000. Jan 29. Jan 31, 1910. 7:2034-52. A \$11,000-\$44,000.
 other consid and 100
 156th st W | s s, 524.10 w Broadway, runs s 99.11 x w 131.7 Riverside Drive. to e s Riverside Drive x n 105.10 to s s 156th st x e 100.3 to beginning, vacant. Philip Moersch and Valentine Wille to Wille Construction Co. Mort \$80,000. Jan 27. Jan 28, 1910. 8:2134-30. A \$-\$. other consid and 100
 160th st W, Nos 539 and 541, n s, 232.6 e Broadway, 44.2x99.11, 5-sty brk tenement. Hamilton Holding Co to Julius E Mucke. Mort \$38,000. Jan 27. Jan 28, 1910. 8:2119-62. A \$-\$.
 other consid and 100
 164th st W, n s, 100 e Broadway, runs n 117.1 x e 80 x s 17.1 x e 45 x s 100 to st, x w 125 to beginning, vacant. Alexander Duff Operating Co to Geo F Brown. Mort \$41,000. Jan 31. Feb 1, 1910. 8:2122-82 1/2 and 100. A \$41,000-\$41,000. nom
 164th st W, Nos 442 and 444, s s, 225 e Amsterdam av, 50x112.4, 5-sty brk tenement. Jacob H Friedlander to Henry Rosenthal. Mort \$50,000. Sept 29. Feb 2, 1910. 8:2110-74. A \$15,000-\$55,000.
 181st st W, s s, 140.5 e Fort Washington av, 300x118.11x301.7x 150, vacant. Owners Syndicate to John M Linck Construction Co. Mort \$100,000. Feb 1. Feb 2, 1910. 8:2176-115. A \$-\$.
 184th st W, n s, 200 w Amsterdam av, runs n 99.11 x w 25 x s 0.1 x w 25 x s 99.10 to st, x - 50 to beginning, vacant. James M Scofield to Hogenauer & Wesslau Co. Mort \$10,000. Feb 1. Feb 2, 1910. 8:2156-27 and 28. A \$12,000-\$12,000.
 other consid and 100
 184th st W, n s, 100 w Amsterdam av, runs n 99.11 x w 125 x s 0.1 x w 25 x s 99.10 to st, x e 150 to beginning, vacant. Irving Bachrach et al to James M Scofield. Mort \$32,000. Jan 31. Feb 2, 1910. 8:2156-23 to 28. A \$36,000-\$36,000.
 other consid and 100
 Av A, No 1384 | s e cor 74th st, 25x77, 5-sty brk tenement and 74th st, No 500 | store. Annie Federman to Sigmund Lewy. Mort \$29,500 and all liens. Jan 28, 1910. 5:1485-49. A \$11,000-\$28,000. nom
 Av B, No 248, w s, 40 s 15th st, 20x60, 4-sty brk tenement and store. Annie wife Isaac Fleischman to Rosa Schellerman. Mort \$10,000. Jan 28. Feb 2, 1910. 3:972-32. A \$6,500-\$8,500. other consid and 100
 Av C, No 192, e s, 52.6 s 12th st, 25x62.6, 4-sty brk tenement and store. Joseph Silverman et al to William Lohrmann. Mort \$12,500. Jan 3. Feb 2, 1910. 2:381-6. A \$10,000-\$13,500. other consid and 100
 Amsterdam av, Nos 1430 and 1432, w s, 24.11 s 131st st, 37.6x 100, 6-sty brk tenement and stores. Simon Shapiro to David Chernoff. 1/2 right, title and interest. Mort \$47,500. Jan 27. Jan 28, 1910. 7:1985-35. A \$18,000-\$50,000.
 other consid and 100
 Amsterdam av, Nos 1740 to 1744 | n w cor 146th st, 74.11x100, 146th st, No 501 | three 5-sty brk tenements and stores. Alva S and Fredk H Walker, TRUSTEES B Franklin Hooper to T E S Realty Co, a corp. Mort \$86,000. Jan 31. Feb 1, 1910. 7:2078-29 to 31. A \$64,000-\$119,000. 150,000
 Amsterdam av | w s, 80 n 175th st, 119.10 to s s 176th st, x100, 176th st | vacant. Mort \$48,000. 8:2132-58 to 62. A \$65,000-\$65,000.
 Amsterdam av | w s, 259.10 n 175th st, and being at n s 176th 176th st | st, 199.10 to s s 177th st x100, vacant. Mort \$88,000. 8:2132-47 to 55. A \$106,000-\$106,000.
 Amsterdam av | n w cor 177th st, 84.4x100, vacant. Mort \$38,000. 8:2132-42 and 44. A \$42,000-\$42,000.
 177th st | 000. 8:2132-42 and 44. A \$42,000-\$42,000.
 7th av | n w cor 150th st, 199.10 to s s 151st st, x100, vacant.

150th st| Morts \$70,000. 7:2036-29 to 36. A \$101,000-\$101,000.

146th st W, n s, 100 w 7th av, 125x99.11, vacant. Mort \$33,000. 7:2032-23 to 27. A \$37,500-\$37,500.

Fleischmann Realty & Construction Co to Freybell Realty Co. Sub as above and all liens. Jan 31. Feb 1, 1910.

Broadway, No 1566, e s, 40.5 s 47th st, 20x80, 4-sty stone front tenement and store. Felix Isman to Jules E Mastbaum, of Philadelphia, Pa. Mort \$70,000 and all liens. Apr 5. Jan 29, 1910. 4:999-62½. A \$90,000-\$92,000. nom

Broadway, No 1439, w s, 92 n 40th st, 20.9x54.8x21.9x60.5, 4-sty brk building and store. Felix Isman, of Philadelphia, Pa, to C William Funk. Mort \$100,000. Jan 22. Jan 28, 1910. 4:993-10. A \$105,000-\$115,000. other consid and 100

Broadway, No 2731, w s, 68.11 s 105th st, deed reads at c l of blk bet 104th and 105th sts, runs w 101.7 x n 32 x e 93 to st at point 68.11 s 105th st x s 33.2 to beginning, 7-sty brk tenement and stores. Emanuel Heilner et al to Tristram Coffin, of Milton, Ulster Co, N Y. Morts \$85,000. Jan 26. Jan 28, 1910. 7:1876-12. A \$30,000-\$70,000. other consid and 100

Broadway, Nos 3099 and 3101, w s, abt 215 n 122d st, —, 6-sty brk tenement. Release all right, title and interest under agreement recorded Sept 8, 1909. Chas A Adrian and Thos A McGuire to Mitow Realty Co. Q C. Jan 31, 1910. 7:1993-11. A \$62,000-\$—. 100

Broadway, Nos 350 and 352| n e cor Leonard st, 61x175 to Benson Leonard st | st or pl x61.4x175, with all title to Benson st or pl | Benson st or pl, 9-sty brk and stone office and store building. Morts \$720,000.

Broadway, Nos 364 and 366| n e cor Franklin st, 50x150 to Cort-Franklin st, No 58 | land alley, with all title to Cort-Cortlandt alley | land alley, 12-sty brk and stone office and store building. Mort \$700,000.

Louis M and Thos W Jones to James F Gillane. Jan 31. Feb 2, 1910. 1:171-1. A \$460,000-\$840,000; 172-1. A \$325,000-\$555,000. other consid and 100

Same property. James F Gillane to Frank N Hoffstot. Morts on 1st parcel \$920,000 and on 2d parcel \$900,000. Feb 1. Feb 2, 1910. 1:171-172. other consid and 100

Broadway, No 2592| s e cor 98th st, 100.11x135.2 to w s former 98th st | Bloomingdale road, closed, x101.11x150, 2 and 3-sty frame dwelling and store and vacant.

98th st, s s, 150 e Broadway, 30.6 to c l said former rd x101.11, vacant, with all title in said road bet 97th and 98th sts.

Antoinette E Wood to Henry P Gibney of Jersey City, N J. Feb 1, 1910. 7:1869-43 and 44. A \$142,000-\$144,500. other consid and 100

Same property. Henry P Gibney to Samuel Borchardt. Mort \$217,000. Feb 1, 1910. 7:1869. other consid and 100

Broadway, Nos 1508 and 1510| e s, 26.2 s 44th st, runs s 76.1 x e 44th st, Nos 160 to 164 | 97.8 to c l Lows lane x n w 2.1 x e 18.3 x n 100.5 to s s 44th st x w 61.4 x s 25.10 x w 65.6 to beginning, 2 and 4-sty brk and stone restaurant. Chas E Rector to Hotel Rector Co, a corpn. B & S. Morts \$585,000. Jan 31. Feb 1, 1910. 4:996-62. A \$400,000-\$425,000. other consid and 100

Broadway| s e cor 98th st. Assignment of certificate No 1660 of 98th st | sale of Dec year 1874 for non-payment of St Nicholas av opening assessment. Antoinette E Wood to Henry P Gibney, of Jersey City, N J. All title. Feb 1, 1910. 7:1869. nom

Same property. All title in above. Henry P Gibney to Samuel Borchardt. Feb 1, 1910. 7:1869. nom

Broadway, Nos 1871 to 1877| s w cor 62d st, runs w 119.10 x s 62d st, Nos 36 to 40 | 100.5 x e 40 x s 1.10 x e 139.3 to Broadway x n 118.3 to beginning, 4-sty brk garage. Island Realty Co to U S Realty & Impt Co. B & S. Mort \$350,000. Jan 17. Feb 2, 1910. 4:1114-51. A \$375,000-\$475,000. other consid and 100

Broadway, e s, 101.5 n 43d st, a strip, runs e 97.8 to c l former Lowes lane x n w — x w — to Broadway x s — to beginning. Lilly W Barney to Barney Estate Co. All title. Q C. Jan 29. Feb 2, 1910. 4:996. nom

Same property. Barney Estate Co to Hotel Rector Co. Q C. All title. Jan 29. Feb 2, 1910. 4:996. nom

Broadway| n w cor 164th st, 125x100, 6-sty brk tenement being 164th st | erected. Release mort. Farmers Loan & Trust Co to George Daily and John A Carlson. Jan 24. Feb 2, 1910. 8:-2137-part lot 145. A \$—\$. 45,932.21

Broadway| s w cor 165th st, 125x100x134.5x100.5, 6-sty brk tenement being erected. Release mort. Farmers Loan & Trust Co to George Daily and John A Carlson. Jan 24. Feb 2, 1910. 8:2137-part lot 145. A \$—\$. 48,149.63

Broadway, e s, 25 s 193d st, if extended, 75.5x110.2x75x109.10. Owen Burns to Albert H Gleason. All title. Feb 15, 1909. Feb 2, 1910. 8:2170. nom

Broadway| s e cor 124th st, 100.11x100, 6-sty brk tenement 124th st, No 546 | and stores. City Real Estate Co to Freybell Realty Co. B & S. Jan 26. Feb 1, 1910. 7:1978-61. A \$90,000-\$200,000. other consid and 100

Broadway| s e cor 124th st, 100.11x100, 6-sty brk tenement 124th st, No 546 | and stores. Freybell Realty Co to Herman Koenigsberger. Mort \$160,000. Jan 31. Feb 1, 1910. 7:1978-61. A \$90,000-\$200,000. other consid and 100

Same property. Herman Koenigsberger to Fleischmann Realty & Construction Co. Morts \$190,000. Jan 31. Feb 1, 1910. 7:1978. nom

Broadway, No 3760| n e cor 156th st, 99.11x100, 6-sty brk tenement 156th st | ment and stores. Gross & Herbener to Canavan Investing Co, a corpn. Mort \$200,000. Jan 31. Feb 1, 1910. 8:2115-1. A \$80,000-\$—. other consid and 100

Broadway, Nos 2651 and 2653| s w cor 101st st, 60x100, 7-sty brk 101st st, No 230 | tenement and stores. Isabella Mayer widow to Simon E and Max E Bernheimer. Q C. Jan 31, 1910. 7:1872-54. A \$78,000-\$165,000. nom

Broadway, Nos 2651 and 2653| s w cor 101st st, 60x100, 7-sty brk 101st st, No 230 | tenement and stores. Simon E and Max E Bernheimer to Edith L Sayward. Mort \$125,000. Jan 31, 1910. 7:1872-54. A \$78,000-\$165,000. nom

Same property. Edith L Sayward to Henry Nassoit. Morts \$185,000. Jan 31, 1910. 7:1872. nom

East End av, No 146, w s, 89.1 n 86th st, 18x46, 3-sty brk dwelling. Ernest F Henderson to Sarsfield J Turley. Jan 10. Jan 27, 1910. 5:1583-30D. A \$4,500-\$5,500. other consid and 100

Greenwich av, No 51, w s, 131.10 n Charles st, 21x73.3x21.5x 77.9, except strip on Greenwich av, w s, 131.10 n Charles st, 0.2x77.4x0.7x77.9, 4-sty brk tenement. Mary F Macdougall INDIVID and EXTRX Benj T Macdougall dec'd et al to Vienna Pressed Yeast Co. Jan 26. Jan 28, 1910. 2:612-59. A \$10,000-\$11,500. 15,150

Lenox av| n w cor 141st st, 199.10 to s s 142d st x100, vacant. 141st st | Sound Realty Co to Joseph Golding Realty Co. Morts 142d st | \$86,000. Feb 2. Feb 3, 1910. 7:2010-28 and 33. A \$142,000-\$142,000. other consid and 100

Lexington av, Nos 1204 to 1208| s w cor 82d st, 70x18, 4-sty stone 82d st, No 136 | front tenement and stores. Mary Hershfield to Mary H Solley. Mort \$30,000. Feb 2. Feb 3, 1910. 5:1510-56. A \$19,000-\$28,000. other consid and 100

Lexington av| n w cor 55th st, 20.5x73. 55th st | Party wall and beam right agreement. Geo H McLean with Annie J Gruner. Jan 17. Jan 31, 1910. 5:1310. nom

Madison av, No 1845, e s, 51.4 n 120th st, 16x83, 3-sty stone front dwelling. Mary Sherry to Geo W Olvany. Mort \$14,000 and all liens. Jan 5. Jan 28, 1910. 6:1747-2½. A \$11,000-\$15,000. nom

Madison av, No 1923, e s, 20.8 n 93d st, 20x74, 3-sty stone front dwelling. Release dower. Elinor A McCartin, widow to Augustine E and Edgar M Smith and Anne C S Grannis, TRUSTEES Annie D Smith. Jan 28, 1910. 5:1505-21½. A \$23,500-\$26,500. nom

Madison av, No 921, e s, 102.2 s 74th st, 27.2x100, except strip 1.2x15 at s e cor, with all title however to said strip, 4-sty brk loft and store building. Cornelius K G Billings to The Madison Av Presbyterian Church. Jan 27. Feb 1, 1910. 5:1388-24. A \$55,000-\$75,000. other consid and 100

Madison av, No 1832| n w cor 119th st, 25.10x100, 5-sty brk tenement and store. Pauline S Rapp et al EXRS & Maurice Rapp dec'd et al to Salo Cohn. B & S. All liens. Jan 29. Feb 1, 1910. 6:1746-14. A \$24,000-\$48,000. 500

Manhattan av, No 443, w s, 50.11 s 119th st, 25x100, 5-sty stone front tenement. Louis Morel to Hodus Berman. Mort \$27,500. Feb 1. Feb 2, 1910. 7:1945-52. A \$14,000-\$27,000. nom

Manhattan av, No 446| s e cor 119th st, 34.3x95, 5-sty brk tenement. Josephine I Harrington to Kate Glassbrook. Mort \$49,000. Jan 27. Jan 31, 1910. 7:1945-45. A \$26,000-\$53,000. other consid and 100

Morningside av West, No 119, s w s, 200 e Amsterdam av, runs s 91.1 x e 146.9 to s w s of said av x n w 179.2 to beginning, gore, 6-sty brk tenement. W Axelrod Realty Co to M R L Building Co, a corpn. Morts \$140,000. Jan 25. Jan 28, 1910. 7:1963-55. A \$80,000-\$90,000. other consid and 100

Park av, No 781| n e cor 73d st, 27.6x96, part 7-sty brk tenement and store. The Alliance Realty Co to Oakleigh Thorne, of Millbrook, N Y. Jan 31. Feb 1, 1910. 5:1408-part lot 1. A \$—\$. other consid and 100

Post av| n w cor Emerson st, 100x175, vacant. Manhattan Emerson st| Real Estate & Building Assoc to Charles Hensle Realty Co, a corpn. Morts \$44,200. Jan 28. Jan 29, 1910. 8:2222-25. A \$18,000-\$18,000. other consid and 100

Prescott av late F st, w s, 287 n Dyckman st late Inwood st, runs n 296 x w 34.9 to c l Bolton road x s w on curves 426.1 x s 14.8 x e 350.10 to beginning, being lots 12 to 25 on map No 954 at Inwood, vacant.

Lots 33 to 36 same map, begins 78.5 s e of land conveyed by Dyckman to Cummings in year 1857 — and 130.11 s w from s line of land so conveyed, runs s e 104.3 x s w 124.4 to c l Bolton road x w 99.11 x n e 162.2 to beginning, except parts conveyed being three lots on Prescott av, w s, 287 n Dyckman st, 80x100x—x90.

Owen Burns to Ursula C Burns. All title. Mort \$5,000. Jan 12. Feb 2, 1910. 8:2247-158 to 168 and 172 to 174. A \$—\$. & 8:2255. nom

St Nicholas av and 191st st, for proposed subway station, &c. Agreement modifying agreement dated Sept 17, 1909. Morgenthau Realty Co et al with Interborough Rapid Transit Co and The City of N Y. Dec 21, 1909. Feb 2, 1910. 8:2169. nom

St Nicholas av, Nos 945 to 949, w s, 51.9 s 158th st, 77.8x82.7x 74.10x61.11, 5-sty brk tenement. Hugh Jones to Clayton Ryder, of Carmel, N Y. Mort \$79,500. Feb 1. Feb 3, 1910. 8:2108-65. A \$24,000-\$65,000. other consid and 100

St Nicholas av, No 1500| n e cor 185th st, 57x100x56.4x100, 5-sty 185th st | brk tenement and stores. Donald Robertson to Peter Eckhoff. Mort \$70,000. Feb 1. Feb 2, 1910. 8:2157-33 and 34. A \$28,000-\$—. other consid and 100

Vermilyea av, w s, 100 n Emerson st, 100x125, vacant. Cathleen Turney to Charles Hensle. Mort \$12,000. Feb 1. Feb 2, 1910. 8:2236-23 and 24. A \$14,000-\$14,000. 100

Vermilyea av, n s, 100 e Emerson st, 75x125. Vermilyea av, w s, 150 s Isham st, 25x125, vacant.

Mark L Kelley to Cathleen Turney. Feb 1. Feb 2, 1910. 8:2236-23 and 24. A \$14,000-\$14,000. other consid and 100

Vermilyea av, s s, 100 w Emerson st, 100x150, vacant. Thomas Alexander to Charles Hensle. Morts \$10,500. Feb 1. Feb 2, 1910. 8:2226-13 to 15. A \$14,000-\$14,000. other consid and 100

West End av| n e cor 96th st, 100.11x325 to w s Broadway, vacant. 96th st | ant. Moritz Walter to Ninety-Sixth St Co. Jan Broadway | 4. Feb 1, 1910. 7:1868-1 to 13. A \$301,000-\$301,000. other consid and 100

West End av, No 841| n w cor 101st st, 31.5x100, 5-sty brk tenement, No 301 | ment. Henry D Chapin to Robert B Walsh. Mort \$60,000. Jan 26. Feb 1, 1910. 7:1889-55. A \$35,000-\$62,000. other consid and 100

Wadsworth av, No 294, w s, 166.1 n 187th st, 23.8x95, 3-sty brk dwelling. Frederick E Platt to Forman Matthews. Morts \$10,500. Jan 28, 1910. 8:2170-18. A \$4,500-\$7,000. nom

1st av, No 1849, w s, 75.8 s 96th st, 25x80, 5-sty brk tenement and store. FORECLOS, Jan 20, 1910. Daniel W Patterson, ref, to Henrietta Goldstein. Mort \$11,000. Feb 2, 1910. 5:1558-27. A \$9,000-\$17,000. 1,600

2d av, Nos 722 and 724| s e cor 39th st, 40.4x44.1x58.11x40, two 39th st, No 300 | 4-sty brk tenements and stores. Margt G Ronayne to Martha Meyer. Feb 2. Feb 3, 1910. 3:944-52 and 53. A \$14,500-\$24,500. other consid and 100

2d av, No 722. 39th st, No 300 East. Release assignment of rents recorded June 28, 1905. United Owners Realty Co to Margt G Ronayne. Feb 1, 1910. Feb 3, 1910. 3:944. nom

2d av, No 769, w s, 24.8 n 41st st, 24.8x80, 5-sty brk tenement and store. Minnie Rubenstein to Charlotte Geissler. Mort \$24,000. Feb 1. Feb 3, 1910. 5:1315-25. A \$15,000-\$24,000. other consid and 100

2d av, No 128, e s, 133.4 n 7th st, 26x125, 6-sty brk tenement and store. Fredk J Seelig to Annejannette Seelig. Mort \$40,000. Feb 2, 1910. 2:449-6. A \$26,000-\$50,000.

- 2d av, No 1892, e s, 25 s 98th st, 25x100, 5-sty brk tenement and store. Julia S Mannheimer to Fannie Pollak and Hermine Herz. Mort \$17,000. Feb 2, 1910. 6:1669-50. A \$10,000-\$26,000. 100
- 2d av, No 1248, e s, 75.5 n 65th st, 25x75, 5-sty brk tenement and store. Edward Silberstein to Dora Katzenberg. 1/2 part. Mort \$17,000. Jan 29. Jan 31, 1910. 5:1440-4. A \$11,000-\$17,000. other consid and 100
- 2d av, No 949. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 5:1324. nom
- 2d av, No 544, e s, 20 n 30th st, 19x60, 4-sty brk tenement and store. Fredk H Palmer to Geo W Haddox. Mort \$10,000 and all liens. Feb 1, 1910. 3:936-2. A \$7,500-\$10,500. 100
- 2d av, No 1084 | n e cor 57th st, 20.9x78, 5-sty stone front tenement and store. Herman Born to Peter Doelger. Mort \$24,500. Jan 31. Feb 1, 1910. 5:1350-1. A \$18,000-\$28,000. other consid and 100
- 2d av, No 2245, w s, 22 n 115th st, 28.11x90, 4-sty brk tenement and store. Felice Giunta to Mary Livolve. Mort \$19,400. Jan 15. Jan 28, 1910. 6:1665-24. A \$11,500-\$20,000. other consid and 100
- 2d av, Nos 593 and 595, w s, 74 s 33d st, 49.4x100, two 4-sty brk tenements and stores and two 4-sty brk tenements in rear. Mary E Bergen EXTRX Mary E Fitzsimons to Frank J Cassidy. 1/2 part. May 10, 1909. Jan 28, 1910. 3:913-32 and 33. A \$35,000-\$44,000. other consid and 500
- 2d av, No 2148, e s, 25.11 n 110th st, 25x100, 5-sty brk tenement and store. Joseph Levine to George Ehret. Mort \$26,000 and all liens. Jan 26. Jan 27, 1910. 6:1682-2. A \$10,000-\$25,000. nom
- 2d av, No 2148, e s, 25.11 n 110th st, 25x100, 5-sty brk tenement and store. Pincus Frank et al to George Ehret. All title. Q C. Mort \$26,000. Jan 25. Jan 27, 1910. 6:1682-2. A \$10,000-\$25,000. nom
- 3d av, No 1560, w s, 60.3 s 88th st, 19.9x78, 5-sty brk tenement and store. Louis Torock to Henry D and Sigmund D Greenwald. Mort \$20,000. May 16, 1907. Jan 29, 1910. 5:1516-38. A \$16,000-\$21,000. other consid and 100
- 3d av, No 921, e s, 65.5 n 55th st, 20x110, 4-sty brk tenement and store with 1-sty brk extension. Benjamin Drake to Mary E wife Benjamin Drake. B & S. Jan 27. Jan 31, 1910. 5:1329-3. A \$14,200-\$19,000. nom
- 4th av, Nos 286 to 302 | n w cor 22d st, runs w 99.8 x n 100 x w 22d st | 0.4 x n 14.3 x e 100 to w s 4th av x s 114.3 to beginning, stone church and 2-sty stone front church building. The 4th Av Presbyterian Church of City of N Y to Mills & Gibb, a corpn. B & S. Feb 1, 1910. 3:851-35. A \$32,500-\$50,000 and exempt. 100
- 4th av, No 437, e s, 39.6 s 30th st, 19.9x60, 4-sty stone front tenement and store. Protective Realty Co et al to Thos A Eager. Mort \$30,000. Jan 29. Feb 1, 1910. 3:885-90. A \$26,000-\$31,500. other consid and 100
- 4th av, No 437, e s, 39.6 s 30th st, 19.9x60, 4-sty stone front tenement and store. Thos A Eager to Etagloc Holding Co, a corpn. Mort \$40,000. Feb 1, 1910. 3:885-90. A \$26,000-\$31,500. other consid and 100
- 4th av, No 357, e s, 39.6 s 26th st, 20x80, 4-sty brk tenement and store. Adolph Weiner and ano EXRS & Simon Weiner to Adolph Weiner. Feb 1, 1910. 3:881-86. A \$32,000-\$37,500. 45,000
- 4th av, No 437, e s, 39.6 s 30th st, 19.9x60, 4-sty stone front tenement and store. Release mort. County Holding Co to Protective Realty Co. 1/2 part. Feb 1, 1910. 3:885-90. A \$26,000-\$31,500. 6,000
- 5th av, No 43 | n e cor 11th st, runs n 51.4 x e 100 x n 47 x e 25 11th st, No 1 | x s 98.5 to 11th st x w 125 to beginning, 11-sty brk and stone tenement. Robert Connor to Birpont Realty Co. Mort \$450,000. Sept 1, 1909. Jan 29, 1910. 2:569-1. A \$185,000-\$600,000. nom
- 6th av, No 841, w s, 60.5 s 48th st, 20x84, 4-sty brk tenement and store. Walter J Scott, of East Orange, N J, to said Walter J Scott, Josephine A Scott and Victoria E Nichols. Mort \$30,000. Jan 27. Jan 31, 1910. 4:1000-34. A \$28,000-\$32,000. nom
- 7th av, Nos 607 and 615 to 619 | e s, 25.1 n 42d st, runs e 51.4 to Broadway, Nos 1471 to 1485 | w s Broadway x n 116.11 to Times Square x w 20 to e s 7th av x s 112.10 to beginning, part 23 and 24-sty brk and stone office building. N Y Times Building Co, a corpn, to The New York Times Company, a corpn. Mort \$1,400,000. Feb 1, 1910. 4:995-part lot 1. A \$-\$. other consid and 100
- 7th av, Nos 2512 and 2514, w s, 40 s 146th st, 40x100, 6-sty brk tenement and stores. Solmax Realty Co to Samuel Solinsky. Q C. Jan 29. Jan 31, 1910. 7:2031-35. A \$26,500-\$61,000. other consid and 100
- 7th av, Nos 2482 to 2486 | n w cor 144th st, 80x100, two 6-sty on map Nos 2480 to 2486 | brk tenements and stores. Fleisch-144th st, No 201 | mann Realty & Construction Co to Ludwig Marx. Mort \$105,000 and all liens. Jan 24. Jan 29, 1910. 7:2030-29 and 31. A \$59,500-\$135,000. other consid and 100
- 7th av, Nos 2484 and 2486, w s, 40 n 144th st, 40x100, 6-sty brk tenement and stores. Ludwig Marx to Frederick Dreher. Mort \$45,000. Jan 29, 1910. 7:2030-31. A \$26,500-\$59,000. other consid and 100
- 7th av, No 431, e s, abt 100 n 33d st, 24.8x100, 4-sty brk tenement and store. Walter I Scott EXR & Sarah A Scott to Walter I Scott INDIVID, Josephine A Scott and Victoria E Nichols (Scott). Mort \$28,000. Jan 27. Feb 1, 1910. 3:809-82. A \$100,000-\$104,000. nom
- 8th av, Nos 612 to 616, e s, 24.9 s 40th st, 48.11x75, three 3-sty brk tenements and stores. Alfred Gutwillig to Directors Realty Co. 1/4 part. All title. Mort 1/4 of \$52,500. Feb 1, 1910. 3:789-79 to 81. A \$66,000-\$70,500. other consid and 100
- 8th av, Nos 59 and 61. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 2:616. nom
- 8th av, No 340 | n e cor 27th st, 24.6x81.10, 2 and 3-sty 27th st, Nos 265 to 273 | brk tenements and stores. Geo M Archer et al to Harriet E Archer. All liens. Dec 27, 1909. Jan 28, 1910. 3:777-1, 6 and 7. A \$29,000-\$34,500. nom
- Same property. Order of court confirming composition of settlement and distribution by Fredk F Eisemann as TRUSTEE in matter of Elmer C Hazard, Frank Green, Geo M Archer and Theodore Sterne firm of E C Hazard & Co, bankrupts. Jan 23, 1908. Jan 28, 1910. 3:777.
- 8th av, No 699 | s w cor 44th st, 25x100, 2, 3 and 4-sty 44th st, Nos 300 to 304 | brk tenement and stores. Emil Levy to William Shoemaker and David C Miller. Jan 31. Feb 1, 1910. 4:1034-36. A \$75,000-\$80,000. other consid and 100
- 8th av, No 2442, e s, 24.11 s 131st st, 24.11x76.3, 5-sty brk tenement and store. Josephine Sussmann to Emily Feder, of Elizabeth, N J. Mort \$20,000. Jan 31. Feb 1, 1910. 7:1936-62. A \$15,000-\$25,000. other consid and 100
- 9th av | s e cor 216th st, 49.11x100, vacant. Max Marx to Adolf 216th st | H Landeker. Mort \$6,750 and all liens. Feb 1, 1910. 8:2196-8. A \$9,500-\$9,500. other consid and 100
- 10th av, n w s, 244.2 s w Emerson st, runs n e along av 109.10 x n 107.1 x w 90 x s 170.2 to beginning, vacant. Realty Operating Co to Chas Hensle Realty Co. Mort \$25,000. Jan 31. Feb 2, 1910. 8:2219-29 and part lots 13 and 26. other consid and 100

MISCELLANEOUS.

- Adjudication of bankruptcy, order of reference and order approving bond of J Waring Parks as TRUSTEE in matter of Thos J and Hugh Keveney INDIVID and as firm of T J Keveney & Co. bankrupts. Jan 27, 1910.
- General release. Hugo Cahn to Joseph Brussel. Jan 25. Jan 28, 1910. nom
- Order appointing TRUSTEE. Lizzie C Osborn to Grosvenor H Backus TRUSTEE will Phoebe H Metford. Apr 8. Feb 2, 1910. 1:119. order of court
- Power of attorney. Sarah A Stillwell to Chas C Keeler. Jan 27. Jan 28, 1910.
- Power of attorney. Harris Weinstein to Edward Lautenbach and Ferdinand R Minrath. May 18, 1908. Jan 31, 1910.
- Power of attorney. Charles Cohn of Los Angeles, Cal, to Sidney Cohn. Mar 22, 1909. Feb 1, 1910.
- Power of attorney. Nicolo Dieli to Emmanuele Montemagno. Dec 29, 1909. Feb 1, 1910.
- Power of attorney. Annie Dinkel of Wurzburg, Germany, to John H Link. Jan 19. Feb 2, 1910.
- Revocation of power of attorney. Annie Dinkel to John E Brosky. Jan 19. Feb 2, 1910.

BOROUGH OF THE BRONX.

- Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).
- Beck st, No 841, w s, 310 n Longwood av, 40x100, 5-sty brk tenement. McIntee & Kelly Co to Beck St Realty Co. Mort \$31,300. Oct 25, 1909. Jan 28, 1910. 10:2710. nom
- Beck st, No 839, w s, 270 n Longwood av, 40x100, 5-sty brk tenement. Release mort. Geo F Johnson to McIntee & Kelly Co, a corpn. Oct 21, 1909. Jan 28, 1910. 10:2710. 3,300
- Beck st, No 839, w s, 270 n Longwood av, 40x100, 5-sty brk tenement. McIntee & Kelly Co to Sidney Falk. Mort \$31,300. Feb 1, 1910. 10:2710. other consid and 100
- Beck st, No 837, on map No 839, w s, 270 n Longwood av, 40x100, 5-sty brk tenement. Sidney Falk to Adolph Kross and Bertha Weyl. Mort \$31,300. Feb 1, 1910. 10:2710. other consid and 100
- Beech terrace, s s, 111 e Crimmins av, 75x100, vacant. Wm M Greer et al to Wm Nelson. Mort \$6,000. Jan 31. Feb 2, 1910. 10:2555. 100
- Brown pl, No 164 | n e cor 135th st, 33.4x100, 5-sty brk 135th st, Nos 491 and 493 | tenement and stores. FORECLOS, Dec 23, 1909. Leighton Lobdell, ref to Surety Mortgage Co. Jan 28, 1910. 9:2263. 35,400
- *Catherine st, w s, lot 251 map (No 223 in Westchester Co) of Washingtonville, 50x100.
- Catherine st, w s, lots 269 and 270, same map, 100x100.
- Catherine st, w s, lots 293 and 294 same map, 100x100.
- Catherine st, w s, lot 296 same map, 50x100.
- Milton Realty Co to Annie Werner. Mort \$6,000 and all liens. Jan 28. Feb 2, 1910. 100
- Fort Independence st, e s, at n s lot 122 on map No 2 of Chas Darke property at Kingsbridge, runs n e 24.11 x s e 1.2 x s w 25.8 to st x n on curve 1.2 to beginning, being part said lot No 122. Mary Elsen, EXTRX Michael Donohue to Henry A Jeter. Jan 25. Jan 28, 1910. 12:3258. nom
- Fox st, late Barretto st | w s, 112.5 n 169th st, runs w 69.8 x s w 169th st | 50.3 to 169th st x n w 30 x n e 65.7 x e 84.11 to st x s 30 to beginning, vacant. Alexander Lesser et al to Bernhard Bloch. Mort \$8,500 and all liens. Jan 20. Jan 27, 1910. 10:2719. other consid and 100
- *Fulton st, e s, 168 s 237th st, 72x100. Clara R wife Theodore Demmerle to Rosa Rice. Mort \$1,890. Jan 5. Jan 31, 1910. other consid and 100
- *Green lane, w s, 200 s Lyon av, 25x100, Westchester. Belle Deisler to Dora Hildesheimer. Mort \$3,500. Apr 23. Jan 31, 1910. 100
- Grote st, No 766, s s, 38.6 e Prospect av.
- Road from Fordham to West Farms, s w s, lots 99 and 100 map South Belmont, 100x127.7x100x126, except part for Grote st. 1-sty frame dwelling and vacant.
- Hagemann Construction Co to Laura F Henry. Mort \$8,893.51. Jan 22. Jan 29, 1910. 11:3100. other consid and 100
- Hall pl, No 1072 | e s, 163.1 s 167th st, runs e 51.8 x again Intervale av, No 1075 | e 48 to w s Intervale av x s 28 x w 56.8 and 52.7 to pl x n 30 to beginning, 2-sty frame dwelling and 1-sty brk garage. Herbst & Co to John B Schlesinger, of River-edge, N J. Mort \$9,700. Jan 28. Jan 29, 1910. 10:2700. other consid and 100
- Jennings st, No 822, s s, 27.5 e Bristow st, 21.1x78.9, 3-sty frame tenement. Wahlig & Sonsin Co to Philip Bauer. Mort \$4,000. Feb 1. Feb 2, 1910. 11:2972. other consid and 100
- Kelly st, w s, 180.3 n 165th st, 33.4x100, vacant. Kelly Street Construction Co to Wm M Greer, N Y, and Clarence C Harmstad, of Jersey City, N J. Mort \$17,500. Jan 31. Feb 2, 1910. 10:2705. other consid and 100
- Kelly st, e s, 280.3 n 165th st, 120x100, vacant. John B Schlesinger to Herbst & Co, a corpn. Mort \$11,500. Jan 10. Jan 29, 1910. 10:2716. other consid and 100
- *Marvin pl, n s, 100 w 4th st, 44.10x-73.6 and being lots 33 and 34 map (No 1069) of 37 lots of Nellie Marvin at Westchester. Nina Muller to Carolina R D'Ursie. Mort \$1,000. Jan 20. Jan 31, 1910. other consid and 100
- Simpson st, e s, 290 n 167th st, 50x100, vacant. Irving Realty Co to Wahlig & Sonsin Co, a corpn. Mort \$5,000. Feb 1. Feb 2, 1910. 10:2728. other consid and 100
- Simpson st, Nos 1239 and 1241, w s, 377.1 n Home st, 51.1x100.11 x37x100, 6-sty brk tenement. Bronx Heights Land Co to Jackson Construction Co. Mort \$43,750. Feb 1, 1910. 11:2974. other consid and 100
- Tiffany st, w s, 250 n Randall av, 100x100.
- Worthen st, e s, 350 n Randall st, 100x100.
- Worthen st | e s, 350 n Randall av, runs w 30 to e 1 Tiffany st

Longwood av | and n 168.10 to c l Leggetts creek x n w 6.5 x n w
Tiffany st | 29.9 x n w 3.3 x n e 185.6 to s w s Longwood av,
x s e 184.5 to w s Tiffany st, and s 164.8 and w 100 and n 100
and w 100 to e s Worthen st, x s 125 to beginning.
Barretto st | n e cor Randall av, runs n 225 x e 100 x n 100 x e
Randall av | 100 to w s Manida st, x s 200 x w 100 x s 125 to
Manida st | n s Randall av, x w 100 to beginning.
Barry st | s e cor 144th st, runs e 190.10 x s 276.7 to c l 156th st
156th st | x w 191.2 to Barry st, x n 296.7 to beginning.
144th st |
Brown av (abandoned) e s, 77 n Spofford av, at point 174.8 e Tif-
fany st, runs n 50 x e 102 x s 50 x w 102.
vacant.
Release mort. Cornelia G Chapin to Empire Development Co.
Feb 1. Feb 2, 1910. 10:2767, 2768, 2736. 10,900
Tiffany st, w s, 250 n Randall av, 100x100.
Worthen st, e s, 350 n Randall av, 100x100.
Worthen st, e s, 350 n Randall av, runs w 30 to c l Worthen st,
x n 168.10 to c l Leggetts creek, x n w 6.5 x n w 29.9 x n w 3.3
x n e 185.6 to w s Longwood av, x s e 184.5 to w s Tiffany st.
x s 164.8 x w 100 x n 100 x w 100 to e s Worthen st, x s 125 to
beginning.
Tiffany st | s e cor Spofford av, runs s 100 x e 100 x s 100 x w
Spofford av | 100 to e s Tiffany st, x s 500 x e 100 x n 50 x e 50
Casanova st | x s 100 to n s Randall av, x e 50 to w s Casanova
st, x n 750 to s s Spofford av, x w 200 to beginning.
Randall av, n e cor Casanova st, runs e 200 to w s Barretto st, x
n 425 x w 100 x n 25 x e 100 to w s Barretto st, x n 175 x w
100 x n 25 x e 25 x n 100 to s s Spofford av, x w 50 x s 100 x w
75 to e s Casanova st, x s 650 to beginning.
Barretto st, s e cor Spofford av, 275x100.
Barretto st, e s, 300 s Spofford av, runs s 225 x e 100 x n 100 x
e 100 to w s Manida st, x n 75 x w 100 x n 50 x w 100 to be-
ginning.
Randall av | n w cor Manida st, 100x100.
Madida st |
Also strip known as Casanova st, lying between s s Spofford av
and n s of Randall av,
vacant.
285. Feb 1. Feb 2, 1910. 10:2767-2768. other consid and 100
Wilkins pl or av, Nos 1352 and 1354, e s, 125 s Jennings st, 50x
159.6x54x177, 5-sty brk tenement and stores. The Jacob Streif-
ler Co to Anthony Doll, Jr, and Adolph Doll. Morts \$53,000.
Jan 31. Feb 1, 1910. 11:2976. other consid and 100
*8th st, s s, 130 w Av B, 25x136, except part for 177th st, Union-
port. Caroline Keller to Philip Schmidt. Mort \$5,250. Jan 31.
Feb 2, 1910. other consid and 100
136th st, No 311 (559), n s, 125 w Alexander av, 25x100, 4-sty
brk tenement. William Klein to John J Sullivan. 1/2 part. Mt
\$12,000. Feb 1. Feb 2, 1910. 9:2312. nom
136th st, Nos 242 and 244 East. Agreement not to convey with-
out consent of each other. Meyer Goldberg with Abraham
Greenberg. Aug 12, 1909. Feb 1, 1910. 9:2320. nom
139th st, No 542, s s, 100 w St Anns av, 37.6x100, 6-sty brk tene-
ment. Mary Miller to Minnie Schmidt. Mort \$33,000. Jan 28,
Jan 29, 1910. 9:2266. 100
140th st, No 404, s s, 80 e Willis av, 20x50, 3-sty brk dwelling.
Release legacy and receipt. Amelia Merckle et al to Regina
and August Nickel. Jan 27. Jan 28, 1910. 9:2284. 496.83
140th st, Nos 491 and 495, n s, 762.6 e Willis av, 75x100, two 5-
sty brk tenements. Joshua Silverstein et al to Isidore D Mor-
rison. Mort \$50,000. Jan 26. Jan 29, 1910. 9:2285.
other consid and 100
141st st, No 490, old No 684, s s, 859 e Willis av, 37.6x100, 5-sty
brk tenement. Joseph Schmeman to Max Levine. Mort \$32,500.
Jan 31. Feb 2, 1910. 9:2285. other consid and 100
142d st, Nos 293 and 295, old Nos 533 and 535, n s, 100 e College
av, 33.4x100.
142d st, No 299, old No 559, n s, 150 e College av, 16.8x100.
three 2-sty frame dwellings.
Hedwig Rothschild to Jonas Weil. Mort \$16,500. Feb 1. Feb
2, 1910. 9:2323. other consid and 100
Same property. Bertha Pollack to Hedwig Rothschild. Feb 1. Feb
2, 1910. 9:2323. other consid and 100
149th st | n w cor Trinity av, 20x— to s s Terrace pl x — to
Trinity av | w s Trinity (Passage) av and s 100 to beginning, ex-
Terrace pl | cept part for 149th st, vacant. Financiers Realty Co
to Corn Exchange Realty Co, a corpn. Mort \$3,000. Dec 10,
1909. Jan 31, 1910. 10:2623. nom
154th st, Nos 417 and 419, n s, 220 w Elton av, 50x100, two 2-
sty frame dwellings. Louis Lese to Benjamin Benenson. Morts
\$12,000. Feb 1. Feb 2, 1910. 9:2376. other consid and 100
162d st, No 408, s w s, 465 e and Courtlandt av, 16x100, 2-sty
frame dwelling. Henry Bocker to Dora Bocker. Q C. Jan 27.
Jan 31, 1910. 9:2383. 400
164th st, No 457, n s, 100 w Washington av, runs n 200 x w 67.8
x s 100 x e 50 x s 100 to st, x e 17.8 to beginning, 2-sty frame
dwelling and vacant. Bertha Pollack to Jonas Weil. Mort \$6,-
000. Jan 31. Feb 2, 1910. 9:2386. other consid and 100
169th st, n s, 154 e Stebbins av, 37.6x107.10x37.6x107.7, vacant.
Mary A Levins to Machanlev Realty & Construction Co. Jan 24.
Jan 31, 1910. 11:2973. other consid and 100
172d st, No 451, n s, 90 e Park av, runs e 40 x n 129.11 x w 30
x s 30 x w 10 x s 99.11 to beginning, 2-sty frame dwelling.
Fredk E Platt to Forman Matthews. Mort \$8,000. Jan 28, 1910.
11:2905. nom
185th st, n s, 100 e Park av, 50x100, vacant. Bessie Bernstein to
Wm A Riley and Lorenzo Scinto. Mort \$3,500. Feb 2, 1910.
11:3039. other consid and 100
187th st, No 768, s s, 60.2 e Prospect av, 34.3x70, 4-sty brk tene-
ment. Jacob Friedman to George Price. Morts \$20,000. Jan
22. Feb 3, 1910. 11:3114. other consid and 100
196th st, n s, 25.1 e Creston av, 54.5x99x44.4x102.11, vacant.
CONTRACT. Patrick Monahan with Wm H Rooney. Mort \$3,-
000. Nov 5, 1909. Jan 29, 1910. 12:3315. 5,700
196th st, n s, 25.1 w Creston av, 50x75.3x50x94.9, vacant. CON-
TRACT. Patrick Monahan with E S Prince Co, Inc, a corpn.
Mort \$3,000. Dec 2, 1909. Jan 29, 1910. 12:3315. 5,500
198th st, No 362, s s, 37.11 w Decatur av, 20x75, 3-sty brk dwell-
ing. Wm C Bergen to Delia Brevoort. Mort \$6,500. Feb 1.
Feb 2, 1910. 12:3283. other consid and 100
201st st, s s, 178.4 e Marion av, 25x106.11x26.2x115.4, 2-sty
frame dwelling. Wm C Wheeler et al to John Lyons. Jan 29.
Feb 2, 1910. 12:3306. other consid and 100
Same property. William Michel et al to John Lyons. Q C given
to release all title to old Maple av. July 7, 1909. Feb 2, 1910.
12:3306. nom

Same property. Nellie Wheeler by Wm C Wheeler, GUARDIAN,
to same. All title. Jan 29. Feb 2, 1910. 12:3306. 925
Same property. Release mort. Smith Williamson to same. Nov
15, 1909. Feb 2, 1910. 12:3306. nom
205th st, No 199, n s, 320 w Mosholu Parkway South and being
lot 531 map Geo F and Henry B Opdyke, 24th Ward, 25.11x131
x25x124.9, 3-sty frame dwelling. E Loewenthal & Son, Inc, to
Wm J Emery, of Jersey City, N J. All liens. Jan 21. Jan 31,
1910. 12:3312. nom
*211th st, n s, 188.2 e from n w cor said st and Barnes av, runs
n e 25 x s e — to 211th st at point 162.2 from said cor of
Barnes av x w 26.8 to beginning, being lot 144 map W F Dun-
can at Williamsbridge. Antonio D'Angelo to Maria A wife An-
tonio D'Angelo. Mort \$400. Sept 16, 1909. Jan 28, 1910.
other consid and 100
*215th st, Nos 1101 and 1103 | n e cor Laconia av, 50x100. Alfred
Laconia av | Powers and ano to Robert Powers.
Jan 29. Feb 2, 1910. 5,000
*216th st, late 2d av, s e cor 5th av, lots 479 and 480 map La-
conia Park, each lot 25x100. Friedricka Bezold to Michael Cos-
tello. Mort \$3,217.87. Jan 28. Feb 2, 1910.
other consid and 100
*218th st, n s, 81 e White Plains road and being part lot 688 map
of Wakefield, begins at line bet lots 688 and 729, 37.6x114. Geo
Bezold to Friedricka wife of George Bezold. Mort \$4,000. Feb
1. Feb 2, 1910. nom
*222d st, n s, 506.7 e Barnes av (4th old line), 25x88.10, Wake-
field st. Charles Ringelstein to Charles Ringelstein, Jr. Mort
\$4,200. Jan 31, 1910. other consid and 100
*222d st, n s, 556.7 e Barnes av (old line runs n 88.10 x e 50.3 x s
67.2 x s w 26.5 to st x w 35 to beginning. Same to Louise wife
said Charles Ringelstein. Mort \$4,200. Jan 31, 1910.
other consid and 100
*233d st, Nos 763 and 767 East (9th av), n s, 606.10 e White
Plains road, 50x100, Wakefield. Eliz P Richter to Henry Hohn.
All liens. Jan 20. Feb 1, 1910. nom
236th st, late Opdyke av, n s, 244.7 e Verio av late 1st st, 75x
149.4, vacant. Milton Realty Co to Edw O'Neill. Mort \$2,000.
Jan 27. Feb 2, 1910. 12:3398. 100
239th st, Nos 321 to 331, n s, 225 w Martha av, 150x100, six 2-sty
frame dwellings. Anna H Eickwort et al to Louis Eickwort. Q
C and confirmation deed. Jan 24. Feb 2, 1910. 12:3388. nom
*Av D | n w cor 11th st, 108x105, except part for Tremont av,
11th st | Unionport. John Leehr to James J Walsh and Wm R
Ehler. All liens. Nov 11, 1909. Feb 3, 1910.
other consid and 100
*Av D, n w cor 11th st, and being lot 297 map Unionport. Re-
lease of restrictions. Mary G Staples et al HEIRS, &c, James E
Lent with John Leehr. Dec 25, 1909. Feb 3, 1910. nom
Anthony av | n w cor 175th st, 45x90, except part for sts, vacant.
175th st | The Estates Settlement Co to F A Ten Brook Co.
Feb 1. Feb 3, 1910. 11:2891. other consid and 100
Bathgate av, Nos 1647 and 1651, w s, 150 s 173d st, late 11th st,
70x120, except part for av, two 5-sty brk tenements. Maurice
L Shaine TRUSTEE Lizzie Flig bankrupt to Rosie Levy. All
title. Dec 30, 1909. Feb 2, 1910. 11:2914. 125
Bathgate av, No 1657, w s, 100.2 s 173d st, 50x114.5, 2-sty frame
dwelling and vacant. Nathan Cohen to Leader Bloom & Silver-
man Realty Co. Mort \$5,000. Feb 1. Feb 2, 1910. 11:2914.
other consid and 100
Bathgate av, No 1612 | s e s, at s s 172d st, 55x87x55.2x91.5, 2-
172d st, Nos 500 to 506 | sty brk dwelling and 2-sty frame stable.
Frank McGarity to Julia Reilly. 1-5 part all title. Mort \$8,000.
Jan 27. Jan 28, 1910. 11:2919. nom
Bathgate av, n w s, 178 s w 3d av, 30x100, 2-sty frame dwelling.
Mark Casey to Samuel Casey. Mort \$4,000. Dec 9, 1909. Jan
27, 1910. 11:3053. nom
Same property. Samuel Casey to Mark Casey. Mort \$4,000. Dec
9. Jan 27, 1910. 11:3053. nom
Boston av, n w s, abt 177.6 s Summit pl, part lot 62 map No 2 of
Chas Darke property, also known as lot 124 block 3257 on tax
map 92.1x182.8x91.6x171.9, 2-sty frame dwelling and vacant.
Wm A Mark to Summer Deane. Mort \$11,000. Feb 2, 1910.
12:3257. 100
Boston av, n w s, abt 177.6 s Summit pl, part lot 62, map No 2 of
Charles Darke property, also known as lot 124 block 3257 on tax
map 92.1x182.8x91.6x171.9, 2-sty frame dwelling and vacant.
Sumner Deane to Wm A Mark of Brooklyn. Mort \$9,000. Feb
2, 1910. 12:3257. 100
Boston road, Nos 1222 and 1226, e s, 159.10 n 168th st, 98.3x222.8
x92.4x261.11, two 5-sty brk tenements. John M Linck to Charles
Rosenbaum. Morts \$86,000. Feb 1. Feb 2, 1910. 10:2663.
other consid and 100
Boston road, Nos 1230 and 1234, e s, 258.1 n 168th st, 98.11x
181.3x91.8x222.8, two 5-sty brk tenements. John M Linck to
Emil S Levi. Morts \$86,000. Feb 1. Feb 2, 1910. 10:2663.
other consid and 100
Beaumont av, w s, 220 s 187th st, 50x100, vacant. Hoxie Realty
Co to Herman Tuchman. Mort \$3,700. Feb 1. Feb 2, 1910.
11:3089. nom
Beaumont av, No 2440, late Jackson av, e s, 425 n 187th st, late
Clay st, 25x100, 2-sty frame dwelling. Edward Sherman and
Emma A his wife to Emma E Sherman. Feb 1. Feb 2, 1910.
11:3105. other consid and 100
Same property. Emma E Sherman to Edward Sherman and Emma
A his wife, joint tenants. Feb 2, 1910. 11:3105.
other consid and 100
Briggs av, No 2859, n w s, 227.4 n e 198th st, 25x100, 2-sty
frame dwelling. Geo D Kingston to Joseph Reynolds. Mort
\$6,500. Feb 1. Feb 2, 1910. 12:3302. other consid and 100
Bassford av | n e cor 184th st, 55x93.4x55x91.8, vacant. Release
184th st | mort. Wm F Moore to Martin Tully Construction
Co. Q C. Jan 27. Jan 28, 1910. 11:3053. 7,500
Belmont av, No 1992, e s, 100 s 179th st, 27.2x94.6x14.3x—, 3-
sty brk dwelling. Chester Construction Co to Edna Mount-
ford. Mort \$12,500. Jan 19. Jan 31, 1910. 11:3079. 100
Brook av, No 1219, w s, 71 s 168th st, 25x80 to and across old
Mill Brook, 3-sty frame tenement. Frederick A Birth to Laura
Herold of Astoria, N Y. Mort \$3,500. Jan 25. Jan 28, 1910.
9:2394. other consid and 100
Same property. Laura Herold to Fredk A Birth and Emma his
wife joint tenants. Mort \$3,500. Jan 25. Jan 28, 1910. 9:2394.
other consid and 100
Brook av, No 1512, e s, 75 n 171st st, 25x100.10, 4-sty brk tene-
ment. Solomon Reiner to Louis and Samuel Aronowitz. All
title. Q C. Dec 28, 1909. Jan 28, 1910. 11:2895. nom
Brook av, No 1064, e s, abt 70 n land N Y & Harlem R R, runs n
23.2 x s e 40.9 x s w 21 x n w 31.3 to beginning, 3-sty brk |
tenement and store.

Brook av, No 1066, e s, 87.3 n land N Y & Harlem R R, runs n 22.11 x s e 49.11 x s w 21 x n w 40.9 to beginning, 3-sty brk tenement and store.

Milton Realty Co to Thos H Roff. Jan 31, 1910. 9:2392. 100

Brook av, No 1506 | n e cor 171st st, 25x100.10, 4-sty brk tenement and store. Sigmund Ernst to James E J Martin. Mort \$15,000. Jan 5. Jan 31, 1910. 11:2895.

other consid and 100

Brook av, No 1506 | n e cor 171st st, 25x100.10, 4-sty brk tenement 171st st, No 421 | and store. James E J Martin to Moritz L and Carl Ernst. Mort \$20,000. Jan 29. Feb 1, 1910. 11:2895. nom

*Burke av, e s, 300 s Jefferson av, 25x100, Edenwald. Malkom Nordstrom to Alma E Nordstrom. Sept 22, 1909. Jan 28, 1910. nom

*Burke av, e s, 300 s Jefferson av, 50x100, Edenwald. John Swenson to Malkom Nordstrom. 2-3 parts. Oct 4, 1906. Jan 28, 1910. nom

Brook av, No 1460, e s, 34.2 n St Pauls pl, 25x100.6, 4-sty brk tenement. Jacob Fine to Jennie wife Jacob Fine. All liens. Jan 18, 1909. Feb 1, 1910. 11:2895. other consid and 100

Brook av, No 143. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 9:2262. nom

Brook av, w s, 98 s 169th st, —x—. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 9:2396. nom

Brook av, No 990, e s, 56.3 n 164th st, 27x92.11x25.6x83.6, 4-sty brk tenement. Lizzie Sallinger to Edward A Schill. Morts \$12,000. Feb 1. Feb 2, 1910. 9:2386. other consid and 100

Brook av, w s, 175 s Anna pl, 50x90, vacant. Jacob Wolf to William Korn. All liens. Jan 31. Feb 2, 1910. 11:2893. nom

other consid and 100

Bailey av, e s, 275 s Vieter pl, being lots 105 and 106 map No 1187 of Kingsbridge Real Estate Co, 50x100, vacant. The Hogenauer & Wesslau Co to James M Scofield. Feb 1. Feb 2, 1910. 11:3239. other consid and 100

*Barker av, e s, 233.4 n Elizabeth st, runs e 120 x n 0.8 x e 65 x n 32.8 x w 125 to av, x s 33.4, Westchester. Percy S Putnam to Nellie J wife of Percy S Putnam. B & S and C a G. Mort \$1,000. Jan 25. Feb 3, 1910. other consid and 100

Crotona av, n e cor Grote st, —x—. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 11:3101. nom

Crotona av, s e cor 182d st, —x—. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 11:3098. nom

College av, No 1045, w s, 260 n 165th st, 22x92.6, 3-sty brk dwelling. Westown Realty Co to Minnie Rose. B & S. Feb 1. Feb 2, 1910. 9:2437. nom

Crescent av, w s, 98 s William st, —x—. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 11:3074. nom

*Cornell av | s e cor Birch st, 100x100, Arden property at East Birch st | and Westchester. Charles Lake to Thos A Steele. All liens. Feb 2. Feb 3, 1910. nom

*Same property. Thos A Steele to Sarah Lake. All liens. Feb 2. Feb 3, 1910. nom

*Crosby av, e s, 225 s Waterbury av, and being lot 49 map 108 lots Coster Estate, 25x100. Francesco Pressimone to Hudson P Rose Co. Feb 1. Feb 2, 1910. nom

Cambreng av, No 2322, e s, 300 n 183d st, 25x100, 2-sty frame dwelling. Charles Lake to Thomas A Steele. All liens. Feb 2. Feb 3, 1910. 11:3089. nom

Same property. Thomas A Steele to Sarah Lake. All liens. Feb 2. Feb 3, 1910. 11:3089. nom

Clay av, No 1236, e s, 115 n 168th st, 40.3x80, 5-sty brk tenement. Mathilde wife Andreas C Bosselmann to Jadwiga Grunert. Mort \$20,000. Jan 31, 1910. 9:2427. 100

*Columbus av, s s, 50 e Van Buren st, 25x100, and being lot 102 map Van Nest Park. August Laartz to Maria Curti. Mort \$2,800. Jan 31. Feb 1, 1910. other consid and 100

Crimmins av, w s, 287.4 n 141st st, 25x80, vacant. Bernard P Gibney to James D Gibney. Undivided right, title and interest. Mort \$2,200 and all liens. Jan 31, 1910. 10:2556. nom

Crotona av, No 2169, w s, 104.5 s 182d st, 25.1x100, 2-sty frame dwelling. Salvatore Abruscato et al to Giuseppe Nuccio. ½ part. Jan 31. Feb 1, 1910. 11:3083, 3084. nom

Crotona Parkway | s e cor 178th st, 39.5x100x35.9x116.3, 2-sty 178th st, No 1126 | frame dwelling. Louis E Miller to Katonah Construction Co. Jan 24. Jan 28, 1910. 11:3121. nom

other consid and 100

Cedar av (Heath av), e s, — n Sedgwick av, and 353.7 n line bet Morris and Walker, 35.6x125. Emily M O'Connor to Pemberton H Powel of Newport, R I. C a G. All liens. Jan 31, 1910. 11:2881. nom

Daly av, No 2095, w s, 31.4 s 180th st, 50.1x102.2x50x101.6, 2-sty frame dwelling and vacant. Annie Schuhmann et al to Rachel Schoepp. Q C and confirmation deed. Nov 1, 1909. Feb 1, 1910. 11:3122. other consid and 100

Daly av, No 2099 | s w cor 180th st, 31.4x101.6x31.3x99.6, 2-sty 180th st | frame dwelling. John G Schuhmann et al to Arthur C Butts, Jr. Q C and confirmation deed. Jan 31. Feb 1, 1910. 11:3122. 200

Daly av, No 2099 | n w s, at s w s 180th st late Samuel st, 45x108 180th st | x45x103.11, except parts for sts, 2-sty frame dwelling and vacant. Amelia Schmidlapp, EXTRX Jacob Schmidlapp to Arthur C Butts, Jr. Mort \$2,000 and all liens. Jan 31. Feb 1, 1910. 11:3122. 8,500

Daly av, w s, 31.4 s 180th st, runs w 101.6. Agreement as to boundary line. Rachel wife Fredk Schoepp, owner of land south of above with Arthur C Butts, Jr, and Amelia Schmidlapp, EXTRX Jacob Schmidlapp, owner of land north of above. Jan 31. Feb 1, 1910. 11:3122. nom

Davidson av, No 2356, e s, 117 n North st, 17x115, 2-sty brk dwelling. Mary K Chapin to Chas E, Jr, and Richard Rudolph. Mort \$4,200. Jan 31. Feb 1, 1910. 11:3198. 100

Daly av, w s, 81.5 s 180th st, runs w 102.2. Boundary line agreement. Rachel, wife of and Fredk Schoepp and ano, owners of land n of said line with Edward B Lewis, owner of land s of said line, and Chas A Collord, TRUSTEE of Anna M Collord. Sept 27, 1909. Feb 1, 1910. 11:3122. nom

Elton av | s w cor 158th st, 48x100, vacant. Rockland Realty Co 158th st | to Charles T Streeter Construction Co. Mort \$10,000. Jan 28. Feb 1, 1910. 9:2379. nom

Findlay av, w s, 123.1 n 169th st, 50.4x100x518.3x100.11, vacant. Release mort. Margaret L Zborowski, EXTRX Elliott Zborowski, decd, by Hy L Morris her attorney to Mount Zbor Impt Co. Jan 26. Jan 29, 1910. 11:2783. 18,500

Fordham av | w s, 193.1 s Tremont av, late Morris st, a strip, runs 3d av | s 27 x e — to w s 3d av x n 27 x w — to beginning. Walter A Taylor et al to Solomon Katz. All title. Q C. Oct 14, 1905. Jan 28, 1910. 11:2924. nom

Fulton av, Ncs 1571 and 1573, on map No 1571, w s, 256.9 n Wendover av, 50x158.2x50.3x163.1, 5-sty brk tenement. Antonio Vernaglia to Rosina Pinelli. ½ part. Mort \$61,950. Feb 1 Feb 2, 1910. 11:2929. nom

Grand av, No 2614, e s, 250 n 192d st, 50x100, 2-sty frame dwelling. Thos H Thorn to John M Binzen. Mort \$8,000. Feb 1. Feb 2, 1910. 11:3205. other consid and 100

Grand Boulevard and Concourse | n w cor 182d st, 22x57.6x22x 182d st | 56.11, vacant. Geo E Buckbee to Wm W Havens. Mort \$1,500. Feb 1. Feb 3, 1910. 11:3163. nom

other consid and 100

Grand Boulevard and Concourse | n e cor 182d st, runs n 147 x e Ryer av | 95.1 x s 50 x e 98.1 to w s Ryer 182d st | av, x s 97.8 to n s 182d st, x w 209.7 to beginning, vacant. Henry Lehman to Alexander Wilson. Mort \$20,000. Jan 28. Feb 3, 1910. 11:3158. nom

other consid and 100

Grand av, e s, 50 s 183d st, 25x100, 2-sty frame dwelling. Anton Moehren to George Eysser. Mort \$3,000. Jan 28, 1910. 11:3196. other consid and 100

Harrison av, No 1835, w s, 144.1 n Morton pl, 50.2x130.10x53x 144.1, 2-sty frame dwelling. Thos J Curran to Alice G wife Thos J Curran. Mort \$5,000. Jan 27. Jan 31, 1910. 11:2868. nom

*Hunt av, e s, abt 697 s Bronxdale av, 50x100, and being lots 38 and 39 partition map of Lott G Hunt Estate, Van Nest. Ambrose W Hussey, DEVISEE Mary A Hussey to Mary M Hussey, of Jamaica, L I. Jan 20. Jan 28, 1910. other consid and 100

Intervale av, e s, 144.3 n from e s Intervale av, 50x100. Agreement as to share in ownership, &c. Rosie Levin with David Cohen. Jan 21. Feb 2, 1910. 10:2705. nom

Intervale av | s e s, at w s Fox st (Barretto st), runs s w 97.11 Fox st, No 1173 | x s e 27 x e 34.11 to Fox st x n 95.4 to beginning, 5-sty brk tenement and stores. FORECLOS. Jan 19, 1910. Richard H Clarke, ref to Adelia A Carpenter, trustee Isaac T Carpenter. Jan 25. Feb 2, 1910. 11:2974. 26,000

Jackson av, No 893, w s, 201.6 n 161st st, 25x75, 3-sty frame tenement and store. James G Carlatas to John G Carlatas. Mort \$6,200. Jan 25. Feb 2, 1910. 10:2638. other consid and 100

Jerome av, e s, 85.7 s Southern Boulevard or Bedford Park Boulevard, runs s e 93.5 x s w 25 x s e 25 x s w 25 x n w 90.11 to av x n 57 to beginning, vacant. Adolph Weiner and ano, EXRS, &c. Simon Weiner to Adolph Weiner, INDIVID. Jan 18. Feb 2, 1910. 12:3320. 4,500

*Kossuth av, s s, 50 w Concord st, 25x100. Concord st, e s, 100 s Kossuth av, 25x100, South Mt Vernon. Milton Realty Co to Minnie Zumbuehl. Mort \$1,000 and all liens. Jan 27. Feb 2, 1910. 100

Kingsbridge road, No 51 | n e cor Morris av late Kirkside av, 57.11 Morris av, No 2670 | x112.4x54.3x107, except part for road, vacant. Milton Realty Co to Minnie A Kurz. Mort \$5,000 and all liens. Jan 28. Feb 2, 1910. 12:3316. 100

*Maple av | n w cor Logan st, 50x100.10, Williamsbridge. Antonio Logan st | D'Angelo to Maria A wife Antonio D'Angelo. Mort \$15,000. Oct 8, 1909. Jan 28, 1910. other consid and 100

Morris av, No 2349, w s, 250 s 184th st, 75x204 to Walton av x 75x203.9, 3-sty frame dwelling and vacant. FORECLOS. Nov 11, 1909. Vincent Nellany, ref to Mary A Foody. Mort \$10,000. Jan 11. Feb 2, 1910. 11:3183. 4,700

Mott av, No 555 | n w cor 149th st, 31.7x90.11x31.7x80.4, 3-sty 149th st | and basement brk dwelling and vacant. Hudson Realty Co to John and Mathias Haffen. Mort \$20,000. Jan 31. Feb 1, 1910. 9:2347. 100

Ogden av, w s, 225 s Aqueduct av, 75x102x79.3x77. Merriam av | e s, 166.2 n 171st st, runs n 67.5 to Aqueduct av x Aqueduct av | n e along av 101 x e 77 x s 104.3 x w 100 to beginning and being lots 11 to 13 and 24 to 29 parcel 22 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant. Whitehall Realty Co to Wm N Cohen. Mort \$14,035. Jan 31. Feb 1, 1910. 9:2536. other consid and 100

Park av, No 4229, w s, 214 s 178th st, late road to West Farms, 25x150, except part for av, 2-sty frame dwelling. Lizzie Knierim to Andrew S Wright. Jan 28. Jan 29, 1910. 11:3027. other consid and 100

Park av, s e cor 185th st, —x—. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 11:3039. nom

Park av | e s, 241.3 s 144th st, 150x223.5 to w s Canal pl x150x Canal pl | 223.3, vacant. Canal pl, w s, 675.11 s 144th st, 25x111.11, vacant. Park av | e s, 766.3 s 144th st, 25x224.1 to w s Canal pl, vacant. Canal pl | Henry C Rosenbaum to Albert Tag. Jan 28, 1910. 9:2340. other consid and 100

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, 1-sty frame shed and vacant. Samuel Bernstein to Wm A Riley and Lorenzo Scinto. Mort \$4,600. Feb 1. Feb 2, 1910. 11:2902. other consid and 100

Same property. Jacob Schwach to Samuel Bernstein. Q C. and correction deed. Jan 31. Feb 2, 1910. 11:2902. nom

Park av | n e cor 171st st, 50x50, vacant. Samuel Bernstein to Wm 171st st | A Riley and Lorenzo Scinto. Mort \$2,500. Feb 1. Feb 2, 1910. 11:2903. other consid and 100

*Parker av or st, w s, 250 s Lyon av, 25x130, Westchester. Herman Tuchman to Hoxie Realty Co. Mort \$4,000. Feb 1. Feb 3, 1910. other consid and 100

*Post av, e s, 100 s 205th st, 350x100. Post av, w s, 100 s 205th st, 350x100, and being lots 228 to 241 and 250 to 263 amended map (No 1131) or on map No 396 of Adeo Park. The Christiane Realty & Construction Co to Tommaso Giordano. B & S and C a G. Mort \$13,360 and all liens. Jan 20. Jan 31, 1910. nom

Prospect av, No 1340, e s, 50 n 169th st, 25x100, 2-sty frame dwelling. Albert Gerhards, Inc, a corpn to Victor Gerhards and Joseph E Dutey. Mort \$8,800. Jan 31. Feb 1, 1910. 11:2970. other consid and 100

Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93x18.9x93.4, 2-sty brk dwelling. Jennie Kind to Bronx Heights Land Co. Mort \$8,500. Jan 31. Feb 1, 1910. 11:3114. nom

other consid and 100

Prospect av, w s, 265 s 189th st, —x—. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 11:3104. nom

Prospect av, w s, 57 n Home st, 40x105, vacant. Ittner Realty Co to John J Tully Co. All liens. Dec 1, 1909. Feb 2, 1910. 10:-2681.

Prospect av, Nos 847 to 859, w s, 77.2 n 160th st, runs n 120.1 x w 210 x s 100.1 x w 5 x s 20 x s 25 to beginning, 1-sty brk stores and vacant. Robert E Simon to Edward S Simon. 1-3 part. B & S. Jan 26. Jan 31, 1910. 10:2677.

Randall av | n e cor Barretto st, runs n 225 x e 100 x n 100 x e Barretto st | 100 to w s Manida st, x s 200 x w 100 x s 125 to Manida st | n s Randall av, x w 100 to beginning; also Lands adj above.

Agreement as to restrictions, etc. Empire Development Co with Tiffany Development Co. Feb 1. Feb 2, 1910. 10:2768.

Rochambeau av, e s, 184.5 n Gun Hill road, 50x103.7, and being lots 120 and 121 map No 1105 of Bruner estate, vacant. Edward A Schill to Lizzie Sallinger. Feb 1. Feb 2, 1910. 12:-3328.

Rochambeau av, e s, 175 s 212th st, 50x103.6, and being lots 135 and 136 map (No 1105) of Bruner Estate, also known as lot 88 on blk 3328, vacant. William Gaul to Bertha D and Robt D Thompson, of Yonkers, N Y. Jan 10. Jan 29, 1910. 12:3328.

Sedgwick av | e s, 150.9 n Undercliff av, 75x92.1 to Undercliff av, Undercliff av | x 75x64.4 and being lots 2, 3 and 4 parcel 26 map subdivision estate William B Ogden at Highbridge, filed May 24, 1907, vacant. Alva Realty Co to David and Harry Lippmann. Mort \$2,310. Jan 24. Feb 2, 1910. 9:2538. other consid and 100

Southern Boulevard, No 57, n s, 250 w Av St John, 50x121, 6-sty brk tenement. Sarah D Purrington to Edward Paulat. Mort \$47,000. Feb 1. Feb 2, 1910. 10:2683.

Southern Boulevard, n s, 195 w Brown pl, 75x100, vacant. Doll Realty Co to The Jacob Streifler Co, a corpn. Mort \$4,500. Jan 31, 1910. 9:2278.

Southern Boulevard, n s, 300 e Cypress av, ——. Agreement not to convey without consent of each other. Meyer Goldberg with Abraham Greenberg. Aug 12, 1909. Feb 1, 1910. 10:2562.

Summit av, No 900 | n e cor 161st st, 75x95, 5-sty brk tenement. 161st st | Chas H Von Dehsen to Woodstock Construction Co. Mort \$65,000. Jan 27. Jan 28, 1910. 9:2524.

Summit av, No 1000 | n e cor 164th st, 25x100, 6-sty brk tenement 164th st, No 119 | and stores. Thos F Devine to Henry Miller. Mort \$24,000. Jan 31. Feb 1, 1910. 9:2525.

Tiebout av | n w cor 180th st, 100x25, vacant. Chas H Thornton 180th st | et al to Thornton Brothers Company, a corpn. Mort \$1,250. Jan 28. Jan 29, 1910. 11:3144.

Tinton av, No 984, e s, 295 s 165th st, 19.10x100, 2-sty frame dwelling. Eliz M Barry to Margt M Frenoy, of Waterbury, Conn. Mort \$3,500. Jan 29, Feb 2, 1910. 10:2669.

Trinity av | s w cor 160th st, runs w 102.1 x s 153.8 x w 47.7 x s 160th st | 52 x e 149 to w s Trinity av x n 206 to beginning, vacant. Jennie Weill to Avenue St John Realty Co. All liens. Jan 19. Feb 1, 1910. 10:2630.

*Turnbull av, s s, 161.7 e Av B, 100x44x100.9x27.9, Unionport. Thomas Farrell to Cornelius Daley. Mort \$2,300. Jan 28. Jan 29, 1910.

Vyse av, e s, 175 s 173d st, 175x100, vacant. William Forger to Commercial Finance Co, a corpn. Jan 25. Jan 28, 1910. 11:2996.

Vyse av, No 1353, w s, 75 s Jennings st, 25x100, 2-sty frame dwelling. Michael Tartar to Pasquale Carrozza. Mort \$1,500 and all liens. Jan 4. Feb 1, 1910. 11:2987.

Wales (Tinton) av, e s, 225 s 149th st, 25x100, vacant. Mary A Weinz to Emma wife Henry Ackermann. Mort \$1,500. Jan 31. Feb 1, 1910. 10:2581.

Washington av, Nos 1648-1652, e s, abt 228 n 172d st, 100x120, except part for av, two 6-sty brk tenements and stores. Leader Bloom and Silverman Realty Co to Nathan Cohen. Mort \$38,000. Feb 1. Feb 2, 1910. 11:2914.

Washington av, Nos 1676 and 1678 | n e cor 173d st, 50.8x110, ex- 173d st, No 481 | cept part for av, 6-sty brk tenement and stores. Wm A Riley et al to Samuel Bernstein. Mort \$63,000. Jan 27. Feb 2, 1910. 11:2915.

Washington av, Nos 1937 and 1939, w s, 160 s 178th st, 56x150, except part for av, 1 and 2-sty frame dwelling and store. Cath V Diller to The Atlantic City Heights Realty Co. 1/2 part. B & S. Mort \$30,000. Jan 6. Feb 3, 1910. 11:3034.

Same property. The Atlantic City Heights Realty Co to Rose Feigin. 1/2 part. Mort \$30,000. Feb 3, 1910. 11:3034.

Washington av, No 993, w s, abt 50 n 164th st and being part lot 17 map Morrisania, begins at s e s lot 17, 125 s w from n e cor of said lot, runs n e 100 x s w 25 x s e 100 to av, x n e 25 to beginning.

Washington av, w s, 75 n 164th (2d st), a strip 2.9x100 being part of said lot, except part for av, 2-sty frame dwelling and store and 2-sty frame shop in rear.

Bertha Pollack to Hedwig Rothschild. Jan 31. Feb 2, 1910. 9:2386.

Same property. Hedwig Rothschild to Jonas Weil. Mort \$6,500. Jan 31. Feb 2, 1910. 9:2386.

Washington av, Nos 1676 and 1678 | n e cor 173d st, 50.8x110, ex- 173d st, No 481 | cept part for av, 6-sty brk tenement and stores. Samuel Bernstein to Meyer Robiner, Samuel Bernstein and Abraham J Robiner. Mort \$61,000. Feb 1. Feb 2, 1910. 11:2915.

Washington av, Nos 997 and 999, w s, 77.9 n 164th st, 47.3x100, except part for av, two 3-sty frame tenements and stores. Bertha Pollack to Hedwig Rothschild. Jan 31. Feb 2, 1910. 9:2386.

Same property. Hedwig Rothschild to Jonas Weil. Mort \$10,500. Jan 31. Feb 2, 1910. 9:2386.

Washington av, Nos 1005 to 1009, w s, 200 s 165th st, 50x100, except part for av, two 2 and one 3-sty frame dwellings. Bertha Pollack to Hedwig Rothschild. Feb 2, 1910. 9:2386.

Same property. Hedwig Rothschild to Jonas Weil. Mort \$10,500. Feb 2, 1910. 9:2386.

Woodycrest av, No 1016, e s, 195.10 n 164th st, 25x100, 3-sty frame dwelling. Joseph H Jones to Charles Sudbrink. Mort \$6,250. Feb 1. Feb 2, 1910. 9:2508.

*White Plains road | n e cor 219th st, 30x90. Chas E Gordon et al, 219th st | HEIRS, EXRS, &c, Ann J Gordon to Wm J Gordon. Jan 27. Jan 28, 1910.

*Westchester av | n e cor Cooper av, 22.2x100x10.8x100.8, West-Cooper av | chester, D J Dillon Co to Edith B Mayhoff. Jan 28, 1910.

*White Plains road, e s, 30 n 219th st, 50x81, west 1/2 of lot 686 map of Wakefield, except strip 10 ft wide along w s and in depth 30 ft n from n s 219th st formerly 5th av, east 1/4 of lot 914 same map. Wm J Gordon, HEIR, EXRS, &c, Ann J Gordon to Chas E, Harry D, Ethel A Gordon, heirs, &c, Ann J Gordon. Jan 29, 1910.

Webster av, No 2087, w s, 28 n 180th st, 33.9x80, 4-sty brk tenement. Release mort. Chas Bjorkegren and ano to Charles Bjorkegren, Inc, a corpn. Jan 20. Jan 31, 1910. 11:3143.

West Farms road | s e s, at n s 167th st, 118.11x63x100x135.1, 167th st | vacant. Lawyers Title Ins & Trust Co to Friedman Construction Co, a corpn. B & S. Jan 20. Jan 29, 1910. 10:2754.

*2d av and 220th st. Revocation of power of attorney. John F Kelly to Henry W Gilbert. Feb 2, 1910.

3d av, No 2719, n w s, 100 s w 145th st, late Villa pl, 25x100, 2-sty brk tenement and store. Charles Mierisch and Lizzie his wife to Eliz A and Chas H Mierisch, both of Tarrytown, N Y. All title. C a G. Mar 25, 1908. Jan 31, 1910. 9:2325.

*3d av, n s, 205 w 4th st, 33.4x114, Wakefield. Thos A Steele to Sarah Lake. All liens. Feb 2. Feb 3, 1910.

*Same property. Charles Lake to Thomas A Steele. All liens. Feb 2. Feb 3, 1910.

*4th av, w s, 208 n 213th st and being lots 760 and 761 map of Laconia Park, 52.7x72.4x50x60.6. Arthur J Mace and ano, EXRS Malinda G Mace to Abraham Garmaize. Mort \$430 and all liens. Jan 14. Jan 28, 1910.

*5th av, w s, 75 n Nelson av, 25x100. Land Co. "D" of Edenwald to Patrick Haade. Jan 13. Feb 1, 1910.

*Lot 126 map No 743 Westchester Co, Jacksonville prop, Eastchester. Milton Realty Co to Lena Knaus. Mort \$1,200. Jan 28. Feb 2, 1910.

*Lots 524 to 533, 536 to 546, 548 to 552, 555 to 558, and letters R to Y incl, on map of Unionport. Mary F Duhain et al EXRS, &c. Marie H Crawford to L Napoleon Levy. All title. Q C. Jan 14. Feb 3, 1910.

*Plot begins 740 e White Plains road at point 770 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Nunzio Abbaleo to Alois Mussler. Mort \$3,450. Jan 27. Jan 28, 1910.

*Plot begins 690 e White Plains road at point 795 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Edward Bolsterling to Marie Uthenwoldt. Mort \$3,855. Jan 31, 1910.

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.

Jan 27 (part of), 28, 29, 31, Feb. 1, 2 and part of 3.

BOROUGH OF MANHATTAN.

Ann st, No 39, store and basement. Levi P Morton to Chas C Fuhrman, of Brooklyn; 3 years from May 1, 1910. Jan 29, 1910. 1:92.....1,500

Barclay st, No 96, store. B Arthur Ayrigg to J L Snedecor & Sons, a corpn; 10 years, from Sept 1, 1910. Feb 1, 1910. 1:84.....2,000

Broome st, No 236, all. Simon Kopelman to Ike Katz; 3 years, from Feb 1, 1910. Jan 28, 1910. 2:409.....6,120

Broome st, s e cor Eldridge st, store. Joseph Kashowitz to Solomon Marculescu; 5 years from May 1, 1909. Feb 3, 1910. 2:413.....1,680

Cannon st, No 133. Assign lease. Antoinette B De Witt to Marcus Rosenthal. Feb 24, 1909. Jan 27, 1910. 2:335.....nom

City Hall pl, No 28, all. James Hennesey to The Franklin Press; 3 years, from May 1, 1910. Jan 27, 1910. 1:158.....3,600

Delancey st, Nos 224 and 226, n w cor Willett st, stores and basement. Benjamin Grossman and ano to Heiman Weinstein; 3 7-12 years from Oct 1, 1908. Feb 3, 1910. 2:338.....1,140

East Broadway, No 206. Subordination of lease to mortgage for \$42,000. The Herbst Wasserman Co with William Jay TRUSTEE Isaac Bell Jr. Jan 28. Feb 1, 1910. 1:285.....nom

Essex st, No 81, store, &c. Clara Harris and ano to Chas Chugerman and ano; 5 years from May 1, 1910. Jan 31, 1910. 2:409.....1,500

Grand st, No 566, all. Thomas Lovely to Louis Schnitt; 5 3-12 years, from Feb 1, 1910. Feb 2, 1910. 2:326.....1,200

Greenwich st, No 42. Assign lease. Cornelius Leen to Arthur Jost. Jan 27. Feb 1, 1910. 1:18.....nom

Hudson st, No 363, n w cor King st, all. Mary Marsich to John J Hickey; 10 3-12 years from Feb 1, 1910. Feb 3, 1910. 2:599.....3,000

Madison st, Nos 306 and 308, all. Hyman and Joseph Schlesinger to David Tuder; 5 years from Mar 1, 1910. Feb 2, 1910. 1:268.....6,200

Maiden lane, No 57, all. Wells Building Cafe Co to Ellsworth Childs; 3 years from May 1, 1910. Feb 1, 1910. 1:67.....taxes, &c, and 10,000

Norfolk st, No 145, front part of north store window. Hyman Seienfeld to Benny Hellman, from Nov 1, 1909, to May 1, 1914. Jan 29, 1910. 2:354.....108

Rivington st, Nos 304 and 306, stores. Julius Stoloff and ano to Rosie Ettenberg; 4 years from May 1, 1909. Jan 31, 1910. 2:329.....900

White st, No 133 | s w cor Baxter st, store and basement. Teresa Baxter st, No 82 | Bacigalupo and ano, EXRS Charles Bacigalupo and ano to Mario Caroli; 5 years from Mar 1, 1910. Jan 31, 1910. 1:167.....1,260

William st, w s, bet Liberty st and Maiden lane, rooms 101 and 103 on basement floor in Montauk Bldg. Heirs of T Gaillard Thomas to G H Gudebrod; 3 years from May 1, 1910. Jan 31, 1910. 1:68.....2,200

Same property. Assign lease. Geo H Gudebrod to The N Y Barber Co. Jan 27. Jan 31, 1910. 1:68.....nom

Wooster st, Nos 201 to 203. Agreement cancelling lease. Herman Wronkow with The Fairfield Realty Co. Feb 1, 1910. 2:536.....1,000

5th st, Nos 334 and 336 East, all. Hattie Taub INDIVID & EXTRX Leon Taub to Jennie Finkelstein; 3 years, from Feb 1, 1910. Feb 2, 1910. 2:390.....8,782

12th st, No 145 West, all. Wm E Babcock, TRUSTEE Maria L Knevels to Adeline E Dean; 2 years from Oct 1, 1908. Jan 28, 1910. 2:608.....1,500

14th st, Nos 116 and 118 East.....

14th st, adj above on west; also property adj above on south..... Agreement granting right to cut exit through west wall of No 116 at 3d story and to use westerly stairways for ingress and egress to theatre, &c. Edward Hart with the City Theatres Co, a corpn; from Jan 1, 1910 to Apr 30, 1921. Jan 29, 1910. 2:559.....1,600

14th st, No 9, n s, 175 w 5th av, 25x103.3, the land. Fredk T Van Beuren et al to Wm C Demorest; 21 years from Nov 1, 1909. Jan 28, 1910. 3:816.....taxes, &c, and 3,000

14th st, No 7, n s, 125 e 5th av, 25x103.3, the land. Fredk T Van Beuren et al to Wm D Demorest; 21 years, from May 1, 1909. Jan 28, 1910. 3:842.....taxes, &c, and 3,000

14th st, No 10, s s, 142 e 5th av, 33x103.3, the land. Fredk T Van Beuren et al to Vienna Demorest Gano; 21 years, from Oct 1, 1909. Jan 28, 1910. 2:571.....taxes, &c, and 7,000

14th st, No 10 East, store and part basement. Vienna D Gano to Isaac and Joseph Guzy; 9 9-12 years, from Jan 1, 1910. Feb 2, 1910. 2:571.....11,550 to 12,250

16th st, No 147 East, all. Hamilton Fish Corpn to William Gluth; 3 years, from Feb 1, 1910. Jan 28, 1910. 3:872.....1,400

18th st, No 417 East, ground floor and part cellar. Moses Schaffer to Benedetto Sottile; 3 years from May 1, 1910. Jan 28, 1910. 3:950.....660

21st st, No 11 West, parlor store. Herman Gordon to Harry Chodorov; 4 5-12 years from Sept 1, 1909. Feb 2, 1910. 3:823.....900 to 1,100

25th st, Nos 254 to 258 West. Surrender lease. Henry A Hollmann to Edward W Browning. All title. Jan 27. Jan 28, 1910. 3:774.....nom

34th st, No 120 East. Surrender lease. Sigismund Kaplan to Benedict J Greenhut. Jan 31. Feb 1, 1910. 3:889.....nom

37th st, No 527 West, all. John A Murray to Peter Molzen; 10 years, from Nov 1, 1909. Jan 28, 1910. 3:709.....1,500

43d st, No 200 or 204 West, store and basement. Willard S Burrows Co AGENTS to Gustave and Lena Schultz; 8 years from Nov 1, 1909. Jan 31, 1910. 4:1014.....4,500 and 5,000

47th st, Nos 132 and 134, s s, 400 e 7th av, 37.6x100.5, all. Minnie E Fritz to Eva Lanz; 14 5-12 years, from Apr 1, 1910. Feb 1, 1910. 4:999.....16,000

47th st, Nos 132 and 134, s s, 400 e 7th av, 37.6x100.5, all. Marie N Benedict to Minnie E Fritz; 15 years from Oct 1, 1909. Feb 2, 1910. 4:999.....16,000

49th st, Nos 142 to 146, s s, 192.9 e 7th av, 66.3x irreg, all, with furniture, etc. Martha Ahearn to The Van Cortlandt Hotel Co, a corpn; 15 years from Jan 28, 1910. Jan 31, 1910. 4:1001.....taxes, &c, and 30,000

50th st, No 29 West. Consent to assign lease. TRUSTEES of Columbia College to Adrienne Pitzipio. Dec 15, 1909. Feb 2, 1910. 5:1266.....

Same property. Consent to assign lease. Same to Frank W Larom. Jan 28. Feb 2, 1910. 5:1266.....

50th st, No 29 West. Assign lease. Adrienne Pitzipio to Frank W Larom. Dec 17. Feb 2, 1910. 5:1266.....12,000

50th st, No 29 West. Assign lease. Frank W Larom to David H King, Jr. Feb 1. Feb 2, 1910. 5:1266.....15,250

53d st, No 112 West, all. Luke Blake to S & E Weinlander; 3 years from May 1, 1910. Feb 1, 1910. 4:1005.....1,500

56th st, Nos 333 and 335 East, all. Joseph Golding to Louis Cohen; 3 years from Feb 1, 1910. Jan 31, 1910. 5:1349.....4,590

56th st, Nos 337 and 339 East, all. Joseph Golding to Louis Cohen; 3 years from Feb 1, 1910. Jan 31, 1910. 5:1349.....4,662

56th st, Nos 341 and 343 East, all. Joseph Golding to Louis Cohen; 3 years from Feb 1, 1910. Jan 31, 1910. 5:1349.....4,710

56th st, Nos 345 and 347 East, all. Joseph Golding to Louis Cohen; 3 years from Feb 1, 1910. Jan 31, 1910. 5:1349.....4,626

56th st, Nos 321 and 323 East, all. Joseph Golding to Louis Cohen; 3 years from Feb 1, 1910. Jan 31, 1910. 5:1349.....5,598

56th st, Nos 329 and 331 East, all. Joseph Golding to Louis Cohen; 3 years from Feb 1, 1910. Jan 31, 1910. 5:1349.....4,764

56th st, Nos 325 and 327 East, all. Joseph Golding to Louis Cohen; 3 years from Feb 1, 1910. Jan 31, 1910. 5:1349.....5,610

56th st Nos 321 to 345 East. Assigns 1/2 interest in seven leases. Louis Cohen to Barnet Klionsky. Jan 31, 1910. 5:1349.....nom

71st st, No 421 East, store. Frank Lier to John Krtil; 3 years from Mar 1, 1910. Jan 31, 1910. 5:1466.....420

87th st, Nos 254 and 262 West. Assign lease. Harry Bickart to Morris Lewine et al. Jan 10. Feb 2, 1910. 4:1234.....nom

102d st, Nos 440 to 444 East, all. Max Freeman to Joseph Wisniewsky; 5 7-12 years, from Oct 1, 1909. Feb 1, 1910. 6:1695.....1,104

104th st, No 64 East, all. Fredk G W Sigrist to Jacob Gottlieb; from Dec 1, 1909, to May 1, 1913. Feb 1, 1910. 6:1609.....780

125th st No 29 West, all. Abram J Martin to Eckley Dental Supply Co; 3 years, from May 1, 1910. Jan 28, 1910. 6:1723. 3,000

Av A, w s, 26 s 15th st, 25.9x94. Assign lease. Henry Jacobson to Jacob Blumenthal. Mort \$5,000. Jan 31. Feb 2, 1910. 3:946.....other consid and 300

Amsterdam av, No 621, n e cor 90th st. Assign lease. William O'Donnell and ano to Mary A Jackson. Mort \$1,200. Jan 28. Jan 31, 1910. 4:1221.....nom

Amsterdam av, No 366. Assign lease. Paul Kemter (with consent of Fred H Hettling) to George Suckow. Sept 15, 1908. Jan 31, 1910. 4:1169.....nom

Amsterdam av, No 621, n e cor 90th st, store and part cellar. Mary A Jackson to Wm O'Donnell and James Guilfoyle; 10 years from Feb 1, 1910. Jan 29, 1910. 4:1221.....2,400

Bowery, No 122, s e Cor Grand st, store. Van Norden Trust Co to John B Cook; 3 years from May 1, 1910. Jan 31, 1910. 1:239.....2,400 to 2,700

Bowery, Nos 231 and 233, 5th floor. Mevon Realty Co to Bennett Sanberg, trading as N Y Brass Turning Co; 6 4-12 years from Jan 1, 1910. Feb 1, 1910. 2:426.....3,850

Broadway, w s, 71.7 n 46th st, runs w 83.3 x n 64.3 x n w 4.11 x e 71.1 to Broadway x s 70.10 to beginning, all with new 5-sty building to be erected. Agreement as to new building lease, etc. Thos J and Michael J Shanley to Henry Erkins. Dec 31, 1909; 21 years from completion of said building. Feb 3, 1910. 4:1018.....taxes, &c, and 32,500 to 35,000

Broadway, No 239 | west store on Park pl, side basement and sub
Park pl, No 1 | basement. United Merchants Realty & Impt
Co to Leo Raul and Paul Knauer; Jan 7, 1910, to Jan 1, 1915.
Jan 28, 1910. 1:124.....5,000 and 6,000

Broadway, s e cor 44th st, 26.2x65.6x25.10x69.11. Assign lease. Chas E Rector to Hotel Rector Co. Jan 31. Feb 2, 1910. 4:996.....other consid and 100

Broadway, s w cor 58th st. Surrender lease. Saranac Realty Co with Edward J Kelly. Jan 21. Feb 2, 1910. 4:1029.....nom

Lenox av, No 125, n 1/2 of store. Samuel Floersheimer to Samuel and Louis Hamburger; from Mar 1, 1910, to Aug 1, 1917. Jan 31, 1910. 7:1901.....1,500

Lenox av, s w cor 117th st, cor store. A & L Reubenstone to Milton Kochman and Wm Hammerschlag; 5 10-12 years, from Feb 1, 1910. Feb 1, 1910. 7:1901.....2,500 to 3,000

Lenox av, Nos 508 and 510, store. McKinley Realty & Construction Co to Jos Roth; 5 years, from Mar 1, 1910. Feb 1, 1910. 6:1733.....1,200 and 1,350

Madison av, No 939. Subordination of lease to mort for \$60,000. Olivia B Halsey and Edward Milch with Lawyers Title Ins & Trust Co. Jan 22. Jan 27, 1910. 5:1389.....nom

St Nicholas av, n e cor 181st st, store No 3. 181st St and St Nicholas Co to Joseph J Drake and ano; 9 7-12 years from Mar 1, 1910. Jan 29, 1910. 8:2154.....1,500 to 2,640

2d av, No 89, all. Annie Carbrey to Ignatz Neumayer; 5 years from May 1, 1910. Feb 1, 1910. 2:461.....2,100

2d av, No 89. Assign lease. Victor Friedmann and ano to The Excelsior Brewing Co. Jan 31. Feb 1, 1910. 2:461.....nom

2d av, No 89. Assign lease. Ignatz Neumayer to Victor Friedmann and ano. Jan 31. Feb 1, 1910. 2:461.....nom

2d av, No 1575, all. John J Hoff to John A Schoenecker; 3 years from Nov 1, 1910. Feb 2, 1910. 5:1527.....1,500

3d av, No 216, n w s, 110 n 18th st, 18x60. Assign lease. Ernest Rieger to William Schum. Mort \$3,300. Feb 1. Feb 2, 1910. 3:874.....nom

3d av, No 952, all. Robt W Goelet to Mathias Brady; from Sept 1, 1909 to May 1, 1915. Feb 1, 1910. 5:1312.....4,000 and 5,000

3d av, No 863, store, &c.

3d av, No 865, 1-sty extension on rear. Hieronimus J Herald and ano, EXRS Hieronimus Herald to Benj F Meyer; 3 years from May 1, 1910. Jan 31, 1910. 5:1326.....2,400

6th av, No 425, store, &c. Wm F Hencken and ano to Simon and Nathan Glucksman; 4 years and 2 1/2 months from Feb 15, 1910. Feb 2, 1910. 3:801.....3,100 to 3,600

7th av | n e cor 42d st, 25.1x51.4 to w s Broadway x26x58.4.
42d st | Co. Mort on this and adjoining property \$1,400,000.
Feb 1, 1910. 4:995.....other consid and 100

8th av, No 2174, store, &c. A Levy to Richard J Kronke; 5 years from May 1, 1910. Jan 29, 1910. 7:1923.....2,000

8th av, No 2176, store and part basement. Jacob P Kissling to John W Meyer and ano of Hudson Co, N J; 5 years, from May 1, 1910. Jan 27, 1910. 7:1923.....1,800

8th av, n e cor 46th st, 25.5x100.....

8th av, e s, 25.5 n 46th st, 25x100.....

46th st, n s, 100 e 8th av, 25x100.5.....

Assigns four leases. Metropolitan Mercantile & Realty Co to Packard & Co, composed of Nathan J and Moses Packard. Mort \$25,000. Jan 31. Feb 2, 1910. 4:1018.....nom

9th av, No 522, all. Amsterdam Realty Co to Mary Clements; from Apr 15, 1910, to Apr 30, 1920. Jan 28, 1910. 3:762.....2,800 and 3,000

11th av, No 732, south store, &c. Alma D K Heindel and ano to Fred Nolze; 5 years, from May 1, 1910. Jan 28, 1910. 4:1080.....696 and 720

11th av, No 852, store. Wm Allan to Geo Englehardt; 5 years, from Feb 1, 1910. Feb 1, 1910. 4:1086.....900

BOROUGH OF THE BRONX.

147th st, No 469 East, two stores. Sadie Silverman to Ellen E Cochrane; 3 years from May 1, 1914. Jan 31, 1910. 9:2292.....600

183d st, No 480 East, cor store. Peter Fox to John Walter; 5 years from May 1, 1909. Jan 28, 1910. 11:3050.....540 to 720

183d st, No 624 East, store, floor above and part basement. Magdalena Marx to Ewald Groth; 5 years from Feb 1, 1910. Feb 2, 1910. 11:3071.....840 and 900

183d st, No 624 East. Assign lease. Ewald Groth to John D Haase. Mort \$1,355.92. Jan 31. Feb 2, 1910. 11:3071.....nom

Aqueduct av, No 2364, north 1/2 of store. Fred Lunstedt to John Albert; 10 years from Dec 1, 1909. Jan 31, 1910. 11:3212.....360 and 480

Prospect av, No 888, store. James G Carlaftes to Dorothy Kalliski; 5 1-12 years from Apr 1, 1910. Jan 31, 1910. 10:2690.....900 to 1,200

Webster av, Nos 3003 and 3005, s w cor 201st st, all. Samuel Joseloff et al to Joseph Link; 3 years from May 1, 1911. Feb 2, 1910. 12:3286.....1,200

3d av, s e cor Pelham av. Assign lease. Mark Simons to John D Haase. Morts \$7,000. Feb 1. Feb 2, 1910. 11:3033.....nom

3d av, Nos 4784 and 4786, s e cor Pelham av, all. John B Haskin Estates, a corpn to Mark Simons; 9 7-12 years from Oct 1, 1909. Feb 2, 1910. 11:3033.....3,500 to 5,000

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.

Jan. 27 (part of), 28, 29, 31, Feb. 1, 2 and part of 3.

BOROUGH OF MANHATTAN.

Archer, Hattie E and Mary to Lena Hessberg. 8th av, No 340, n e cor 27th st, Nos 265 to 273, 24.6x81.10. Jan 25, 3 years, 5%.
Jan 28, 1910. 3:777.....45,000

Appel, Barnet to Jacob Goldberg and ano. 9th st, No 635, n s, 213 w Av C, 30x92.3. Prior mort \$37,500. Jan 31, 1910, 3 years, 6%. 2:392.....3,000

Amron, Jacob to Gottfried Walbaum. 33d st, No 33 West. Leasehold. Jan 31, 1910, installs, 6%. 3:835.	5,000
Ahearn, Martha and John Hallahan, exr Mary A C Hallahan to Van Cortlandt Hotel Co. 134th st, No 271, n s, 131.6 e 8th av; 15.6x99.11. Jan 28, due, &c, as per bond. Secures performance of lease. Jan 29, 1910. 7:1940.	10,000
Alexander, Robert with TITLE GUARANTEE & TRUST CO. 27th st, Nos 45 and 47 West. Two subordination agreements. Jan 31. Feb 1, 1910. 3:829.	nom
Alvino, Pietro to American Mortgage Co. 17th st, No 319, n s, 438 w 1st av, 26x106. Feb 1, 1910, 5 years, 4½%. 3:923.	24,000
Same and Henry Heide with same. Same property. Subordination agreement. Jan 31. Feb 1, 1910. 3:923.	nom
Arnstein, Henry to LAWYERS TITLE INS AND TRUST CO. 139th st, No 106, s s, 573 e 7th av, 26x99.11. Feb 1, 1910, 5 years, 5%. 7:2007.	20,000
Acconcia, Andrea to Jetter Brewing Co. 109th st, No 232 East. Saloon lease. Jan 29, demand, 6%. Feb 3, 1910. 6:1658.	422.50
Arabel Manufacturing Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$25,000 covering land in Kings Co, N Y. Jan 12. Feb 2, 1910.	—
Adler, Saml to Aaron J Friedman. Scammel st, No 28, e s, abt 35 s Madison st, 27x95. Prior mort \$28,000. Jan 24, due Aug 1, 1912, 6%. Feb 2, 1910. 1:266.	3,000
Bua, Carmela of Brooklyn, N Y, to Robt F Whelan. Catharine st, No 61, s e cor Monroe st, No 2½, 17.9x80. Prior mort \$—.	4,000
Jan 26, 3 years, 6%. Jan 27, 1910. 1:253.	4,000
Brown, Mary C to TITLE GUARANTEE & TRUST CO. 58th st, No 14, s s, 200 e 5th av, 20x100.5. Jan 28, 1910, due &c as per bond. 5:1293.	48,000
Blaut, Bessie to Home for Incurables, a corpn. 73d st, No 53, n s, 242.6 e Madison av, 17.6x102.2. Jan 27, 5 years, 4½%. Jan 28, 1910. 5:1388.	35,000
Brendon (Charles) Co to Milton E Oppenheimer. 52d st, s s, 218 e Madison av, 18x100.5. Building loan. Jan 27, 1 year, 6%. Jan 28, 1910. 5:1287.	17,000
Same to same. Same property. Certificate as to above mort. Jan 27. Jan 28, 1910. 5:1287.	—
Same to Adams Realty Co. Same property. P M. Jan 27, 1 year, 6%. Jan 28, 1910. 5:1287.	14,000
Bartholomew, Geo S to Wm L Condit et al, trustees Josephine L Peyton. Washington st, Nos 808 and 810, w s, 58.3 n Horatio st, 38.3x75x37.7x72.11. Jan 31, 1910, 3 years, 5%. 2:643.	17,000
Brown, Demetria S to TITLE GUARANTEE & TRUST CO. 77th st, No 148, s s, 464 w Columbus av, 18x102.2. Jan 31, 1910, due, &c, as per bond. 4:1148.	26,000
Broder, Esther M with Bessie A Wilson. 116th st, No 66, s s, 75 e Lenox av, 25x100.11. Agreement as to extension of mort for \$30,000 until May 10, 1913, at 5%. Feb 1, 1910. 6:1599.	nom
Bondoc, Nicholas to Empire State Surety Co. Post av, s s, 100 e Academy st, 75x150. Dec 23, due, &c, as per bond. Feb 1, 1910. 8:2218.	1,767.74
Bohemian Real Estate Assn of Winfield to Frank Dvorak et al. 1st av, Nos 1841 to 1847. Certificate as to mort for \$6,500. July 17. Feb 1, 1910. 5:1558.	—
Borger, Carsten D to CITY OF NEW YORK INS CO. Maiden lane, No 65, n w cor William st, No 85, 21x35x20.8x40.2. Jan 31, due, &c, as per bond. Feb 1, 1910. 1:67.	15,000
Bauman, Herman to Chas A Stein. 122d st, No 425, n s, 287.11 e 1st av, 16.8x100.11. Prior mort \$5,500. Jan 31, 1 year, 6%. Feb 2, 1910. 6:1810.	1,000
Braendle, Wm to GERMAN SAVINGS BANK. 45th st, No 247, n s, 100 w 2d av, 25x100.5. Feb 2, 1910, 1 year, 4½%. 5:1319.	18,000
Same and Emilie Gerth with same. Same property. Subordination agreement. Feb 2, 1910. 5:1319.	nom
Brower, Ward to Marion J Barkley. Riverside Drive, No 331, e s, 30 n 105th st, 25x100. Prior mort \$61,000. Feb 1, due, &c, as per bond. Feb 2, 1910. 7:1891.	7,000
Bauer, Leonhard to TITLE GUARANTEE & TRUST CO. 127th st, No 449, n s, 21.8 e Lawrence st, runs n e 99.11 x s e 25.3 x s w 90.5 to st x n w 28.2 to beginning. Feb 2, due, &c, as per bond. Feb 3, 1910. 7:1967.	3,000
Bezold, Geo to Michl Costello. 61st st, No 405, n s, 95 e 1st av, 30x108.10x30.5x113.9. P M. Feb 1, 5 years, 5%. Feb 2, 1910. 5:1456.	20,000
Bonomolo, Domenico to Salvatore Ingui. Chrystie st, No 211, w s, abt 60 n Stanton st and at s s land now or late of Richard Munsen, runs w 50 x s 25 x e 25 x s 3.6 x e 25 to Chrystie st x n 25 to beginning. Prior mort \$22,700. Jan 27, installs, 4%. Jan 28, 1910. 2:427.	245
Blaine, Alice and August Nebeling to Wm F Baxter. 148th st, No 215, n s, 287.3 w 7th av, 37.5x99.11. Prior mort \$—.	7,000
Feb 1, 2 years, 6%. Feb 3, 1910. 7:2034.	7,000
Same to Marks Moses. Same property. Prior mort \$35,000. Feb 1, installs, 6%. Feb 3, 1910. 7:2034.	800
Beach, Chas Y, of Pittsfield, Mass, to John J Riker et al exrs John L Riker. Cliff st, No 45, n e cor Fulton st, No 55, runs e 81.11 x n w 80.3 x w 12.6 x s e 59.10 x w 61.8 to Fulton st, x s 21.11 to beginning. Jan 27, due, &c, as per bond. Feb 1, 1910. 1:94.	70,000
Bensel, John A to A Hemenway et al trustees of A Hemenway. Fulton st, No 123, n s, 125 e Nassau st, 25x119. Jan 27, due, &c, as per bond. Feb 1, 1910. 1:91.	70,000
Bresky, Morris, of Long Island City, N Y, to Ella L Murphy. Stanton st, No 50, n s, 100 e Forsyth st, 25x100. Jan 31, due, &c, as per bond. Feb 2, 1910. 2:422.	30,000
Bresky, Morris and Irving Bachrach with Ella L Murphy admr Elsie S Murphy. Stanton st, No 50, n s, 100 e Forsyth st, 25x100. Subordination agreement. Feb 1. Feb 2, 1910. 2:422.	nom
Brown, Bertha S to Abraham Rice. 53d st, No 220, s s, 220 e 3d av, 20x90. Feb 1, 1910, 5 years, 5%. 5:1326.	8,000
Bergmann, John to METROPOLITAN SAVINGS BANK. 94th st, No 167, n s, 188.10 e Lexington av, 18.8x100.8. Feb 1, 1910, 3 years, 4½%. 5:1523.	7,000
Borchardt, Saml to Leo M Klein and ano. Broadway, No 2592, s e cor 98th st, 100.11x165x101.11x180.6. P M. Prior mort \$217,000. Feb 1, 1910, 1 year, 5%. 7:1869.	64,250
Cassidy, Frank J to Florence C de Jonghe. Cherry st, Nos 324 and 326, n s, abt 140 e Clinton st, 46.2x99x46.2x99.6. Jan 27, due Feb 15, 1913, 5%. Jan 28, 1910. 1:258.	30,000
Collins, Arthur J to Chas O Baese. Washington st, No 799, n e cor Horatio st, Nos 85 to 89, 24.2x89.1x24.1x90.9; Washington st, No 801, e s, 24.2 n Horatio st, 18.1x—x18.11x89.1. Prior mort \$15,000. Jan 19, due July 19, 1910, 6%. Jan 28, 1910. 2:643.	7,500
Cassidy, Frank J to UNION SQUARE SAVINGS BANK. 2d av, Nos 593 and 595, w s, 74 s 33d st, 49.4x100. Jan 27, due Feb 15, 1913, 4½%. Jan 28, 1910. 3:913.	32,000
Congregation Chebra Kaduscha Bna'y Rappaport, a corpn, to METROPOLITAN SAVINGS BANK. 7th st, No 207, n s, 323 w Av C, 20x97.6. P M. Jan 28, 1910, 5 years, 5%. 2:390.	14,000
Coburn-Gahren Construction Co to Agnes Carpenter. 213th st, s s, 100 w 10th av, 45x99.11. Jan 28, 1910, 3 years, 5%. 8:2230.	35,000
Same to same. Same property. Certificate as to above mort. Jan 28, 1910. 8:2230.	—
Coburn-Gahren Construction Co to TITLE GUARANTEE & TRUST CO. 10th av, s w cor 213th st, 45x100. Jan 28, 1910, due, &c, as per bond. 8:2230.	40,000
Same to same. Same property. Certificate as to above mort. Jan 28, 1910. 8:2230.	—
Cummings, Geo P to MANHATTAN LIFE INS CO. 50th st, No 158, s s, 140 e 7th av, 20x100.5. Jan 31, 1910, due, &c, as per bond. 4:1002.	18,000
CITIZENS SAVINGS BANK with Jennie Bolit. Essex st, No 84. Extension of \$25,000 mort until May 15, 1915, at 4½%. Dec 9. Jan 31, 1910. 2:352.	nom
CITY OF NEW YORK INS CO with Carsten D Borger. Maiden lane, No 65. Agreement that two mort for \$90,000 and \$15,000 be a joint mortgage covering above. Jan 31. Feb 1, 1910. 1:67.	nom
Cohen, Nathan to EAST RIVER SAVINGS INSTN. Madison st, No 128, s s, 86.3 e Market st, runs e 26.8 x s 100 x w 25 x n 82.8 x w 1.8 x n 17.4 to beginning. P M. Jan 31, 5 years, 5%. Feb 1, 1910. 1:274.	25,000
Canavan Investing Co to Gross & Herbener. Broadway, No 3760, n e cor 156th st, 99.11x100. P M. Prior mort \$200,000. Jan 31, due, &c, as per bond. Feb 1, 1910. 8:2115.	50,000
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for year 1904 assessed to Mrs P Meyers. Lot 8 on 131st st, n s, bet 7th and 8th avs. Sept 20, 3 years, ½%. Feb 1, 1910. 7:1937.	18.21
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1902 assessed to Mary G Pinkney. Lot 59 on 123d st, n s, bet Manhattan av and Morningside Park East. Sept 20, 3 years, ½%. Feb 1, 1910. 7:1949.	8.35
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for year 1902 assessed to Chas Tohnan. Lot 59½ on 123d st, s s, bet Manhattan av and Morningside Park East. Sept 20, 3 years, 1-16%. Feb 1, 1910. 7:1949.	8.35
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1904 assessed to J Dearing. Lot 107 on Amsterdam av, s e cor Lawrence st. Sept 20, 3 years, 1-16%. Feb 1, 1910. 7:1966.	44.66
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for year 1891 assessed to J Dearing. Lot 108 on Amsterdam av, e s, bet Manhattan and Lawrence sts. Sept 20, 3 years, 1-16%. Feb 1, 1910.	58.24
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for year 1903 assessed to Minnie Bussel. Lot 19 on 123d st, n s, bet Amsterdam av and Broadway. Sept 20, 3 years, 2%. Feb 1, 1910. 7:1978.	164.59
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for years 1867, 1877 and 1891 assessed to P Connolly. Lot 26 on 130th st, n s, bet Old Broadway and Amsterdam av. Oct 14, 3 years, 4½%. Feb 1, 1910. 7:1985.	292.43
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for year 1907 assessed to G Post Estate. Lot 12 on Claremont av, w s, bet 119th and 120th sts. Oct 14, 3 years, 9¾%. Feb 1, 1910. 7:1991.	277.86
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for year 1891 assessed to Unknown. Lot 230 on Terrace View av, e s, — n Adrian av. Dec 2, 3 years, 7%. Feb 1, 1910. 13:3402.	29.45
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1904 assessed to Lillie Lowenstein. Lot 49½ on 149th st, s s, bet Amsterdam av and Broadway. Nov 11, 3 years, ½%. Feb 1, 1910. 7:2080.	27.21
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for year 1897 assessed to Unknown. Lot 121 on Riverside Drive, w s, — n 165th st. Nov 11, 3 years, 11%. Feb 1, 1910. 8:2140.	173.73
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for years 1896 and 1907 assessed to Unknown. Lot 84 on 186th st, n s, bet St Nicholas and Wadsworth avs. Nov 11, 3 years, 8¾%. Feb 1, 1910. 8:2166.	72.83
City of New York to Rudolph Wallach, of 13 Park Row. Transfer of tax lien for year — assessed to M G and D F Mahoney. Lot 13 on 206th st, s s, bet 9th and 10th avs. Dec 2, 3 years, 7%. Feb 1, 1910. 8:2202.	626.65
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1896 assessed to Unknown. Lot 419 on Van Corlear pl, e s, bet Fort Charles pl and 227th st. Dec 2, 1909, 3 years, 7%. Feb 1, 1910. 13:3402.	31.73
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for years 1903 to 1907 assessed to C Marie. Lot 615 on Prescott av, w s, — n of Emerson st. Dec 2, 1909, 3 years, 7%. Feb 1, 1910. 8:2255.	81.14
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1895 assessed to J B Hinchman. Lot 13 on New st, w s, and Dyckman st. Dec 2, 3 years, 12%. Feb 1, 1910. 8:2258.	194.58
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for years 1903 to 1907 assessed to C Marie. Lot 613 on Prescott av, w s, — n of Emerson st. Dec 2, 1909, 3 years, 7%. Feb 1, 1910. 8:2255.	81.14
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for years 1902 to 1907 assessed to Manhattan Real Estate & Bldg Assoc. Lot 11½ on 209th st, s s, bet 9th and 10th avs. Dec 2, 1909, 3 years, 10%. Feb 1, 1910. 8:2205.	657.14
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1897 assessed to Robert Gordon. Lot 33 on 210th st, n s, bet 9th and 10th avs. Dec 2, 1909, 3 years, 7%. Feb 1, 1910. 8:2207.	34.83
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for years 1902 to 1907 assessed to Manhattan Real Estate & Bldg Assoc. Lot 11 on 209th st, s s, bet 9th and 10th avs. Dec 2, 1909, 3 years, 8%. Feb 1, 1910. 8:2205.	967.46
City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1902 assessed to W Acker. Lot 57 on 123d st, s s, bet 7th and 8th avs. Sept 20, 1909, 3 years, ¼%. Feb 1, 1910. 7:1928.	10.24

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City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1904 assessed to H N Luggar. Lot 4 on West End av, e s, bet 97th and 98th sts. Sept 20, 3 years, 1/2%. Feb 1, 1910. 7:1869. 24.07

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1904 assessed to J S Bernheimer. Lot 9 on 135th st, n s, bet Lenox and 7th avs. Sept 20, 3 years, 1%. Feb 1, 1910. 7:1920. 32.91

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for years 1902 and 1905 assessed to M Russell and S Collins. Lot 31 on Lenox av, w s, bet 122d and 123d sts. Sept 20, 3 years, 1%. Feb 1, 1910. 7:1907. 53.32

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1904 assessed to H & H Sonn. Lot 36 at Manhattan av, n e cor 115th st. Sept 20, 1909, 3 years, 1/2%. Feb 1, 1910. 7:1848. 53.48

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1900 assessed to Manhattan R R Co. Lot 61 1/2 at 8th av, s e cor 116th st. Sept 20, 1909, 3 years, 5/8%. Feb 1, 1910. 7:1831. 51.66

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for years 1906 and 1907 assessed to Eugene Driscoll et al. Lot 26 on Pleasant av, w s, bet 107th and 108th sts. Aug 19, 3 years, 9/8%. Feb 1, 1910. 6:1701. 198.44

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1907 assessed to Thomas Monaghan. Lot 38 on 98th st, s s, bet 1st and 2d avs. Aug 19, 1909, 3 years, 4/8%. Feb 1, 1910. 6:1669. 157.60

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1867 assessed to Edward Roberts. Lot 45 at 3d av, s e cor 99th st. Aug 19, 1909, 3 years, 1/2 of 1%. Feb 1, 1910. 6:1648. 53.84

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1903 assessed to Irving Margolies. Lot 69 at 5th av, s e cor 114th st. Aug 19, 1909, 3 years, 7/8%. Feb 1, 1910. 6:1619. 212.43

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1894 assessed to E M Hennessy. Lot 22 on 35th st, n s, bet 9th and 10th avs. June 17, 1909, 3 years, 8%. Feb 1, 1910. 3:733. 9.29

City of New York to Rudolph Wallach, 13 Park Row. Transfer of tax lien for year 1868 assessed to Angeline Fogg or Togg. Lot 11 on 30th st, n s, bet 10th and 11th avs. June 17, 1909, 3 years, 9/8%. Feb 1, 1910. 3:702. 169.33

City of New York to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for year 1901 assessed to L Lawrence. Lot 33 on 10th av, w s, bet 28th and 29th sts. June 17, 1909, 3 years, 8/8%. Feb 1, 1910. 3:700. 46.94

Cavagnaro, Victoria M, of Ridgewood, N J, and Anna M Pisarra, of Rockaway, N Y, to Madelina Cavagnaro. West Broadway, No 532, w s, 175 n Blecker st, 25x75. Feb 3, 1910, 3 years, 5%. 2:537. 6,000

Central Associates Co to Aaron Coleman. 26th st, No 235, n s, 313.6 e 8th av, 24.10x98.9. P M. Prior mort \$12,000. Jan 29, due Mar 15, 1914, 6%. Feb 2, 1910. 3:776. 10,000

CITY OF NEW YORK INSURANCE CO with Carsten D Borger. Maiden lane, No 65, 21x35x20.8x40.2. Extension of mort for \$90,000 to Jan 31, 1913, at 4 1/2%. Jan 31, 1910. 1:67. nom

Colonial Studios, a corpn with METROPOLITAN LIFE INS CO. 67th st, Nos 39 and 41, n s, 150 e Columbus av, 50x105. Extension of \$188,500 mort until Nov 1, 1915, 5%. Jan 31, Feb 1, 1910. 4:1120. nom

Cohn, Chas, of Los Angeles, Cal; Gussie wife of David Davidson; Henry Abrahams, Louis Sidney and Blanche Cohn and Irene wife of Bernard Von Holland heirs Saml Cohn to BOWERY SAVINGS BANK. Grand st, No 207, s s, 24 e Mott st, 23.1x80. Dec 23, 1 year, 4 1/2%. Feb 1, 1910. 1:238. 3,500

Same to Johanna Mann. Same property. Prior mort \$15,500. Jan 31, 1 year, % as per bond. Feb 1, 1910. 1:238. 1,500

Casper, Frank to Herbert E Sudderly. 40th st, No 217, n s, 255 e 3d av, 25x98.9. P M. Prior mort \$26,000. Feb 1, 1910, 5 years, 5 1/2%. 5:1314. 8,000

City of N Y to Rudolph Wallach of 13 Park row. Transfer of tax lien for years 1902 to 1907. Assessed to J W Pincher, lot 39 on Vermilyea av, bet Academy st and Hawthorne st. Dec 2, 3 years, 7%. Feb 1, 1910. 8:2234. 294.72

Cottle, Shubael exr, &c, Harriette S Smith to MUTUAL LIFE INS CO of N Y. 21st st, No 102, s w cor Gramercy Park, No 1, runs w 110 x s 26.3 x e 110 to Gramercy Park, x n 26.3 to beginning. Prior mort \$—. Feb 1, 1910, due, &c, as per bond. 3:876. 8,000

Cox, Abraham B, of Cherry Valley, N Y, and Julia T E Cannon, of Hackensack, N J, to EQUITABLE LIFE ASSUR SOC of the U S. Murray st, No 81, n s, abt 90 e Greenwich st, 25x100. Feb 1, 1910, 3 years, 4 1/2%. 1:132. 30,000

Dalton, Thomas to MUTUAL LIFE INSURANCE CO OF N Y. 74th st, No 320, s s, 175 e 2d av, 25x102.2. Prior mort \$—. Jan 28, 1910, due, &c, as per bond. 5:1448. 1,500

Daily, Geo and John A Carlson to Joseph Hamerslag. Broadway, s w cor 165th st, 125x160x134.5x100.5. Building loan. Prior mort \$227,228.56. Jan 24, demand, 6%. Feb 2, 1910. 8:2137. 47,771.44

Daily, Geo and John A Carlson to Jos Hamerslag. Broadway, n w cor 164th st, 125x100. Prior mort \$219,428.56. Building loan. Jan 24, demand, 6%. Feb 2, 1910. 8:2137. 45,571.44

Daurio, Angelo with Lucia Sessa. 121st st, No 316, s s, 160 e 2d av, 20x100.11. Extension of \$900 mort until Jan 30, 1912, at % as per bond. Jan 28, Feb 1, 1910. 6:1797. nom

Doelger, Caroline widow, Chas A Doelger and Carrie D Kramer, heirs Anthony Doelger to MUTUAL LIFE INSURANCE CO OF N Y. 55th st, Nos 220 and 222, s s, 260 e 3d av, 100x100.5. Feb 2, 1910, due, &c, as per bond. 5:1328. 32,000

Distelhurst, Hugo E and Harris Mandelbaum and Fisher Lewine with Mary D and John T Keresey. 93d st, No 9 East. Extension of \$6,000 mort until Feb 1, 1911, at 5%. Feb 1, 1910. 5:1505. nom

Ebeling, Wm F to Gustav J Voss. 90th st, No 163, n s, 225 w 3d av, 25x100.8. Prior mort \$—. Jan 27, 3 years, 6%. Jan 28, 1910. 5:1519. 1,000

Emmet, Pauline wife of and Grenville T to N Y LIFE INS & TRUST CO. 75th st, No 43, n s, 165 e Madison av, 18x102.2. Jan 27, 1910, 5 years, 4 1/2%. 5:1390. 10,000

EAST RIVER SAVINGS INST with Kassel Simon. 119th st, No 40 West. Extension of \$10,000 mort until Feb 1, 1913, at 5%. Feb 1, Feb 2, 1910. 6:1717. nom

Engelhardt, Geo to Lion Brewery. 11th av, No 852. Saloon lease. Jan 31, demand, 6%. Feb 1, 1910. 4:1086. 2,700

Eckhoff, Peter to Donald Robertson. St Nicholas av, No 1500, n e cor 185th st, 57x100x56.4x100. P M. Prior mort \$70,000. Feb 1, due, &c, as per bond. Feb 2, 1910. 8:2157. 21,000

Same to John D Wilkens. Same property. P M. Prior mort \$91,000. Feb 1, 3 years, 6%. Feb 2, 1910. 8:2157. 8,000

Eager, Thomas A to Wm T Emmet. 4th av, No 437, e s, 39.6 s 30th st, 19.9x60. Prior mort \$30,000. Feb 1, 1910, due Nov 26, 1911, 5%. 3:885. 10,000

EQUITABLE LIFE ASSUR SOC of the U S with Cecilia Potosky. 8th av, No 782. Extension of \$11,500 mort until Dec 1, 1912, at 4 1/2%. Dec 23, Feb 2, 1910. 4:1019. nom

EQUITABLE LIFE ASSUR SOC of the U S with Morris S Herrman. West st, No 256 and 257. Extension of \$50,000 mort until Dec 1, 1912, at 4 1/2%. Dec 21, Feb 2, 1910, 1:218. nom

EQUITABLE LIFE ASSUR SOC of the U S with Frank Queen Publishing Co. 28th st, No 47 West. Extension of \$18,000 mort until Jan 1, 1911, at 4 1/2%. Dec 18, Feb 2, 1910. 3:830. nom

EQUITABLE LIFE ASSUR SOC of the U S with Eliza J and Robert Ritchie. 46th st, No 161 East. Extension of \$7,500 mort until Dec 1, 1912, at 4 1/2%. Feb 2, 1910. 5:1301. nom

Elliott, Fredk A, of Brooklyn, N Y, to Theo Offerman. 72d st, No 148, s s, 300 e Amsterdam av, 20x102.2. Feb 1, 1910, 2 years, 6%. 4:1143. 16,500

EQUITABLE LIFE ASSUR SOC of the U S with Rebecca Lichtenstein. 87th st, No 346 West. Extension of \$25,000 mort until Dec 1, 1912, at 4 1/2%. Dec 22, Feb 2, 1910. 4:1248. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Edward Haight, exr Annie Haight. 80th st, No 43 East. Extension of mort for \$20,000 to Dec 1, 1912, at 4 1/2%. Dec 16, 1909, Feb 2, 1910. 5:1492. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry S Brightman. 139th st, No 253 West. Extension of \$11,000 mort until Feb 1, 1913, 4 1/2%. Dec 23, Feb 2, 1910. 7:2025. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henrietta Ettlinger. 73d st, No 40 East. Extension of \$35,000 mort until Jan 1, 1913, 4 1/2%. Dec 22, Feb 2, 1910. 5:1387. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Saml W Hassell. 71st st, No 118 West. Extension of \$18,000 mort until Dec 1, 1910, 4 1/2%. Dec 22, Feb 2, 1910. 4:1142. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Ernestine Josephi. 95th st, No 28 West. Extension of \$15,000 mort until Dec 1, 1912, at 4 1/2%. Dec 22, Feb 2, 1910. 4:1208. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Saml Gross and David Eisler and Ike Eisler. 14th st, Nos 640 and 642 East. Extension of two mort for \$15,000 each until Jan 1, 1913, at 5%. Dec 15, Feb 2, 1910. 2:396. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Daniel Birdsall. 125th st, No 31 East. Extension of \$13,500 mort until Dec 1, 1912, at 4 1/2%. Dec 20, Feb 2, 1910. 6:1750. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Alice L Carroll. 15th st, No 223 West. Extension of \$9,000 mort until Dec 1, 1912, 4 1/2%. Dec 18, Feb 2, 1910. 3:765. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry E Coe. Broadway, Nos 636 and 638. Extension of \$265,000 mort until Dec 1, 1912, at 4 1/2%. Dec 23, Feb 2, 1910. 2:522. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Otto Horwitz et al, exrs Hugo J Potosky. Amsterdam av, No 150. Extension of \$5,000 mort until Dec 1, 1912, at 4 1/2%. Dec 23, Feb 2, 1910. 4:1158. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Edw Haight, individ and as exr Annie Haight. 80th st, No 43 East. Extension of \$20,000 mort until Dec 1, 1912, 4 1/2%. Dec 16, Feb 2, 1910. 5:1492. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Morris Glucksman. 60th st, No 211 East. Extension of \$9,000 mort until Dec 1, 1912, at 4 1/2%. Dec 22, Feb 2, 1910. 5:1415. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Theo Simon. Grand st, No 264. Extension of \$15,000 mort until Jan 1, 1913, 4 1/2%. Dec 24, Feb 2, 1910. 2:418. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Wm E D Stokes. 72d st, Nos 262-270 West. Extension of \$185,000 mort until Dec 1, 1912, 4 1/2%. Dec 24, Feb 2, 1910. 4:1163. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mary Lyons. 71st st, No 141 East. Extension of \$35,000 mort until Jan 1, 1913, 4 1/2%. Dec 22, Feb 2, 1910. 5:1406. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Walter S Mack. 71st st, No 312 West. Extension of \$13,500 mort until Dec 1, 1914, 4 1/2%. Feb 2, 1910. 4:1182. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Fritz Uhlenhaut, Jr. Pearl st, No 197. Extension of \$15,000 mort until Jan 1, 1913, at 4 1/2%. Dec 10, Feb 2, 1910. 1:42. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Minnie Brothers. 61st st, No 112 East. Extension of \$5,000 mort until Jan 1, 1913, 4 1/2%. Nov 30, Feb 2, 1910. 5:1395. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Otto Horwitz et al, exrs Hugo J Potosky. Amsterdam av, No 150. Extension of \$10,000 mort until Dec 1, 1912, at 4 1/2%. Feb 2, 1910. 4:1158. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Meta Witte. 135th st, No 205 West. Extension of \$18,500 mort until Jan 1, 1912, at 4 1/2%. Dec 23, Feb 2, 1910. 7:1941. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Broadway and Thirty-Ninth Street Co. Broadway, Nos 1412-1416. Extension of \$600,000 mort until Jan 1, 1913, at 4 1/2%. Dec 24, Feb 2, 1910. 3:815. nom

WATER-FRONT PROPERTIES

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

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Eliz G Board. Maiden lane, No 125. Extension of \$6,000 mort until Dec 1, 1912, at 4½%. Feb 2, 1910. 1:70. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with J Ralph Jacoby. 88th st, No 54 West. Extension of \$15,000 mort until Jan 1, 1913, at 4½%. Dec 17. Feb 2, 1910. 4:1201. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry A Coster. 81st st, No 50 East. Extension of \$20,000 mort until Jan 1, 1913, 4½%. Dec 23. Feb 2, 1910. 5:1492. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Geo C Boldt. 5th av, No 394. Extension of \$90,000 mort until Dec 1, 1912, at 4½%. Feb 2, 1910. 3:838. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Fredk Potter and ano, trustees Orlando B Potter. Broadway, Nos 312 to 316, and Pearl st, Nos 553 and 555. Extension of \$600,000 mort until Dec 1, 1911, at 4½%. Dec 22. Feb 2, 1910. 1:156. nom

Eastport Realty Co to Lena Frank. Madison st, No 211, n s, abt 158 e Rutgers st, 26.1x100. Prior mort \$—. Feb 1, due, &c, as per bond. Feb 2, 1910. 1:271. 3,000

Same to same. Same property. Certificate as to above mort. Feb 1. Feb 2, 1910. 1:271. —

Falconer, Josephine, of New Orleans, La, to Chas G Comstock. 8th av, Nos 30 and 32, e s, 81.7 s Jane st, runs s e 52 x w 22.6 x s 6.6 x w 16 x n 6.6 x w 25 x n 4 to av x — to beginning. 1-8 part. Jan 5, 1 year, 6%. Jan 31, 1910. 2:625. 1,000

Fleischmann Realty & Construction Co to Edwin Mayer et al trustees. Amsterdam av, w s, 80 n 175th st, 119.10x100; Amsterdam av, w s, 259.10 n 175th st, 199.10 to 177th st x 100; Amsterdam av, n w cor 175th st, 84.4x100. Certificate as to three mortg for \$9,000, \$20,000 and \$6,000, respectively. Jan 25, Jan 29, 1910. 8:2132. —

Fleischmann Realty & Construction Co to Edwin Mayer et al trustees. Amsterdam av, w s, 259.10 n 175th st, 199.10 to 177th st x 100. Prior mort \$68,000. Jan 27, due July 1, 1911, 6%. Jan 29, 1910. 8:2132. 20,000

Fleischmann Realty & Construction Co to Edwin Mayer et al trustees. Amsterdam av, n w cor 177th st, 84.4x100. Prior mort \$32,000. Jan 27, due July 1, 1911, 6%. Jan 29, 1910. 8:2132. 6,000

Fleischmann Realty & Construction Co to Edwin Mayer et al trustees. Amsterdam av, w s, 80 n 175th st, 119.10 to 176th st x 100. Prior mort \$39,500. Jan 27, due July 1, 1911, 6%. Jan 29, 1910. 8:2132. 9,000

Fourth Avenue and Thirtieth Street Realty Co to BROOKLYN SAVINGS BANK. 4th av, Nos 443 to 449, n e cor 30th st, Nos 101 to 105, runs n e 74 x s e 70 x s w 0.34 x s e 20 x s w 74 to st x w 90 to beginning. Jan 31, 1910, 5 years, 4½%. 3:886. 360,000

Same to same. Same property. Certificate as to above mort. Jan 31, 1910. 3:886. —

Foley, Caroline L to James Ellison. 1st av, No 340, s e cor 20th st, Nos 400 and 402, 23x96. Jan 25, 1 year, 6%. Jan 27, 1910. 3:951. 500

Frankel, Solomon and Saml Werner to Moses Goodman. Attorney st, No 166, e s, 250 n Stanton st, 25x100. Prior mort \$21,000. Feb 1, 1910, due, &c, as per bond. 2:345. 8,000

Fifty-four Barclay Street Co to W Irving Clark exr Mary A Gillespie. Barclay st, No 54, s s, abt 380 w Church st, 25x100. P M. Feb 1, 1910, due, &c, as per bond. 1:86. 75,000

Fish, Jacob to Pincus Lowenfeld and ano. Houston st, Nos 309 and 311, s s, 60 w Attorney st, 50x100. P M. Prior mort \$35,000. Jan 31, 1 year, 6%. Feb 1, 1910. 2:350. 15,500

Fleischmann, Wilhelmine with UNION DIME SAVINGS BANK. 77th st, No 4, s s, 125 w Central Park West, 25x102.2. Extension of \$60,000 mort until Nov 1, 1914, at 5%. Jan 31. Feb 1, 1910. 4:1129. nom

GREENWICH SAVINGS BANK with Aaron Coleman. 26th st, No 235, n s, 313.6 e 8th av, 24.10x99.1x24.10x98.9; 27th st, No 234, s s, 334.9 e 8th av, 24.10x98.8x24.10x98.4. Agreement apportioning mort. Jan 27, Jan 31, 1910. 3:776. —

Greenberg, Saml and Max J Graber with Abraham J Dworsky and Nathan Kirsh. 44th st, Nos 203-207, n s, 80 e 3d av, 62.6x100.6. Extension of \$8,625 mort for 3 years from July 1, 1915. Dec 15. Jan 28, 1910. 5:1318. nom

Guggenheimer, Sydney A, trustee for Sarah Guggenheimer and ano with Bella and Amelia Kayton. 96th st, No 54, s s, 240 e Columbus av, 20x100.8. Extension of \$14,000 mort until Feb 8, 1913, at 5%. Jan 27. Jan 31, 1910. 4:1209. nom

Greenberg, Bernard to TITLE GUARANTEE & TRUST CO. 101st st, No 314, s s, 134 w West End av, 17x100.11. Jan 28, due, &c, as per bond. Jan 31, 1910. 7:1889. 23,000

Gottlieb, Leopold to David W Bonnel. 5th st, No 737, n s, 243 w Av D, 21x75. P M. Feb 1, 1910, 5 years, 5%. 2:375. 9,000

Gordon, Louis with Jacob Gordon and Arthur E Lowe. 115th st, No 84 West. Extension of \$4,750 mort until Jan 15, 1915, at 6%. Feb 1, 1910. 6:1598. nom

Geissler, Charlotte to Adolph Humpfer. 2d av, No 769, w s, 24.8 n 41st st, 24.8x80. P M. Feb 1, due, &c, as per bond. Feb 3, 1910. 5:1315. 4,000

Golde & Cohen, a corpn to N Y LIFE INS & TRUST CO. Wooster st, Nos 69 and 71, w s, 185.8 n Broome st, 55x200 to West Broadway, Nos 383 and 385. Feb 3, 1910, 5 years, 4½%. 2:487. 147,000

Same to same. Same property. Certificate as to above mort. Feb 3, 1910. 2:487. —

Golding (Joseph) Realty Co to Sound Realty Co. Lenox av, n w cor 141st st, 199.10 to 142d st x100. Building loan. Prior mort \$146,000. Feb 2, due Aug 1, 1911, 6%. Feb 3, 1910. 7:2010. 150,000

Same to same. Same property. Certificate as to above mort. Feb 2. Feb 3, 1910. 7:2010. —

Same to same. Same property. P M. Prior mort \$86,000. Feb 2, due Aug 1, 1911, 6%. Feb 3, 1910. 7:2010. 60,400

Gillane, James F to Louis M Jones and ano. Franklin st, No 58, n e cor Broadway, Nos 364 and 366, 150 to Cortlandt alley, x50. P M. Prior mort \$700,000. Jan 31, 3 years, 5%. Feb 2, 1910. 1:172. 200,000

Giberson, Indiana to Herbert R Limburg. 28th st, Nos 31 and 33, n s, 175 e Madison av, 45.10x98.9. P M. Prior mort \$95,000. Feb 1, 2 years, 5%, until Feb 1, 1911, and 6% thereafter. Feb 1, 1910. 3:858. 13,500

Gibney, Henry P, of Jersey City, N J, to Antoinette E Wood. Broadway, No 2592, s e cor 98th st, 100.11x135.2x101.11x150; 98th st, s s, 150 e Broadway, 30.6x101.11. P M. Feb 1, 1910, due, &c, as per bond. 217,000

Garner, Anna to Mathilda Ehrmann. 108th st, No 9, n s, 150 e 5th av, 25x100.9. Feb 1, 1910, 5 years, 5%. 6:1614. 20,000

Gillane, James F to Louis M Jones and ano. Broadway, Nos 350 and 352, n e cor Leonard st, 61x175 to Benson st or plx61.4x175. P M. Prior mort \$720,000. Jan 31, 3 years, 5%. Feb 2, 1910. 1:171. 200,000

Hensle (Charles) Realty Co to City Mortgage Co. 10th av, n w s, 244.2 s w Emerson st, runs n e 109.10 x n 107.1 x w 90 x s 170.2 to beginning. Building loan. Jan 31, due, &c, as per bond. Feb 2, 1910. 8:2219. 70,000

Same to same. Same property. Certificate as to above mort. Jan 31. Feb 2, 1910. 8:2219. —

Same to Realty Operating Co. Same property. P M. Prior mort \$70,000. Jan 31, 1 year, 6%. Feb 2, 1910. 8:2219. 3,800

Heckman, Magdalena O to George Bischel. Edgecombe av, No 125, w s, 49.11 s 141st st, 25x90. Jan 15, 1 year, 6%. Jan 27, 1910. 7:2048. 1,000

Halsey, Olivia B to LAWYERS TITLE INS & TRUST CO. Madison av, Nos 939 and 941, e s, 50.8 n 74th st, 33.4x75. Jan 27, 1910, 5 years, 4½%. 5:1389. 60,000

Heilner, Emanuel and Moses J Wolf to Sophie A Wolf. Broadway, No 2731, w s, 68.11 s 105th st, mort reads at c 1 blk bet 104th and 105th sts, runs w 101.7 x n 32 x e 93 to Broadway x s 33.2 to beginning. Prior mort \$60,000. May 1, due Nov 1, 1911, 6%. Jan 28, 1910. 7:1876. 25,000

Hunter, Sarah K to Fannie F Einstein et al exrs Emanuel Einstein. 65th st, Nos 31 and 33, n s, 231.3 e Columbus av, 62.6x 100.5. Jan 26, 5 years, 4½%. Jan 27, 1910. 4:1118. 70,000

Same to Susan R Williams. Same property. Prior mort \$70,000. Jan 27, 1910, 2 years, 6%. 4:1118. 5,000

Hensle (Charles) Realty Co to Thomas L Reynolds. Post av, n w cor Emerson st, 100x175. P M. Prior mort \$—. Jan 28, 1 year, 6%. Jan 29, 1910. 8:2222. 26,116.23

Huldani Realty Co to Fanny Jaffer. 18th st, Nos 320 and 322, s s, 242.1 w 8th av, 47.11x92. Certificate as to mort for \$12,500. Jan 15. Feb 1, 1910. 3:741. —

Haddox, Geo W to Fredk H Palmer. 2d av, No 544, e s, 20 n 30th st, 19x60. P M. Prior mort \$—. Feb 1, 1910, 3 years, 6%. 3:936. 2,000

Hammer, Saml and Mollie Cohen to Chas I Minkoff. Orchard st, No 34, e s, abt 50 s Hester st, 25x65. P M. Prior mort \$—. Jan 28, due Aug 1, 1910, 6%. Feb 1, 1910. 1:298. 1,000

Hotel Rector Co to TITLE GUARANTEE & TRUST CO. Broadway, Nos 1508 and 1510, e s, 26.2 s 44th st, runs s 76.1 x e 97.8 to c 1 Lows lane x n w 2.1 x e 18.3 x n 100.5 to 44th st, Nos 160 to 164 x w 61.4 x s 25.10 x w 65.6 to beginning, fee; Broadway, No 1512, s e cor 44th st, Nos 166 and 168, 26.2x65.6 x25.10x69.11, leasehold. Building loan. Jan 31, due Feb 1, 1920, 6% until completion of building, 5½% until Feb 1, 1915, and thereafter at 5%. Feb 1, 1910. 4:996. gold bonds, 1,600,000

Same to same. Same property. Certificate as to above mort. Jan 31, 1910. 4:996. —

Same to same as trustee. Same property. Prior mort \$1,600,000. Jan 31, due Feb 1, 1919, 6%. Feb 1, 1910. 4:996. gold bonds, 525,000

Same to same. Same property. Certificate as to above mort. Jan 31. Feb 1, 1910. 4:996. —

Halsted, Gilbert C, of Brooklyn, N Y to TITLE GUARANTEE & TRUST CO. Pearl st, No 75, n cor Coenties lane or alley, 43x 50x28.6x59.9. P M. Feb 1, due, &c, as per bond. Feb 2, 1910. 1:29. 25,000

Hammerslag, Joseph with TITLE GUARANTEE & TRUST CO. Broadway, s w cor 165th st, ——. Subordination agreement. Feb 1. Feb 2, 1910. 8:2137. nom

Hammerslag, Joseph with TITLE GUARANTEE & TRUST CO. Broadway, n w cor 164th st, ——. Subordination agreement. Feb 1. Feb 2, 1910. 8:2137. nom

Herz, Erna to Daniel Sand. Water st, No 428, n s, abt 75 w Market slip, 20x60. P M. Prior mort \$—. Feb 1, 3 years, 6%. Feb 2, 1910. 1:250. 5,500

Hensle, Chas to Thomas Alexander. Vermilyea av, s s, 100 w Emerson st, 100x150. P M. Prior mort \$10,500. Feb 1, 2 yrs, 6%. Feb 2, 1910. 8:2226. 8,500

Home Club Co to BANK FOR SAVINGS in City of N Y. 45th st, Nos 11 to 15, n s, 225 e 5th av, 75x100.5. Feb 1, 1910, 5 years, 4½%. 5:1281. 50,000

Same to same. Same property. Consent as to above mort. Jan 27. Feb 1, 1910. 5:1281. —

Same to same. Same property. Certificate as to above mort. Jan 27. Feb 1, 1910. 5:1281. —

Same to same. Same property. Certificate as to above mort. aJan 31. Feb 1, 1910. 5:1281. —

Same to same. Same property. Certificate as to above mort. Jan 27. Feb 1, 1910. 5:1281. —

Heil, Louis J K to Woldemar Franze. 117th st, No 305, n s, 105 e 2d av, 20x100.11. Prior mort \$13,000. Jan 31, 2 years, 6%. Feb 1, 1910. 6:1689. 3,000

Hammerslag, Wm and Milton Kochman to Lion Brewery. Lenox av, s w cor 117th st. Saloon lease. Jan 31, demand, 6%. Feb 1, 1910. 7:1901. 3,600

Hensle, Chas to Max Marx. Vermilyea av, w s, 100 n Emerson st, 100x125. P M. Prior mort \$12,000. Feb 1, 2 years, 6%. Feb 2, 1910. 8:2236. 6,000

Hayes, Alice S, and Henry J Higgins, of Brooklyn, N Y, to Wm H Rolston and ano trustees Rosewell G Rolston. 3d av, No 449, s e cor 31st st, Nos 200 to 204. 19:8x95. Jan 31, due Jan 31, 1913, % as per bond. Feb 2, 1910. 3:911. 35,000

Hays, Alice S with Wm H Rolston and ano trustees Rosewell G Rolston. 3d av, No 449, s e cor 31st st, Nos 200 to 204, 19.8x 95. Subordination agreement. Jan 31. Feb 2, 1910. 3:911. nom

Iden, Henry and Henry Schneider, trustees John P Schwenger with Adam J Klinger and ano. 25th st, No 324 East. Extension of \$2,000 mort until Feb 1, 1915, at 4½%. Feb 1. Feb 3, 1910. 3:930. nom

Josephson, Michl to Wilhelmina Kratsch. 6th st, No 408, s s, 125 e 1st av, 25x97. Prior mort \$22,000. Feb 1, 3 years, 6%. Feb 2, 1910. 2:433. 4,000

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

- Jacobs, Saml K to Jane K Fraser and ano. 22d st, No 20, s s, 337.11 w 5th av, 26x98.9. P M. Jan 24, 3 years, 5%. Feb 2, 1910. 3:823. 77,500
- Jacobs, Saml K to David A Clarkson et al. 22d st, No 22, s s, 363.11 w 5th av, 25.6x98.9. Feb 1, 3 years, 5%. Feb 2, 1910. 3:823. 77,500
- Jaffe, Clara and Julia Blum with Esther Surut. Manhattan av, No 445, w s, 25.11 s 119th st, 25x100. Subordination agreement. Jan 26. Jan 31, 1910. 7:1945. nom
- Kimball, Alonzo with Maryland Mortgage Co. 149th st, Nos 232 and 234 West. Extension of \$85,000 mort until Jan 29, 1913, at 5%. Jan 29. Jan 31, 1910. 7:2034. nom
- Kirkwood, Percy A and Fanny J, of Borough of Queens, N Y, to LAWYERS TITLE INS & TRUST CO. Lexington av, No 415, n e cor 43d st, 22.4x90. Jan 28, 3 years, % as per bond. Jan 29, 1910. 5:1298. 20,000
- Kean (Nathan) & Co to American Mortgage Co. Av A, No 1304, s e cor 70th st, 27.1x100. Feb 2, 1910, 5 years, 4½%. 5:1481. 28,000
- Same to same. Same property. Certificate as to above mort. Feb 2, 1910. 5:1481.
- Kasper, Jacob and Sarah Cohen with Mayer and Sarah Dince. Henry st, No 326. Extension of \$8,000 mort until Dec 15, 1914, at 6%. Jan 31. Feb 1, 1910. 1:267. nom
- Kein, James P to Yette Reiss. 16th st, No 431, n s, 169 w Av A, 25x92. P M. Prior mort \$16,000. Jan 31, due July 1, 1914. 6%. Feb 1, 1910. 3:948. 6,500
- Kaminski, Edward V to the Montefiore Home, a Hospital for Chronic Invalids and Country Sanitarium for Consumptives. 34th st, No 120, s s, 237.9 e 4th av, 47.5x117.6. P M. Prior mort \$125,000. Jan 31, installs, about 4½ years, 6%. Feb 1, 1910. 3:889. 25,000
- Same to same. Same property. P M. Jan 31, due Sept 21, 1912, 4½%. Feb 1, 1910. 3:889. 25,000
- Kerkman, John H with Jacob Hack. 8th av, No 2794, e s, 49.11 n 148th st, 50x80. Extension of \$7,500 mort until Jan 21, 1913, at 6%. Jan 21. Jan 31, 1910. 7:2034. nom
- Kerkman, John H with Jacob Hack. 8th av, No 2794, e s, 49.11 n 148th st, 50x80. Extension of \$5,000 mort until Jan 21, 1913, at 6%. Jan 21. Jan 31, 1910. 7:2034. nom
- Knapp, John H to Johanna McManus. Post av, n w cor Hawthorne st, 100x100. Jan 26, 1 year, 5%. Jan 27, 1910. 8:2221. 5,000
- Kramer, Samuel and Joseph L Buttenwieser with GREENWICH SAVINGS BANK. 35th st, No 242 West. Subordination agreement. Jan 25. Feb 1, 1910. 3:784. nom
- Kramer, Saml to GREENWICH SAVINGS BANK. 35th st, No 242, s s, 350 e 8th av, 25x98.9. Feb 1, 1910, due, &c, as per bond. 3:784. 28,000
- Kahn, Cordelia F with Herbert E Sudderly. 40th st, No 217 East. Extension of \$26,000 mort until April 1, 1912, at % as per bond. Mar 13. Feb 1, 1910. 5:1314. nom
- Koenigsberger, Herman to Freybell Realty Co. Broadway, s e cor 124th st, No 546, 100.11x100. P M. Prior mort \$—. Jan 31, 2 years, 6%. Feb 1, 1910. 7:1978. 30,000
- Klar, Saml and Barnet to Morris S Thompson and ano trustees Mary A A Woodcock. Av B, No 60, w s, 48.1 n 4th st, 24x100. Jan 31, 5 years, 4½%. Feb 2, 1910. 2:400. 34,000
- Same and Irving Bachrach with same. Same property. Subordination agreement. Feb 1. Feb 2, 1910. 2:400. nom
- Levy, Abraham M with N Y SAVINGS BANK. Orchard st, Nos 158 and 160. Extension of \$45,000 mort until Feb 1, 1915, at 4½%. Jan 25. Jan 27, 1910. 2:411. nom
- Lesser, Fredk and George Konop with Chas C Busch. 83d st, No 606, s s, 123 e East End av, 25x80.3x25.3x76.10. Extension of \$3,500 mort until Apr 22, 1913, 6%. Jan 21. Jan 28, 1910. 5:1390. nom
- Lissner, Jacob L with Chas F Ballard. 5th av, No 1455. Extension of \$33,000 mort until Dec 22, 1914, at 4½%. Jan 27. Jan 28, 1910. 6:1623. nom
- Long Island Sound Realty Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$40,000 covering land in Queens Co. Jan 26. Jan 28, 1910.
- Lewis, Harry and Arnold A to Leo I Meinhard et al, exrs Isaac Meinhard. 97th st, No 37, n s, 385 w Central Park West, 17x 100.11. Prior mort \$—. Jan 28, 1910, 3 years, 5%. 7:1833. 11,000
- Same and Henry H Vought with same. Same property. Subordination agreement. Jan 28, 1910. 7:1833. nom
- Lissner, Jacob L to Chas F Ballard. 5th av, No 1455, s e cor 118th st, No 2, 25.11x85. Prior mort \$33,000. Jan 27, 5 years, 4½%. Jan 28, 1910. 6:1623. 2,000
- L & S Realty Co to TRUST CO OF AMERICA and ano as trustees Frances C Ferguson. 4th st, No 116, s s, 400 e 2d av, 25x 96.2. Prior mort \$—. Jan 31, 1910, 5 years, 5%. 2:445. 26,000
- Life Publishing Co with Lucretia M Foster. 31st st, No 23 West. Extension of \$75,000 mort until Jan 31, 1913, at 4½%. Jan 27. Jan 31, 1910. 3:833. nom
- Little Italy Realty Co to Edw Hilson. 109th st, No 238, s s, 150 w 2d av, 25x100.10. Jan 31, 1910, due, &c, as per bond. 6:1658. 16,500
- Same to same. Same property. Certificate as to above mort. Jan 31, 1910. 6:1658.
- Same and V Garofalo, Inc, with same. Same property. Subordination agreement. Jan 31, 1910. 6:1658. nom
- Little Italy Realty Co and SAVOY TRUST CO with same. Same property. Subordination agreement. Jan 24. Jan 31, 1910. 6:1658. nom
- Levy, Benj to American Mortgage Co. Hudson st, Nos 239 and 241, w s, abt 160 n Watts st, 25x— to Renwick st, No 10. Jan 31, 1910, 5 years, 4½%. 2:594. 23,000
- Same and Samuel Weil with same. Same property. Subordination agreement. Jan 31, 1910. 2:594. nom
- Levy, Louis with Nassau Mortgage Co. 123d st, No 239, n s, 380 e 3d av, 25x100.11. Subordination agreement. Jan 21. Jan 31, 1910. 6:1788. nom
- Levy, Herman and Arthur to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 2d av, No 1510, e s, 25.2 s 79th st, 25.6x 74.6. Jan 22, 5 years, 4½%. Jan 31, 1910. 5:1453. 15,000
- L & S Realty Co to TRUST CO OF AMERICA and ano, trustees. 4th st, No 116 East. Certificate as to mort for \$26,000. Jan 31, 1910. 2:445.
- LAWYERS TITLE INS & TRUST CO with Irving Judis Building & Construction Co. Amsterdam av, w s, 75.11 n 105th st, 75.11x 100. Extension of \$165,000 mort until Jan 28, 1915, at 5%. Jan 31, 1910. 7:1877. nom
- Lederer, Rachel to J Eugene McMichael. 9th av, Nos 573 and 575, n w s, 59 s 42d st, runs w 80 x s 19.9 x w 20 x s 20 x e 100 to av x n 39.9 to beginning. Prior mort \$35,000. Jan 31, due, &c, as per bond. Feb 1, 1910. 4:1051. 5,000
- Landeker, Adolf H to Max Marx. 216th st, s e cor 9th av, 100x 49.11. P M. Prior mort \$6,755. Feb 1, 1910, 2 years, 5%. 8:2196. 2,000
- L & S Realty Co to Martha Levy. 4th st, No 116, s s, 400 e 2d av, 25x96.2. Prior mort \$26,000. Jan 31, 3 years, 6%. Feb 1, 1910. 2:445. 2,500
- Levine, Morris W to whom it may concern. 1st st, Nos 61 and 63. Certificate that principal of mort becomes due on Jan 20, 1912. Jan 22. Feb 3, 1910. 2:442.
- Lester, Mary H widow to American Mortgage Co. Broadway, w s, abt 196.2 s 192d st and being lots 20, 21 and 24 map prop Lucius Chittenden, Washington Heights. Jan 28, 3 years, 5%. Jan 31, 1910. 8:2180. 8,000
- Luneburg, Wm F to Gustav Leber. 10th av, No 820, e s, 100.5 n 54th st, 19.3x100. Feb 2, 1910, 3 years, 6%. 4:1064. 3,200
- Lutz, Anna, wife and Johann G to Chas Silver and ano. 1st av, No 356, s e cor 21st st, Nos 400 and 402, 23x69; 21st st, No 401 East. Prior mort \$14,000. Jan 29, 1 year, 6%. Feb 2, 1910. 3:952. 600
- Lordi & De Respiris Construction Co to Jeremiah W Dimick. 13th st, No 8, s s, 195 w 5th av, 20x83.7x—x77.9; 13th st, No 10, s s, 215 n w 5th av, runs s w 87 x w 10.6 x s w 9.6 x n w 10 x n e 100 to st x s e 20 to beginning. Building loan. Feb 1, due, &c, as per bond. Feb 3, 1910. 2:576. 85,000
- Same to same. Same property. Certificate as to above mortgage. Feb 3, 1910. 2:376.
- Same to same. Same property. P M. Prior mort \$—. Feb 1, due, &c, as per bond. Feb 3, 1910. 2:576. 85,425
- Same to same. Same property. Certificate as to above mort Feb 3, 1910. 2:576.
- Lipman, Saml to GREENWICH SAVINGS BANK. 13th st, Nos 209 and 211, n s, 150 w 7th av, 50x103.3. Jan 31, due, &c, as per bond. Feb 1, 1910. 2:618. 55,000
- Levy, Abraham and Max Blumenthal to Marc H Mack. 44th st, Nos 157 and 159, n s, 122.8 e Broadway, 42x100.5. Feb 1, 1910, 3 years, 4½%. 4:997. 80,000
- LAWYERS TITLE INS AND TRUST CO with Gaspare Parlato. 116th st, No 407 East. Extension of \$20,000 mort until Feb 21, 1915, at 5%. Feb 1, 1910. 6:1710. nom
- Liebling, Joseph to Wilson M Powell. 120th st, No 341, on map Nos 341 and 343, n s, 187.6 w 1st av, 37.6x100.11. P M. Jan 31, 3 years, 5%. Feb 1, 1910. 6:1797. 34,000
- Linck (John M) Construction Co to Owners Syndicate Co. 181st st, s s, 140.6 e Fort Washington av, 200x129.3x201x150. Feb 1, due, &c, as per bond. Feb 2, 1910. 8:2176. 12,000
- LAWYERS TITLE INS AND TRUST CO with Jacob Malatzky. Lenox av, No 533. Extension of \$16,000 mort until Jan 18, 1915, at 4½%. Feb 1, 1910. 7:1921. nom
- Manhattan Office Building Co to TITLE GUARANTEE & TRUST CO. 27th st, Nos 45 and 47, n s, 200 e 6th av, 50x98.9. Jan 31, due, &c, as per bond. Feb 1, 1910. 3:829. 25,000
- Same to same. Same property. Certificate as to above mort. Jan 31. Feb 1, 1910. 3:829.
- Minoma Realty Co to Wm J Ehrich. Audubon av, No 141, n e cor 172d st, 94.6x95. Prior mort \$132,500. Jan 21, due Apr 30, 1912, 6%. Feb 1, 1910. 8:2129. 12,500
- Same to same. Same property. Certificate as to above mort. Jan 27. Feb 1, 1910. 8:2129.
- Minoma Realty Co to Wm J Ehrich. Audubon av, s e cor 173d st, 100x75. Prior mort \$137,500. Jan 31, 3 years, 6%. Feb 1, 1910. 8:2129. 12,500
- Same to same. Same property. Certificate as to above mort. Jan 27. Feb 1, 1910. 8:2129.
- Middleton, Cath C to American Mortgage Co. Broadway, s e cor Fairview av, 74.6x100.3x85.10x100. Dec 22, due Feb 1, 1911, 5½%. Jan 31, 1910. 8:2170. 11,000
- Miller, Adolf to Hamilton Holding Co. 8th st, Nos 327 and 329, n s, 310 e 2d av, 40x102.2. P M. Prior mort \$14,000. Jan 28, 3 years, 6%. Jan 29, 1910. 5:1547. 4,500
- McCormick, Hannah wife of Edw J, of Bensonhurst, N Y, to METROPOLITAN SAVINGS BANK. Wadsworth av, No 280, n w cor 187th st, No 651, 23.8x95. Jan 31, 1910, 3 years, 5%. 8:2170. 7,500
- Marshall Realty Co to Daniel J Mendelson. Hester st, No 175, n e cor Mott st, No 116, 26.6x45.2x25.10x45.5. Prior mort \$25,000. Jan 28, 1910, due, &c, as per bond. 1:238. 1,050
- Same to same. Same property. Certificate as to above mort. Jan 25. Jan 28, 1910. 1:238.
- Morse, Edw L with Louis and Caroline Tekulsky indiv and as exrs, and Nathan Tekulsky and M Warley Platzek as exrs Geo Tekulsky. 64th st, No 414 East. Extension of \$10,000 mort until Jan 1, 1913, at 5%. Dec 10. Jan 28, 1910. 5:1458. nom
- MERCANTILE TRUST CO with Louis and Caroline Tekulsky indiv and Nathan Tekulsky and M Warley Platzek as exrs Geo Tekulsky. 64th st, Nos 416 and 418 East. Extension of 2 mort for \$10,000 each until Jan 1, 1913, at 5%. Dec 10. Jan 28, 1910. 5:1458. nom
- Moses, Chas G to TITLE GUARANTEE & TRUST CO. 95th st, No 62, s s, 154 e Columbus av, 19x100.8. Jan 26, due &c as per bond. Jan 28, 1909. 4:1208. 15,000
- Minkowitz, Blume to Wm Weinstein. Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 75 x s 50 x w 36.2 x s 50 to st x w 36.10 to beginning. Feb 1, 4 years, 6%. Feb 2, 1910. 1:307. 13,000
- MERCANTILE TRUST CO with Edw J McGuire. 81st st, No 36 East. Extension of \$25,000 mort until Feb 28, 1913, at 4½%. Jan 19. Feb 2, 1910. 5:1492. nom
- Molinari, Claudia G, Laurence J Boland and Lucie C Boland to Woman's Hospital in State N Y. Lafayette st, No 208, late Elm st, w s, 179 n Broome st, 21.3x100. Feb 2, 1910, 3 years, 4½%. 2:482. 16,500
- Meyer, Martha to LAWYERS TITLE INS & TRUST CO. 2d av, Nos 722 and 724, s e cor 39th st, No 300, 40.4x44.1x58.11x40. Feb 2, 5 years, 5%. Feb 3, 1910. 3:944. 20,000

THE GEORGE A. JUST CO. | IRON WORK FOR BUILDINGS

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

- Meyer, Martha to Marie Koehler. 2d av, Nos 722 and 724, s e cor 39th st, No 300, 40.4x44.1x58.11x40. Prior mort \$— Feb 2, 3 years, 6%. Feb 3, 1910. 3:944. 5,000
- Mead, Anne L with Enno Greeff. Greene st, No 18. Extension of \$12,000 mort until Dec 1, 1912, at 6%. Feb 1, 1910. 1:230. nom
- Mills & Gibb, a corpn, to BANK FOR SAVINGS in City N Y. 22d st, n w cor 4th av, Nos 286 to 302, runs w 99.8 x n 100 x w 0.4 x n 14.3 x e 100 to av, xs114.3 to beginning. P M. Feb 1, due &c, as per bond. Feb 2, 1910. 3:851. 400,000
- Mellvane, Tompkins to Luis J Phelps and ano exrs, &c, Georgiana L Strong. 35th st, No 144, s s, 139.9 e Lexington av, 14.9x97.6. P M. Feb 1, 1910, 3 years, 4½%. 3:890. 20,000
- McHugh, Richard to August Brandes and ano trustees Henry G Peters. 134th st, No 306, s s, 100 w 8th av, 24.9x99.11. P M. Feb 1, 1910, 5 years, 5%. 7:1959. 18,000
- Magill, Wm I to American Mortgage Co. 3d av, No 1225, e s, 50.2 s 71st st, 16.10x110. Jan 31, 5 years, 5%. Feb 1, 1910. 5:1425. 15,000
- McKeon Realty Co to James R Pierson. 19th st, Nos 428 and 430, s s, abt 350 w 9th av, 50x92. Prior mort \$— Feb 1, 1910, due Mar 1, 1910, 6%. 3:716. 4,000
- Same to same. Same property. Certificate as to above mort. Feb 1, 1910. 3:716. —
- Morgenthau Realty Co with Interborough Rapid Transit Co, the City of N Y and TITLE GUARANTEE & TRUST CO. St Nicholas av, at or near 191st st, for Subway station. Agreement modifying agreement dated Sept 19, 1909, and subordination of mort to said agreement, &c. Dec 21, 1909. Feb 3, 1910. 8:2169. (This instrument also recorded under deed on Feb 2, 1910.) nom
- New York Times Co to N Y TRUST CO as trustee. 7th av, Nos 607 and 615 and 619, e s, 25.1 n 42d st, runs e 51.4 to Broadway, Nos 1471 to 1485, x n 116.11 to Times Square x w 20 to av x s 112.10 to beginning, fee; 42d st, n s, extends from 7th av to Broadway, 58.4x25.1x51.4x26.1, leasehold; also all buildings, machinery, franchises, &c. Prior mort \$1,900,000. Feb 1, 1910, due Feb 1, 1930, 6%. 4:995. gold bonds, 1,200,000
- Nugent, Eliza to Joseph Deitz. St Lukes pl, No 3 (Leroy st), n s, 59.6 e Hudson st, runs n 45.1 x e 0.6 x n 21.11 x e 20 x s 67 to pl x w 20.6 to beginning. Prior mort \$10,000. Jan 29, due &c, as per bond. Feb 1, 1910. 2:583. 1,000
- New York Times Co to N Y TRUST CO as trustee. Certificate as to mort for \$1,200,000 dated Feb 1, 1910. Jan 31, Feb 1, 1910. 4:995. —
- Newtown Construction Co to Geo A Macdonald. Washington st, No 799, n e cor Horatio st, Nos 85 to 89, 24.2x89.1x24.1x90.9; Washington st, No 801, e s, 24.2 n Horatio st, 18.1x—x18x89.1. Prior mort \$22,500. Dec 10, due June 10, 1911, 6%. Jan 28, 1910. 2:643. 27,500
- Nash, J Burnett to Robt G Mead, Jr, trustee. 93d st, No 135, n s, 343.9 w Columbus av, 18.9x95.6 to c l Apthorps lane x18.9x94.8. P M. Jan 27, 1910, 5 years, 4½%. 4:1224. 15,000
- National Electrotpe Co to whom it may concern. Certificate as to mort for \$1,500 covering chattels, &c, at No 2 Howard st. Jan 22, Jan 29, 1910. —
- NEW YORK LIFE INS CO with Hyman Rechtseit. 3d st, Nos 233 and 235 East. Extension of \$40,000 mort until May 15, 1912, at 5%. Jan 8, Feb 1, 1910. 2:386. nom
- New York Protestant Episcopal Public School with Frank P Schimpf. 162d st, Nos 508 and 510 West. Extension of \$40,000 mort until June 1, 1913, at 4½%. Jan 31, Feb 2, 1910. 8:2120. nom
- Ninety-Sixth Street Co to Moritz Walter. Broadway, n w cor 96th st, 100.11x125. P M. Jan 4, 3 years, 5%. Feb 1, 1910. 7:1868. 250,000
- Ninety-Sixth Street Co to Moritz Walter. West End av, n e cor 96th st, 100.11x100. P M. Jan 4, 3 years, 5%. Feb 1, 1910. 7:1868. 120,000
- Ninety-Sixth Street Co to Moritz Walter. 96th st, n s, 100 e West End av, 100x100.11. P M. Jan 4, 3 years, 5%. Feb 1, 1910. 7:1868. 80,000
- O'Neill, Anna wife Daniel E, of Nutley, N J, to TITLE INSURANCE CO OF N Y. Hudson st, Nos 459 and 461, w s, 150.3 n Morton st, runs w 64 x n 22 x e 13 x n 4.8 x e 51.5 to st x s 27 to beginning. Feb 2, 1910, 3 years, 4½%. 2:603. 8,000
- O'Donnell, William and James Guilfoyle to Lion Brewery. Amsterdam av, No 621, n e cor 90th st. Saloon lease. Jan 28, demand, 6%. Jan 29, 1910. 4:1221. 5,000
- Oliva, John to SAVOY TRUST CO. Hester st, Nos 197 and 199, n s, 100 e Baxter st, 50x100. Prior mort \$— Jan 25, due June 1, 1910, 6%. Feb 1, 1910. 1:236. 5,000
- Paterno Bros, a corpn to City Mortgage Co. Riverside Drive, e s, 166.3 n 116th st, 58.9x135.6 to c l old Bloomingdale road x59.10 x123.10. Building loan. Jan 26, demand, 6%. Feb 1, 1910. 7:1990. 200,000
- Same to same. Same property. Certificate as to above mort. Feb 1, 1910. 7:1990. —
- Paterno Bros, a corpn to City Mortgage Co. Riverside Drive, e s, 107.6 n 116th st, 58.9x123.10 to c l old Bloomingdale road x 59.10x112.3. Building loan. Jan 26, demand, 6%. Feb 1, 1910. 7:1990. 200,000
- Same to same. Same property. Certificate as to above mort. Jan 27, Feb 1, 1910. 7:1990. —
- Parsons, Harry de B and Frances W to BANK FOR SAVINGS IN CITY N Y. 61st st, No 36, s s, 152 e Madison av, 25x100.5. P M. Jan 24, due Nov 15, 1912, 4½%. Jan 31, 1910. 5:1375. 40,000
- Painter (S G) Realty & Securities Co to Mary E Sandford. Water st, No 340, n s, abt 108 e Roosevelt st, 25x64. Prior mort \$8,500. Jan 28, 1910, 2 years, 6%. 1:110. 3,000
- Pollak, Fannie and Hermine Herz to Katie Merk. 2d av, No 1892, e s, 25 s 98th st, 25x100. Feb 2, due, &c, as per bond. Feb 3, 1910. 6:1669. 1,000
- Picken Building Co to IRVING SAVINGS INSTN. Fort Washington av, s w cor 180th st, 100.1x113.4x100.2x111.4. Feb 2, 3 years, 5%. Feb 3, 1910. 8:2177. 175,000
- Same to same. Same property. Certificate as to above mort. Feb 3, 1910. 8:2177. —
- Perrone, Sebastiano to Ernest M Vickers. 144th st, Nos 247 and 249 West. Assign rents to extent of \$2,472.09. Feb 1, Feb 2, 1910. 7:2030. nom
- Phoenix, Phillips with Ester Haberman. Norfolk st, No 180. Extension of \$22,000 mort until Jan 10, 1915. Jan 8, Feb 2, 1910. 2:355. nom
- Pine Investing Co to Harris Mandelbaum and ano. 40th st, Nos 334 to 340, s s, 233.4 e 9th av, 66.8x98.9. P M. Prior mort \$20,500. Feb 1, 1910, 1 year, 6%. 3:763. 34,000
- Parsons, Harry de with BANK FOR SAVINGS in City N Y. 61st st, No 36 East. Extension of \$40,000 mort until Nov 15, 1912, at 4½%. Jan 29, Feb 1, 1910. 5:1375. nom
- Pendant Realty Co to Emil E Baake. 128th st, No 211, n s, 150 w 7th av, 16.8x99.11. P M. Prior mort \$10,000. Feb 1, 1 year, 6%. Feb 2, 1910. 7:1934. 1,500
- Same to same. Same property. Certificate as to above mort. Feb 1, Feb 2, 1910. 7:1934. —
- Rutgers Construction Co to Hyman Adelstein and Abram Avrutine. Lenox av, Nos 60 to 78, n e cor 113th st, No 83, 201.10 to s s 114th st, No 82, x125. Prior mort \$— Jan 26, installs of \$1,200 monthly for 25 months, 6%. Jan 28, 1910. 6:1597. 30,000
- Rawiszer, Jacob, of Bristol, Conn, to TITLE GUARANTEE & TRUST CO. 142d st, No 145, n s, 269 e 7th av, 27x99.11. Jan 18, due, &c, as per bond. Jan 31, 1910. 7:2011. 20,000
- Rice, Geo to Frank Herwig. 2d av, No 1416, e s, 20 s 74th st, 20x60. Jan 5, 3 years, 6%. Jan 29, 1910. 5:1448. 900
- Rough Rider Realty Co to Chas Strauss. 20th st, No 28, s s, 300 w 4th av, 25x92. Prior mort \$— Jan 28, due Oct 1, 1910, 6%. Jan 29, 1910. 3:848. 2,250
- Ruschmeyer, Anna and Henry, indiv and as trustees Herman Ruschmeyer to GERMAN SAVINGS BANK. 105th st, No 214, s s, 150 w Amsterdam av, 25x100.11. Jan 31, 1910, 5 years, 4½%. 7:1876. 17,000
- Rosenfield, Rosa to Nassau Mortgage Co. 123d st, No 239, n s, 380 e 3d av, 25x100.11. Jan 31, 1910, 3 years, 5%. 6:1788. 7,500
- Ronayne, Margt G to Martha Meyer. 121st st, No 261, n s, 573 w 7th av, 17x100.11. Feb 2, 3 years, 6%. Feb 3, 1910. 7:1927. 2,000
- Rosalsky, Otto A and Bessie Subin to Annie Kaplon. 40th st, No 314, s s, 200 e 2d av, 25x98.9; 40th st, No 316, s s, 225 e 2d av, 25x98.9. Prior mort \$34,000. Feb 2, due Nov 10, 1911, 6%. Feb 3, 1910. 3:945. 5,000
- Rose, Minnie to Frances Blumenthal. 120th st, No 73, n s, 100 w Park av, 25x100.11. P M. Feb 2, 1910, 5 years, 5%. 6:1747. 16,500
- Renwick, Harold S to Julius Lichtenstein. 1-64 of pier 18 North River; 1-64 of ½ of bulkhead to the south; 1-64 of Pier 16 North River; 1-64 of ½ of bulkhead to the north. Assigns all title to rents, &c, for Dec. 1909, and Jan and Feb, 1910, to secure \$319.37. Nov 26, 1909. Feb 3, 1910. 1:130 and 57. nom
- Same to same. Same property. Assigns all title to rents, &c, for months of Mar to June, 1910, to secure \$380.93. Dec 20, 1909. Feb 3, 1910. 1:130 and 57. nom
- Same to same. Same property. Assigns all title to rents, &c, for July and Aug, 1910, to secure \$257.80. Jan 10. Feb 3, 1910. 1:130 and 57. nom
- Same to Owen W Bohan. Same property. Assigns all title to rents, &c, for Sept, Oct and Nov, 1910, to secure \$319.37. Jan 27. Feb 3, 1910. 1:130 and 57. nom
- Rose, Minnie and Isabella Unger with Frances Blumenthal. 120th st, No 73 East. Subordination agreement. Feb 1. Feb 2, 1910. 6:1747. nom
- Rosalsky, Otto A and Bessie Subin to Bertha Q Middendorf et al, exrs Elvina Quast. 40th st, No 314, s s, 200 e 2d av, 25x98.9. Feb 2, 5 years, 5%. Feb 3, 1910. 3:945. 18,000
- Rosenthal, Harris and Harris Bernstein to Wm Jay trustee Isaac Bell. East Broadway, No 206, n s, 183.6 e Jefferson st, 26.2x 113.3 to Division st, No 195, x26x113.7. Feb 1, 1910, 5 years, 4½%. 1:285. 42,000
- Realty Holding Co to Annie T L Atterbury. 26th st, No 15, n s, 525 e 6th av, runs n 98.9 x e 7.4 x s e — x s 66.6 to st. x w 19 to beginning. P M. Feb 1, 1910, due, &c, as per bond. 3:828. 34,250
- Reitman, Szerena to Adelaide C Housman. 119th st, No 134, s s, 285 e Park av, 27x100.11. Prior mort \$— Jan 31, 5 years, 5%. Feb 2, 1910. 6:1767. 24,000
- Same and Jacob Sternglantz with same. Same property. Subordination agreement. Jan 31. Feb 2, 1910. 6:1767. nom
- Rosenberg, Saml with Louisa M Schmidt. 1st av, s e cor 12th st, —x—. Agreement as to priority of mort. Jan 31. Feb 1, 1910. 2:439. nom
- St Nicholas Construction Co to Jacob M Schoenfeld. St Nicholas av, No 930, e s, 248.4 n 155th st, 124.9x124x120.3x90.11. Certificate as to mort dated Jan 4, 1910. Jan 4. Feb 3, 1910. 8:2107. —
- Seiferth, Louise to Isaac Weil et al. 114th st, No 81, n s, 80 w Park av, 25x100.11. Prior mort \$— Feb 1, 5 years, 5%. Feb 3, 1910. 6:1620. 20,000
- Sanders, Henry to Mortgage Investing Co. 109th st, No 77, n s, 53 w Park av, 27x75.8. P M. Prior mort \$14,000. Feb 1. 2 years, 6%. Feb 2, 1910. 6:1615. 3,000
- St Nicholas Construction Co to TITLE INSURANCE CO OF N Y. St Nicholas av, No 930, e s, 248.4 n 155th st, 124.9x124x120.3x 90.11. Jan 3. 5 years, 5%. Feb 2, 1910. 8:2107. 190,000
- Same to Jacob M Schoenfeld. Same property. Prior mort \$190,000. Jan 4, 3 years, 6%. Feb 2, 1910. 8:2107. 25,000
- Scott, Josephine A and Walter I, of East Orange, N J, to Aaron Coleman. 27th st, No 234, s s, 309.11 e 8th av, 24.10x98.9. P M. Prior mort \$15,000. Jan 29, due Mar 15, 1914, 6%. Feb 2, 1910. 3:776. 9,000
- Springer, Bernat, of N Y, and Aaron Segal, of Brooklyn, N Y, to Wilhelmina Kratsch. Broome st, No 147, s s, 55 w Ridge st, 20x41.6x25x41.6. Prior mort \$5,700. Feb 1, 3 years, 6%. Feb 2, 1910. 2:341. 1,500
- Sanders, Nathan to John A Brown, Jr. Clinton st, No 174, e s, abt 150 s Grand st, 24.10x100. Prior mort \$— Jan 31, due May 21, 1912, 5%. Feb 2, 1910. 1:314. 5,000
- Soltmann, Edw G to E Kath Cantz and ano. 53d st, No 423, n s, 274 e 1st av, 20x100.5. Prior mort \$— Jan 29, 5 years, 6%. Feb 2, 1910. 5:1365. 4,000
- St Lukes Home for Aged Women with Regina Unger. Willett st, No 60. Extension of \$22,000 mort until Mar 14, 1915, at 4½%. Jan 21. Feb 2, 1910. 2:338. nom

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,**NEW YORK****Architectural Bronze
AND
IRON WORK**

- Seitz, Fredk J, of Ossining, N Y, and Geo S Cammack to Frank A Seitz. 11th st, Nos 31 and 33, n s, 330.4 w 5th av, 51.10x103.3. Jan 27, due, &c, as per bond. Feb 2, 1910. 2:575. 60,000
- Swem, Leah E, of Brooklyn, to Theodor Riehl. 49th st, No 153, n s, 166.8 e 7th av, 20.10x100.4. P M. Jan 27, 3 years, 5%. Feb 1, 1910. 4:1002. 27,000
- Swem, Leah E, of Brooklyn, N Y, to Mary T Burdett. 49th st, No 155, n s, 145.10 e 7th av, 20.10x100.4. P M. Jan 27, 3 years, 5%. 4:1002. 27,000
- Stewart, Annie MacC wife of and Douglas H to J Frances Pease trustee Geo L Pease. 86th st, No 128, s s, 285 w Columbus av, av, 20x106.10. Feb 1, 3 years, 5%. Feb 2, 1910. 4:1216. 30,000
- Stein, Louisa to LAWYERS TITLE INS AND TRUST CO. 123d st, No 144, s s, 257.6 e 7th av, 17.6x100.11. Feb 1, 1910, 5 years, 4½%. 7:1907. 9,000
- Sperb, Wm, Jr, with Society of the N Y Hospital. Amsterdam av, Nos 300 and 302, and Broadway, Nos 2120 and 2122. Extension of \$150,000 mort until Jan 26, 1915, at 4½%. Jan 25. Feb 1, 1910. 4:1166. nom
- Scheels, John to Geo Ehret. Amsterdam av, No 1728, w s, 74.11 s 146th st, 25x100. Prior mort \$3,000. Jan 31, 1 year, 4%. Feb 1, 1910. 7:2077. 2,000
- Smith, Marguerite M to TITLE GUARANTEE & TRUST CO. 121st st, No 250, s s, 212.10 St Nicholas av, 18x100.11. Jan 28, 1910, due, &c, as per bond. 7:1926. 8,000
- Scholle Brothers, a copartnership with Gustavus Sidenberg. 125th st, Nos 252 and 254 West. Extension of \$75,000 mort until June 28, 1915, at 4%. Jan 29, 1910. 7:1930. nom
- Schreiner, John to GERMAN SAVINGS BANK. Broadway, No 4181, n w cor 177th st, No 701, 126.2x133.2x125.10x125.8. Jan 28, 1910, 5 years, 4½%. 8:2176. 200,000
- Schreiner, John to GERMAN SAVINGS BANK. Broadway, s w cor 178th st, No 700, 129.7x126.4x129.2x136.11. Jan 28, 1910, 5 years, 4½%. 8:2176. 210,000
- Slater, Alma L to TITLE GUARANTEE & TRUST CO. 41st st, No 139, n s, 225 w 3d av, 40.7x100.1x24.3x98.9; 41st st, Nos 141 and 143, n s, 175 w 3d av, 50x98.9; 41st st, No 137, n s, 114.9 e Lexington av, 39.7x100.1x38.8x103.3. 1-19 part all title. Jan 28, 1910, due, &c, as per bond. 5:1296. 5,000
- Shurman (C N) Investing Co to Celia Lasker and ano, exrs Gustav Lasker. 63d st, No 133, n s, 291.9 w Columbus av, 18.6x100.5. Jan 27, 1910, 5 years, 5%. 4:1135. 16,500
- Same to same. Same property. Certificate as to above mort. Jan 27, 1910. 4:1135. —
- Schenk, Geo to GREENWICH SAVINGS BANK. Jones st, Nos 22 and 24, s s, 143.4 e Bleecker st, 42.2x97.6. Jan 31, 1910, due, &c, as per bond. 2:590. 30,000
- Schorr, Lawrence with John A Brown, Jr. Pike st, No 46. Extension of \$22,500 mort until Jan 30, 1913, at 4½%. Jan 17. Jan 31, 1910. 1:274. nom
- Specter, Isaac to Virginia Danziger and ano, exrs Max Danziger. 69th st, No 221, n s, 230 w 2d av, 28x100.5. Jan 31, 1910, 5 years, 5%. 5:1424. 22,000
- Same to Frances Davis. 69th st, No 221, n s, 230 w 2d av, 28x100.5. Prior mort \$22,000. Jan 31, 1910, 3 years, 6%. 5:1424. 3,000
- Spielholtz, Goodman with Frederic de P Foster and ano, trustees Mary J Kingsland will Daniel C Kingsland. 5th av, No 1345. Extension of \$31,000 mort until Mar 15, 1915, at 4½%. Jan 31, 1910. 6:1618. nom
- Seymour Realty Co with Hannah Solomon. 93d st, No 312 East. Extension of \$4,000 mort until Feb 1, 1913, at 6%. Jan 28, 1910. 5:1555. nom
- Schmitt, Chas with Max Selonick. 132d st, No 123, n s, 243 w Lenox av, 17x99.11. Extension of \$2,000 mort until Sept 19, 1911, at 6%. Jan 27, 1910. 7:1917. nom
- Sayward, Edith L to Simon E Bernheimer and ano. Broadway, Nos 2651 and 2653, s w cor 101st st, No 230, 60x100. P M. Prior mort \$125,000. Jan 31, 1910, 5 years, 6%. 7:1872. 60,000
- Seggie, Wm to Caroline Keller. 62d st, No 155, n s, 150 e Amsterdam av, 25x100.5. Equal lien with mort for \$15,000. Jan 24, due Mar 15, 1910, 5%. Feb 1, 1910. 4:1134. 2,000
- Same with same. Same property. Extension of two mort for \$15,000 and \$2,000, respectively, until Mar 15, 1913, at 5%. Jan 24, Feb 1, 1910. 4:1134. nom
- Starrett, Theo to TITLE GUARANTEE & TRUST CO. 84th st, No 332, s s, 319.11 w West End av, 20.1x102.2. Jan 31, due, &c, as per bond. Feb 1, 1910. 4:1245. 17,000
- Shoemaker, William and David C Miller to Emil Levy. 8th av, No 699, s w cor 44th st, Nos 300 and 304, 25x100. P M. Jan 31, due, &c, as per bond. Feb 1, 1910. 4:1034. 75,000
- Siff, Philip to Abraham Harris. 140th st, No 57, n s, 200 e Lenox av, 41.8x99.11. P M. Prior mort \$45,000. Jan 24, due July 1, 1911, 6%. Feb 1, 1910. 6:1738. 3,000
- Tarsus Realty Co to Sidney M Sternbach and ano trustees Chas Sternbach. Eldridge st, No 172, e s, 174.3 s Rivington st, 25.3x87.6. Jan 27, due &c as per bond. Jan 28, 1910. 2:415. 22,000
- Same to same. Same property. Certificate as to above mort. Jan 27, 1910. 2:415. —
- Same and John McK Hecker with same. Same property. Subordination agreement. Jan 27. Jan 28, 1910. 2:415. nom
- Trustees Columbia College in City of N Y with Saling Simon, Samuel Simon and Eva Kreisman. Park row, No 93. Subordination agreement. Dec 31. Jan 27, 1910. 1:121. nom
- 227 West 17th St Co with Michl Bonn. 17th st, Nos 227-229 West. Agreement that mort for \$5,000 held by Callman Rouse shall be deemed a lien only to said premises Nos 227-229 West 17th st, and that party 2d part shall be held harmless from any claim. Jan 25. Jan 28, 1910. 3:767. nom
- Tyrrell, Barbara M to LAWYERS TITLE INS & TRUST CO. 37th st, No 527, n s, 400 e 11th av, 25x98.9. P M. Jan 27, 5 years, 5%. Jan 28, 1910. 3:709. 8,000
- Same to John A Murray. Same property. Prior mort \$8,000. Jan 27, 5 years, 6%. Jan 28, 1910. 3:709. 1,500
- Turley, Sarsfield J to Ernest F Henderson. East End av, No 146, w s, 89.1 n 86th st, 18x46. P M. Jan 27, 1910, 2 years, 5%. 5:1583. 4,500
- Tracy, Wm D with Madeline S Rogers and James R Steers. 51st st, s s, 621 w 5th av, ——. Extension of \$7,000 mort until July 1, 1910, at 6%. Jan 31, 1910. 5:1266. nom
- Townley, Helen N with TITLE GUARANTEE & TRUST CO. 77th st, No 148, s s, 464 w Columbus av, 18x102.2. Subordination agreement. Jan 12. Jan 31, 1910. 4:1148. nom
- Tanenbaum, Leon to Nathaniel Myers. Bond st, No 21, s s, abt 25 w Lafayette st, 25x114.4. Prior mort \$50,000. Jan 31, 1 year, 4½%. Feb 1, 1910. 2:529. 11,000
- Taylor, Anna P K, also known as Pauline K Taylor to LAWYERS TITLE INS & TRUST CO. 28th st, Nos 210 to 214, s s, 145 e 3d av, 77x98.9. Jan 31, 5 years, 5%. Feb 1, 1910. 3:908. 48,000
- T E S Realty Co to Alva S Walker and ano, trustees B Franklin Hooper. Amsterdam av, No 1740, n w cor 146th st, No 501, 24.11x100. P M. Prior mort \$38,000. Jan 31, due, &c, as per bond. Feb 1, 1910. 7:2078. 6,500
- T E S Realty Co to Alva S Walker and ano, trustees B Franklin Hooper. Amsterdam av, Nos 1742 and 1744, w s, 24.11 n 146th st, two lots, each 25x100. Two P M mort, each \$5,000. Two prior mort, each \$24,000. Jan 31, due, &c, as per bond. 7:2078. 10,000
- Tyler, Wm R with METROPOLITAN LIFE INS CO. Grand st, No 60, n s, 125 w Wooster st, 25x100. Extension of \$40,000 mort until Feb 1, 1913, at 5%. Jan 31. Feb 1, 1910. 2:475. nom
- 20 West 17th St Co to Mary F Seymour. 17th st, No 20, s s, 325 w 5th av, 33.4x92. Feb 1, due, &c, as per bond. Feb 2, 1910. 3:818. 56,250
- Turney, Cathleen to Mark L Kelley. Vermilyea av, n s, 100 e Emerson st, 75x125; Vermilyea av, w s, 150 s Isham st, 25x125. P M. Feb 1, 3 years, 5%. Feb 2, 1910. 8:2236. 12,000
- Ullnick, Abraham L to Joseph Levy. Gouverneur st, No 26, e s, 74 s Henry st, 24x104.10x25x105. Prior mort \$28,000. Jan 25, 5 years, 6%. Jan 28, 1910. 1:267. 2,500
- Vapo-Cresoline Co to Archibald A Forrest. Cortlandt st, No 62, n s, 46.8 w Greenwich st, 20.11x55x21x55. P M. Jan 31, 3 years, 4%. Feb 1, 1910. 1:59. 20,000
- Warner Realty Co to U S SAVINGS BANK. 25th st, Nos 516 to 524, s s, 200 w 10th av, 125x98.9. Feb 1, 1910, 5 years, 5%. 3:696. 65,000
- Same to same. Same property. Certificate as to above mort. Feb 1, 1910. 3:696. —
- Same to Bronx Investment Co. Same property. Prior mort \$65,000. Feb 1, 1910, 1 year, 6%. 3:696. 5,000
- Same to same. Same property. Certificate as to above mort. Feb 1, 1910. 3:696. —
- Weil, Wm M to TITLE INS CO of N Y. 121st st, No 222, s s, 233 w 7th av, 16.6x100.11. Feb 1, 3 years, 4½%. Feb 2, 1910. 7:1926. 7,000
- Wendt, Charles to August Brandes and ano trustees Henry G Peters. 134th st, No 308, s s, 124.9 w 8th av, runs w 25.1 x s 69.11 x w 0.3 x s 29.11 x e 25.3 x n 99.11 to beginning. Prior mort \$—. Feb 1, 5 years, 5%. Feb 2, 1910. 7:1959. 20,000
- Weiner, Adolph to U S TRUST CO of N Y. 4th av, No 357, e s, 39.6 s 26th st, 20x80. P M. Feb 1, 5 years, 4½%. Feb 2, 1910. 3:881. 35,000
- Western Electric Co with MERCHANTS LOAN & TRUST CO, of Chicago, Ill, an dano, trustees. Agreement amending deed of trust. Bethune st, s e cor West st, runs e 285.9 x s 62.9 x e 81 to w s Washington st, x s 171.9 to Bank st, x w 163.8 x n 118.2 x w 206.4 to West st, x n 142.10 to beginning; Bank st, s w cor Washington st, runs w 256 x s 100 x e 176 x n 25 x e 80 to Washington st, x n 75 to beginning; also in Chicago, Ill. Jan 28, 1910. Feb 2, 1910. 2:638 and 639. nom
- Wyse, Marie S to BANK FOR SAVINGS IN CITY OF N Y. 23d st, No 28, s s, 350 w 4th av, 25x98.9. Feb 2, 1910, 3 years, 4½%. 3:851. 25,000
- Same with same. Same property. Extension of \$30,000 mort until Feb 2, 1913, at 4½%. Feb 2, 1910. 3:851. nom
- Same with same. Same property. Extension of \$10,000 mort until Feb 2, 1913, at 4½%. Feb 2, 1910. 3:851. nom
- Same with same. Same property. Extension of \$10,000 mort until Feb 2, 1913, at 4½%. Feb 2, 1910. 3:851. nom
- Wallace, Hannah M to TITLE GUARANTEE & TRUST CO. 147th st, No 612, s s, 100.6 w Broadway, 16.8x99.11. Feb 2, 1910, due, &c, as per bond. 7:2093. 5,000
- Wilner, Anna S to Ray W Sundelson. 12th st, No 133, n s, 305.2 w 6th av, 22.5x103.3. Prior mort \$—. Jan 31, 1 year, 6%. Feb 2, 1910. 2:608. 5,750
- Watts, Geo B to MUTUAL LIFE INSURANCE CO OF N Y. 61st st, No 147, n s, 101.6 e Lexington av, 21x100.5. Feb 2, 1910, due, &c, as per bond. 5:1396. 30,000
- Wilson, Kath Van B, of Albany, N Y, to Arthur D Weekes. Greenwich st, No 794, w s, 44 s 12th st, 24x83. Jan 28, 1 year, 6%. Feb 2, 1910. 2:640. 500
- Woolley, Gertrude O, of Long Branch, N J, to Clarence M Busch. Broadway, Nos 885 and 887, s w cor 19th st, 45.8x108.9x33.10x123; Bowery, Nos 114 and 114½, w s, abt 80 s Grand st, 25x100; 43d st, No 120, s s, 246.5 w 6th av, 21.5x100.5. All title. Jan 26, due, &c, as per bond. Jan 28, 1910. 1:239, 3:847, 4:995. 10,000
- Wasser, David to JEFFERSON BANK. Allen st, Nos 128 and 130, e s, 151 s Rivington st, 42x87.6. Prior mort \$42,000. Jan 25, due Jan 1, 1914, 6%. Jan 29, 1910. 2:415. 11,000
- Weinstein, Sarah to American Mortgage Co. 97th st, No 205, n s, 115 e 3d av, 25x100.11. P M. Jan 27, 1910, 5 years, 5%. 6:1647. 13,000
- Weill, Jennie to Mathias Makaus. 27th st, Nos 154 and 156, s s, 188 e 7th av, 44.4x98.9. P M. Prior mort \$40,000. Jan 31, 1910, 5 years, 5%. 3:802. 40,000
- Wilson, Bessie A to Esther M Broder. 116th st, No 66, s s, 75 e Lenox av, 25x100.11. P M. Prior mort \$—. Jan 31, 4 years, 6%. Feb 1, 1910. 6:1599. 6,300
- Young Realty & Construction Co to Jacob Hirsh. 144th st, Nos 540 and 550, s s, 100 e Broadway, 175x99.11. Prior mort \$—. Dec 24, demand, 6%. Jan 29, 1910. 7:2075. 30,000
- Zalka, Mayer and Mary to Henrietta Katz. 51st st, No 238, s s, 200 w 2d av, 16.3x100.5. Prior mort \$8,000. Jan 31, 1910, due, &c, as per bond. 5:1324. 1,000

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

Telephone 948 Greenpoint

BOROUGH OF THE BRONX.

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

- Atlas Mortgage Co with Cath E Sinclair. Topping av, e s, 275 s 175th st, 20x95. Extension of two mortg for \$7,500 each to Oct 29, 1912, at 5%. Nov 11, 1909. Jan 28, 1910. 11:2799. nom
- Ackermann, Emma wife Henry to Mary A Weinz. Wales av, e s, 225 s 149th st, 25x100. P M. Prior mort \$1,500. Jan 31, due Aug 1, 1910, 5%. Feb 1, 1910. 10:2581. 1,500
- Bishop, Caroline C with Michael J Brown. Jennings st, Nos 951 and 953. Extension of \$26,000 mort until Jan 28, 1915, at 5%. Jan 25, Feb 1, 1910. 11:2988. nom
- Bauer, Philip to Workmen's Sick & Death Benefit Fund of the U S of A. Jennings st, No 822, s s, 27.5 e Bristow st, 21.1x78.9. P M. Feb 1, 5 years, 5%. Feb 2, 1910. 11:2972. 7,000
- Benenson, Benjamin to Louis Lese. 154th st, n s, 220 w Elton av, 50x100. P M. Prior mort \$9,000. Feb 1, 1910, 1 year, 6%. 9:2376. 3,000
- Brevoort, Delia to Wm C Bergen. 198th st, s s, 37.11 w Decatur av, 20x75. P M. Prior mort \$6,500. Feb 1, installs, 5%. Feb 2, 1910. 12:3283. 2,400
- Busath, Chas to Sophie M Bach. Decatur av, w s, 75 s 209th st, 25x100. Feb 1, due, &c, as per bond. Feb 2, 1910. 12:3351. 5,000
- *Bartiner, Geo A D to Jacob Hoffmann Brewing Co. Timpson av, w s, 125 n 205th st, 25x100; 205th st, s e cor Hall av, 50x100; 203d st, n w cor Post av, 50x91.6; 203d st, n e cor Timpson av, 25x91.6, and being lots 20, 182, 183, 246, 247 and 289 amended map No 1131 Adeo Park. Prior mort \$—. Jan 28, 5 years, 4%. Jan 29, 1910. 5,000
- Boulevard Construction to Wm Reiss. Southern Boulevard, w s, 412.6 n Jennings st, 37.6x100. Prior mort \$32,000. Feb 2, 3 years, 6%. Feb 3, 1910. 11:2977. 6,000
- Same to same. Same property. Certificate as to above mort. Feb 1, Feb 3, 1910. 11:2977. —
- Boyle, Cath to TITLE GUARANTEE & TRUST CO. Southern Boulevard, No 1292, e s, 115.5 n Freeman st, 17.9x101.5x13.11x102.7. Nov 17, due, &c, as per bond. Feb 3, 1910. 11:2980. 5,000
- Bjorkegren (Charles), Inc, to Wilson Marshall. Webster av, No 2087, w s, 28 n 180th st, 33.9x80. Jan 20, 3 years, 5%. Jan 29, 1910. 11:3143. 17,000
- Same to same. Same property. Certificate as to above mort. Jan 28, Jan 29, 1910. 11:3143. —
- BRONX SAVINGS BANK with Chas E Stillings. Decatur av, w s, 50 s 209th st, 25x100. Extension of \$5,000 mort until Feb 1, 1913, at 5%. Jan 28, 1910. 12:3351. nom
- Bergen, Wm C to Mary K Owen. Topping av, e s, 87 s 176th st, 22x95. Jan 26, 5 years, 5%. Jan 27, 1910. 11:2800. 10,000
- Butts, Arthur C, Jr to Amelia Schmidlapp, extrx Jacob Schmidlapp. Daly av, No 2099, n w s, at s w s, 180th st late Samuel st, 45x108x45x103.11. P M. Prior mort \$—. Jan 31, due Jan 1, 1913, 6%. Feb 1, 1910. 11:3122. 4,500
- Blakely, Gertrude W to Henry M MacCracken. Aqueduct av, w s, 387.8 s 183d st, 50x100. Feb 1, 1910, due, &c, as per bond. 11:3217. 12,000
- *Curti, Maria to August Laartz. Columbus av, s s, 50 e Van Buren st, 25x100, and being lot 102 map Van Nest Park. P M. Prior mort \$2,800. Jan 31, 3 years, 5%. Feb 1, 1910. 600
- Corby Contracting Co to Lizzie Van Riper. Hughes av, s e s, 150 n e 183d st, 25x100. Prior mort \$—. Jan 29, 2 years, 6%. Jan 31, 1910. 11:3087. 2,000
- Same to same. Same property. Certificate as to above mort. Jan 31, 1910. 11:3087. —
- Cassel, Rachel to Jacob Levy. Boston road, No 1069, w s, 242.7 s 166th st, 37.9x134.9x39.6x140.5. Prior mort \$—. Jan 28, 1910, 3 years, 6%. 10:2607. 4,500
- Same to same. Boston road, w s, 280.4 s 166th st, 37.6x129x37x134.9. Prior mort \$—. Jan 28, 1910, 3 years, 6%. 10:2607. 4,500
- Collina, Mary to Sarah R Russel. Belmont av, e s, 80.8 n 181st st, 23.6x153.11x23.4x151.1. Jan 17, 5 years, 5%. Jan 29, 1910. 11:3083. 7,000
- Same to Moses Seelig. Same property. Prior mort \$7,000. Jan 17, 2 years, 6%. Jan 29, 1910. 11:3083. 1,500
- Commercial Finance Co to Wm Forger. Vyse av, e s, 175 s 173d st, lots 294 to 300 map No 1100 of 300 lots controlled by Henry Morgenthau, 175x100. P M. Jan 25, 3 years, 5%. Jan 28, 1910. 11:2996. 20,000
- Cervante, Mary A to Maurice Loeb trustee for Pauline C Loeb et al. Plympton av, e s, 193.4 n Boscobel av, 50x96.6 and being lots 45 and 46 parcel 18 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907. Jan 28, 1910, 3 years, 6%. 11:2874. 1,300
- Carlafter, James G to Sidney J Loeb. Prospect av, Nos 886 to 890, e s, 208.11 n Westchester av, runs e 72.1 x n e 56.8 x n w 8 x n e 2.2 x w 85.3 to av x s 60.4 to beginning. Jan 27, 1 year, 6%. Jan 28, 1910. 10:2690. 5,000
- *Cinque, Gennaro to Geo F Cortis and ano. Randall st, s s, 50 e Mapes av, 50x100; Randall st, s s, 50 w Carlisle pl, 50x100. Jan 5, 1 year, 6%. Jan 28, 1910. 5,000
- Carhartt, Hamilton to John Ingle, Jr. River av, s w cor 150th st, 86.11x115.3x111.5x170.6. Prior mort \$—. Feb 1, 2 years, 5½%. Feb 3, 1910. 9:2356. 10,000
- *D'Angelo, Maria A wife of and Antonio to BRONX BOROUGH BANK. Maple st, s e cor Ruskin st, 51.5x74.9x47.7x58.6. Jan 17, due, &c, as per bond. Feb 2, 1910. 3,500
- De Haven, Julia G with Maria Krabo and Johanna R Ernst. Vyse av, w s, 239.2 s 180th st, 40x100. Extension of \$18,500 mort until Jan 1, 1913, at 5%. Feb 1, 1910. 11:3127. nom
- Duminuco Construction Co to North American Mortgage Co. Belmont av, s e cor Crescent av, 47.7x100x128.4x128.6. Correction mort. Dec 15, 1 year, 6%. Feb 2, 1910. 11:3088. 50,000
- Same to same. Same property. Certificate as to above mort. Dec 15, Feb 2, 1910. 11:3088. —
- Diener, Louisa B to John W Harper. Anthony av, e s, 144 s Prospect pl, 18.5x95x18.6x96.3. Jan 28, 1910, 3 years, 5%. 11:2890. 4,250
- Same to same. Anthony av, e s, 162.6 s Prospect pl, 18.9x93.8x18.9x95. Jan 28, 1910, 3 years, 5%. 11:2890. 4,250
- Same to same. Anthony av, e s, 181.3 s Prospect pl, 18.9x92.4x18.9x93.8. Jan 28, 1910, 3 years, 5%. 11:2890. 4,250
- Diener, Louisa B to John W Harper, trustee John W Harper. Anthony av, e s, 125 s Prospect pl, 19x96.3x19.1x97.8. Jan 28, 1910, 3 years, 5%. 11:2890. 4,250
- *Dolan, Paul to Mary G Varian. White Plains road, e s, 114 n 218th st and being south 25 ft of lot 728 map Wakefield, 25x80, except part for road. P M. Jan 25, 2 years, 5%. Jan 28, 1910. 3,000
- *Droege, Wm R to Eliz K Dooling. Eastern Boulevard, w s, 200 n La Salle av, 50x108.6x50x109, and being lots 52 and 53 map No 1116a 336 lots property of Sisters of Charity. Jan 29, 3 years, 6%. Feb 1, 1910. 1,400
- Donnelly, Francis to John McClure. Hoe av, e s, 50 n Jennings st, and being lot 417 map Section A, Vyse estate, 25x100. Building loan. Feb 1, due May 1, 1910, 6%. Feb 2, 1910. 11:2988. 5,500
- Ehrlich, William and Moritz Davidsohn to TITLE GUARANTEE & TRUST CO. Decatur av, No 3287, w s, 100 s 209th st, 25x100. Jan 31, due, &c, as per bond. Feb 1, 1910. 12:3351. 5,000
- Eysser, Geo with John C Adams as exr, &c, Mary A Adams. Grand av, e s, 50 s Hampden st (formerly Wadsworth), 25x100. Extension of \$3,000 mort until Jan 28, 1913. Jan 28, 1910. 11:3196. nom
- Friedman Construction Co to LAWYERS TITLE INS & TRUST CO. West Farms road, s e s, at n s 167th st, 118.10x29.8x99x93.5. Building loan. Jan 20, 1 year, 6%. Jan 29, 1910. 10:2754. 58,000
- Same to same. 167th st, n s, 135.1 e West Farms road, runs n e 100 x w 33.4 x s 99.9 to st x e 41.8 to beginning. Building loan. Jan 20, 1 year, 6%. Jan 29, 1910. 10:2754. 32,000
- Same to same. West Farms road, s e s, at n s 167th st, 118.11x63x100x135.1. Certificate as to two mortg aggregating \$90,000. Jan 28, Jan 29, 1910. 10:2754. —
- Fletcher, Geo H, Samuel St J McCutchen and Alfred L Brown, firm Fletcher, McCutchen & Brown, with LAWYERS TITLE INS & TRUST CO. Brown pl, No 164, n e cor 135th st, Nos 491 and 493, 33.4x100. Agreement as to share ownership in bond and mort. Jan 28, 1910. 9:2263. —
- Feldman, Anna to L W Sweet & Co. 169th st, No 1135, n w s, 193.6 n w Barretto st, runs n e 75.7 x n w 22.5 x s w — to st x s e 20.7 to beginning. Prior mort \$—. Jan 27, due, &c, as per bond. Jan 28, 1910. 10:2719. 400
- Fischel, Chas with August Schieck. German pl, n e cor 157th st, 25x78.11x25x77.9. Extension of \$2,000 mort until Oct 15, 1910, % as per bond. Nov 4, 1909. Jan 31, 1910. 9:2360. nom
- Friedman, Nathan with Goldstein, Strachstein & Siegel. Prospect av, Nos 622 and 624, e s, 137.6 s Kelly st, 37.6x100. Extension of \$7,500 mort until Jan 17, 1913, at 6%. Jan 17, Feb 2, 1910. 10:2685. nom
- Farrelly, Richd A to UNION DIME SAVINGS BANK. Robbins av, No 662, e s, 27.9 n 152d st, ——. Estoppel certificate. Feb 2, Feb 3, 1910. 10:2644. —
- Fitzell, Margt with TITLE GUARANTEE & TRUST CO. 147th st, n s, 159.10 e Bergen av, ——. Subordination agreement. Dec 30, Feb 2, 1910. 9:2292. nom
- Germansky Construction Co to James G Wentz. Belmont av, e s, 150 n 183d st, 50x100. Building loan. Feb 2, demand, 6%. Feb 3, 1910. 11:3088. 32,000
- Same to same. Same property. Certificate as to above mort. Feb 2, Feb 3, 1910. 11:3088. —
- *Gordon, Wm J to AMERICAN SAVINGS BANK. White Plains road, n e cor 219th st, 30x90. P M. Jan 28, 1910, 5 years, 5½%. 8,000
- *Garmaize, Abraham to Arthur J Mace and ano, exrs Malinda G Mace. 4th av, w s, 208 n 213th st and being lots 760 and 761 map Laconia Park, 52.7x60.6x72.4x50, w s. P M. Jan 14, 3 years, 6%. Jan 28, 1910. 430
- Gribbin, Hugh J to Phebe Crawford and ano, admrs Mary E Van Zandt. Elsmere pl, n s, 400 w Marmion av, 25x100. Prior mort \$3,000. Jan 28, due Jan 1, 1913, 6%. Jan 31, 1910. 11:2956. 700
- Gray, Mary F to Henry Roberts. Fox st, w s, 304 s 167th st, 25x100. Jan 26, due, &c, as per bond. Jan 31, 1910. 10:2717. 2,100
- *Gereghy, Eliz wife of and John to Herbert S Ogden et al, exrs Edwin R Butler. Columbus av, n s, 25 e Lincoln st, 25x100. Jan 31, 1910, due, &c, as per bond. 5,000
- Grunert, Jadwiga to Mathilde Bosselmann. Clay av, No 1236, e s, 115 n 168th st, 40.3x80. P M. Prior mort \$—. Jan 31, 1910, 2 years, 6%. 9:2427. 2,500
- Gerland, Clara to SAVOY TRUST CO. Hoffman st, e s, 225.10 n 184th st, 18x119.1. Prior mort \$—. Jan 25, due June 1, 1910, 6%. Feb 1, 1910. 11:3065. 5,000
- Home St Realty Co to Morris Halporn. Home st, n s, 86.5 e Longfellow av, 50x100. Feb 1, 1910, due, &c, as per bond. 11:3006. 3,500
- Same to same. Same property. Certificate as to above mort. Feb 1, 1910. 11:3006. —
- Holyoke Realty & Construction Co to Henry P Clark. Clinton av, s e s, 58.6 n e 175th st, 19.5x90.2. Feb 2, 3 years, 5%. Feb 3, 1910. 11:2949. 8,300
- Same to same. Same property. Certificate as to above mort. Feb 2, Feb 3, 1910. 11:2949. —
- Same to Mary A Truslow. Clinton av, e s, 77.11 n 175th st, 19x90.2x19.3x90.2. Feb 1, 5 years, 5%. Feb 3, 1910. 11:2949. 8,500
- Same to same. Same property. Certificate as to above mort. Feb 2, Feb 3, 1910. 11:2949. —
- Horton, Lydiard to Edw M Burghard. 137th st, No 461, n s, 620.10 e Willis av, 16.8x100. Jan 31, 1 year, 5%. Feb 1, 1910. 9:2282. 1,000
- Herbst & Co to John B Schlesinger. Kelly st, e s, 280.3 n 165th st, 120x100. P M. Prior mort \$19,000. Jan 10, installs, 6%. Jan 29, 1910. 10:2716. 6,000
- Hoffman, Hedwig, wife John to Karolina Ott. Fleetwood av, s w cor 162d st, 90x95. Prior mort \$20,000. Jan 28, 1910, due, &c, as per bond. 9:2421. 3,500
- Ittner Realty Co with City Mortgage Co. Prospect av, w s, 57 n Home st, 40x105. Subordination agreement. Jan 20, Feb 3, 1910. 10:2681. nom

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99 John St., New York.

- Iseli, Josephine to NORTH SIDE SAVINGS BANK. Union av, w s, old line, 20.9 n 160th st, late Denman pl, 20.9x106, except part for av. Feb 1, 1 year, 5%. Feb 2, 1910. 10:2667. 4,000
- Johnson, Tillie to HARLEM SAVINGS BANK. Crotona Park East, No 1714, e s, being lots 108 and 109 map 126 lots of Estate Geo Faile. Jan 28, 1910, 3 years, 5%. 11:2940. 12,000
- Kremer, John to Andrew Wissemann. Crotona av, n e cor 170th st, 52.2x100x84.1x108.7. Prior mort \$12,000. Jan 31, 1910, due Sept 30, 1911, —%. 11:2937. 3,000
- Korcinek, Anton to August Wagner. Hull av, No 3262, e s, 208.2 n 207th st, 18.9x100. Prior mort \$—. Jan 17, 3 years, 6%. Jan 28, 1910. 12:3351. 2,000
- *Kelly, John D to Chas R Worthington. Poplar st, n s, 63 e Bear Swamp road, 25x100 and being lot 5 map No 286 map partition Mary A Wells vs Ann M Storer et al. Prior mort \$—. Jan 28, 1910, 5 years, 5%. 2,000
- Katonah Construction Co to Theodore Wentz. Crotona Parkway, s e cor 178th st, No 1126, 39.5x100x35.9x116.3. Building loan. Jan 27, demand, 6%. Jan 28, 1910. 11:3121. 35,000
- Same to same. Same property. Certificate as to above mort. Jan 27. Jan 28, 1910. 11:3121. —
- Kraemer, Fredk W, of Paterson, N J, to Millie Vanecek. Union av, e s, 321.3 n 161st st, 30x171.8. Prior mort \$—. Jan 28, 2 years, 6%. Jan 29, 1910. 10:2677. 2,000
- Kaffeman, Fredk to John C Nordt. 184th st, n s, 182.3 e Cedar av, 67.8x68.6x58.7x110.7. Feb 1, due, &c, as per bond. Feb 2, 1910. 11:3235. 7,000
- Klein, Leo M and Saml Jackson to Milly E Falk. Grand av, n w cor 176th st, —x—x96.5. Feb 1, 1910, 5 years, 5%. 11:2867. 20,000
- Kilbourne, Sarah T with Daniel L Ryan. Creston av, w s, 319.8 n 196th st, 25x100.3. Extension of \$1,500 mort until Feb 1, 1911, at 6%. Jan 31, Feb 1, 1910. 12:3318. nom
- Lilienthal, Lillie B with Minnie Lefkowitz and Lena Roth. 142d st, No 484 East. Extension of mort for \$4,500 to Dec 14, 1912, at 5%. Jan 25. Jan 31, 1910. 9:2286. nom
- *Liebman, Clara F and Effie and Rose Cohn to Carl E Dufft. Lots 159b, 160a and 160b map subdivision part Penfield property. Jan 28, 3 years, 6%. Jan 29, 1910. 1,530
- Levey, Henry to Leo Marks. Morris av, n e s, at s s 161st st, 60x57. Jan 27, due, &c, as per bond. Jan 28, 1910. 9:2420. 500
- LAWYERS TITLE INS & TRUST CO with Henrietta and Bertha Kahn. 140th st, Nos 615 and 619 East. Extension of two morts for \$26,000 each until Jan 17, 1915. Jan 17. Feb 1, 1910. 10:2552 and 2553. nom
- LAWYERS TITLE INS & TRUST CO with Leader, Bloom & Silverman Realty Co. Washington av, e s, 200.2 s 173d st, 50x 109.11x50x109.8. Extension of two morts for \$38,000 each until Nov 11, 1914, at 5%. Nov 9. Feb 2, 1910. 11:2914. nom
- Lichtenstein, Julius with August S Lutz. 3d av, e s, 125 s 171st st, 25x100. Extension of \$16,000 mort until Apr 1, 1913, at 5%. Jan 20. Jan 31, 1910. 11:2927. nom
- McKeon, Margt to TITLE GUARANTEE & TRUST CO. 147th st, No 413, n s, 187.3 e Bergen av, runs n — to pt 142.6 e Bergen av x w 27.5 x s — to st x e 27.5 to beginning. Feb 2, 1910, due, &c, as per bond. 9:2292. 17,000
- McClatchey, E May with James G Wentz. Heath av, n w s, 25 s 230th st, 25x90. Subordination agreement. Feb 2. Feb 3, 1910. 12:3260. nom
- Mark, Wm A to Park Mortgage Co. Boston av, n w s, 100.8 n e from lot 61, runs w 100 x n 91.6 x e 182.8 to av x s 92.1 to beginning, being part of lot 62 map No 2 of prop Chas Darke. Feb 2, 1910, 3 years, 6%. 12:3257. 11,000
- Murphy, Kate S with Sophia Schwarz, guardian Frances J Dexheimer. Ryer av, w s, 190.3 s 182d st, 25.12x123.3x25x120.7. Extension of \$6,000 mort until Jan 31, 1915, at % as per bond. Feb 1, 1910. 11:3157. nom
- Mountain Construction Co to Bella Secular. Bathgate av, s w cor 188th st, 89.4x32. Prior mort \$—. Jan 26, 2 years, 6%. Jan 28, 1910. 11:3057. 6,000
- Same to same. Same property. Certificate as to above mort. Jan 26. Jan 28, 1910. 11:3057. —
- Same and Wm V Simpson with same. Same property. Certificate as to above mort. Jan 26. Jan 28, 1910. 11:3057. —
- McArdle, Thomas to N Y SAVINGS BANK. 142d st, No 747, n s, 140 w Brook av, 25x99.11. Jan 28, 1910, due &c as per bond. 9:2287. 3,000
- McIntee & Kelly Co to Geo F Johnson. Beck st, No 839, w s, 270 n Longwood av, 40x100. Prior mort \$28,000. Oct 25, due Jan 25, 1912, 6%. Jan 28, 1910. 10:2710. 3,300
- Mott, Henrietta M to Mary E Schwenk. Martha av, s e cor 237th st, 50x100. Prior mort \$9,500. Jan 13, due, &c, as per bond. Jan 28, 1910. 12:3385. 2,000
- *Mink Construction Co to Eliz K Dooling. Gleason av, n s, 330 e Olmstead av, three lots, each 25x108.6, Unionport. Three morts each \$4,250. Jan 26, 3 years, 5½%. Jan 28, 1910. 12,750
- Same to same. Same property. Three certificates as to above morts. Jan 26. Jan 28, 1910. —
- *Same and Chas A Laumeister with same. 12th st, n s, 405 w Av C, 25x108; 12th st, n s, 430 w Av C, 25x108; 12th st, n s, 455 w Av C, 25x108. Subordination agreement. Jan 26. Jan 28, 1910. nom
- Machanley Realty & Construction Co to Mary A Levins. 169th st, n e s, 154 s e Stebbins av, 37.6x107.10x37.6x107.7. Prior mort \$—. Jan 24, 1 year, —%. Jan 31, 1910. 11:2973. 8,000
- Martin, James E J to Century Mortgage Co. Brook av, No 1506, n e cor 171st st, 25x100.10. P M. Jan 31, 1910, 5 years, 5%. 11:2895. 20,000
- Mount Clare Impt Co to Manhattan Mortgage Co. Findlay av, w s, 177.8 n 169th st, six lots, each 75x100. Six morts, each \$3,600. Six prior morts, \$— each. Jan 28, due, &c, as per bond. Jan 29, 1910. 11:2783. 21,600
- Same to same. Same property. Six certificates as to above morts. Jan 28. Jan 29, 1910. 11:2783. —
- Same to same. Findlay av, w s, 177.8 n 169th st, runs w 100 x s 68.3 x e 100.11 to av x n 54.6 to beginning. Prior mort \$—. Jan 28, due, &c, as per bond. Jan 29, 1910. 11:2783. 2,400
- Same to same. Same property. Certificate as to above mort. Jan 28. Jan 29, 1910. 11:2783. —
- Same to Abraham Block. Findlay av, w s, 123.1 n 169th st, 504.6 x100x518.3x100.11. Prior mort \$—. Jan 28, 2 years, 6%. Jan 29, 1910. 11:2783. 4,000
- Same to same. Same property. Certificate as to above mort. Jan 28. Jan 29, 1910. 11:2783. —
- *Mussler, Alois to Friedrich Woerner. Plot begins 740 e White Plains road at point 800 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort \$3,000. Jan 28, due Jan 1, 1915, 5%. Jan 31, 1910. 500
- Mierisch, Chas H and Eliz A, of Tarrytown, N Y, to Oscar H Field and ano, exrs Nicholas Field. 3d av, n w s, 100 s w 145th st late Villa pl, 25x100. Dec 12, 1908, due Mar 1, 1909, 6%. Jan 31, 1910. 9:2325. 800
- Merrill, George H with Julie Duklauer. 179th st, n s, 105.9 e Webster av, —x—. Extension of \$7,500 mort until May 25, 1915, 5%. Jan 25. Jan 31, 1910. 11:3029. nom
- *Misch, Magnus F with Louis Dillberger. Grace av, w s, 81 s Glebe av, 25x100x—x90, and being lot 22 blk F map Dore Lyon property, map 1119 Westchester Co. Extension of \$5,000 mort until Mar 1, 1913, at 5%. Jan 17. Jan 28, 1910. nom
- *Nathan, Edgar J with Otis Harlan. Lots 13, 14, 15, 16, 42, 43, 44 blk A map Hudson Rose. Extension of \$5,000 mort until Jan 9, 1915, at 5%. Jan 9. Feb 1, 1910. nom
- *Norris, James H to Thos J Lock. Minnieford av, e s, 175 n Cross st and being lots 397 and s ½ lot 398 map No 53 Westchester Co Est Eliz R B King, City Island, 37.6x260 to L I Sound x—x 269.6. Jan 26, due, &c, as per bond. Jan 31, 1910. 1,500
- *Oakes, Marcella M, Robt F Sheil and Denis R, Chas J, Peter A, Richd and Geo H Sheil to Robt F Schorah. Olinville av, w s, 97.6 s Duncomb av, 84.6x166.6x119.3x82.9, Olinville. Jan 15, 3 years, 5½%. Feb 1, 1910. 4,000
- *Same to Susan A Tier. Olinville av, w s, at s e s Duncomb av, runs s 97.5 x w 82.9 to Duncomb av x n e 127.10 to beginning. Jan 15, 3 years, 5½%. Feb 1, 1910. 3,000
- *O'Flaherty, Edward to Henry Grote. 7th st, s s, 130 w Av C, 25x 108, Unionport. Prior mort \$3,300. Jan 31, 1910, 1 year, 6%. 500
- *Powers, Robt to Alfred Powers. 1st st, n e cor Tilden av two lots, each 25x100. P M. Jan 29, due, &c, as per bond. Feb 2, 1910. 2,000
- Paulat, Edw to Sarah D Purrington. Southern Boulevard, No 57, n s, 250 w Av St John, 50x121. P M. Prior mort \$47,000. Feb 1, due Aug 1, 1912, 6%. Feb 2, 1910. 10:2683. 3,000
- Pinelli, Rosina to Antonio Vernaglia. Fulton av, Nos 1571 and 1573, w s, 256.9 n Wendover av, 50x158.2x50.3x163.1. Feb 1, installs, 6%. Feb 2, 1910. 11:2929. 8,750
- Perreault, Mary wife of and Joseph to TITLE GUARANTEE & TRUST CO. Crotona av, n w cor Oakland pl, 25x100. Jan 28, 1910, due, &c, as per bond. 11:3080. 2,500
- Pistone, Fredk to Frank Gass. Ernescliffe pl, s s, 292.2 w Lisbon pl, 25x136x25x135.5. Prior mort \$—. Jan 26, due July 15, 1910, 6%. Jan 31, 1910. 12:3311. 600
- Roemer, Mary A wife of and Wm A to DOLLAR SAVINGS BANK of City N Y. Verio av, n w cor 234th st, 110.2x140.9x100x94.7. Jan 25, due Dec 1, 1912, 5%. Jan 31, 1910. 12:3383. 4,000
- Raynor, Orson P and Orson A to Saml H Packard. Woodycrest av, late Bremer av, s w cor 165th st late Devoe st, 25.2x200.8 to Nelson av x25x201.11. Jan 12, 2 years, 6%. Jan 31, 1910. 9:2512. 3,000
- Rudolph, Chas E, Jr and Richard to Mary K Chapin. Davidson av, e s, 117 n North st, 17x115. P M. Jan 31, 1 year, 6%. Feb 1, 1910. 11:3198. 1,500
- Reynolds, Joseph to Geo D Kingston. Briggs av, No 2859, n w s, 227.4 n e 198th st, 25x100. P M. Feb 1, installs, 6%. Feb 2, 1910. 12:3302. 2,450
- *Rechten, John H to Carrie R Stumpf et al. Columbus av, n s, 20 e Victor st, two lots, each 25x100. Two morts, each \$4,500. Feb 1, 4 years, 5%. Feb 2, 1910. 9,000
- Rothschild, Hedwig to Bertha Pollack. 142d st, Nos 533 and 535, n s, 100 e College av, two lots, each 16.8x100. Two P M morts, each \$5,500. Two prior mort \$— each. Feb 1, 6 years, 4½%. Feb 2, 1910. 9:2323. 11,000
- Same to same. 142d st, n s, 150 e College av, 16.8x100. P M. Prior mort \$—. Feb 1, 6 years, 4½%. Feb 2, 1910. 9:2323. 5,500
- Same to same. Washington av, w s, 77.9 n 164th st, 47.3x100x 47.9x100, except part for av. P M. Prior mort \$—. Jan 31, 6 years, 4½%. Feb 2, 1910. 9:2386. 10,500
- Same to same. Washington av, w s, being plot begins at s e boundary line of lot 17 distant 125 s w from n e cor of said lot, runs n w 100 x w 25 x s e 100 to av x n e 25 to beginning, being part of lot 17 map Morrisania; Washington av, w s, 75 n e 2d st, 2.9x100, except part for av. P M. Prior mort \$—. Jan 31, 6 years, 4½%. Feb 2, 1910. 9:2386. 6,500
- Same to same. Washington av, Nos 1005 to 1009, w s, 200 s 165th st, 50x100. P M. Prior mort \$—. Feb 2, 1910, 6 years, 4½%. 9:2386. 10,500
- Riley, Wm A and Lorenzo Scinto and Isidor Shlivek with Samuel Bernstein. Washington av, n e cor 173d st, 50.5x110. Subordination agreement. Jan 25. Feb 2, 1910. 11:2915. nom
- Riley, Wm A and Lorenzo Scinto to Wm H Kirchner. 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; 185th st, n s, 100 e Park av, 50x100; Park av, n e cor 171st st, 50x50. Feb 2, due &c as per bond. Feb 3, 1910. 11:3039, 2902 and 2903. 2,500
- Same to Lillian G Sullivan. Brook av, No 1345, w s, 50 s Anna pl, 41.8x90. Feb 2, due &c as per bond. Feb 3, 1910. 11:2893. 800
- Sallinger, Lizzie to Edw A Schill. Rochambeau av, e s, 184.5 n Gun Hill road, 50x103.7, and being lots 120 and 121 map Bruner estate. P M. Feb 1, 2 years, 5%. Feb 2, 1910. 12:3328. 750
- Saitta, Philip W to Lambert Suydam and ano, trustees Angelina Henry for Maria E Servoss and ano. Washington av, n w cor 186th st, 50x91. Jan 28, due, &c, as per bond. Jan 29, 1910. 11:3040. 8,500
- Semke, Henry J with Otto Gerdts. Tremont av, Nos 401 and 403, and Webster av, No 1910. Subordination agreement. Jan 21. Jan 27, 1910. 11:3027. nom

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Security Mortgage Co to Geo H Fletcher et al. Brown pl, No 164, n e cor 135th st, Nos 491 and 493, 33.4x100. P M, Jan 28, 1910, 5 years, 5%. 9:2263. 30,000

Slingerman, Rynear J to Manhattan Mortgage Co. Lyman pl, e s, 125 s Freeman st, 20x100. Prior mort \$— Jan 27, due, &c, as per bond. Jan 28, 1910. 11:2970. 5,000

Sheehy, Caroline F to Peter J Tivnan. 146th st, s s, 125 w St Anns av, 25x100. Prior mort \$16,000. Jan 28, 1910, due Feb 1, 1912, 6%. 9:2272. 2,500

Schlaefler, Louis to Eberhardt Christlein. St Anns av, w s, 50 s 139th st, 25x102x25x101.4. Prior mort \$12,000. Jan 28, 3 years, 6%. Jan 29, 1910. 9:2266. 7,000

*Schill, Edw A to John Fippinger and ano. St Lawrence av, s e cor Merrill st, 25x100, except part for av. Jan 29, 1910, 3 years, 6%. 2,000

Streeter (Charles T) Construction Co to Enoch C Bell. Elton av, s w cor 158th st, 48x100. Building loan. Jan 28, 1 year, 6%. Feb 1, 1910. 9:2379. 28,000

Same to same. Same property. Certificate as to above mort. Jan 28. Feb 1, 1910. 9:2379. —

Same to Rockland Realty Co. Same property. P M. Jan 28, 1 year, 6%. Feb 1, 1910. 9:2379. 6,500

Sudbrink, Charles to Jos H Jones. Woodycrest av, e s, 195.10 n 164th st, 25x100. P M. Feb 1, 2 years, 6%. Feb 2, 1910. 9:2508. 1,250

Shalito, Pincus and Morris, and Jacob Spielberg with Henry P Clark. Clinton av, s e s, 58.6 n e 175th st, 19.5x90.2. Subordination agreement. Feb 2. Feb 3, 1910. 11:2949. nom

Ten Brook (F A) Co to Estates Settlement Co. Anthony av, n w cor 175th st, 45x90, except part for st and av. P M. Prior mort \$— Feb 1, due &c as per bond. Feb 3, 1910. 11:2891. 9,350

Tully (John J) Co to City Mortgage Co. Prospect av, w s, 57 n Home st, 40x100. Building loan. Jan 31, demand, 6%. Feb 2, 1910. 10:2681. 24,000

Same to same. Same property. Certificate as to above mort. Jan 31. Feb 2, 1910. 10:2681. —

Same to Ittner Realty Co. Same property. P M. Prior mort \$24,000. Dec 1, due &c as per bond. Feb 2, 1910. 10:2681. 7,000

Tiffany Development Co to Empire Development Co. Tiffany st, s e cor Spofford av, runs s 100 x e 100 x s 100 x w 100 to st x s 500 x e 100 x n 50 x e 50 x s 100 to Randall av x e 50 to Casanova st x n 750 to Spofford av x w 200 to beginning; Randall av, n e cor Casanova st, runs e 200 to Barretto st x n 425 x w 100 x n 25 x e 100 to Barretto st x n 175 x w 100 x n 25 x e 25 x n 100 to Spofford av x w 50 x s 100 x w 75 to Spofford av x s 650 to beginning; Spofford av, s e cor Barretto st, 100x275; Barretto st, e s, 300 s Spofford av, runs s 225 x e 100 x n 100 x e 100 to Manida st x n 75 x w 100 x n 50 x w 100 to beginning; Randall av, n w cor Manida st, 100x100. P M. Prior mort \$— Feb 1, 1 year, 5%. Feb 2, 1910. 10:2767 and 2768. 42,000

Same to same. Tiffany st, w s, 250 n Randall av, 100x100; Worthen st, e s, 350 n Randall av, 100x100; Worthen st, e s, 350 n Randall av, runs w 30 to e 1 Worthen st x n 168.10 to e 1

Leggetts Creek x n w 6.5 to e 1 Leggetts Creek x n w 29.9 x n w 3.3 x n e 185.6 to Longwood av x s e 184.6 to Tiffany st x s 164.8 x w 100 x n 100 x w 100 to Worthen st x s 125 to beginning. P M. Feb 1, 1 year, 5%. Feb 2, 1910. 10:2767. 11,000

Van Slyck, Geo W with Mark P Ansoerge. Beaumont av, e s, 315 n 183d st, 75x100. Extension of \$3,750 mort until Jan 1, 1913, at % as per bond. Jan 31. Feb 1, 1910. 11:3103. nom

Woodstock Construction Co to Chas H Von Dehsen. Summit av, No 900, n e cor 161st st, 75x95. P M. Prior mort \$65,000. Jan 27, due Aug 2, 1914, 6%. Jan 28, 1910. 9:2524. 28,550

Wistaria Realty Co to Bertha Gingerich. Union av, No 978, e s, 360 s 165th st late Wall st, 40x173.9x40x173.11. Prior mort \$35,000. Jan 25, 4 years, 6%. Feb 1, 1910. 10:2678. 3,000

Same to same. Same property. Consent as to above mort. Jan 28. Feb 1, 1910. 10:2678. —

Same to same. Union av, No 974, e s, 400 s 165th st late Wall st, 40x173.8x40x173.9. Prior mort \$35,000. Jan 28. Feb 1, 1910, 4 years, 6%. 10:2678. 3,000

Same to same. Same property. Consent to above mort. Jan 28. Feb 1, 1910. 10:2678. —

Same to Chas L Wendel. Union av, No 970, e s, 440 s 165th st late Wall st, 40.10x173.7x40.10x173.8. Prior mort \$— Jan 28, 4 years, 6%. Feb 1, 1910. 10:2678. 3,000

Same to same. Same property. Consent to above mort. Jan 28. Feb 1, 1910. 10:2678. —

*Wenzel, Anna E, of Newark, N J, to Geo J Wenzel and ano. Av B, cor Turnpike road or Westchester av, runs s along Av B, 67 x e 105 x n 146.6 to road x w 132 to beginning, Unionport. Jan 25, due Jan 1, 1912, 6%. Jan 28, 1910. 1,000

*White Plains road (3d st), e s, 114 n 218th st and at s line lot 728 map of Wakefield, runs n 25 x e 80 x s 25 x w 80 to beginning, being part of said lot 728. James C Crawford et al to Paul Dolan. Jan 25. Jan 28, 1910. nom

*Wilson, Nellie B to Hudson P Rose Co. Rhinelander av, n s, 541.7 e Eastchester road and being lots 284 and 319 map 327 lots Hunter Est, 25x139x25x140.5. P M. Jan 31, 3 years, 5½%. Feb 2, 1910. 835

Wilson, Alexander to Henry Lehman. Grand Boulevard and Concourse, n e cor 182d st, runs — 147 x e 95.1 x s 50 x e 98.1 to Ryer av x s 97.8 to st x w 209.7 to beginning. P M. Prior mort \$20,000. Jan 28, 2 years, 5½%. Feb 3, 1910. 11:3158. 12,750

*Walsh, James J and Wm R Ehlers to John Leehr. Av D, n w cor 11th st, 108x105, Unionport, except part for Tremont av. P M. Nov 11, 2 years, 5%. Feb 3, 1910. 4,500

Watson, Kate L to TITLE GUARANTEE & TRUST CO. Sedgwick av, No 3109, n w s, 73.6 n e Perot st, 24.6x96.4x24.5x98. Feb 2, 1910, due &c as per bond. 12:3254. 3,000

*Yorio, Frank to Eliz K Dooling. Paulding av, e s, 39.4 s 217th st, 20x100, Williamsbridge. Jan 29, 3 years, 5½%. Feb 2, 1910. 4,000

*Zuk, Mateus to Chas Glore and ano. Hill av, w s, 300 s Jefferson av, 25x100. Feb 1, 1910, 3 years, 6%. 2,500

*Zuk Mateus to Chas Glore and ano. Hill av, w s, 300 s Jefferson av, 25x100. Feb 1, 1910, 3 years, 6%. 2,500

JUDGMENTS IN FORECLOSURE SUITS.

Jan. 27.

141st st, n s, 75 w 7th av, 20x99.11. Francis A Watson agt Simon Weiss; Geo C Blanke, att'y; Frank H Hennessy, ref. (Amt due, \$14,521.87.)

78th st, Nos 328 & 330 East. Nathan Kirsh agt Main Realty Co; Kantrowitz & Esberg, att'ys; Charles Firestone, ref. (Amt due, \$12,765.02.)

Cherry st, Nos 227 & 229. Ignatz Roth agt Morris Koslow; Lese & Connolly, att'ys; Fred R Rich, ref. (Amt due, \$13,895.)

Jan. 28.

Hoe av, e s, 125 s 173d st, 75x100. Mary S Croxson agt John Marx Construction Co; Geo G Dutcher, att'y; Edmund J Tinsdale, ref. (Amt due, \$8,621.98.)

75th st, No 228 East. Wm H Reitmeier agt Samuel Silverman; Alfred J Wolff, att'y; Patrick J Dobson, ref. (Amt due, \$3,098.51.)

1st av, w s, 25.1 n 58th st, 25x75. George Welli, Jr, agt John H Bensen et al; F P Hummel, att'y; Chas L Denks, ref. (Amt due, \$8,316.)

184th st, No 36 West. Isabelle Camp agt Maurice J O'Connell et al; H A Vieu, att'y; Frank C Avery, ref. (Amt due, \$1,253.14.)

167th st, s s, 100 w Southern Boulevard, 74.11x 100. James Young agt Thomas J Mooney; Joyce & Hoff, att'ys; Harry Greenberg, ref. (Amt due, \$9,375.)

Jan. 29.

106th st, No 232 East. Cora H Tangeman agt Mary Saideman et al; Albert F Hagar, att'y; Adam Weiner, ref. (Amt due, \$21,030.54.)

Hughes av, e s, 36.1 n 181st st, 16.8x84.10. Daniel G Wild agt Magdalena Marx; Winthrop Stearns, att'y; Colin MacClenan, ref. (Amt due, \$5,201.66.)

Creston av, e s, 159.8 s 183d st, 16.8x89.6. Estelle Best agt Mountshannon Realty Co; Arrowsmith & Dunn, att'ys; Crowley Wentworth, ref. (Amt due, \$5,168.75.)

112th st, No 324 East. Jacob Klingenstein agt Cesidio Boccio et al; Isaac S Heller, att'y; James A Allen, ref. (Amt due, \$3,898.91.)

99th st, Nos 74 & 76 East. Mary Birnbaum agt Simon Lefkowitz; Isaac S Heller, att'y; Samuel Hellinger, ref. (Amt due, \$13,782.76.)

68th st, s s, 100 w West End av, 50x100.5. Mutual Life Ins Co agt Gertrude L Cockerhill; James McKeen, att'y; Elek J Ludvig, ref. (Amt due, \$10,492.50.)

Jan. 31.

Spring st, No 264. Caroline B Sellew agt Elizabeth Beufeldt et al; Stilt & Phillips, att'ys; Paul L Kiernan, ref. (Amt due, \$36,352.84.)

Webster av, w s, 94.3 s 174th st, 100x141x irreg. Henry Allen agt Nathan Burnstine; Wm G McCrea, att'y; Patrick J Dobson, ref. (Amt due, \$10,431.)

Madison av, n w cor 94th st, 100.8x42.9. Mutual Life Ins Co agt John H Gray; James McKeen, att'y; Lytleton Fox, ref. (Amt due, \$80,971.61.)

101st st, No 103 East. Lionello Perera agt Gussie Englander et al; Action No 1; Lemuel Skidmore, att'y; Benno Lewinson, ref. (Amt due, \$1,300.71.)

101st st, No 105 East. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$1,300.71.)

Feb. 1.

Lots 295 & 296, map Varian Estate, Bronx. Julius Mayer agt William Wainwright et al; Simpson, Werner & Cardozo, att'ys; David Tim, ref. (Amt due, \$3,259.75.)

118th st, n s, 200 e 2d av, 50x100.11. Joseph Edelstein agt Hyman Manheim et al; Frankenthaler & Sapinsky, att'ys; John Hoenninger, ref. (Amt due, \$9,986.75.)

168th st, s w cor Forest av, 40x82. Samuel King agt Joseph Roberts; McLaughlin & Stern, att'ys; Alexander Brough, ref. (Amt due, \$13,260.91.)

Feb. 2.

101st st, Nos 326 & 328 East. Samuel King agt Feny Herbst; Stroock & Stroock, att'ys; Robert J Culhane, ref. (Amt due, \$5,148.33.)

3d st, No 312 East. Morris Weiss agt Max Cross et al; Reiss & Reiss, att'ys; Wm A Sweetser, ref. (Amt due, \$5,460.)

102d st, No 63 East. Beckie Kadin agt Louis Koch et al; Isidor Cohn, att'y; Michael J Daly, ref. (Amt due, \$7,043.59.)

1st av, No 1025. Albert Wintermintz agt Samuel Reiger et al; Abraham Wielar, att'y; S L H Ward, ref. (Amt due, \$5,634.04.)

LIS PENDENS.

Jan. 29.

Broadway, s e cor 50th st.

30th st, Nos 106, 128, 130 & 132 West.

12th st, Nos 44 and 48 West.

12th st, Nos 39, 41, 43 and 47 West.

Cornelia A James et al agt City Investing Co et al; action to remove clouds, &c; att'ys, Atwater & Cruikshank.

Thompson st, No 73. People of the State of N Y agt Antonio Cagliostro; notice of levy; att'y, C S Whitman.

Jan. 31.

Lots 12, 20 to 23, Block 19; also lots 21 to 30, Block 24; also lots 7 to 10, Block 30, map of

Peikham Park, Bronx. Vivian L MacDonnell agt Walter W Taylor et al; action to impress trust; att'y, J T Smith.

Feb. 1.

130th st, n s, 100 w Amsterdam av, 44.2x96x irreg. Rudolph Wallach agt Louis Manheim et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

206th st, s s, 200 e 10th av, 100x99.11. Same agt James McClenahan et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

West End av, No 768. Same agt Robert McWilliam et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

135th st, No 179 West. Same agt John Bernheimer et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Manhattan av, n e cor 115th st, 100x20. Same agt Johnston Livingston et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

10th av, No 321. Same agt Richard Lawrence et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Hester st, No 25. Same agt Mary Leschnick et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

209th st, s s, 100 e Amsterdam av, 107x99.11. Same agt Manhattan Real Estate & Building Assn et al; foreclosure of transfer tax lien; att'ys, Bridges & Lustgarten.

149th st, No 544 West. Same agt Lillie Lowenstein; foreclosure of transfer tax lien; att'ys, Bridges & Lustgarten.

5th av, No 1371. Same agt George Schuster et al; foreclosure of transfer tax lien; att'ys, Bridges & Lustgarten.

123d st, No 360 West. Same agt Chas E Tolman; foreclosure of transfer tax lien; att'ys, Bridges & Lustgarten.

123d st, No 358 West. Same agt Sophie Hayes et al; foreclosure of transfer tax lien; att'ys, Bridges & Lustgarten.

Boulevard Lafayette, w s, 425.4 s Fort Washington Park, 50x100. Same agt Fernando Wood; foreclosure of transfer tax lien; att'ys, Bridges & Lustgarten.

Pleasant av, s w cor 108th st, 93x100.11. Same agt William Rankin et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Stanton st, No 180. Same agt Jente Ritter et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

131st st, No 259 West. Same agt Anna E Valentine et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

123d st, No 262 West. Same agt Jacob Stefens et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

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New York

8th av. s e cor 116th st, 25.8x100. Same agt Central Park Improvement Co et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

3d av, No 1781. Same agt Estate of Edward Roberts et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

186th st, n s, 100 w 11th av, 50x114.10. Same agt John A Woolson; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

209th st, s s, 100 s Amsterdam av, 107x99.11. Same agt Manhattan Real Estate & Building Assn et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

210th st, n s, 100 w 9th av, 200x99.11. Same agt Robert Gordon Realty Co et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Av A, No 194. Same agt Michael Blinn et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Jansen av, n w s, 106.11 n e Terrace View av, 100x179.11. Same agt Wm L Brown; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Lenox av, No 247. Same agt Wm P Collins et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Prescott av, w s, 704.11 n Emerson st, 100x134.5. Same agt James C Courter et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Division st, No 60. Same agt Francis Dominick et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Amsterdam av, No 1355. Same agt James Deering; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Amsterdam av, Nos 1351 & 1353. Same agt same; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Van Corlear pl, s e s, 140.8 n w c l Jacobus pl, 30x80. Same agt Elizabeth T Cagney; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Prescott av, w s, 704.11 n Emerson st, 100x134.5x irreg. Same agt James C Courter et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

35th st, No 423 West. Same agt Ellen M Hennesy; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

30th st, No 547 West. Same agt Susan Hamilton et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

98th st, No 324 East. Same agt James King et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Dyckman st, s w cor D st, runs w — to high water line of Hudson River, x s — to land of John P Dodge, x e — to w s D st, x n — to beg.

D st, e s, 116 s Dyckman st, 84x100x irreg. Same agt Samuel McMillan et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Riverside av, e s, 250 s 122d st, runs e 200 to Claremont av, x s 50 x w 100 x s 45.6 x w 101.2 x n 111 to beg. Same agt Adolph Bernheimer; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

123d st, No 527 West. Same agt Minnie Bussel et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

32d st, Nos 507 to 515 West, leasehold. P Mohr & Co agt George C Flint Co; action to declare lease void, &c; att'ys, Ivins, Mason, Wolff & Hoguet.

34th st, No 158 East. John H Goetschius agt Viola B Corkery; action to foreclose mechanics lien; att'ys, A Summers.

Vermilyea av, n e cor Academy st, —x—. Rudolph Wallach agt Joseph M Fernandez; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Feb. 2.

6th st, s s, 175 e 2d av, 25x97.

83d st, s s, 288 e 3d av, 42.5x102.2. Samuel M Fischer, trustee, agt Henrietta Bennett et al; action to set aside two deeds; att'ys, B F Feiner.

Lot 391, map of Van Nest Park, Bronx. Levi H Wood, trustee, agt Louis Jampol et al; amended action to set aside deed; att'ys, O Greenberger.

3d av, n w s, 30.6 s w Mott st, runs s w 25.6 x n w 70 x s w 25 x n w 12 x n e 45 to Mott st, x s e 22.2 x s w 10.9 x s e 80.3 to beg. David H M Davis agt Robert Bellingham; action to set aside conveyance; att'ys, T P Hall.

Parcel of land bounded on the w by Hudson River, n by 134th st, s by 133d st, e by tracks of N Y Central & Hudson River R R Co. Michael F Guagenti agt Burns Bros; action to establish lien; att'ys, M S Hyman.

2d st, s s, 378.8 w 6th av, 25x92. Ella V Chilver agt Elias T Abberly et al; partition; att'y, W H Haldane.

156th st, n s, 300 w Amsterdam av, 75x99.11. Ethel Conklin agt Harris Shapiro et al; action to set aside deed; att'y, S Bitterman.

217th st, n s, 100 w Paulding av, 25x114. Henry G Sillock Jr agt George Lannardi; counterclaim; att'y, P M Crandall.

65th st, No 342 East. Julius Stich et al agt Frederick Herrmann et al; partition; att'ys, Weed, Henry & Meyers.

7th av, Nos 245 to 251.

24th st, No 165 West. Midtown Construction Co agt J Montgomery Marc; specific performance; att'ys, Peacock & Steves.

Feb. 3.

Rivington st, No 28. William Simis agt Ada L Simis et al; specific performance; att'ys, Kauffman & Herzberg.

Feb. 4.

17th st, No 413 East. Harold H Cohen, trustees agt Rebecca J Wolf; action to impress trust; att'ys, Cohen & Bros.

37th st, n s, 195 w 5th av, 75x98.9. Samuel A McGuire agt James Carlew; action to determine interest; att'ys, Flanagan & Erskine.

Minford pl, w s, 200 s 172d st, 103x100. George Spaeth agt Vincent F Bernesser et al; counterclaim; att'y, P M Crandall.

Allen st, w s, 150.6 s Stanton st, 24.6x87.6x irreg. Isaac Curson agt Joseph Waldman et al; partition; att'ys, Sternberg, Jacobson & Pollock.

FORECLOSURE SUITS.

Jan. 29.

46th st, n s, 400 w 11th av, 25x100.5. Cassie M M Julian-James agt Wm L Miller et al; att'ys, Wallace, Butler & Brown.

St Nicholas pl, n w cor 151st st, 90.7x85.3x irreg. Marie Verhaeren agt Apartment Construction Co et al; att'y, F O Nelson, Jr.

145th st, Nos 584 & 586 East. Guaranty Trust Co of N Y agt Jacob Erdenbrecher et al; att'ys, Allen & Sabine.

144th st, s s, 109.11 e 3d av or Boston rd, 25x100. Thomas E Rush agt Wm M Hoes admr et al; att'ys, Barbour, Rush & Hare.

138th st, s s, 120 w 5th av, 125x99.11. Jacob Wener et al agt Joseph Jacobson et al; att'ys, Wolf & Kohn.

Jan. 31.

Broadway or Kingsbridge rd, s e s, plot 100, map of Dykeman Estate, 52.10x203x41.11x 202.6. Susan C Woodford agt Val Fink et al; att'ys, Woodford, Bovee & Butcher.

159th st, Nos 609 & 611 East. Mattie Feldman et al agt Gotham Investors Co et al; att'y, B F Feiner.

Houston st, No 305 East. Leopold Zimmermann agt Albina Klauber et al; att'ys, Epstein Bros.

100th st, n s, 100 w Park av, 20x100. State Bank agt Henry M Mayer et al; att'y, J A Kohn.

Glebe av, w s, adj lands of James G Henderson, 50x100. Amalie Krohne agt Caroline Keller et al; att'y, D Arthur.

97th st, s s, 50 w Park av, 50x100.11. Corn Exchange Bank agt Nancy Krakower et al; att'ys, Bowers & Sands.

Feb. 1.

8th st, No 109. Orphan Society of the City of N Y agt Geo B Hayes et al; att'y, R D Elder, Jr.

105th st, n s, 200 e 3d av, 25x100.11. Charles Wynne agt Thomas Hickson et al; att'y, R D Elder, Jr.

74th st, n s, 225 e 2d av, 25x102.2. John A Weekes agt Raphael Doreman et al; att'y, A Sutherland.

Lot 184, map of Laconia Park, Bronx. John Moylan agt A Shatzkin & Sons, Inc, et al; amended; att'y, E A Brown.

Union av, w s, 25 n 147th st, 275x100. Van Mater Stillwell agt Joseph Cucurullo et al; att'y, V M Stillwell.

Feb. 2.

150th st, n s, 175 w 7th av, 75x99.11. Mary A Palmer agt Bisch-Hoef Realty & Construction Co et al; amended; att'y, M H Hayman.

Greenwich st, Nos 719 & 721. Alexander W Fraser et al agt Greenwich Holding Co; att'y, M Stern.

Franklin av, w s, 44 n 170th st, 16.10x100. Adelia Jenkins agt Annie Garner et al; att'y, C H Stoddard.

171st st, s s, 100 w Amsterdam av, 175x95. Estates Settlement Co agt One Hundred and Seventy-First Realty Co; att'ys, Carrington & Pierce.

2d av, No 1824. John A Schappert agt Annie Messer et al; att'y, N Sundheimer.

157th st, n s, 125 w Amsterdam av, 25x99.11. Elizabeth Grady, admtr, agt Owen E Kelly et al; att'y, J Whalen.

69th st, s s, 275 w West End av, 25x100.5.

69th st, s s, 275 w West End av, 4 3/4 inches x 75x9 3/4 inches x 75.

Amalia Friedman agt Giacomo Ghiglione et al; att'y, H G Friedmann.

146th st, s s, 125 w Lenox av, 150x99.11; two actions. Jessie C McBride et al, trustees, agt Giacomo Ghiglione et al; att'y, N A McBride.

137th st, No 282 East. Henry Nembach et al agt Rudolph Mann; att'y, G A Steinmuller.

Stanton st, No 80. Mina Fried agt Louis Wiltschik et al; att'y, L B Ginsburg.

Demilt av, s e s, lot 57, map of Penfield Property, So Mt Vernon. Thomas P Howley agt Tulars Realty Co; att'y, V S Lippe.

127th st, s s, 450 e 2d av, 50x99.11x irreg to 126th st. Emma E Gross, extr, agt Catharine Sulzer et al; amended; att'y, L Wendel, Jr.

Goerck st, No 1. J Leo Honigman et al trustees agt Adam Stone et al; att'y, J C Levi.

Lots 205 & 206, block E, amended map of Mapes estate, Bronx. William Lloyd, extr, agt Sarah Spero et al; att'y, M B Galick.

1st av, No 2282. State Bank agt Simon Ginsberg et al; att'y, J A Kohn.

2d av, n e cor 10th st, 25x105. State Bank agt Aaron Avrutis et al; att'y, W T Kohn.

Feb. 3.

Lots 295, 298 & 299, map of Schieffelin Estate, Bronx. Robert N Quinn agt Brownhill Co et al; att'y, E Sweeney.

157th st, n s, 125 w Amsterdam av, 25x99.11. Elizabeth Grady admtr agt Owen E Kelly et al; att'y, J Whalen.

59th st, Nos 15 to 19 East. J Frederic Kernochan et al agt Harry L Toplit et al; att'y, H F Miller.

115th st, Nos 237 & 239 West. Richard Fox agt Bessie M Phipps et al; att'y, H Swain.

119th st, s s, 195 w Park av, 27.6x100. Agnes Carpenter agt Lizzie Isaac et al; att'y, W B & G F Chamberlin.

Monroe st, s s, 264.2 w Corlears st, 37.2x97.10x 37.1x97.10. Leon Tuchmann agt Morris B Arnold et al; att'ys, Manheim & Manheim.

Feb. 4.

Amsterdam av, No 687. Sophie Pfinder agt Feist Realty Co et al; att'y, M S Borland.

119th st, No 66 East. Adolph Galeswski agt Lizzie Isaac et al; att'y, D Galeswski.

103d st, s s, 205 w 2d av, 50x100.11. Simon M Roeder agt Louis Goldman et al; att'y, J Roeder.

141st st, No 684 East. Isidore D Morrison agt Louis Scheman et al; att'ys, Morrison & Schiff.

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.

Jan. and Feb.

29 Attridge, William—D Oehl\$30.11

31 Altieri, Carmine—Lawyers Title Ins & Trust Co.....108.95

31*Anish, Harry—R Gewirtz100.71

1 Andrews, James D W—D Ross776.91

2 Andrew, Simon P—W J Lipp et al.....75.71

2 Ankerson, Gustav H et al—Robert Graves Co73.18

2 Allen, Hassan et al—People, &c.....100.00

2 Ames, Frank W—Chemical National Bank of N Y784.95

3 Allen, Isaac et al—B Kirschstein.....153.74

4 Adams, Albert J Jr—C W Stetson132.65

4 Antico, Peter et al—M Gluckman.....321.15

4 Addicks, J Edw—C E Rushmore et al.....185.64

4 the same—C E Rushmore4,453.48

29 Backer, George—H H Harding55.72

29 Bemasconi, August et al—J Haack140.93

29 Baur, Wilhelm et al—Second National Bank of Orange4,075.04

31 Banks, John F et al—G B Marx.....31.11

31 Becher, Norris—H David477.92

31 Baker, Benjamin—B Rosensteil.....85.78

31 Brown, Martin M—G Newmeyer et al.....157.70

31 Baumer, Francis—B F Conner et al.....123.44

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31 Bauman, Emanuel W—S E White et al.34.67	1 Dembitzer, Louis—M G Hinsdale.....39.67	4 Groom, Harrison T—People Savings Bank of Starkville, Miss.....10,337.70
31 Bernheimer, David—F Meyers..costs, 153.00	1 Dangler, Harry et al—People, &c.....100.00	4 Glokner, William & Gertrude M—R Lowenstein.....342.21
31 Bennett, Harry N et al—F Dondera...218.40	2 Dunn, Alex W—J B Malatesta.....33.59	29 Hollander, Morris E & Bernice—A Plumacher et al.....53.55
31 Branciforte, Vincenzo—S Noida.....38.75	2 Dubrin, Isaac et al—North Side News Co.....104.72	20 Hartmann, William—M Gidion.....564.93
1 Berger, Sam et al—People, &c.....500.00	2 Dalberg, Melvin H—Marks Cross Co.....86.09	29 Howe, Albert J W et al—S T Willis.....70.31
1 Brocco, Alfonso et al—the same.....500.00	2 Dollara, Patrick A—F C Colyer.....220.30	29 Harper, Olive—Revillon Freres.....132.05
1 Busch, Emanuel A—Appeal Printing Co.18.19	2 Delaney, Joseph L—G R Sutherland.....107.75	29 Hart, Wm W—W H Hussey et al.....1,286.99
1 Ballotta, Carmella—Columbia Phonograph Co., General.....39.65	2 Dewitt, Joseph et al—People, &c.....100.00	31 Healey, John J Jr et al—First National Bank of Saratoga Springs, N Y.....227.08
1 Briggs, Walter J—E Fuller.....126.90	2 Donovan, John J—J I Charlois.....468.83	31 Halpern, Joseph M—B Plaut et al.....401.98
1 Bauer, Alfred G—W E Truex.....80.91	2 Domb, Louis & Leo—R Seigel et al.....316.90	31 Hines, Thomas E—C F Nahmmacher.....49.71
1 Baker, Henry & Otilie C W—B Ferdinand.....565.14	3 Dutton, Chauncey N—W F Layton.....201.31	31 Husment, Fred J—E B Meyrowitz.....36.90
1 Baker, John H et al—E S De Hierapolis et al.....1,585.09	3 Drimmer, Abraham et al—L Gurlien.....138.40	31 Hall, Walter W—W Eisenhardt.....74.71
2 Bowles, James L—Corn Exchange Bank of the City of N Y.....46.25	3 Delinsky, Abraham—J Krauskosky.....63.10	31 Hachemeister, Caroline et al—G Mulligan.....1,324.78
2 Brennand, John—M Brody et al.....68.48	3 Dunkle, Geo H—J Kraj.....276.70	31 Hough, Chas R—D Levy.....143.78
2 Belcher, Francis J—E Olson.....55.40	3 Dankleman, Paul—J Wilkenfeld.....98.91	1 Hitchcock, Frederick R—John Dais Co.393.09
2 Brendlin, Emil C—L H Beers..costs, 69.98	3 Denan, Edw H admr—Foundation Co.....costs, 119.18	1 Heddendorf, Wm H—Lion Brewery of N Y City.....1,307.61
2 Brelsford, Eliza—N Y Telephone Co.....36.00	4 Dowling, Richard—Interborough Cigar Co.....155.06	1 Huss, Eugene—Wm A White & Sons.....170.55
2 Boeck, J Edw—M E Slater.....11,147.78	4 Downing, Geo H—Ludlow Day Realty Co.....484.91	1 Hove, Stephen M—O N Jacoby.....121.50
2 Brown, Jack—S Dickstein.....214.65	4 the same—the same.....432.90	1 Heuman, George—Emil Greiner Co.....115.51
2 Bloomgarden, Howard & Isaac—Empire City Gerard Co.....1,138.20	4* Dreyfus, Emile et al—French Dragee & Specialty Co.....27.51	1 Hartnett, Henry A—Greenwich Dairy Co.....costs, 11.93
2 Bortsch, John—M Gluslin.....37.65	4 Dickerson, Harry et al—the same.....27.51	1 Hochstin, Max—E Batho et al.....66.08
2 Becker, Henry—H Lieb.....36.65	4 Donaldson, Evelyn H—B M Rosenbaum.219.26	1 Horowitz, Isidor & Morris—M Goodman et al.....87.67
2 Belmont, Frank—T Yankauer et al.....65.67	4 De Fiore, Salvatore et al—People & c.3,000.00	1 Hoag, Lena K—H Kuhn.....62.42
2 Beringer, Solomon et al—M N Clement.300.00	4 Dellon, George—Century Gas & Electric Fixture Co.....165.01	1 Halamka, Le Roy M—F Lauterbach.261.30
2 Berkowitz, Julius et al—M Reizenstein.....282.34	4 Delman, Abraham—H Lavers.....165.56	1 Hyams, Walter—G Newsam.....117.72
2 Blazo, Stephen—C Blazo.....113.98	4 Doebler, C Frank—Albert B King & Co.74.59	2 Hanf, Hugo J—N Y Edison Co.....28.48
2 Baconby, Anna—F Hacker et al.....37.16	4 Dickinson, Joseph P et al—N Y Telephone Co.....61.22	2 Hinkle, Edw F—C F Glenny et al.....301.63
2 Bryan, Baue et al—People, &c.....100.00	29 Epstein, Sam—M I Goldstone.....916.94	2 Hess, August J et al—N Y Telephone Co.....47.90
2 Barrett, William et al—the same.....100.00	31 Ellis, Richard—O A Lauchner et al.....114.41	2 Herrmann, Arthur H—the same.....67.03
2 Behler, Albert et al—M N Clement.....500.00	31 Edwards, Wm W—T J Deer Co.....190.31	2 Hurwitz, Harman—C G Cornell Jr.....408.34
2 Blum, Eugene et al—A Rosen.....42.27	1 Evans, John et al—People, &c.....200.00	2 Heyman, Samuel et al—C G Cornell, Jr.89.95
3 Banbury, Reginald—National Alumni.129.65	2 Eichner, Edw H—W E Wall.....138.71	2 Hirshkowitz, Louis—C Konechefsky.....62.65
3 Brinn, Simon & Louis—S Rosenfeld.....costs, 20.06	2 Ellis, Melville—Heintz Art Metal Shop.104.41	2 Harkow, Joseph H—E W Dunston Co.....52.24
3 Benjamin, Marcus et al—B Singer.....58.64	2 Eichler, Herman—F Villar & Co.....59.65	2 Horn, George Jr et al—M N Clement.300.00
3 Baxter, Abe—Schwartz Plumbing Supply Co.....26.61	2 Epstein, Samuel et al—People, &c.....100.00	2 Horsfall, Wm H et al—Robert Graves Co.....73.18
3 Boland, James—R Meyer.....43.72	2 Eichner, Nathan—H Levy.....62.73	2 Himmelstein, Ezra,* Rachel & Samuel—Tarrytown Wall Paper Co.....83.57
3 Broder, Max et al—J Liebermann.....110.15	4* Ebberts, J Bernard et al—A F Fisher.....86.69	2 Horton, Harry H et al—M N Clement.500.00
3 Bellas, Hugh—T E Maitland.....1,479.33	4 Errett, Wm H et al—F A C Godfrey et al.....260.51	2 Hildreth, Percy S—City of N Y..costs, 198.33
3 Bornstein, Sam—J Mandel et al.....152.31	4 the same—the same.....408.22	3* Hahn, John & Irene—H Mueller.....227.98
3 Bloomfield, Joseph B—H Koenigsberger.54.31	4 Emerson, Casper Jr—G Barrie et al.....108.01	3 Hayman, Morris H—H A Hamburger.1,273.28
3 Barasch, Abram et al—L Kohn.....113.91	4 Elting, Walter—D Kahn.....99.64	3 Hoffman, Morris & Stella et al—B Kirschstein.....153.74
3 Beck, Louisa—C Marks.....1,283.74	29 Friedman, Joseph—J Tishman.....27.41	3 Heisler, Jacob et al—B Kirschstein.153.74
4 Badum, Fred L—C Lindeman.....113.26	29 Foote, Geo P—A Schaffer.....122.02	3 Hay, Allan—C Hay.....costs, 31.87
4 Berger, Morris et al—E Mermelstein.....29.65	31 Ferris, William—M Stern et al.....217.02	4 Hunt, John—E G Lyong & Raas Co.....52.11
4 Blank, David et al—E Mermelstein.....29.65	31 Faybik, John—C E Ring.....86.98	4 Heyman, Edw I—L M Marx.....32.31
4 Beck, Robert W—H Anspacher et al.....432.58	31 the same—E C Striffler.....73.29	4 Himmelstein, Ezra—Murtha & Schmoel Co.....46.21
4 Black, Ira M—E D Depew et al.....79.75	31 Fainberg, Julius—H Sussman.....57.91	4 Halpern, Philip—B Isachik.....66.55
4 Buttrick, Geo H—Manhattan Leasing Co.....360.01	31 Friedlander, Daniel—J Ratner.....126.86	4 Howard, Susan—Kranich & Bach. Possession of property and \$20.47 or.....470.47
4 Backer, George—H H Harding..costs, 27.72	31 Frischman, Herman et al—Rockford Standard Furniture Co.....189.75	4 Hahn, Jenette—G F Dumas.....113.12
4 Brennand, Margaret—Nathaniel Fisher & Co.....44.66	1 Fischel, Jacob—H Fischel et al..costs, 219.17	4 Hollander, Henry et al—General Plumbing & Supply Co.....114.46
4 Block, Henry—Consolidated Engraving Co.....55.09	1 Feldstein, Sam & Philip—W S Hofstatter.....112.13	1 Isear, Manny—S Wimmelbacher et al.....52.84
4 Behrendt, Oscar W—C F Albes.....166.45	1 Fairfield, Mary C—W M Campbell.....119.94	2 Isbell, Irving J et al—K C Alton.....2,102.90
4 Barcus, James S—U S Leasing & Holding Co.....119.88	1 Fried, Louis—M Kerwin et al.....207.85	2 Isbell, Irving J et al—K C Alton.....1,066.60
29 Clement, Maynard N Comr—J Murphy.....costs, 71.22	1 Friedman, Isidor—M Weinfeld.....29.05	4 Irwin, Robert J—N Y & N J Telephone Co.....41.21
29 the same—United Surety Co..costs, 65.00	1 Fink, Alfred—J W Strayer.....24.91	31 Janney, Samuel M—H A Stebbins.....23,639.98
29 Carroll, J Pratt—Empire State Garage.....1,183.20	2 Flashnick, Meyer et al—D Davis.....61.71	31 Jetter, Jacob E & Elizabeth et al—G Mulligan.....1,324.78
31 Cohn, August—G Woyle.....25.26	2 Flaishnick, Meyer et al—S Katz.....68.78	1 Jaeger, Susie M—M N Clement.....1,820.97
31 Cohen, Harry—E Quat.....49.86	2 Fink, Louis B et al—the same.....68.78	1 Johnson, Jesse W—Lawyers Title Ins & Trust Co.....35.97
31 Cohen, Michael—M Krelsovitch.....750.69	2 Franklin, James M—United States Heater Co.....238.61	1 Jones, Geo O—L Richards.....120.81
31 Colgate, Wm H—Price Harness Co.....436.30	2 Fleischer, Benjamin—M Zeisler.....142.91	2 Jabin, John W—M Siegling.....35.41
31 Conlon, Francis A—R H Lane.....4,221.66	2 the same—Y Zeisler.....64.65	3 Jordan, Warren S—T H Smart et al.168.54
31 Colgate, Wm H—Tull & Gibbs, Inc.4,853.33	2 Frank, Louis & Mary* et al—Wright Realty Co.....47.31	3 Jacobs, Harry—A Freund.....324.41
31 Collora, Antonio—E Zucca.....355.38	2 Farrell, Peter et al—Twelfth Ward Bank.....7,861.13	3 Jones, Abraham et al—W F Clemmons.....187.71
1 Clinton, Elizabeth S et al—S Riker.....5,146.10	3 Fuller, Loie—E Rosanquet.....534.40	4 Jensen, Sophie M—Toledo Computing Scale Co.....60.91
1 Carbery, Chas W—I Livison et al.....59.41	3 Fatowsky, Sarah—A Mednitzky et al.....costs, 17.72	29 Klug, Bernhard B & Lillian—I Baum.131.91
1 Czajowski, Maryan et al—J S Loucheim.80.69	4 Finkelstein, John* & Mary et al—A Koplewitz et al.....44.94	29 Kersten, Antony—A Lustgarten.....35.72
1 the same—the same.....72.65	4 Favata, Luigi—E Oeser et al.....192.33	31 Konesky, Isaac—A Garcia et al.....23.81
1 Cossenas, Morris N—Prompt Service Printing Co.....94.31	4 Farber, Nathan B & Henry L* et al—F A C Godfrey et al.....408.22	31 Krinsky, William—H Joseph.....117.47
1 Carroll, James E—M Clarke.....48.41	4 the same—the same.....260.51	31 Keck, Geo W—Lowe Electric Co.....43.86
1 Crystal, Israel—A Bofkin.....102.65	4 Fuller, Loie—G Squires.....713.03	31 Kulla, Joseph—Knickerbocker Chocolate Co.....170.81
1 Cohen, P Julius et al—A Kuflek et al.79.61	4 Ferber, Celia—L Krimmer.....71.71	31 Klein, Rubin—S Frankel.....66.61
1 Clinton, Elizabeth S et al—Chemical National Bank of N Y.....2,139.37	4 Fassler, Benjamin et al—J Levine.....227.66	31 Kilpatrick, David—M Fournier.....229.71
2 Calia, Nicholas—Weber & Heilbronner.....29.40	31 Graney, Patrick & Susie—N A McBride et al.....130.00	31 Konradi, Max et al—A A Alexander et al.....61.92
2 Calendar, Morris—A Kohn.....costs, 98.16	31 Guinta, Felice—V Bonomo.....127.41	31 Kragen, Joseph—L Weiss.....85.00
2 Combs, Joseph—W L Flagg.....675.71	31* Gross, George et al—Rockford Standard Furniture Co.....189.75	31 Knauster, Julius—A Mahler.....30.00
2 Chapman, Bernard et al—M Rubin.....89.95	31 Gallaher, Edw B—H A Thomsen et al.....1,301.95	1 Koenig, Marcus—A Greenbaum.....530.37
2 Chopman, Bernard et al—the same.114.75	31 Gluckstern, Louis—L Zingser et al.....77.19	1 Kallman, Herard et al—Murtha & Schmoel Co.....526.87
2 Campion, Joseph et al—People, &c.....100.00	1 Goldstein, Abraham et al—People, &c.500.00	1 Kronick, Alexander—L G Stern et al.198.40
2 Coffey, James et al—M N Clement.....500.00	1 the same—the same.....100.00	1 Kent, Louis—McCready Beals Co.....95.41
2 Collins, Hugh et al—the same.....200.00	1 Gross, Benjamin et al—the same.....500.00	1 Kanovsky, Jacob—J C Webster.....256.41
2 Christiansen, Alfred—H A B Fink.....224.31	1 Greenberg, Maurice B & Ida B—D Lazarus.....89.41	2 Knauf, Louisa K—H Heilmann.....27.12
2 Callina, Gaetano et al—A Cuneo.....430.91	1 Grill, Samuel—A Gutfreund.....137.98	2 Kelly, James et al—People, &c.....100.00
3 Christiansen, Alfred—F Lee.....160.13	2 Germeroth, Martin—Bernheim Distilling Co.....116.59	2 Kaminsky, Alexander et al—M N Clement.....500.00
3 Constantino, Richard B—M Belitzer.....133.17	2 Goldbach, Saul W—N Y Telephone Co.....27.78	2 Kasindorf, Samuel J et al—People, &c.100.00
3 Campbell, Wm A—N Imandt.....249.36	2 Gould, Arthur S et al—the same.....100.92	2 Kramer, David—D Finkelstein..costs, 125.23
3* Cohen, Julius et al—A Strauss.....39.74	2 Goldstein, Samuel—I Lewis et al.....124.63	3 Kolish, Morris et al—M Ooster.....114.84
3 Clark, Besse G—L B Rosenberg..costs, 25.25	2 Glaab, Adam—Simon Straus Inc.....117.94	3 Kaiser, Adolph et al—A Kasman.....119.65
3 Cohen, Bernard & Murray et al—W F Clemmons.....187.71	2 Giordano, Francisco et al—M N Clement.....1,000.00	3 Kennedy, Arthur—T C Hollander.....costs, 2,358.43
4 Carabba, Julian V et al—Hotchkiss Bros Co.....472.43	2 Gavigan, James C et al—K C Alton.1,066.60	4 Keller, Caroline—M W Dittmar.....368.92
4 Cody, James A et al—A F Fisher.....86.69	2 the same—the same.....2,102.90	4 Kessler, Samuel—I Gulash et al.....40.15
4 Cozine, Chauncey G—John H Harnden Co.....275.94	2 Graves, J Fred—Darling Bros Co.....482.88	4 Kip, Ira A—P P Barnes.....1,131.18
4 Cox, Lucia N—A I Lewis et al.....268.79	2 Giegrich, John* & Joseph et al—T W Morris et al.....46.81	4 Koepfel, John & James—P Lipschitz.6,737.96
4 Chapman, Walter—J Smith et al.....151.90	2 Goldsmith, Max et al—People, &c.....500.00	29 Levinton, Lena—M Levy et al.....582.74
4 Curnen, Bernard V—Gotham Building Construction Co.....235.08	2 Greff, Harry et al—M Reizenstein.....282.34	29 Lehmeier, Louis T—M Appleyard.....1,634.13
4 Clancy, Timothy T—C Adler.....114.18	3 Gale, Anna M—S A Strait et al.....160.29	29 Lawson, Leon M Jr et al—Second National Bank of Orange.....4,075.04
4 Calba, Giovanni et al—People, &c.....3,000.00	3 Gruenstein, Benjamin M et al—J Boecko.....costs, 35.86	31 Law, Hamilton F—Thompson Low Mfg Co.....424.31
4 Cashner, James A—A Reisenberg et al.....costs, 33.01	3 Goldschlag, Herman—B Singer.....52.52	31 Lang, Christian H et al—A Sommerfeld.....173.65
29 Doctors, Edward—M Hershfield.....121.91	3 Gray, James A—F M Myers.....222.61	31 Lesly, Mary et al—People, &c.....500.00
29 Duffy, Michael J—Castle Co, Inc.....77.22	3 the same—the same.....435.81	31 Langrock, Charles—N W Goodwin.....165.21
31 De Vito, Guiseppe—V Castro.....costs, 22.41	3 Gorfain, Zalman—B Crystal & Son.....170.64	31 Lichtenberg, Isabelle, Joseph S & Allie et al—J K Simpson.....costs, 133.35
31 Dunlop, Charles—Elkins Coal & Coke Co.....1,277.55	3 Graff, Aaron A et al—W C Dusenbury.483.03	1 Lopez, Emanuel—Acker, Merrill & Condit Co.....87.90
31 Donegan, Julia—American Hotel Victoria Co.....costs, 107.70	4 Goldstein, Joseph—A Sabsevitz.....57.00	
31 Dolaro, Benjamin B—Ivy Court Realty Co.....865.95	4 Graves, J Fred—L Waltheimer Coal & Coke Co.....666.94	
31 Dawbarn Robert H M—M Greenberg.....27.41	4 Grissler, Louis—Wise Furnace Co.....245.87	
1 Dingelman, Johanna or Mrs Oscar—M E Paterno Realty Co.....343.44	4 Gilfillen, Thomas M—F H Brown et al.27.20	
1 D'Argenio, Eduardo et al—People, &c.300.00		
1 Dershowitz, Louis—L Ginsberg.....37.65		



EDISON Portland CEMENT

Uniformly 10 per cent. Finest Ground in the World was used to build the entire front of the

CHELSEA DOCK IMPROVEMENT

extending along West Street from Little 12th St. to 23d St.

An inspection of this work will show you the adaptability of cement construction, all the ornaments as well as the plain surfaces being built of it.

Edison Portland Cement Co., 935 St. James Bldg. NEW YORK CITY

1	Lurie, Isidore et al—Public Bank of N Y City	243.18
1	Lachman, Abraham—L Rosen	25.41
1	Lawrence, Geo E et al—J Popper et al	115.48
2	Luban, Jacob et al—M Lowenstein et al	103.73
2	Levin, Abraham—Engineering News Pub Co	124.20
2	Long, Thomas J—North Side News Co	192.22
2	Liegey, Helen—N Harburger	137.66
2	Langdon, Miss Bessie—Cook & Bernheimer	104.85
2	Lentin, David M—Cheney Realty Co	39.31
2	Lind, Erik J et al—N Y Telephone Co	100.92
2	Leonard, Geo C—Standard Varnish Works	554.31
3	Loersch, William—Casualty Co of America	196.64
3	Lewis, Samuel—S C Master	costs, 27.72
3	*Levin, Morris et al—L Kohn	113.91
3	Lewis, Arthur B—J T Jenkins	4,616.76
3	Linde, Chas F—C E Manierre	5,239.17
4	Lewis, Samuel—Title Guarantee & Trust Co	69.34
4	Levy, Julius et al—French Dragee & Specialty Co	27.51
4	La Fate, Michele et al—People, &c	3,000.00
4	Lanson, Fidele—L Bargonzi et al	115.71
29	Meyer, Louis—S Kohn	323.15
29	Morris, Frederick K—A Beinhauer	327.68
29	Marshall, Morgan et al—G Kaufman et al	1,499.38
29	Manes, Max* & Elsie et al—M Wachsman	409.75
31	Morris, Andrew R—Grubel & Co	32.23
31	Marcuson, Isaac—F S Isaac	10,258.02
31	Macksond, Elias—R Korkemas	costs, 113.12
31	May, Isaac—W Galerstein	27.15
31	Marcus, Samuel M—A Sturmdorf	29.41
31	Morris, Isidor et al—German Exchange Bank	202.56
31	Muir, Joseph—M A Bowe	169.66
31	Mena, Daniel P—A Cotten	200.92
1	Miller, Philip M—L Rosenberg	146.86
1	Manes, Max et al—M Goldstein	507.00
1	Machenbach, Ernest—H Schopflocher et al	costs, 137.08
1	Mooney, John B—Fairhaven Marble & Marbleized Slate Co	81.41
1	Moehring, Wm H—M A Murphy	432.41
1	Martin, James F—G D Randall	3,791.81
1	Maeno, Tony et al—People, &c	300.00
1	Mazentis, Dominick et al—the same	200.00
1	Mayer, Geo C—W S Damon et al	104.01
1	Miller, Chas L—the same	39.71
1	Maroney, Wm A et al—People, &c	100.00
1	Meyer, Mary et al—the same	100.00
1	Milano, Guiseppe & Mary—the same	300.00
1	Moch, Eugene et al—the same	100.00
1	McGloine, James A—F H Brown et al	90.91
1	McCormack, Edw J—Lawyers Title Ins & Trust Co	107.74
1	McLeod, Mary J—Realty Trust	123.91
1	McManus, Francis J—L Lazarus et al	131.90
2	Moskowitz, Joseph et al—M Lowenstein et al	103.73
2	Morley, Edward—C L Van de Water	109.35
2	Moore, Patrick—North American Distilling Co	511.97
2	Morris, Isadore et al—Taft & Co	271.97
2	Morris, Lewis H—F Mac Nee et al	174.53
2	Mufson, Morris—Bowery Bank of N Y	costs, 80.32
2	Miller, Howard M—C V Merritt	1,320.30
2	Moroney, Wm A et al—People, &c	100.00
2	Maher, Chas A et al—the same	100.00
2	Mason, Percy C et al—N Y Telephone Co	47.90
2	Mulligan, Wm G & Agnes K et al—Twelfth Ward Bank of the City of N Y	7,861.13
2	Mollineaux, Eugene—United States Radiator	90.47
2	McDermott, Harry et al—M N Clement	500.00
2	McCarthy, Jeremiah et al—the same	500.00
3	Murray, James et al—Noonan & Price Co	1,045.55
3	Mayer, Henry W—Browning King & Co	49.90
3	Mayer, Joseph L B et al—J Boocock	35.86
3	Manheimer, Henry—N Y Importation Co	365.21
3	Mulvaney, Mary C—S Zuckerman, Jr	14.31
3	Moran, Bernard T—P Gallagher	84.65
3	Macy, Harry—M Schiller et al	41.29
3	Mann, David et al—M C Dusenbury	483.03
3	McGivney, Owen—Sonn Bros Co	187.59
4	Martin, Geo M et al—B W Greene Jr Co	29.79
4	Metzger, Julius—J Seeman et al	319.36
4	Mandeville, Henry T—Royal Eastern Electrical Supply Co	196.19
4	Mack, Andrew—Warnock Uniform Co	180.47
4	Mollica, Litzia—Newman & Schweers Co	30.44
4	Morinno, Carlo et al—People, &c	3,000.00
4	Mucci, Joseph et al—N Gluckman	321.15

4	Muller, Conrad Jr—M Lagana	107.25
4	Murray, Augusta—R V Graber	85.21
4	McCarthy, Johanna—S W Silver	73.49
4	Mack, Andrew—Warnock Uniform Co	180.47
4	McCurdy, Frank M et al—N Y Telephone Co	61.22
4	McDonnell, Wm H A—B Perlmutter	121.10
29	Newman, Oakley D—F J Hund	80.42
29	Norris, Joseph I et al—S T Willis	70.31
29	Nicholas, George—Lincoln Trust Co	10,568.04
31	Nelson, Geo M—Cree Pub Co	124.17
31	Neithardt, Augusta—S Pizer	519.72
1	Nicholas, George et al—S Riker	5,416.10
1	Northridge, Smye C—F H Brown et al	45.85
1	Nicholas, George et al—Chemical National Bank of N Y	2,139.37
2	Newmark, Jacob—City of N Y	28.07
2	Novak, John—C F Hang et al	119.85
2	the same—L Mangenheimer	117.56
3	Nicholas, George—Carnegie Trust Co	9,081.49
3	Newman, Randolph M—Wall Street Exchange Building Assn	131.59
3	Neuman, Jacob—Tenement House Dept	55.00
3	Nickolaus, John M—E G Wright	869.72
4	Newman, Max H—Lawyers Co-operative Pub Co	60.81
4	Noble, Frances—M A McHugh	155.39
31	O'Hara, John J—O A Deffa	11.61
31	Opdyke, Stacy B Jr—Braunfels Browning & Co	100.04
1	O'Brien, John H—Sheffield, Farms Slawson Decker Co	27.43
1	Osterer, Tillie et al—A Kufflik et al	79.61
2	Oderwald, Wm F—J B McCunig	60.17
2	Oakley, John T—B Morse et al	51.49
4	Osofsky, Jacob—G F Johnson et al	137.90
4	Osofsky, Jacob—H Lavers	176.83
29	Padrick, Wm O et al—H B Lowenstein	46.64
29	Post, Lyman D—D H Ott	112.03
31	Posner, Bennie et al—Modern Fireproofing & Construction Co	519.67
31	the same—the same	46.67
31	Pratt, Walter P—Binghamton Trust Co	217.86
31	Peck, Edw G—American Exchange National Bank	433.41
31	Pearlstein, Sidney et al—German Exchange Bank	202.56
31	Pruzansky, Henry et al—R Gewitz	100.71
1	Peterson, Charles—H E Benjamin et al	61.91
1	Pfeffer, E P—J Peugnet	71.72
1	Payne, Henry C—Trust Co of America	4,057.68
1	Posner, Hirsch et al—A Kufflik et al	79.61
1	Patterson, James—B H Foss	42.66
1	Polster, Ottilie C W or Baker—B F Buck	656.14
2	Pomeranz, Samuel et al—People, &c	100.00
2	Pagada, Meyer & Fanny—S Roudania	114.47
2	Pearlstein, Sidney et al—Taft & Co	271.97
2	Piansiani, Cesare et al—A Cuneo	430.91
2	Pearlstein, Sidney et al—Taft & Co	271.97
3	Palladino, Angelo et al—E M Wolf et al	611.46
3	Posner, Hirsch et al—A Strauss	39.74
3	Pearlman, Abraham—M Friedlander	78.41
3	Pluemmer, Adolph—C W Hunt Co	523.47
4	Poillon, John J H—Seaboard Realty Co	467.25
4	*Pagan, Richard et al—Byron W Greene Jr Co	29.79
4	Plotkin, Abraham M—Waterbury Button Co	95.46
4	Pick, Hermine* & Henry—Frederick Blaser Co	161.91
4	Pearce, John—Durland Co	1,872.78
4	the same—the same	873.12
3	Quinn, Joseph P—Bernheim Distilling Co	48.51
29	*Rosenberg, Frank et al—M Wachsman	409.73
31	Roach, Edw F—H T Bulman	2,825.28
31	Rockmore, Henry & Annie—S Van Praag	14,835.29
31	Ranelli, Anthony et al—People, &c	500.00
31	Rothman, Max et al—J A Alexander et al	61.92
31	Riss, Wilhelmina & Albert—J Sigerist	95.25
31	Ringler, Wm G exr et al—G Mulligan	1,324.78
1	*Rabinowitz, Morris et al—Public Bank of N Y City	242.18
1	Rondeau, George et al—Murtha & Schmohl Co	526.87
1	Rowahnt, Barney—People, &c	500.00
1	Rozuk, Vincent et al—the same	200.00
1	Rockmore, Henry—M Wielandt	231.07
1	the same—the same	283.32
1	Reichenberg, Emil—M Marcuse	33.16
2	Reinhardt, Hans—City of N Y	379.45
2	Roth, Esther et al—J V Rooney	59.41
2	Rockmore, Annie—Jefferson Bank	526.01
2	Roine, Julius E—Empire Square Realty Co	51.94
2	Reilly, Thomas C—A Casazza	95.23

3	Rummelsburg, Alexander—N E Supenio et al	41.82
3	Read, E Slotter—S Marks et al	208.70
3	Ratner, David et al—A Kasman	119.65
3	Rubin, Nathan—M Brietbart	74.65
3	*Reis, Schaye et al—L Gurfein	138.45
3	Rockmore, David H—C F Bilger	64.41
3	Runkel, Maurice—Dimock & Fink Co	690.95
3	Rommel, Harmon L—I Knudsten	9,949.25
4	Rowder, Henry—Gorton Pew Fisheries Co	300.62
4	Rowley, Robert—Title Guarantee & Trust Co	49.71
4	*Rubin, Bernard et al—J Seeman et al	72.05
4	Reagler, Morris et al—the same	72.05
4	Rahtz, Henry et al—Morningside Construction Co	119.31
4	Rosenthal, Harry—M T Barrows	89.65
29	Shapiro, Fishel & Sarah—B Sarasohn	49.65
29	Sterrett, Henry L—H Herzog	158.81
29	Stevens, Howard A—Fullerton Case Co	147.88
29	Shirk, Barney—Gottlieb Marks et al	413.65
29	Stewart, Thomas A—J M McCunn et al	262.61
29	Samet, Samuel et al—M Wachsman	409.75
29	Schonberger, William* et al—the same	409.75
31	Sabath, Maurice & Jennie* et al—B Padwee	91.63
31	Stevens, Wm H et al—First National Bank of Saratoga Springs, N Y	227.08
31	Sanders, Henry—S C Moore	88.34
31	Stratton, Wm D—J F Hemenway	2,123.75
31	Silecio, Andrea et al—People, &c	500.00
31	Schuster, Ernst—N E Goodwin	131.67
31	Siegel, Adolph—L Levy et al	240.03
31	Singer, Samuel—S Cashman	116.21
31	Salzberg, Jennie—R Sadowsky	costs, 87.48
31	Stein, Sam—L Sitzer	241.34
31	Schoch, Emil—A S Armstrong	116.65
31	Schreiber, Benjamin—J Clemons	130.65
31	Salkin, Elex et al—R Gewirtz	100.71
31	Simpson, Isaac et al—J K Simpson	costs, 133.35
31	Snyder, Harry—Greenwich Hat Works	32.65
1	Schneider, Ernest E W et al—Muglers Iron Works	886.18
1	*Silver, Feuel et al—M Weintraub	37.65
1	Snyder, Wm D—C J S Horton	30.19
1	Snyder, Wm D & Weston L—the same	75.39
1	Spencer, Frederick et al—E Condava	169.81
1	Storm, George et al—People, &c	100.00
1	Seidl, Joseph et al—the same	100.00
1	Spiese, Max—A Furrer	264.41
1	Sperling, Sam—J I Rubin et al	29.41
1	Scher, Louis et al—Park & Tilford	107.71
1	Sonberg, Ester et al—the same	107.71
1	Spencer, Stephen L et al—J Popper et al	115.48
1	Schmidt, Walter J & Chas C et al—Morrisania Realty Co	3,643.86
1	Somma, Salvatore—Meyer & Lange	112.76
1	Smith, Chas R—Lawyers Title Ins & Trust Co	72.67
2	Sholl, Edw P—J McDermott	122.36
2	Sulzbacher, Jerome—S Sulsky et al	89.17
2	Shapiro, Alexander et al—B Katz	68.78
2	Shapiro, Alexander et al—D Davis	61.71
2	Spier, Oscar A—City of N Y	199.03
2	Simmons, Charles—the same	72.72
2	Sinnett, Thomas F—the same	56.53
2	Salamon, Anna M—the same	113.44
2	Schlesinger, Julius—the same	108.81
2	Stephens, Thomas—the same	235.11
2	Sherkas, Benjamin—City of N Y	235.11
2	Seymour, Edw J—the same	113.44
2	Silverstein, Mary—the same	379.45
2	Sterling, Jacob—the same	300.02
2	Stillman, Catharine—the same	199.03
2	Spirer, Frederick J—the same	27.62
2	Silverman, Simon J—the same	559.88
2	Silverstein, Aaron—the same	27.62
2	Shurk, Chas F—the same	36.63
2	Schiffman, Jacob—the same	108.81
2	Silsky, Jerome B—the same	108.81
2	Schmitt, John—the same	469.66
2	Schwartz, Samuel M—the same	32.13
2	Schmidt, Christian—the same	113.44
2	Steinberg, Pasach—Swift & Co	32.41
2	Scott, Mary E—N Y Telephone Co	45.63
2	Seidenberg, Samuel et al—M N Clement	500.00
2	Sullivan, William et al—the same	500.00
2	Schwartz, Morris et al—M N Clement	500.00
2	Scheer, Daniel* & Samuel* et al—A Rosin	42.27
2	Sorgi, Andrew or Simon P—W J Lipp et al	75.71
2	Sayles, Wm W—C A Jamison	1,126.21
2	Stack, Augusta—Edward W Buhler Co	361.75
2	Samuels, Sam—N H Stone	20.52
2	Smith, Wm J—City of N Y	469.66
2	Smith, Wm H—the same	37.56
2	Smith, Marcus B—the same	36.63
2	Smith, Geo D—the same	54.68
2	Smith, Joseph E—the same	113.44



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2 Smith, DeWitt—the same.....139.03	3 Weitzenblum, Sigmund—M Newman.....61.15	4 Le Mearnee Glove Co—N Y Telephone Co.....34.20
2 Smith, David F—the same.....108.81	3 Wlodaver, Charles et al—B Kirschstein.....153.74	4 Warren Electrical Co—the same.....69.78
2 Smith, Eugene M—the same.....54.68	3 Wald, Louis—I Bleich.....332.99	4 Weisberg Co et al—J Levine.....227.66
3 Skow, Edw J—R K Green.....514.95	3 Winters, Marie R—J Ingle Jr.....277.80	4 Scandinavian Fur & Leather Co—J M Marvin et al.....98.34
3* Sigell, Henry et al—B Singer.....58.64	4 Winters, Marie R—J Ingle Jr.....277.80	4 F T Willigan Co—G F Zeissig.....310.34
3 Silver, Annie—L Rosenzweig.....33.75	4 Weinberg, Harris—H Mindlin et al.....48.37	4 Timendorfer & Friedmann Construction Co et al—General Plumbing Supply Co.....114.46
3 Soltes, Leib et al—L Gurfein.....138.45	4 Wadleigh, Oscar S—F E Fitch.....178.19	4 National Jelulose Co—Hildebrand Baking Co.....95.12
3 Scherber, Joseph—I B Miller et al.....costs, 72.68	4 Wood, Wm M—N Y Telephone Co.....34.16	4 Manhattan Refrigerating Co—T Regan.....17,621.87
3 Stafford, James L—Mark Cross Co.....39.71	4 Weisman, Abraham et al—People, &c.....500.00	
3* Slotopolsky, Sol et al—J Lieberman.....110.15	3 Young, Arthur I—L A Young.....costs, 30.75	
3 Sammet, Henry P & Bertha et al—B Kirschstein.....153.74	4 Young, Harry S—E Bloomer.....162.48	
3 Sickels, Chas R—D F Henry.....96.60	1 Zimmelman, Joseph et al—M Goldstein.....507.00	
3 Sickels, Chas R—Port Pitt Hotel Co.....230.70	1 Zweig, William—A Prince.....101.25	
3 Sugarman, Mark et al—L Kohn.....113.91	2 Zagarino, Frank et al—M N Clement.....1,000.00	
3 Schey, Robert—O B Schmidt.....249.67	3 Zancig, Julius—S A Gordon.....169.40	
3 Saunderson, Wm M—Lawyers Title Ins & Trust Co.....86.39	3 Zaccari, Frank et al—E M Wolf et al.....611.46	
4 Scarano, Alesio et al—Hotchkiss Bros Co.....472.33	4 Zantf, John et al—W A Sweeney.....53.59	
4 Squillaci, Salvatore et al—L Kerl.....98.39	4 Zlotchey, Louis et al—S V D Forest et al.....31.50	
4 Sacks, Harris M—City of N Y.....27.62		
4 Speer, Harman J—the same.....208.22		
4 Streeter, Benjamin E—the same.....57.04		
4 Schaefer, Charles—the same.....253.15		
4 Stamato, Antonio—City of N Y.....72.72		
4 Selfridge, John—the same.....313.63		
4 Scher, Joseph—the same.....54.68		
4 Stabb, Thomas E—the same.....27.62		
4 Schley, Buchanan Jr—the same.....66.00		
4 Steckler, Benjamin—the same.....72.27		
4 Shrekinger, Simon—the same.....29.88		
4 Strauss, Charles—the same.....559.88		
4 Schwartz, David—the same.....559.88		
4 Schwartz, Joseph—the same.....199.03		
4 Sands, Florence—the same.....469.66		
4 Schwartz, Henry—the same.....36.63		
4 Stack, Augusta—Cross, Austin & Ireland Lumber Co.....827.15		
4 Schwartz, Jacob—E Whitney.....27.90		
4 Schwartz, Isidore et al—E Mermelstein.....29.65		
4 Silverman, Isaac A et al—W A Sweeney.....53.39		
4 Stone, Chas F—H L Salsbury.....30.65		
4 Stellhorn, Frederick W—S Crooks et al.....37.45		
4 Sands, Howard B—B Greff et al.....76.06		
4 Slater, Wm J P—City of N Y.....379.45		
4 Schlamm, Harry—the same.....27.62		
4 Schechner, Julius—the same.....199.03		
4 Strauss, Marie—the same.....469.66		
4 Shea, Mortimer—the same.....313.63		
4 Sewell, Joseph—the same.....199.03		
4 Sternberg, Samuel—the same.....33.97		
4 Schwartz, Milton L—the same.....199.03		
4 Stemper, Henry—the same.....199.03		
4 Steinberg, William—the same.....313.63		
4 Salzman, Gustav—the same.....313.63		
4 Ship, Catherine—P Fudenberg.....costs, 126.75		
4 Sweeney, Geo F—P H Sheridan.....111.91		
4 Strianese, Gateno—Plant Leder Realty Co.....26.65		
4 Stout, Wm A—N Y Telephone Co.....32.12		
4 Stewart, David J—the same.....84.65		
4 Silver, Harry D et al—Morningside Construction Co.....119.31		
4 Szatkawski, Alajzy—Interborough Rapid Transit Co.....costs, 119.88		
4 Smith, Eliza J extrx et al—J Lowenthal.....costs, 27.41		
4 the same—the same.....costs, 37.41		
4 Smith, Frances et al—People, &c.....500.00		
31 Tallis, Walter H—A Davidson.....738.90		
31 Tucker, Fred H Jr et al—F Louders.....218.40		
1 Torney, Lawrence J—B H Foss.....67.62		
1 Turner, George et al—People, &c.....200.00		
2 Taragorsky, Anton et al—M N Clement.....500.00		
2 Tibouroski, Joseph et al—the same.....300.00		
2 Tebbo, Charles—P Anderson.....224.41		
3 Thomases, Leon & Isidor—J Myer.....43.10		
4 Tenenworzel, Moses et al—M Mermelstein.....29.65		
4 Torre, Antonio et al—L Kell.....98.39		
4 Thorp, Adele—J H Aikenhead.....88.78		
4 Taylor, Catherine—J Callan.....227.97		
4 Treanor, Edward—D Treanor.....324.39		
31 Unger, Adam—C Eirman.....625.00		
1 Unger, Harry—Standard Lime Co.....519.15		
29 Varick, John B—Fullerton Case Co.....128.98		
29* Vaggi, Martin et al—L Haack.....140.93		
31 Vazzana, Ferruccio et al—People, &c.....500.00		
1 Voorhis, Peter—R W Bernard.....41.41		
1 Vogel, Louis—I Schaefer.....101.41		
1 Van Riper, Milford F & Clarence M—Fairbanks Co.....76.84		
1 Van Riper, Clarence—the same.....33.21		
3 Vivian, Charles & Martha—H Steers, Jr.....188.85		
4 Vaccarini, Frank—A Hellman.....119.40		
29 Whiteford, John H—Cross, Austin & Ireland Lumber Co.....1,240.01		
29 Walker, John B—W C Gilday.....119.65		
29* Watson, Shepard et al—H B Lowenstein.....46.64		
29* Wilkenfeld, Joseph et al—N Wachsmann.....409.75		
31 Weeks, Samuel S—Cutler Hammer Mfg Co.....84.41		
31 Winzelberg, Lester—H Schmalwitz.....62.08		
31 Weissmann, Jakesh et al—Modern Fireproofing & Reconstruction Co.....519.67		
31 the same—the same.....46.67		
31 Wasservogel, Max—A Kaletchitz.....50.95		
31 Walker, David S—A C Stern.....187.68		
31 Winchell, Edw E—C B Currier.....115.29		
31 Weeks, Oakley—J C Ball.....688.51		
31 Weil, Max—Corn Exchange Bank.....costs, 85.90		
1 Wieselthier, Joesef et al—A Grunbaum.....530.37		
1 Williams, Joseph M—J R Clarke.....88.67		
1 Wittstein, Sam et al—M Weintraub.....37.65		
1 Wolf, Joseph et al—People, &c.....500.00		
1 the same—the same.....100.00		
2 Warren, Chas S et al—M N Clement.....300.00		
2 Weber, Hyman—L Wagner.....80.81		
2 Wilson, Cornelius A* & Waitwell—W G Limond et al.....321.06		
2 Ward, George et al—People, &c.....100.00		
2 Ward, Patrick—Globe Molasses Feed Co.....126.90		
3 Weinstock, Benjamin—Prescott Realty Co.....269.59		
29 N Y Transportation Co—S B Sisson.....400.00		
29 Metropolitan Mercantile Realty Co—A Freund.....4,047.85		
29 Service Supply Co—Van Zandt Jacobs & Co.....27.63		
29 Morgan Marshall Co et al—G Kaufmann et al.....1,499.38		
29 John C Hieber & Co, Inc—S Liebovitz et al.....858.84		
29 Titusville Iron Co—W J Olvany et al.....costs, 107.82		
29 the same—City of N Y et al.....costs, 120.15		
29 Independent Engineering Co et al—Second National Bank of Orange.....4,075.04		
29 Standard Plate Ice Co et al—Second National Bank of Orange.....4,075.04		
29 Mercantile Warehouse Co—E Buttelle et al.....1,333.40		
29 Bunker Truss Co—A Rude.....124.17		
31 Kaplan Lubarsky Co—Cutler Hammer Mfg Co.....83.13		
31 Francis Smith Co—A Ruessman et al.....4,751.44		
31 American Book Co—N Y University.....costs, 118.17		
31 John Banks Son & Co Inc et al—G B Marx.....31.11		
31 Coleman Stable Co et al—A Sommerfeld.....173.65		
31 Empire Wire Co—J E Humbert.....939.59		
31 St Pauls Construction Co—G F Moore Inc.....98.45		
31 Bernheimer Bros & Co—F Meyers.....311.90		
31 Elatorite Co—Prince Iron Works.....555.26		
31 McCormack Real Estate Co—Lawyers Title Ins & Trust Co.....447.90		
31 Metropolitan Street Ry Co—H McSpirett.....500.00		
1 Schneider & Herter Building & Construction Co et al—Muglers Iron Works.....886.18		
1 Savoy Embroidery Works, Inc—A M Blake et al.....297.16		
1 Dillman Fireproof Construction Co—J Gensler.....116.61		
1 De Lara Cigar Co—A R Hillman Co.....50.84		
1 Builders & Craftsman Co—Willson & Adams Co.....424.19		
1 Christian Natural Food Co—H Bridgman Smith Co.....225.65		
1 Reich & Plunkett, Inc—State Bank.....537.12		
1 Graebing Automatic Ventilating Co—J Schirp.....204.73		
1 Harlem Democratic Club—B Wasserman Co.....80.76		
1* American Forge & Iron Co et al—E Condrava.....169.81		
1 M W Forney Co—Mahnken Building Material Co.....67.09		
1 Great Western Brokerage Co et al—E S De Hierapolis et al.....1,585.09		
1 C V Pustau & Co—R P Birdsong et al.....1,192.96		
1 W J Schmidt & Co et al—Morrisania Realty Co.....3,643.86		
2 Barber Asphalt Paving Co—E E Stokes.....10,361.40		
2 De Leon Realty Co—Burns Bros.....311.69		
2 City of N Y—N Y Central & Hudson R R Co.....costs, 138.35		
2 General Audit Co—N Y Telephone Co.....81.22		
2 Keith-Zork Inc—the same.....135.79		
2 Krinkel's Stable Co—Long Dock Mills & Elevator.....776.23		
2 Harlem Plumbing & Tinsmiths Supply Co—Hayes Rubber Co.....94.42		
2 H Wilhelm Battery Co—Motor Boat Pub Co.....82.40		
2 St Joseph Church of Tremont et al—Twelfth Ward Bank of the City of N Y.....7,861.13		
2 Four Corners Realty Co of Staten Island—C Breen.....costs, 107.65		
3 Grace Court Construction Co et al—M Osterer.....114.84		
3 Union Ry Co of N Y City—N Corcoran.....costs, 125.60		
3 H W Andrews Co—R Meyer.....1,472.78		
3 Self Oiling Axel Co—T C Stokes, Jr.....446.54		
3 Burken Engineering & Contracting Co—W M Dodge.....60.91		
3 Hudson & Kane Co—T W Wood et al.....407.18		
3 Supreme Lodge Knights of Pythias—H Rochdam.....2,236.36		
3 United States Printing Co of N Y et al—M Danziger.....10,163.46		
3 United States Printing Co of N J et al—the same.....10,163.46		
3 Builders & Craftsmen Co—W E Tuttle et al.....1,165.41		
4 Austrian Club—R Dunn.....837.84		
4 Builders & Craftsmen Co—P L Hoag.....215.10		
4 Hardt Electric Co—U T Hungerford Brass & Copper Co.....26.51		
4 E Rossotti & Co—C Wagner.....330.80		
4 Spurling Trucking Co—J A Bingham.....40.65		

SATISFIED JUDGMENTS.

Jan. 29, 31, Feb. 1, 2, 3, and 4.

Amoruso, Carmine et al—N Y Telephone Co. 1909.....26.54
Andes, Geo T et al—G F Handel, 1908.....860.23
*Becker, Louis—Northern Bank of N Y, 1909.....1,368.49
*Butler, Edmond J comr—O Grimmer, 1908.....1,714.54
Baum, Max C—Title Guarantee & Trust Co. 1909.....108.20
Bloom, Sol—Philip Hane & Co, 1909.....533.80
Boehm, Charles—I L Lichtenstein, 1909.....63.66
Bambach, John H—L Miller et al, 1897.....120.33
Beder, Nazib et al—L Robison et al, 1910.....85.40
Bernays, Eli—City of N Y, 1908.....47.66
Biddle, Wm C & Clement M—C Parker, 1890.....75.22
Bresky, Morris—S Shelman, 1901.....130.01
Brighton, Susan D—H B Claflin Co, 1907.....108.81
Cohn, Abe—I Kopeloff, 1908.....337.12
*Cohn, Abraham—T T Wallace, 1909.....239.72
Church, Thomas A—Press Pub Co, 1910.....125.18
Dusse, Charles et al—L Robison et al, 1910.....85.40
Dickstein, Samuel—I J Rubin et al, 1909.....43.16
*Deutscher, Bernard B & Gisa—J E Levittan, 1910.....111.91
De Respitis, Peter et al—Landau Heating Co, 1908.....40.41
Eig, Abe et al—M Schnur, 1909.....95.85
*Esser, Joseph H—C M Coon, 1910.....1,091.75
Freiman, Isaac et al—T C Wood, 1909.....112.21
Frank, Robert F—Gross & Gross Co, 1910.....1,152.42
Goodman, Edmund L et al—H Rosenstein, 1910.....341.34
Gillette, John A—Rogge & Shelton Co, 1909.....32.65
Green, David—I Cohen, 1909.....29.61
Goldenberg, Isidor et al—M Dick, 1905.....163.22
*Griffin, Joseph T—F C Baker, 1902.....275.81
Gottfried, Elias—M Mandel et al, 1910.....99.20
*Geffen, David J—H B Claflin Co, 1894.....567.13
Goldman, Barnett or Barney—A Schlesinger, 1909.....291.67
Green, Daniel—I Cohen, 1909.....59.61
Goetichins, Harry B—P Weinberg, 1909.....60.54
Hurwitz, Herman—Eagle Brass Works, 1909.....121.97
Heyman, Lawrence, by gdn—City of N Y, 1909.....166.45
Harmond, Henry D et al—G F Handel, 1908.....860.23
Hyman, Maurice—I Housner, 1909.....504.38
Horowitz, Antonia—Cramer Meyer Co, 1909.....30.97
Horowitz, Isidore—T Levy, 1910.....534.12
*Hoctor, John—L Kohn, 1906.....111.18
Hershfield, Henry E et al—H Rosenstein, 1910.....341.34
Jacobson, Israel—C Bloom et al, 1908.....220.71
*Joline, Adrian H & Douglas Robinson recvrs.—J S Walter, 1909.....2,176.34
*Same—M J Flynn, 1909.....10,606.63
Joline, Adrian H & Douglas Robinson recvrs.—A Rosenstein, 1909.....846.10
Joline, Adrian H & Douglas Robinson recvrs.—M Cohen, 1909.....217.65
Same—M E Murphy, 1909.....45.38
Same—same, 1909.....45.41
Same—same, 1908.....278.91
Jacobson, Israel—C Bloom et al, 1908.....220.71
Jaecel, Adelbert—W Bradley, 1909.....504.32
Kirchner, Wm H—J J Murphy, 1907.....388.20
Kirby, Emma F—E O Howell, 1909.....306.19
Kabel, Nathan K—S Hugel, 1909.....267.66
Keller, Caroline—C Weiss, 1909.....61.22
Katzenstein, Alfred S—J Bauer, 1907.....323.91
Klinkerfuss, Henry—A Becker et al, 1902.....44.63
Kleide, Joseph et al—M Dick, 1905.....163.22
Lentz, Edwin—R Van Iderstine, 1910.....32.41
Levin, Jacob et al—Candee, Smith & Howland Co, 1907.....453.67
Logan, John M et al—G F Handel, 1908.....860.23
Liebgold, David et al—T C Wood, 1909.....112.21
Ludlow, Adela—R G Monroe & Co, 1909.....144.91
Levin, Jacob et al—M Dick, 1905.....163.22
Levin, Jacob et al—Candee, Smith & Howland Co, 1908.....110.95
Lordi, Domenico et al—Landau Heating Co, 1908.....40.41
Lossing, Helen S—James Beggs & Co, 1906.....229.08
Minton, Maurice M—J G Agler, 1909.....896.99
Meyer, Jacob et al—Candee, Smith & Howland Co, 1908.....110.95
Matto, Salvatore et al—V Mellini, 1910.....520.41
Meyer, Joseph et al—M Dick, 1905.....163.22
McDougall, Colin—Standard Trust Co of N Y et al, 1909.....48.00
Mano, Frank et al—N Y Telephone Co, 1909.....26.54
Manwell, Herman—Bottlers & Mfrs Supply Co, 1908.....145.49
Monahan, John E—City of N Y, 1903.....101.22
Monahan, John—the same, 1906.....169.21
Malone, Frank E—T Kiernan, 1908.....175.31
Same—C L Beare, 1908.....119.67
Same—Charles E Schuyler & Co, 1907.....59.41
Malone, Frank—Richard L Walsh Co, 1907.....241.81
Marsden, Algernon M—J Steindler, 1909.....75.81

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McNulty, Patrick J—M E McNulty. 1908. 202.42
 Miller, Wm H—Buffalo German Ins Co. 1910. 23.08
 Same—Albany Ins Co. 1910. 23.28
 Same—Rochester German Ins Co. 1910. 23.28
 Meyer, Jacob et al—Candee, Smith & Howland Co. 1907. 453.67
 Moeller, Paul E et al—J A Kapp et al. 1910. 955.06
 Neville, Michael K—P Kelajer. 1910. 87.33
 O'Neale, James S—L Schlesinger. 1905. 5,694.74
 O'Flaherty, Edward—G Robitzek et al. 1908. 41.72
 Ogston, Frank F—W Jones. 1901. 169.44
 Page, Chas E et al—National Lumber Co. 1909. 661.51
 Porter, Higby—M Leavy. 1909. 88.16
 Pepper, Abraham et al—S Stein. 1909. 210.50
 Pritchard, John W—D Houston et al. 1894. 263.73
 Perlroth, Harry et al—C Rappaport. 1910. 107.80
 Pfeffer, Ephriam et al—C Rappaport. 1910. 107.80
 Quigg, Edw C—J H Leary. 1907. 1,385.09
 Rumsey, John W et al—the same. 1909. 661.51
 Rumore, John—Rutherford Rubber Co. 1909. 70.85
 Rifkin, Harry—H G Klintscho. 1907. 56.65
 Rodgers, John P Jr—C D'Auria. 1909. 534.72
 Rosenzweig, Anton & Isidor—I Kupperman. 1909. 447.31
 Russo, Rocco et al—V Mellini. 1910. 520.41
 Ronayne, Margaret G—R Foster. 1910. 409.38
 Same—J C Bushby et al. 1909. 3,482.75
 Same—P Ryan. 1909. 7,861.97
 Rappaport, Samuel et al—C Rappaport. 1910. 107.80
 Reinheimer, Charles—Aeolian Co. 1909. 248.78
 Reiner, Max et al—M Schnur. 1909. 95.85
 Roach, John et al—J A Kapp et al. 1910. 955.06
 Regan, Thomas—C Bloomingdale. 1905. 1,427.73
 Schenkman, Louis—N Gans. 1908. 52.35
 Sachs, Nathan—M Winskor et al. 1909. 3,116.76
 Stoops, James C—F S Howels et al. 1906. 355.38
 Schoenstein, Henry—J C Bogert Co. 1908. 169.91
 Spitzer, Goza et al—W Knoers. 1910. 832.30
 Steinmetz, Samuel B et al—H Steitz et al. 1909. 519.31
 Stein, Jacob A—D'Amico & Co. 1909. 259.75
 Sheil, Denis R—Mercantile Finance Co. 1909. 42.70
 Sykes, Walter F—W F Weiss. 1909. 33.68
 Saul, Chas R—B Moore. 1909. 434.41
 Valvo, Benjamin—A Ratner. 1909. 539.15
 Wallace, Ernest H—A K Kuhn. 1908. 84.00
 Wattenberg, Philip—J Marx. 1908. 1,527.70
 Williams, Thomas A—W C Lilicholm. 1909. 161.21

Yentis, Hyman et al—S Stein. 1909. 210.50
 Zimmerman, Herman—City of N Y. 1909. 412.08
 Same—same. 1909. 379.20

CORPORATIONS.

N Y Taxicab Co—M A Ingram. 1910. 119.31
 Oppenheimer, Institute of N J—M L Ernst et al. 1908. 98.10
 Land Associates—New York, Westchester & Boston Ry Co. 1910. 679.68
 Waclark Realty Co—F A O'Donnel et al. Comrs. 1909. 134.25
 New Amsterdam Casualty Co—E Fleischauer et al. 1910. 1,401.88
 Interborough Rapid Transit Co—J M Brereton. 1909. 190.12
 Same—J Gurman. 1909. 2,153.77
 Waclark Realty Co—F A O'Donnell. 1909. 35.55
 Hudson Counties Co—M Whissel et al. 1910. 156.11
 Oceanus Mfg Co—S E McKenty. 1910. 215.25
 Hudson Contracting Co et al—H Steitz et al. 1909. 519.31
 Adam Hoch Leather Co et al—G F Handel. 1908. 860.23

228—152d st, No 378 East. William Blaumnauer agt Tannenbaum Construction Co & S Tannenbaum, Pres. 450.00
 229—12th av, s w cor 133d st, 3Sx60. Louis Locurto agt Burns Bros & George Martin. 150.00
 230—Tee Taw av, e s, whole front between Park View pl and 188th sts, 285x irreg. Adolph Geller agt Richard M Montgomery & E L Shea Construction Co. 1,228.00
 231—Loring pl, No 2263. Hart & Crouse Co agt T G Walpuski & D J Cogan. 69.00
 232—Lexington av, n w cor 102d st, 100x40. Thomas F Cushing Co agt C N & S A Construction Co. 66.69
 233—Bergen av, e s, whole front between Gerard st and Westchester av, 189x78x irreg x78. Mandel Building Co agt William T Keogh Amusement Co. 209,412.05
 234—Broadway, s w cor 84th st, 102.2x111.5. Wm J Merritt agt Charlotte R Lee & Homer Lee. 150.00
 235—224th st, s s, 155.6 e Barnes av, 50.2x 114.4. Lee Heating Co agt Raffaels Presutty (renewal). 88.20
 236—Broad st, No 58. Woodstone Flooring Co agt Estate of Calvin Stevens, Richard Schun & E Wm Gehricke. 200.00

*Vacated by order of Court. *Satisfied on appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

Jan. 29.

221—Tee Taw av, e s, whole front between Park View av and 188th st, 285x irreg. Kenney Ronner Co agt Richard M Montgomery & Co and E L Shea Construction Co. 86,325.00
 222—Madison av, Nos 1736 & 1738. Samuel Reiss agt Fanny Gottlieb. 30.00
 223—Broadway, No 1431. Edwin C Worns agt United Merchants Realty & Improvement Co and Sonnabend & Gromer. 54.00
 224—128th st, No 101 West. Same agt Lenox Investigating Co and Sonnabend & Gromer. 18.00
 225—Simpson st, Nos 1208 and 1210. Charles Zwerman agt Smith Bros & D Palevitz & Bros. 70.00
 226—1st av, 96th st, 2d av and 97th st, whole block. Trussed Concrete Steel Co agt Geo W Linch, recvr, Second Avenue R R Co, and Dunseath & Weller. 3,175.00

Jan. 31.

227—Webster av, n w cor 180th st, 180x100. Edw V Handy et al agt Charles Bjorkegren Inc. 1,100.00

Feb. 1.

1—5th av, No 2055. Nassau Fireproofing & Construction Co agt Thomas Machinsky. 190.00
 2—Irvine st, No 886. Morris Silberberg agt Mrs Grannis & Louis Abrashkin. 40.00
 3—142d st, n s, 350 e 7th av, 50x100. Standard Damp-Proofing & Roofing Co agt R & M Realty Co and Reynolds & McMahon. 107.00
 4—Satisfied.
 5—Gramercy Park, Nos 35 to 38. Monroe M Golding agt Gramercy Park Construction Co. 10,016.01
 6—Franklin av, w s, 229.9 s 170th st, 80.3x 205. Charles Schneider agt Cohen & Eckman, Inc. 291.30
 7—178th st, s s, 80 w Daly av, 80x81.5. Richard E Thibaut, Inc, agt D M Spring Realty Co & Abraham Weingarten. 282.08
 8—47th st, s s, 250 e 8th av, 25x100.5. Samuel Rosenberg agt Abraham Korn and Gordon & Stein Contracting Co. 115.00
 9—Pell st, No 10. John Rogers agt Ernst Plath and Lorenzo Building & Construction Co. 95.00
 10—22d st, No 327 West. Jacob M Seidenberg agt Randall P Barron & Sarah Rockefeller and Geo F Schlauter. 40.00

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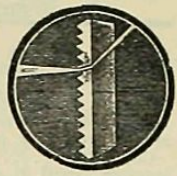
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Feb. 2.

- 11—Mathilda av, e s, 200 s 239th st, 100x100. Eagle Plumbing Supply Co agt Fox Miller Realty Co and John J McNally.....96.84
- 12—187th st, n s, 160 w Bathgate av, 60x100. Michael Crowley et al agt Mountain Construction Co1,400.00
- 13—164th st, s s, 100 e Broadway, 265x100. Atlantic Terra Cotta Co agt Heights Metropolitan Construction Co1,608.00
- 14—Vyse av, Nos 1559 to 1563. Sam Dutchin et al agt Carmine Cioffi.....675.00
- 15—Vyse av, No 1565. Same agt Emma Warshawsky and Carmine Cioffi.....225.00
- 16—Bassett av, w s, 246.2 s McDonald st, 24.2 x100. Guiseppe Vetrano agt Gunderson Bros572.00
- 17—Satisfied.
- 18—St Nicholas av, n w cor 174th st, 150x150. North Side Hod Elevator Co agt H G Realty Co and Corrier Construction Co.....255.15
- 19—St Pauls pl, s w cor Brook av, 80.2x36.9. H Herrmann Lumber Co agt Robert J Matthews Co and Emoh Realty Co.....500.00
- 20—Vanderbilt av West, w s, 40 n Welch st, 40x70. Griffin Roofing Co agt N Y Edison Co, Kennwell Contracting Co and Leonard Sheet Metal Works425.00
- 21—Webster av, n w cor 168th st, 28x95. Wm H Wright agt Lillian E Norrison.....589.00

Feb. 3.

- 22—Catherine st, No 61.....580.00
- Monroe st, Nos 2 & 2 1/2.....580.00
- Hyman Levine agt Joseph & Mary Parisi.....580.00
- 23—Belmont av, n w cor 189th st, 15x87. Fordham Cornice Works agt Frank Martoccia.....30.00
- 24—Columbus av, Nos 490 to 494. Sladon Iron Works Co agt Minnie S Cohn, Jack Siesel, Gustavus Siesel, Oscar Siesel, Edw C Siesel, Bertha S Koehler and Sam Gitelson.....150.00
- 25—7th av, No 1964. Minnie Posansky agt Charles J Dorner & E Califano.....51.00
- 26—45th st, No 21 West. Fort Hamilton Fireproof Sash & Door Co agt Albert F James and H Craige Severance361.00
- 27—120th st, No 512 East. Jacob N Prudovsky agt Belwood Realty Co & Joseph Epstein225.00

Feb. 4.

- 28—Newell av, e s, 200 s Magenta st, 100x125. Antonio D'Andrea agt Bronx Development Co.....2,186.00
- 29—Union av, No 1298. Valentine Zimmermann agt Joseph Hollerth, Inc.....124.00
- 30—Claremont av, Nos 122 to 128. Joseph Sciaccia agt Joel Marks (renewal).....1,246.00
- 31—Madison av, Nos 1736 and 1738. Louis Meyer agt Fanny Gottlieb.....51.00
- 32—22d st, No 327 West. Jacob M Seidenberg agt Randall P Barron, Sarah Rockefeller & Geo F Schleuter40.00

BUILDING LOAN CONTRACTS.

Jan. 29.

- Crotona Parkway, s e cor 178th st, 39.5x100.1. Theodore Wentz loans Katonah Construction Co to erect a 5-sty apartment; 6 payments.\$35,000
- Prospect av, w s, 57.1 n Home st, 40x105. City Mortgage Co loans John J Tully Co to erect a 5-sty apartment; 9 payments.....24,000
- Walton av, w s, 156.6 n 158th st, 51.6x102. Same loans Thomas D Malcolm Construction Co to erect a 5-sty apartment; 13 payments.30,000
- West Farms rd, s e s, intersec n s 167th st, 118.10x29.8x irreg.....
- 167th st, n s, 135.1 e West Farms rd, 41.8x99.9x irreg.....
- Lawyers Title Ins & Trust Co loans Friedman Construction Co to erect two 5-sty apartments; 9 payments90,000
- 13th st, Nos 8 & 10 West. Jeremiah W Dimick loans Lordi & De Respiris Construction Co to erect an 11-sty loft; 13 payments.....85,000

Jan. 31.

No Building Loans filed this day.

Feb. 1.

- Elton av, s w cor 158th st, 48x100. Enoch C Bell loans Charles T Streeter Construction Co to erect a — sty building; — payments.28,000

Feb. 2.

- 179th st, s s, 100 w Prospect av, 72x95. Theodore Wentz loans Nora Realty Co to erect two 4-sty apartments; 9 payments.....32,000
- Adams pl, n e cor 182d st, 199.2x100xirreg. American Mortgage Co loans Weiher Construction Co to erect five 5-sty tenements; 13 payments135,000
- 28th st, s s, 145 e 3d av, 77x98.8. Lawyers Title Ins & Trust Co loans Anna P K Taylor to improve tenements; 5 payments.....48,000

- Riverside drive, e s, 166.3 n 116th st, 58.9x123.10. City Mortgage Co loans Paterno Bros to erect a 12-sty apartment; 13 payments200,000
- 10th av, n w s, 134.3 s w Emerson st, 109.10 x107.1xirreg. Same loans Charles Hensle Realty Co to erect two 5-sty apartments; 12 payments70,000
- Riverside drive, e s, 107.6 n 116th st, 58.9x112.3xirreg. Same loans Paterno Bros to erect a 12-sty apartment; 13 payments.....200,000

Feb. 3.

- Lenox av, n w cor 141st st, 99.10x100. Sound Realty Co loans Joseph Golding Realty Co to erect five 6-sty tenements; 14 payments.150,000
- Cathedral Parkway, n s, 150 w 8th av, 60x22. Lotus Realty Co loans Lounet Leasehold Co to erect a 1-sty building; 4 payments.5,000
- Concord av, n e cor 150th st, 175x94. American Mortgage Co loans Concord Avenue Realty Co to erect four 5-sty buildings; 5 payments95,000

Feb. 4.

- Pinehurst av, n e cor 179th st, 120x100. Mayer S Auerbach loans Mentor Realty Co to erect a 6-sty apartment; 12 payments.....102,000
- 181st st, s s, 140.6 e Washington av, 300x118.11x irreg. Chelsea Realty Co loans John M Linck Construction Co to erect a — sty building; 11 payments382,000
- Broadway, e s, 26.2 s 44th st, runs s 76.1 x e 97.8 x irreg to 44th st. Title Guarantee & Trust Co loans Hotel Rector to erect a — sty building; — payments1,600,000
- 153d st, s e cor Broadway, 100x24.11. Lawyers Title Ins & Trust Co loans Trinity Studio Co to erect a 5-sty apartment; 6 payments50,000

SATISFIED MECHANICS' LIENS.

Jan. 29.

- Bracken av, w s, 100 n Randall av.....
- Bracken av, w s, 175 n Randall av.....
- Louis Macousey agt Joseph Steen et al. (Aug 20, 1909)\$483.00
- 106th st, s s, 70 e Madison av. Madison Iron Works agt Charles Flaum et al. (Nov 8, 1909).....40.00

Jan. 31.

- 1st av, No 961. Abraham Walker agt Roland A Zilm et al. (Jan 24, 1910)400.00
- Wadsworth av, w s, whole front between 184th and 185th sts. Davis Kraus et al agt Getskay Realty Co. (July 8, 1909).94.50
- Broadway Nos 3099 to 3103. Standard Damp Proofing & Roofing Co agt Mitow Realty Co et al. (Nov 12 1909)122.00
- 3Blecker st, s w cor Barrow st. Joseph Elias agt Louis Ludwig et al. (Nov 23, 1909).128.65
- 5th av, No 553. Edward J McCabe Co agt Wm W Owens et al. (Jan 6, 1909).....351.00
- 106th st, Nos 52 & 54 West. John F Cronin agt Charles Flaum et al. (Oct 21, 1909).125.64
- 2So Boulevard, w s, 225 s Crotona Park E late Penfold av. Joseph Cooke agt Emil S Levi et al. (Sept 22, 1909).....192.12

Feb. 1.

- 128th st, No 58 West. Bauer Bros agt Samuel M Rosendorf et al. (Nov 25, 1909).....25.00
- 3d av, No 797. Tobias Schwartz agt Mary L Cassidy et al. (March 22, 1909).....240.00
- Irvine st, Nos 881 & 883. Manhattan Stair Building Co agt Anna Pease et al. (Dec 3, 1909)75.00
- 2Stanton st, No 50. Louis Baron et al agt Morris Besky et al. (Aug 19, 1909) .605.00
- 2So Boulevard, s e s, intersec n e s Tiffany st. Charles Zwerman agt Muller Construction Co et al. (Dec 30, 1909)150.00

Feb. 2.

- 132d st, Nos 508 to 518 West. Max Blumberg agt Robert Friedman Construction Co et al. (Dec 30, 1909)322.15
- Broome st, No 262. Max Gomberg agt Mary O'Neill et al. (Dec 29, 1909).....15.00
- Same property. Max Torgow agt same. (Dec 29, 1909)40.00
- Same property. Isaac Moshwokitiz agt same. (Dec 29, 1909)20.00
- Same property. Louis Wisner agt same. (Dec 31, 1909)10.00
- Same property. Julius Stoloff agt same. (Dec 23, 1909)66.75
- 101st st, Nos 137 & 139 West. Moses A Wiener agt Herman Gersten et al. (Feb 1, 1910)4.00
- 2Webster av, Nos 3536 to 3554. James O'Connell agt Irving Construction Co et al. (Jan 22, 1910)658.75

Feb. 3.

- Stanton st, No 50. Abraham Sturman agt M Brisky et al. (July 13, 1909).....54.00
- 65th st, No 246 West. Samuel M Hodgkinson agt Anne Errett et al. (Feb 20, 1909).300.00
- St Nicholas av, No 930. George F Moore, Inc, agt St Nicholas Construction Co et al. (Dec 15, 1909)126.58
- Same property. L Weiner agt same. (Nov 24, 1909)36.85
- Same property. Thomas C Edmonds & Co agt same. (Dec 31, 1909)630.00
- Same property. Golden Klein Iron Works agt same. (Dec 31, 1909)2,282.53
- Same property. Manhattan Window Shade Co agt same. (Dec 31, 1909)400.00
- Same property. James H Young Stone Co agt same. (Dec 31, 1909)975.00
- Same property. Frank Morell Co agt same. (Dec 30, 1909)1,650.00
- Same property. Baldinger & Kupferman Mfg Co agt same. (Dec 27, 1909)962.00
- Same property. George F Moore Inc agt same. (Dec 15, 1909)126.58
- Same property. Lockwood Co agt same. (Dec 14, 1909)600.00
- Same property. Kenmore Tile Co agt same. (Dec 13, 1909)1,875.00
- Same property. Chas M Gray Marble & Slate Co agt same. (Dec 13, 1909)832.50
- Same property. Leon Wertenstein agt same. (Dec 27, 1909)60.00
- Same property. Harry Caro agt same. (Jan 4, 1910)850.00
- Same property. Anton Larsen & Son agt same. (Jan 8, 1910)770.00
- Same property. Oriental Fireproof Sash & Door Co agt same. (Jan 7, 1909).....325.00
- Same property. Roof Maintenance Co agt same. (Jan 5, 1910)150.00
- Same property. Lexington Sheet Metal Works et al agt same. (Jan 5, 1910)215.00
- Same property. Harry Steingart agt same. (Jan 6, 1910)4,500.00
- Same property. Theodore F Hahn agt same. (Jan 6, 1910)865.00
- Same property. Fred S Schumann agt same. (Jan 5, 1910)4,208.50
- Same property. United Parquet Flooring Co agt same. (Jan 5, 1910)4,100.00
- Same property. John Bell Co agt same. (Jan 19, 1910)2,000.00
- Same property. Abraham Rosen agt same. (Jan 12, 1910)200.00
- Park av, Nos 4462 & 4464. M Pambow & Co agt John Doe et al. (Jan 21, 1910).....132.00
- Beck st, w s, 360 n Longwood av. Michael F O'Neill agt Cunningham & Shand Construction Co et al. (Feb 2, 1910)414.00

Feb. 4.

- 107th st, No 7 West. Louis Bever agt Jessie M Proctor et al. (Dec 22, 1909)22.70
- Bergen av, s w cor Westchester av. Rock Plaster Mfg Co agt J Clarence Davies et al. (Sept 16, 1909)129.90
- Bristow st, n e cor 170th st. Nathan Passman agt Clara Wiedhoff et al.....950.00
- Prospect av, Nos 886 to 890. Vincenzo Abbenante agt James Y Carlaftes et al. (Sept 4, 1909)375.00
- 46th st, Nos 111 to 115 West. Joseph Schwartz agt Bronx Investment Co et al. (June 9, 1909)350.00

- 1Discharged by deposit.
- 2Discharged by bond.
- 3Discharged by order of Court.

ATTACHMENTS.

Jan. 27.

United States Banking Co of Mexico; Robert L Dean; \$10,000; Seymour, Seymour & Megrath.

Jan. 28.

Hill, Robert T; Fitch Slater & Randall; \$2,500; Fitch Slater & Randall.
Hill Syndicate, a corp; Fitch Slater & Randall; \$6,200; Fitch Slater & Randall.

Jan. 29.

United States Banking Co; Robert L Dean; \$4,118; Seymour, Seymour & Megrath.
Berea, O'Kelly & Co; Atlantic & Mexican Gulf S S Co; \$7,206.51; Wheeler, Wheeler, Cor. is & Haight.

Jan. 31.

Jordan, Wm F; Springs & Co; \$1,910; Colby & Goldbeck.

Feb. 1.

United States Banking Co; Minatitlan Contracting Co; \$754.75; Seymour, Seymour & Megrath.
O'Shea, Thomas H; Abraham A Silberberg, \$4,287.60; Abraham A Silberberg.

Feb. 2.

William Kimmerling Mfg Co, Inc; Frederick W Portiner et al; \$704.18; W P Buehler.
Moore, Stephen I; Robert Moore & Co; \$760; Campbell & Moore.
United States Banking Co; Arthur B Luther; \$15,000; Seymour, Seymour & Megrath.