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WHO WILL BID MORE?

HERE can be no doubt to the mind of any unprejudiced and candid observer that the proposition made to the Public Service Commission during the past week by the Interborough Rapid Transit Co. comes near to a temporarily satisfactory solution of the problem of subway extension. Readers of the Record and Guide may recollect that while this paper has consistently approved the idea of extending the present subway (provided that satisfactory terms could be obtained) rather than the alternative plan of building an independent system, we have never supported any one of the many previous proposals made by the Interborough Company to the city. Between the alternative of submitting to an unfair and wasteful contract and that of building an independent system, the Record and Guide has always favored an independent system laid out along the most useful lines. But the Interborough Company has now made a proposition which is by far the most liberal ever submitted to the city by a private corporation, and which safeguards every legitimate public interest. The proposed contract should not be accepted until the Board of Estimate is convinced that no better proposal can be obtained from any other source. But if no better proposal can be obtained the offer of the Interborough Company can be accepted with full assurance that its terms are eminently fair and the policy it embodies is wise. Fortunately, also, it seems to be on the road to acceptance. Certain newspapers which have committed themselves irrevocably to the Triborough route and the McAdoo offer are still favoring competition at any cost, but apparently the Public Service Commission will recommend the adoption of the offer, and while the Board of Estimate is in doubt, it looks as if under the leadership of the Mayor, a majority could be counted in its favor. Its rejection, provided no better offer is forthcoming, would be sheer folly, and it would be the kind of folly which would eventually cost the taxpayers of this city and particularly of Manhattan very dear.

THREE REASONS.

THE reasons which make the Interborough Company's proposition decisively better than any now existing alternative may be grouped under the following words:

I. It supplies a maximum increase of rapid transit at a minimum cost. It has almost all the advantages for the inhabitants of the Bronx and Brooklyn of the Tri-Borough route, while it has a greatly increased advantage for the inhabitants of Manhattan because it opens up the lower West Side. All this increase in transit is obtained at a total cost of about \$131,000,000, instead of about \$200,000,000. Every dollar that is spent counts to the limit; and every dollar of the city's money that is needed can be raised without any straining of the city's credit.

II. The financing of the proposed extension is made much easier just because the total expenditure is so considerably reduced. The city contributes only \$53,000,000, and this sum can be borrowed without either exhausting the city's borrowing capacity or causing money lenders to charge an excessive rate of interest. The company supplies \$75,000,000. It demands, as Mr. McAdoo did, that the interest on this money shall become a lien on the earnings of the new route prior to the interest on the city's contribution; but this demand is under the circumstances much less dubious than it was in the case of the other offer. The city can afford to grant the demand, because its contribution is fixed and

is smaller than that of the company, and because with the smaller total expenditure the risk is negligible. There can be no doubt that the proposed extension would earn enough money to pay all the charges incurred by their construction and equipment. On the other hand, the construction and operation of the Triborough route on the terms proposed by Mr. McAdoo would, from the city's point of view, constitute a hazardous enterprise, which might cause an expense to the taxpayers, and which would obligate the city to keep on raising money for transit extensions at a time when it is already borrowing larger sums than can be obtained on advantageous terms. If the Manhattan taxpayer is alive to his own interest he will insist that the safer financial scheme be adopted.

III. Finally, the Interborough's proposal has many collateral advantages. Of these the greatest is the surrender by the company of a certain part of its present lease, so that the whole system will revert to the city at the end of sixty-nine years. The Public Service Commission deserves the utmost credit for having insisted upon this provision, which will eventually mean the saving of many millions of dollars to the taxpayers of the city and the progressive enhancement of the city's credit by the creation of an asset of great value, which can be appropriated as a whole on a certain date.

THE ANTI-MONOPOLY ARGUMENT.

THE advantages of the Interborough Company's proposal are so manifest and indisputable that its opponents have avoided any discussion of its merits. They merely urge that the city should establish and finance a competitive system, no matter what such a system would cost and no matter what its disadvantages would be to the people of New York. The choice, they say, lies between competition and monopoly; and seductive as is the bribe offered by monopoly, it must be rejected. Let it be admitted that the competitive system duplicates existing means of communication, that it leaves certain important parts of Manhattan wholly unprovided with subways, that it requires the expenditure of more money than the city can afford, and that it costs more per unit of increased rapid transit. Let it even be admitted that probably one-quarter of the total number of passengers carried on the two competitive systems will have to pay ten cents instead of five cents in fares, at a total increased cost of perhaps \$20,000 a day or over \$6,000,000 a year. These disadvantages are negligible compared to the dangers of submitting to a monopoly. Arguments of this kind provide their own refutation. What newspapers like the Evening Post propose is that the city should abandon the benefits of competition at the moment when competition is effective in order to secure its benefits when competition is ineffective. The limits of effective competition in the operation of transit routes is very slight. Fares are established, and the enormous majority of passengers are obliged to take one route or the other. Competition may be useful at the time of the bidding for franchises, but the whole history of urban transit shows that it has little or no value for the purpose of improving service. The irreconcilable opponents of the Interborough Company scout competition when it is effective for the purpose of securing it when it is ineffective. **THEY WILL NOT LET THE INTERBOROUGH COMPANY COMPETE WITH MR. McADOO.** They say to that company that its proposal must be rejected, no matter what its merits may be, because sound public policy demands two subway systems. The city must accept a comparatively costly and disadvantageous proposal from Mr. McAdoo so as to avoid the creation or perpetuation of a monopoly. It seems to The Record and Guide that such reasoning is utterly unsound. Any really effective competition is taking place at the present moment, and to disqualify the most important competitors is both foolish and unjust. It would be bound to result in a waste of public money compared to which the contract with the Interborough Company for the existing subway would be economical. What the city wants is not two subway systems at any cost, but the best rapid transit it can get for the least money. If so-called competition is financed at any cost, the expense will not be paid by the competing corporations. It will be paid by the real estate owners of New York and the people who travel on the cars.

THE only semblance of reason which can be detected in the demand for an independent subway at any price concerns the situation of the city in respect to future subway extensions. It is claimed that if the monopoly is perpetuated the city will eventually be tied hand and foot and will have to accept any terms the company demands. But this argu-

ment was anticipated by the Public Service Commission, and an answer to it inserted in the proposed contract. The city retains its freedom. After ten years it can revoke its franchises and tear the Interborough Company's system to pieces by purchasing the extensions, connecting them by a line through 34th st., and then by building a lower East Side and upper West Side subway. The threat of such an action will prevent the Interborough Company from adopting an unreasonable attitude; and it must be remembered that the proposed contract has established a fair and reasonable precedent. Necessary extensions would inevitably be built under the provisions of a similar arrangement. The whole proposition leaves the company absolutely dependent upon the good will of the city's officials and upon that of public opinion. It is the corporation which will be at the mercy of the city, not the city at the mercy of the corporation. On the other hand, the rejection of the company's bid, no matter what its absolute and comparative merits would be, would constitute an unjust and unfair act of discrimination, which would effectually discourage private capital from investing in the New York transit systems. It would amount to a penalization of the Interborough Company for having

come to the city's assistance over ten years ago. The assertion is made that if the Triborough route is constructed the Interborough Company would be obliged in any event to build the proposed extensions or extensions serving the same purpose. But why should it do so, when the city has declared that it proposed to favor its competitor? If it had to raise all the money required for such extensions in the face of the fact that the traffic would be divided with a competitor, it would be obliged to pay a considerably increased rate of interest, and the outcome would be so dubious that the way of safety and economy would be to stand pat. But assuming that the Interborough Company would build the extensions on its own credit, what would be the result? Merely that both systems would cost more and be less profitable or rather probably unprofitable for a long time. The city would be entering into contracts with two competitive companies and seeking to share the profits of both, while at the same time carefully providing that both systems should be as unprofitable as possible. Could anything be more ridiculous? The people of New York always remember that if such a wasteful policy is adopted they and nobody else will pay the bill.

A NEW IDEA FOR TOWN-PLANNERS.

Remarks By Comptroller Stabler to the Architectural League—How Lending Institutions Can Use Their Influence for Finer Street Architecture.

THE possibility of gaining powerful allies in the cause of finer street architecture in New York was opened up to the members of the Architectural League by some remarks that were made at their dinner in the Fine Arts Building on Tuesday evening by the representative of a great insurance company. The question under discussion was what can be done toward improving Fifth avenue, a question which covers such subjects as the regulation of the height of buildings, harmony in color, treatment of the exposed sides of buildings, and planting of trees along the sidewalks.

With Vice-President Taber Sears in the chair, remarks and suggestions had been made by Arnold W. Brunner, president of the New York Chapter of Architects; Robert Grier Cooke, president of the Fifth Avenue Association; Bert Hanson, president of the Municipal Art Society; Rev. Percy Grant, William P. Eno and Donn Barber, the architect, when Comptroller Walter Stabler, of the Metropolitan Life Insurance Company, on being called to his feet, made the remarks which have since been referred to as containing the germ of a great idea for the Architectural League and all other instrumentalities now working in behalf of city beautification.

The insurance company referred to being a large lender on New York City real estate, and particularly in the form of building loans, Mr. Stabler said that they, meaning the officers and directors, had felt it their duty to exercise a supervision over the plans of projected buildings on which they were asked to make loans. For this purpose they employed an architect, Mr. D. Everett Waid, whose duty it was to see that the building planned was to be not only structurally substantial but also architecturally suitable to its location. Because of exercising this supervision, it was true, as had been said, that the insurance company did have an influence on the structure of Fifth avenue in common with other streets.

It was known that architects met with difficulties in persuading owners to accept the standards set for them. Mr. Waid had. "But," said Mr. Stabler, "we do somehow insist on it. This is not done in any spirit of extortion, but from a feeling that it is for the best interest of the owner of the property."

That was the best that the insurance company could do for the architectural

betterment of Fifth avenue, Mr. Stabler said. But Fifth avenue was not the only thoroughfare which needed this care. There was another great avenue—Broadway. He hoped that the members of the Architectural League would always keep Broadway in mind. While Fifth avenue was our richest street, Broadway was our greatest. A desire to perfect and improve Broadway as well as Fifth avenue should be in the mind of the architectural profession. A little tact would produce what they were looking for.

Mr. Stabler concluded by making a plea for better construction—for fireproof construction. There was often a great difference between two buildings apparently alike. Architects should lay stress upon the quality of buildings as well as upon their appearance—the quality covered up by the brick and mortar.

IMPORTANCE OF THE SUGGESTION.

The importance of the suggestion contained in the remarks of Comptroller Stabler has been discussed since the meeting. Mr. Charles R. Lamb remarked yesterday that this was the first time that it had ever been publicly stated that a great lending institution considered it a duty to exercise a supervision over the architectural design of a building.

"But is not the fact that there is such care exercised implied by the act of the institution in making a building loan after an inspection of the plans?" Mr. Lamb was asked.

"Structurally yes, but architecturally no," replied Mr. Lamb. "It is the first time that it has been publicly stated that a lending institution was exercising a supervision over architectural fitness. At a recent State Convention in behalf of Town-Planning I spoke of the powerful influence that could be brought to bear for good architecture if all financial institutions accustomed to lending money for building operations should make it their duty to supervise architectural plans. Now I have heard for the first time that the Metropolitan is doing this, and I consider it a very important step."

Present at the dinner were:

Taber Sears, vice-president; Stowe Phelps, secretary; T. S. Lamb, H. A. Caparn, C. R. Lamb, Arnold W. Brunner, Donn Barber, Alfred Hopkins, F. A. Rooke, Horace Moran, H. K. Smith, Wm. P. Miller, E. W. Keyser, Chas. H. Israels, Wm. L. Rouse, L. A. Goldstone, R. K. Mosley, Edward I. Shire, Albert Schon-

niel, Edwin H. Denby, Robert I. Aitken, F. M. L. Tonetti, Wm. Laurel Harris, F. A. Moore, Aymar Embury, Karl von Rydingsvard, Ethan Allen Denison, H. H. Wheeler, H. K. Bush-Brown, Albert N. Chambers, Chas. I. Berg, Robert Maynicke, Julius Francke, Victor D. Brunner, Woodruff Leeming, D. E. Waid.

THE FLOW OF IDEAS.

The object of the occasion was stated by the first speaker, Mr. Arnold W. Brunner. It was an opportunity for suggestions and advice especially to architects on how Fifth avenue could be improved.

Robert Grier Cooke, president of the Fifth Avenue Association, outlined several plans which his association had under consideration for the betterment of conditions on Fifth avenue. The topics touched upon were these: the congestion of traffic; the tasteful illumination of show-windows at night and the elimination of distasteful signs and billboards. He alluded to the desirability of planting trees, of the possibility of having an upper sidewalk and to the intended widening of the roadway above 48th st.

President Hanson of the Municipal Art Society alluded to some of the many achievements of that society in behalf of civic betterment. Mr. Hanson favored the idea of an upper sidewalk for Fifth avenue, and said it was needed to protect pedestrians from the increasing vehicular traffic.

Rev. Percy C. Grant, pastor of the Church of the Ascension, dwelt particularly on the desirability of some regulation of the height of buildings, which line of thought followed from a question asked by himself as to what place in architecture the city church of the future would occupy. For many generations church architecture held the first place in the order of importance and beauty. But now that churches are overtopped, their spires are out of place among skyscrapers. The minister was quite severe on those builders who are eager to take advantage of the opportunity of getting good light for nothing by erecting skyscrapers alongside of church plots.

Mr. William Phelps Eno made a very interesting demonstration of the traffic possibilities and the relative width of sidewalks and roadway, both on Fifth avenue and the side streets.

Old prints illustrating Fifth avenue at different periods were loaned for the oc-

casian, and there was an exhibition of lantern slides showing Fifth avenue and other notable streets.

Legal Machinery Needed.

Donn Barber, the architect, said the Fifth Avenue Association was to be congratulated upon having stirred up what seems to have proved such a tremendously broad and comprehensive interest in the matter of bettering the architectural aspect, and of providing permanent improvements of practical utility for the future development of the avenue. The work done was most encouraging, for what is needed most now in this city was the cultivation and crystallization of public opinion along the lines of a sane, sensible, well ordered and carefully thought out general scheme of development. The trouble had always been in New York that it seemed impossible to arrive at a consensus of opinion which would properly regulate matters having to do with civic betterment. New York had grown up wild like a patch of weeds, without any rhyme or reason, and without any big controlling thought back of its development; that utter chaos has resulted is not surprising.

"I am not a great believer in 'moral suasion' when it comes to the matter of civic improvements," said Mr. Barber. "We will never get anywhere in New York until our laws are so adjusted and amended as to make possible a fair and reasonable point of view. The stealing of light from one's neighbor, the lack of restriction of the height of buildings, and the allowing of an owner to build over 90 per cent. of his lot, are matters that must be corrected. They have worked havoc in the past. They are choking the breathing capacity and light out of our streets; they are fast bringing about conditions which the future will surely prove to be unsanitary and impossible for any civilized community.

"What we need now is to create the commensurate legal machinery for the taking care of these matters for our future. If this is done we need not worry about the final result. The beautification of Fifth av, and all others of our streets, will be taken care of automatically.

"Fifth av from 23d st to 14th st seems already beyond redemption. Fifth av from 23d to 57th sts has some fine and adequate buildings, but more that are not. Now that the residence end of 5th av along the Park has been broken into by the apartment house, it is only reasonable to suppose that that portion is doomed to become what the West Side of the Park has become, an apartment street. Private homes must fall before the march of business.

The Fifth Avenue Association must realize that nothing is permanent in New York; that fickle fancy has played havoc in the city even during the last ten or fifteen years. If they are to put the stamp of lasting quality on the avenue, it is high time they got about it. They must not rest content to use in bringing this about, half-way or inadequate methods."

Mr. Lamb's Criticisms.

Charles R. Lamb, ex-vice-president of the Architectural League, was asked to close the discussion. He said in part: "I had been hoping to hear from my good friend Mr. Barber, that he would advocate the adoption in this city of the rules of that city in which he was educated, and of whose architecture, he sings the praises persistently—Paris—where regulations by restricting the building line, the height of buildings, etc., secure those qualities in the architecture of that great metropolis.

"Unfortunately, he did not do so, but leaves to the laymen, as in the remarks

of the Rev. Dr. Grant and Mr. Bert Hanson, President of the Municipal Art Society, to demand regulation under the building laws, and the restriction of encroachment, upon city property.

"Fifth av, has no monopoly as a street which will permit the possibilities of its decadence, as has been the case of other streets before the rise of Fifth av. Consider the fact that our great grandmothers walked in Bowling Green, later in lower Broadway, then the procession moved up to Chatham square, to East Broadway, and later to Second av.

"Our lamented president, Russell Sturgis, died in the home, bought by his father, on N. Stuyvesant Square, when Second av was the great fashionable avenue of New York; since then Fifth av has risen to prominence, but is already losing caste.

"From 23d st south to 14th st it is in danger; from 23d st north to 59th st, a change from a residential to a business street is moving forward by leaps and bounds. Who can tell what the future means for Fifth av? Certainly no one of the prophets of the past were right, will the prophets of to-day be more correct in their diagnosis?

A VANDERBILT MISTAKE.

"The late Wm. H. Vanderbilt is reported to have remarked to a friend that he had made a mistake in locating his home, and the homes of the other members of his family, below 59th st.

"When we in the Municipal Art Society urged the widening of Fifth av, it was stopped at 47th st, to-day it is admitted that the avenue must be widened to the Park.

"But the query is, will the great fashionable, wealthy, retail trade remain in this section of the avenue, unless adequate means are taken to preserve the dignity, the artistic character, and the architectural importance of the avenue? Restrictions must be established, building lines must be regulated. Can anything be more unsatisfactory than the view seen between the Hotel St. Regis, and its companion on the west? The very height of these two structures belittles the width of the avenue, ruins the beauty of the University Club. If as an argument, we should consider all the buildings on the avenue of the same height, Fifth av would become a wild western canyon, and its charm as a shopping district would have disappeared.

"But you may ask, where could the trade go? Who can tell? Is it inconceivable that it should spread, at right angles, and make 57th street the great retail street or follow westward to 72d st and over to Riverside Drive. Is it inconceivable that the 'Rue de la Paix' that Mr. Barber refers to with satisfaction should stand as an example of the future for Riverside Drive, where already the great apartment buildings of this city are rearing skywards?

"As I said before, no street is exclusive, Broadway has been referred to by one of the speakers, and yet Broadway has changes and the realty values of property have fluctuated, back and forward, and to-day, that section of Broadway south of 14th st, and down to Canal st, is ruined architecturally and has been lost to the great business trade which formerly occupied that territory."

Mr. Lamb turned to Mr. Cooke, the president of the Fifth Avenue Association, and said: "You are quite right, Mr. Cooke, you and your associates, in trying to establish a 'sentiment' in favor of the beautification of Fifth av, in every way possible. You are quite right in trying to establish in the minds of every one, whether resident, or business man, on the avenue, that feeling, that his street is the best street in the Metropolis. You are quite right in trying a sentiment."

LONGEVITY OF BUILDINGS.

An Object Lesson from the Gillender Building—Protecting Steel from Corrosion.

BY MAXIMILIAN TOCH.*

In my preliminary report on the condition of the steel of the Gillender Building above the ground, published in the Engineering News, July 14, 1910, there appeared to be little or no corrosion, owing to the fact that the steel was incased in a cement mortar which inhibited oxidation. Wherever the cement mortar was not contiguous to the steel superstructure, corrosion took place, and one series of upright columns at the corner of Wall and Nassau sts., showed this to a greater extent than any other place. From a mathematical calculation as to the rapidity with which this oxidation took place, it is safe to say, that without any further protection, the steel in that building would have lasted thousands of years before the factor of safety would have been encroached upon.

The great lesson which, however, was learnt from that, and which has been learnt in the last ten years on many other structures where steel has been incased, is that linseed oil paint is worthless against moisture and concrete, and as the final report will be published in the Engineering News within a few weeks, the steel below the ground has given evidence that a linseed oil paint prevents the adhesion of concrete to steel owing to the formation of a lime soap.

A FALLACY ABOUT CONCRETE.

The one popular mistake that engineers make as a rule is, they quote the aphorism, that concrete is a perfect protector against corrosion, whereas, as a matter of fact, this is not the case, but only applies to cement mortar. It must be understood that concrete contains only from 10 to 15% by weight of cement, and that the aggregate causes a large amount of voids, whereas cement mortar will contain as high as 50% of cement, which contains no aggregate larger than sand, and is in itself partially impervious and almost always alkaline.

A very prominent architectural engineer in this city, who represents one of the largest insurance companies, insists that the steel of the buildings on which his company makes permanent loans, shall be incased in a one-inch grout or cement mortar, and in the opinion of this engineer, preference is given to a paint other than linseed oil, which shall be alkali proof and shall insulate against electrical currents, if possible, and it would be an excellent idea if all architects and engineers followed this rule so that the permanency of buildings be insured.

Many cases come to me of the failures of steel in concrete with suggestions for their remedy, and as these are always in the nature of professional confidence, it is not my province to publish these failures.

Some years ago I entered a protest on a certain very large and expensive structure, against the manner in which the ceilings were hung. The tension members and fine wire lath were uncoated, and in some instances galvanized, and no protective paint was applied, on the theory that concrete was a sufficient protection against corrosion. I knew that this was not a fact, for concrete in the presence of moist air currents, or moisture charged with electrical current is no bar against corrosion, and after seven years the wire mesh and tension members which had supported this ceiling rusted out to

(Continued on page 997.)

*Member of the firm of Toch Brothers, Municipal Lecturer on Paint, Corrosion and Concrete, College City of New York.

THREE VENTILATION BILLS PREPARED.

Realty, Ventilation Engineering and Administrative Interests To Discuss Them On Wednesday Evening.

THE New York Branch of the American Association of Labor Legislation, of which Miss Crystal Eastman, of 206 Metropolitan Tower, is secretary, has invited the Special Committee of the American Society of Heating and Ventilating Engineers, of which D. D. Kimball, 437 5th av., is chairman; the Realty League, of which Carlisle Norwood, 78 William st., is counsel, and certain other real estate men to confer on the three tentative bills now in existence, on next Wednesday evening at 8:15, at the association's offices.

Miss Eastman told a Record and Guide reporter this week that the interest the association she represents has in this question is purely philanthropic. Because of this organization's unbiased attitude upon this question, its suggestion that the conference with Mr. Williams, Commissioner of Labor, be held under its auspices was accepted by those who had already arranged a conference with Commissioner Williams on December 17.

When Commissioner Williams submitted his bill to the committee at the last session of the Legislature, this association took an active interest in it and when it failed of passage it reported upon it, and their future attitude as follows:

Although thoroughly in sympathy with the general purpose of this bill, the Committee concluded to oppose it for two reasons. First, the Committee was advised by several engineers that the standard of purity provided in the bill was not practical or enforceable. Second, the bill placed upon the owner of the building, the duty of providing sufficient ventilation with this exception, "Provided that when the occupier has agreed in writing to comply with the provisions of this section or an order issued thereunder, within his holding, he, instead of the owner or lessee or their agents, shall be responsible for the performance of the duty herein prescribed." This clause,—making it possible for landlords to contract out of their responsibility and leaving the factory inspector to deal with the irresponsible small manufacturer who moves often and easily and has no permanent interest in the building,—the Committee concluded was fatal to a real enforcement of the ventilation requirements.

The bill was introduced late in the session, and rather than attempt to have it amended in these two important respects, the Committee decided to oppose it and to take the matter up in 1911 with a view to passing an adequate bill. Telegrams were sent from the New York Branch to every member of the Labor and Industries Committee, expressing opposition to the bill. It was not reported out by the Assembly Committee on Labor and Industries.

The association has a substitute bill which it had planned to have introduced in opposition to Commissioner Williams' bill at the next session of the Legislature.

At a conference of the directors of the Realty League held in "The Ansonia" last night their bill was discussed preparatory to taking the matter up at the Wednesday evening session. They want the tenant held responsible for the installation and maintenance of the ventilation system, and they believe that window ventilation is as satisfactory as power and is less expensive. This was the view expressed by Clarence T. Coley of the Douglas Robinson, Chas. S. Brown Co. It had been supposed that the Ventilating Engineers took the opposite stand in this regard, but D. D. Kimball put a new light on this subject.

"The engineers believe," he said, "in a volumetric standard. The department now rules that there shall be 2,000 cubic feet an hour for each person or burning gas jet, but the engineers thought 1,000 cubic feet sufficient. To meet the views of the Department, however, the standard placed in one bill was fixed at 1,200 cubic feet.

"But," continued Mr. Kimball, "the engineers are willing to accept a dual standard if no agreement can be reached on the volumetric plan." He places it at 15 parts carbon dioxide gas in 10,000 parts of air. The preliminary draft of his bill placed the responsibility upon

the owner but he says his committee is open to conviction that the responsibility should be upon the tenant. The word "owner" he said, was put into the tentative draft merely to learn the real estate man's side of the matter. The engineers do not care anything about the administrative features of the bill, except in so far as to provide that its administration shall be successfully executed.

In this connection the views of Mrs. Florence Kelley, National General Secretary of the National Consumers' League, of 105 East 22d st., are timely. She believes that the responsibility should rest with the owner and not the tenant and states her reasons as follows:

Why Owners Should Be Responsible.

BY MRS. FLORENCE KELLEY,
General Secretary National Consumers League.

The most universal danger attending employment in manufacture is the danger of poisoning by impure air in the workroom. Although this fact has long been known, the attempt to act upon it is so recent that there is by no means unanimity among the workers themselves, or in the public at large, as to methods which should be applied for the purpose of securing an adequate supply of pure air throughout the factories and workrooms in the State of New York.

The writer's interest in the subject of ventilation of workrooms centers on two points: First, the question what is pure air, and second, how can the duty of supplying it be effectively enforced?

It is obvious that FRESH (i. e. outdoor) air is by no means necessarily PURE air. Thus, for instance, in Pittsburgh the greatest dry goods store carefully excludes, in the interest of its perishable wares (laces, delicate silk, ribbon, etc.), all outdoor air, except that which is introduced at a single point and purified by being pumped through flowing water. Similar precautions are taken in a large chocolate factory in Pittsburgh with regard to one room in which its most expensive product is prepared, i. e., no fresh or outdoor air is admitted until it has been artificially purified. In Chicago, for many years, in the interest of the instruments used in the Central Telephone Exchange, similar precautions had been taken. In these cities outdoor air is obviously impure. In the three cases cited, the owner of the building is also the occupier, and the supply of purified air is furnished in the owner's interest.

In New York City there are thousands of small workshops occupied by floating employers, often financially irresponsible, often leasing for the shortest possible time, whose employes need pure air while at work exactly as urgently as the employes of the telephone company, the department store, and the candy manufacturer cited. To oblige these thousands of tenant employers to provide efficient ventilation, would indeed be a task to daunt the bravest Board of Health or Department of Factory Inspection. It is to-day beyond the present actual powers of both these administrative bodies to compel such employers to have their floors scrubbed and their windows washed. How immeasurably more difficult the task of constraining them to supply fresh air for employes who do not clamor for it, and in industries in which the product is neither improved by pure air, nor injured by the presence of excessive carbon dioxide; in which, in other words, the

employer has no consciousness of advantage to himself arising from improved ventilation.

In view of these facts it is, in the opinion of the writer, necessary that the burden of making structural provisions for ventilation should, in all cases, be placed upon the owner; that in future buildings provision for central ventilating should be made as regularly as central provision for heating and lighting is now made in modern buildings. In the case of buildings already constructed, the local structural provision for ventilation, should be made obligatory upon the owner in the interest of efficient administration, and in every case and under all circumstances the provisions of the law should leave the least possible scope for discretion on the part of the officials. The more competent, efficient and honest and enforcing an officer is, the more he dreads the burden of discretion in regard to matters involving expenditures by employers and property holders.

Ventilation and the Employer.

BY R. M. HILL.

IN the discussion of the present State law affecting the ventilation of factories, especially in reference to proposed amendments, it seems as though the party most vitally interested had been eliminated, i. e., the employe, for whose benefit and protection the law was passed.

Ventilating engineers, manufacturers of exhaust fans and window ventilators, loft owners and factory proprietors have all been heard from, and it is only natural that each and every one approaches the subject from a different angle, and is unconsciously influenced more or less by selfish motives.

As a manufacturer of a very successful window ventilator, I am probably no exception, but as the controversy on the subject of ventilation becomes more interesting, it occurs to me that it would be worth while to endeavor to view it from the standpoint of the employe.

During the last few weeks I have interviewed a large number of persons who work in factories in this city; factories ventilated with fans, with window ventilators, and factories with no visible means of ventilation. In the factories where fans are installed, it is rare to find them in operation, the reason—"too cold"—"too much draft"—"too much noise" and as most city lofts are heated none too well, the operation of a fan reduces the temperature to such an extent that the employe objects. This can, of course, be overcome by increasing the heating plant, or by warming the fresh air as it enters the room.

The average employe likes the fresh air if it comes into the workroom in an upward direction without causing drafts. Scientifically constructed ventilators will fill this requirement. The upper device allows the foul air to escape, even against a strong wind, as has been repeatedly demonstrated.

I found, however, one factory equipped with approved ventilators in which every window was tightly closed. The reason was obvious—not a particle of heat was generated in the room, except that which came from two gas jets and the bodies of the occupants. It was not necessary to ask anyone near windows in several other factories why he did not open the window and let the cold air blow on him, as common sense supplied the answer.

In the non-scientifically constructed window ventilator having an outlet device in the upper sash, a draft enters the

room when the wind blows against it. This is a most serious objection, and the result is that such ventilator is not used.

It must be remembered that a large proportion of factory workers live in flats and apartments having six or seven windows, and that these six or seven windows are closed practically all day and all night during the winter months. The next time you ride downtown on any one of the elevated roads, notice how many even partially open windows there are in one block, especially if the temperature is below forty degrees. The closed windows tell the story; the change from home to factory should not be too violent. As the worker learns the benefits of constantly breathing fresh air in the factory, the lesson will have its effect in the home.

To a half famished man a slice of bread in his stomach is worth more to him than a whole loaf in the bake-shop window. So with window ventilation. A system that keeps the air fresh and pure without discomfort and without constant cost is preferable to a machine capable of moving a measured amount of air at a continuous expense provided that the former one be used while the latter is idle. In my opinion, and of course that opinion is colored by my business, more good will result to the worker if a system is installed in the workroom which can and will be used.

The interest of owners, tenants, ventilating people and engineers should not be considered to the detriment of the employe. Since engaging in the ventilating business, I have been greatly impressed with the necessity of pure air, and would welcome any change that might result in educating the public to the importance of this subject.

Commissioner Williams' Bill Reviewed.

BY CLAYTON W. OLD.

The bill drawn up by Commissioner Williams made positive rulings upon many points lacking definition under the present law and in that respect it was to be commended.

Ventilation means only one thing—the introduction into the breathing space of a definite air volume at all times irrespective of wind or weather. The reduction of CO₂ will follow as a natural consequence. In my opinion, therefore, the proper basis for the acceptance or rejection of a ventilating equipment is the volume of air it introduces at all times, all care being used to move this air without causing objectionable drafts or an undue variation of the temperature. Any other basis is bound to result in the later rejection of many equipments which, under more favorable conditions, had been officially approved.

"I have in my files a copy of every State ventilating law now in force. Each calls for definite air volume per capita, and it is rather significant that even the New York State School Ventilating Law reads the same way. It seems to me that the Department of Labor should consider carefully and hesitate in a matter involving so great expense to New York factory owners, before urging the embodiment in a law of so radical a departure from well known and long tried out standards.

The future of the partly completed Heidelberg Tower at 42d street and Broadway is in doubt. The syndicate, which is headed by Charles Pasche, a St. Louis banker, feels that the completion of the original project is not justified at the present time. Henry Ives Cobb, the architect, says that the present tower of the building is but a temporary billboard, and he would like to see the whole original plan for a 32-sty building carried out.

PRIZES FOR BUILDERS.

To Be Awarded for Apartment Houses of Good Architectural Design.

No decision has yet been reached in regard to the medals offered by New York Chapter of the American Institute of Architects for the best apartment houses built this year. It was expected that the selections would have been made before now, but the committee hopes to make the awards very soon.

The medals will go to the owners of the successful houses, one for an apartment less than six stories in height and one for a house six stories or more in height. The honorable mention certificates are to be awarded for secondary excellence in similar structures.

The committee of award comprises seven members, namely: President Arnold W. Brunner, Secretary Frank H. Holden, Messrs. William Emerson, Charles Butler, Charles I. Berg, I. N. Phelps Stokes, C. B. J. Snyder, all of New York Chapter; and Robert W. de Forest, president of the Municipal Art Commission, and Hon. John J. Murphy, commissioner of the Tenement House Department.

Secretary Holden is a member of the firm of Bosworth & Holden, at 170 Broadway. He said this week that the members of the committee were making a personal examination of new houses worthy of note, and they were also asking owners to send photographs of meritorious houses sent to the secretary's office. The awards will not, however, be made from the photographs, but it is a convenience to the committeemen to have photographs to examine in their work. The prizes may go to owners who have not forwarded photographs.

This will be the first occasion when such prizes have been offered to owners. The object is to make a public testimony of appreciation in order to encourage and influence them to pay more attention to artistic effects. The two medals, with an honorable mention in each class, will be given annually. The distinction earned by a prize-winning house should count for a good deal to its owner.

Five-Story Houses.

If the erection of 5-sty apartment houses has ceased in the Borough of Manhattan, this style of housing still receives most of the attention of builders in the Bronx. In the stampede to file plans in the days preceding the 15th of November, when the new order against encroachments went into effect, about 64% of the buildings for which plans were filed were of the class of 5-sty apartments.

The plan-filing for this year in the Bronx has surpassed the record of last year up to the corresponding date. The estimated cost of the buildings for which plans have been filed so far this year exceeds \$43,000,000, to compare with about \$37,000,000, the record last year.

Seasonable Lessening of Building Activity.

The smaller totals of building expenditure indicated in the reports received by Bradstreet's for the month of November point to the effect of seasonable weather changes upon activities in a total for eighty-five cities of \$51,362,913, as against \$50,681,109 in October and \$56,101,333 in November, 1909. There is here indicated a decrease of 3.5 per cent. from October and of 8.4 per cent. from November a year ago. Of the eighty-five cities reporting, thirty-two show increases and fifty-three decreases from November last year.

New York City shows a total of \$16,454,501 expended in November, as against \$12,369,186 in October and \$16,933,260 in November, 1909. There is here indicated a gain over last month of 33 per cent., but

Larger Activity in Queens.

Over a million dollars are represented in the estimated cost of the plans that were filed in the Borough of Queens during the months of October and November for private dwellings and small flats, a record unprecedented in the borough and one which means a big building boom in the Spring. For it is presumed that the high activity in drawing plans will continue during the Winter.

If the average cost of construction is five thousand dollars per house, the total appropriation of more than a million dollars means the erection of about two hundred buildings of this type, without taking into account the plans yet to be filed. While Queens has been very active in building for several years, the plans of any previous period seem few in comparison. The small work provided by suburban sections is very important in the estimation of the building trades when there is not enough big work to go around. And if what is coming to Queens is a prophecy for other suburbs and sections of the metropolitan district, the coming year will be a much busier one for builders than the one now closing.

The completion of some of the transportation improvements that have been under way for years, with the actual realization of some of the benefits, is given as the immediate cause of the accelerated construction movement.

Trade Agreements Expiring.

New agreements are still to be made in a number of building trades between the employers and the journeymen, to take the place of agreements expiring at the first of January. The trades in which negotiations are being conducted are as follows: Asbestos workers, bluestone cutters, cement workers, house shorers, the marble industry, roofers, steamfitters, plumbers.

In each case the men are asking for higher wages. The Building Trades Council expects to hear that agreements have been signed in every case by December 20th, when the Council will report to the City Comptroller the prevailing rates of wages for the coming year. In all other trades new agreements have been concluded or old ones continue.

The asbestos workers have not had a trade agreement for three years. The bluestone cutters ask for an increase in wages of 50 cents per diem, or to \$5. The cement workers want a raise of 20 cents, to \$3; the house-shorers, 25 cents, to \$3.50; the steamfitters, 50 cents to \$5.

The Building Trades Department of the American Federation of Labor has decided by a vote of 41 to 14 delegates that the trade of machinists is a building trade. Heretofore the machinists have not been represented in building trade councils.

EMPLOYEES

in lofts and factories where

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are installed say they obtain plenty of *FRESH AIR* without being exposed to *DRAUGHTS*. We will be pleased to furnish, to those desiring to make an investigation, a list of lofts where the

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WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS

INDEX

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

1—Demolishing	8—Reinforced concrete	15—Marble	22—Galvanized iron sky-lights and cornices	28—Electric power
2—Excavating	9—Fireproofing	16—Terra cotta	23—Fire-escapes	29—Electric wiring
3—Foundations	10—Tin roof	17—Mosaic	24—Plumbing	30—Lighting fixtures
4—Masonry	11—Roofing other than tin	18—Tile	25—Heating	31—Plate glass
5—Carpentry	12—Front brick	19—Metal lath	26—Elevators	32—Interior woodwork and trim
6—Terra cotta blocks	13—Granite	20—Plaster partition blocks	27—Dumbwaiters	33—Paints
7—Steel and iron work	14—Limestone	21—Coping		34—Hardware

President Borough Richmond; 25, until Dec 27.*
Board Water Supply, 165 Bway; 8, 4, until Dec 13.*
Commissioner of Docks; 30, until Dec 12.*
Board Water Supply, 165 Bway; 24, 4, until Dec 14.*
Froma Realty Co, 63 Park row, owner; 4, 5, 12.
Max Marx, 128 Bway, owner; 22.
The F & M Schaefer Brew Co, 112 E 51st st, owner; 7.

H A Henning, 413 1st av, owner; 24.
Mitral Realty & Const Co, 132 Nassau st, owner; 12.
Wm Shearn, 85 Tompkins st, owner; 12.
Samuel Rosenstock, Bible House, owner; 12, 24.
Isaac and Henry Mayer, 100 W 119th st, owners; 24.
Sigmund Wechsler, 32 Bway, owner; 24.
W P Gussow, 23 Duane st, ar't; 4, 5.
Central Union Gas Co, 350 Alexander av, owner; G C Jan 15.

T & E Casselman, 165 W 18th st, owners; G C.
Libman Const Co, 1968 Bway, builder; subs.*
John H Buscall, 1815 Anthony av, owner; subs.*
Wm H Gompert, 2102 Bway, ar't; G. C.*
E Patterson, 1 Montgomery st, Jersey City, ar't; G C.*
Albert H Herbst, 624 E 135th st, owner; 4, 5, 12.
John O'Leary, Vyse av, owner; 4, 5, 12.

PROJECTED BUILDING.

Manhattan.

Apartments, Flats and Tenements.

MORNINGSIDE DRIVE, s w cor 121st st, 9-sty brick and stone apartment house, 101.0x100.11, felt and slag roof; cost, \$275,000; owner, Stevenson Const. Co., 270 Jackson av, L. I. C.; architect, John M. Baker, 21 Jackson av, L. I. C. Plan No. 745.

Owner builds.

Factories and Warehouses.

17TH ST, Nos. 440-442 West, 4-sty brick and stone ice plant, 52x92, tar, felt and gravel roof; cost, \$70,000; owner, Donald H. Elder, 321 West 14th st; architects, Julius Kastner & Dell, 1133 Broadway. Plan No. 736.

Miscellaneous.

BROADWAY, n e cor Sherman av, sign; cost, \$384; owner, M. P. Connelly, care J. J. Frank, 52 William st; architect, O. J. Gude Co., 935 Broadway. Plan No. 735.

CATHEDRAL PARKWAY, n s, 175 w Lenox av, erect wall 149.10x70.11; cost, \$1,000; owner, Merritt Ferguson Co., Inc., 290 Convent av; architects, Schwartz & Gross, 347 5th av. Plan No. 739.

LITTLE WEST 12TH ST, No. 15, 1-sty brick outhouse, 14x10.4; cost, \$1,200; owner, Catharine F. McBride, 68 Berkeley pl; architect, Arthur B. J. Sauerbrun, 1002 Lincoln pl, Brooklyn. Plan No. 743.

Theatres.

116TH ST, Nos. 11-13 West, 2-sty brick and stone theatre, 41x90, plastic slate roof; cost, \$50,000; owner, Mitral Realty & Const. Co., 132 Nassau st; architect, David Stone, 127 Bible House. Plan No. 740.

Stables and Garages.

TOMPKINS ST, Nos. 85-87, 1-sty brick stable, 16x25, tin roof; cost, \$3,000; owner, Wm. Shearn, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 741.

Stores, Offices and Lofts.

45TH ST, Nos. 62-64 West, 12-sty brick and stone office and store, 40.6x90, slag roof; cost, \$200,000; owner, George Backer Const. Co., 1182 Broadway; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 737.

GREENWICH ST, Nos. 760-762, Bank st, Nos. 108-110, 6-sty brick and stone store and loft, 35.1x75.2, tar and gravel roof; cost, \$45,000; owner, Froma Realty Co., 63 Park Row; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 738.

COMMERCE ST, n s, 50 w Bedford st, 5-sty brick and stone loft, 24.6x36.11, slag roof; cost, \$20,000; owner, Emma M. Mestanz, 810 Forest av; architects,

Goldner & Goldberg, 704 Jackson av. Corrects error in last issue, when street number was 245. Plan No. 734

IRVING PL, s e cor 15th st, 12-sty brick and stone loft and office building, 84x155.6, slag roof; cost, \$500,000; owner, Consolidated Gas Co., 4 Irving pl; architect, H. J. Hardenbergh, 47 W 34th st. Plan No. 742.

Geo. A. Fuller Co., 111 Broadway, has general contract.

DELANCEY ST, No. 14, 4-sty brick store and loft, 20.4x47, extension, 19.11x3, slag roof; cost, \$10,000; owner, Martha L. Shradly, 519 West 157th st; architect, J. F. J. Gavigan, 1123 Broadway. Plan No. 744.

MANHATTAN ALTERATIONS.

CATHERINE ST, No. 39, windows to 3-sty brick tenement; cost, \$500; owner, James Lissner, 121 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 2814.

CLINTON ST, No. 55, bake oven to 5-sty brick tenement; cost, \$1,200; owner, M. Wiener, 1724 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 2818.

CHERRY ST, No. 375, partitions, windows to 4-sty brick tenement; cost, \$750; owner, Chas. W. Hunter, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 2835.

CORNELIA ST, No. 28, toilets to two 4-sty brick tenements; cost, \$325; owner, Anna M. Pisarra, 46 Bond av, Holland, L. I.; architects, Janes & Leo, 124 West 45th st. Plan No. 2850.

CARMINE ST, Nos. 83-85, erect room on roof, toilets to 2-sty brick public bath and gymnasium; cost, \$6,000; owner, City of New York; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 2828.

DELANCEY ST, No. 88, erect fence, brick walls to 5-sty brick store and tenement; cost, \$500; owner, Sussman Volk, 88 Delancey st; architect, H. Horenburger, 122 Bowery. Plan No. 2858.

ELIZABETH ST, No. 247, erect sheet iron fences to 5-sty brick tenement; cost, \$100; owner, Chas. La Ray de Chanmont de St. Paul, Paris, France; architect, Chas. M. Straub, 147 4th av. Plan No. 2827.

ELIZABETH ST, Nos. 152-154, 3-sty brick side extension, 12x91, piers, beams to 3-sty brick factory; cost, \$12,000; owner, E. C. Dessecker, 1097 Gates av, Brooklyn; architect, W. B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 2853.

MANHATTAN ST, No. 138, sign to 1-sty brick store; cost, \$100; owner, M. Samuhs, 505 5th av; architect, W. A. Faxon, 2376 3d av. Plan No. 2822.

MOTT ST, No. 217, partitions, windows, skylights to two 4-sty brick store and tenement; cost, \$5,000; owner, Mrs. M. A. Lacey, 217 East 51st st; architect, H. Horenburger, 122 Bowery. Plan No. 2860.

SPRING ST, s e cor Crosby st, install pump to —sty brick loft; cost, \$200; owner, Langsdorf Realty Co., Inc., on premises; architect, A. F. Norcross, 45 West 34th st. Plan No. 2819.

THOMPSON ST, No 180, partitions, alter stage to 3-sty brick loft and picture theatre; cost, \$800; owner, H. Wood, 180 Thompson st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2859.

WEST HOUSTON ST, Nos. 124-128, erect fireproof passage, cut doors to two 6 and 7-stys brick lofts and tenements; cost, \$400; owner, Alexander S. Burns, 128 West Houston st; architect, Louis V. Spinapont, 201 Spring st. Plan No. 2812.

WORTH ST, No. 7, altar posts to 4-sty brick store; cost, \$100; owner, F. L. Carter, 140 Cedar st; architect, Arthur B. Miller, 140 Cedar st. Plan No. 2844.

5TH ST, Nos. 629-631 East, toilets, windows, to 6-sty brick tenement and store; cost, \$200; owner, Nathan Friedman, 1873 7th av; architects, Gross & Kleinberger, Bible House. Plan No. 2843.

15TH ST, No. 63 West, partitions, alter walls to 4-sty brick loft; cost, \$5,000; owner, I. Krausbaar, 234 6th av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2815.

18TH ST, No. 108 West, 1-sty brick rear extension, 25x10, toilet to 6-sty brick store and loft; cost, \$500; owner, Heucken, Haaren & Co., 108 West 18th st; architect, Frederick Jacobsen, 132 West 23d st. Plan No. 2821.

19TH ST, No. 32 West, partitions to 3-sty brick store and tenement; cost, \$50; owner, Gerson Lewy, 32 West 19th st; architect, Samuel Levingson, 29 West 42d st. Plan No. 2836.

20TH ST, No. 21 West, doors to 4-sty brick dwelling; cost, \$150; owners, Gylmann Realty Co., 20 West 20th st; architect, M. A. Cantor, 314 Madison av. Plan No. 2833.

30TH ST, Nos. 510-518 West, 1-sty brick side extension, 16x98.9, altar stairs, windows, to three 3-sty brick factory and stable bldgs; cost, \$3,500; owner, Hess Bros., premises; architect, Max Muller, 115 Nassau st. Plan No. 2842.

31ST ST, No. 54 West, erect sign to 3-sty brick store and tenement; cost, \$100; owner, Oliver L. Jones, Cold Spring Harbor, L. I.; architect, Gregory B. Webb, 25 West 42d st. Plan No. 2837.

31ST ST, Nos. 142-156 East, partitions to 6-sty brick garage; cost, \$1,000; owner,

Cab & Taxi Co., 252 West 40th st; architect, Philip Bardes, 122 Bowery. Plan No. 2816.

33D ST, Nos. 464-466 West, new toilets to two 2 and 3-sty brick dwellings; cost, \$200; owners, Isaac & Henry Mayer, 100 West 119th st; architect, Henry Fulle, 495 East 173d st. Plan No. 2832.

38TH ST, No. 267 West, toilets to 4-sty brick tenement; cost, \$50; owner, Margaret Albus, 600 West 169th st; architect, J. H. O'Rourke, 137 East 47th st. Plan No. 2840.

40TH ST, No. 402 West, 4-sty brick front extension, 18.4x6.9, partitions, elevator shaft, dumbwaiters, toilets to 4-sty brick store and tenement; cost, \$6,000; owner, Samuel Rosenstock, Bible House; architects, Gross & Kleinberger, Bible House. Plan No. 2831.

42D ST, No. 214 West, remove ornamental projections at entrance to 7-sty brick theatre; cost, \$1,000; owners, Klav & Erlanger, 214 West 42d st; architects, Herts & Tallant, 113 East 19th st. Plan No. 2856.

43D ST, Nos. 127-135 West, erect sign to 12-sty brick hotel; cost, \$450; owner, Woodstock Hotel Co., 127 West 43d st. Plan No. 2825.

45TH ST, No. 5 East, partitions, steel girders, columns to 6-sty brick dwelling; cost, \$25,000; owner, Alex Smith Cockran, 255 Palisade av, Yonkers; architects, Browne & Almirot, 3 West 29th st. Plan No. 2864.

46TH ST, Nos. 319-321 East, alter vent shafts, sash to 5-sty brick tenement; cost, \$600; owner, Estate J. H. Redman, 400 Manhattan av; architect, John Brandt, 271 West 125th st. Plan No. 2824.

50TH ST, n s, 148 e Park av, steel columns, beams, alter doors, fence to —-sty wagon shed; cost, \$1,500; owner, The F. & M. Schaefer Brew Co., 112 East 51st st; architects, Julius Kastner & Dell, 1133 Broadway. Plan No. 2820.

51ST ST, No. 149 West, partitions, windows, fixtures to 5-sty brick tenement; cost, \$5,000; owner, Henry Korn, 135 Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2846.

104TH ST, Nos. 105-107 West, partitions, fire-escapes to two 5-sty brick tenements; cost, \$15,000; owner, H. C. Copeland, 242 West 101st st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2861.

110TH ST, No. 129 East, partitions to 3-sty brick shop and dwelling; cost, \$250; owner, B. Claman, 129 East 110th st; architect, O. Reissmann, 30 1st st. Plan No. 2862.

111TH ST, No. 26 East, shafts to 5-sty brick tenement; cost, \$200; owner, H. F. Bellman, 156 Manhattan av; architect, J. H. O'Rourke, 137 East 47th st. Plan No. 2839.

125TH ST, Nos. 151-153 West, stairs, partitions, store fronts, plumbing to 3-sty brick store and loft; cost, \$1,500; owner, Sigmund Wechsler, 32 Broadway; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2834.

125TH ST, No. 147 East, alter stairways to 6-sty brick office and bank; cost, \$100; owner, Twelfth Ward Bank, 147 East 125th st; architect, Geo. J. Murray, 52 Broadway. Plan No. 2830.

AV B, No. 275, pine girders, partitions, windows to 5-sty brick tenement and store; cost, \$1,600; owner, Selma Alexander, 338 East 15th st; architect, Oscar Lowinson, 18 East 42d st. Plan No. 2855.

AMSTERDAM AV, St. Nicholas av and 162 st junction, erect sign fence to vacant lot; cost, \$150; owner, R. B. Westcourt, 19 Park Row; architect, Walter A. Faxon, 2376 3d av. Plan No. 2823.

BROADWAY, Nos. 2306-2308, alter stairs, beams, iron columns to 2-sty brick hotel; cost, \$25,000; owner, Peter Doelger, 55th st and 1st av; architects, Jackson & Brown, 500 5th av. Plan No. 2851.

BROADWAY, No. 2142, partitions, beams, skylights, doorways to 2-sty brick store and dwelling; cost, \$2,800; owner, Max Marx, 128 Broadway; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 2817.

BROADWAY, w s, 25 n 34th st, erect sign to 10-sty brick store; cost, \$1,000; owner, R. H. Macy & Co, on premises. Plan No. 2857.

BROADWAY, No. 173, stairs, show windows, partitions to 5-sty brick store and offices; cost, \$2,500; owner, Estate Joseph Cooley, 35 West 32d st; architect, Woodruff Leeming, 20 Broad st. Plan No. 2811.

PARK AV, No. 1342, windows to 5-sty brick tenement and store; cost, \$100; owner, Frances Mayer, 247 East 117th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2838.

PARK ROW, Nos. 83-85, sign to 5-sty brick store and loft; cost, \$75; owner, City of New York; architect, H. E. Spicer, 26 Court st, Brooklyn. Plan No. 2854.

1ST AV, e s, between 38th and 39th sts, 1-sty brick side extension, 15x242.6, install three new generators, toilets, girders to 3-sty brick power station; cost, \$250,000; owner, The New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 2829.

1ST AV, No. 403, partitions toilets, windows, ovens to two 4-sty brick tenements; cost, \$1,500; owner, H. A. Henning, 413 1st av; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2826.

1ST AV, No. 1502, windows, to 4-sty brick store and tenement; cost, \$150; owner, Samuel Davis, 168 Lenox av; architect, Frank Straub, 122 Bowery. Plan No. 2849.

2D AV, Nos. 1300-1304, cut windows to three 4-sty brick tenements; cost, \$1,500; owner, Augustus Scherhorn, 25 Liberty st; architect, C. H. Dietrich, 1112 2d av. Plan No. 2848.

2D AV, No. 1852, toilets, partitions, windows, to 5-sty brick tenement; cost, \$2,000; owner, G. A. Steinmuller, 1511 3d av; architect, John C. W. Ruhl, 3012 East 204th st. Plan No. 2841.

3D AV, n w cor 39th st, toilets, partitions to 3-sty brick store and tenement; cost, \$700; owner, Henry Hof; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2813.

4TH AV, Nos. 281-283, fireproof partitions to 6-sty brick office and store; cost, \$2,500; owner, Domestic & Foreign Missionary Society of the Protestant Episcopal Church, 281 4th av; architects, Bannister & Schell, 69 Wall st. Plan No. 2863.

7TH AV, Nos. 711-715, erect sign to three 4-sty brick stores and offices; cost, \$275; owner, Brueck & Wilson, 16-20 West 19th st; architect, Empire Electric Sign Co., 162 East 118th st. Plan No. 2845.

7TH AV, No. 170, partitions, toilets to 4-sty brick store and tenement; cost, \$350; owner, Martha Howells, 170 7th av; architect, Julius A. Tassi, 303 West 130th st. Plan No. 2852.

10TH AV, No. 520, toilets to 3-sty brick tenement; cost, \$400; owner, D. P. Brophy, on premises; architect, Malcolm Graham, 2076 Clinton av, Bronx. Plan No. 2847.

PROJECTED BUILDING.

Bronx.

Dwellings.

MATILDA ST, e s, 100 s 242d st, two 2-sty frame dwellings, tin roof, 16.8x59.11; total cost, \$7,500; owner, Elizabeth Adler, 220th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 1283.

RICHARDSON AV, e s, 120 s 237th st, two 3-sty bk dwellings, tile roof, 18x48.4 ft; total cost, \$30,000; owner, Jos. Gerardi, 200 Broadway; architect, Louis C. Maurer, 1493 Broadway. Plan No. 1289.

LYON AV, n s, 55 e Glover st, 2-sty brick dwelling, tar and gravel roof, 20x52; cost, \$6,000; owner, James A. Irving, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1292.

MARION AV, e s, 226.4 n 189th st, 3-sty brick rectory, tin roof, 23.8x60.4; cost, \$12,000; owners, Church of Our Lady of Mercy, Rev. Father P. Breslin, Marion av and 189th st, pastor; architects, Davis, McGrath & Kiessling, 175 5th av. Plan No. 1287.

Miscellaneous.

CITY ISLAND AV, e s, 125 n Ditmar st, 1-sty frame shop, 20x48; cost, \$200; owner and architect, John W. Miller, 107 Fordham st. Plan No. 1282.

BRONX RIVER AV, n s, 140 w Stephens av, 1-sty frame kitchen, 28x40; cost, \$1,000; owner, Clinton Stephens, on premises; architect, C. Stephens, Jr, on premises. Plan No. 1284.

CONCORD AV, e s, 100 n 149th st, 1-sty frame shop, tar and gravel roof, 23x40; cost, \$500; lessee, Wm. Peters, 786 East 149th st; architect, Byron P. Wilson, 496 Robbins av. Plan No. 1290.

149TH ST, No. 280, 1-sty stone wine cellar, 25x15.6; cost, \$300; owner, G. D. Pillegrini, 556 Morris av; architect, C. A. Millner, 391 East 149th st. Plan No. 1291.

Stables and Garages.

GRAND AV, s e cor North st, 1-sty frame garage, tar paper roof, 12x16; cost, \$100; owner, C. E. Nettle, 2304 Grand av; architect, Wm. Guggolz, 2740 Creston av. Plan No. 1285.

BRONX PARK BOTANICAL GARDEN, 780 s stable, 1-sty concrete pump house, tin roof, 14x12; cost, \$700; owners, City of New York; architect, A. G. Waldreon, Claremont Park. Plan No. 1286.

RYER AV, e s, 210.3 s 184th st, 2-sty brick stable, slag roof, 35x70; cost, \$7,500; owners, Handy Bros., 2342 Morris av; architect, John P. Boyland, 103 East 125th st. Plan No. 1288.

BRONX ALTERATIONS.

136TH ST, s w cor St. Ann's av, new brick partitions, new stairs, &c, to 5-sty brick tenement; cost, \$300; owners, Rudolph and Henry Block, 99 Nassau st; architects, Nast & Springstein, 21 West 45th st. Plan No. 577.

187TH ST, s s, 25 e Arthur av, 1-sty brick extension, 50x37, to 2-sty frame dwelling and amusement hall; cost, \$5,500; owner, Pietro Cinelli, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 582.

BENSON AV, n e cor Frisby av, 1-sty frame extension, 32.3x9.6, to 1½-sty frame dwelling; cost, \$1,500; owner, Albert Kühnemuth, 2590 Frisby av; architect, B. Ebeling, 1136 Walker av. Plan No. 578.

HOE AV, No. 1275, 1-sty frame extension, 40x58.6, to 2-sty frame dwelling and factory; cost, \$3,000; owner, Nora Filer, 39 West 91st st; architect, Chas. B. Meyers, 1 Union Sq. West. Plan No. 580.

OAK POINT AV, s s, 793 w Truxton st, move 2-sty frame dwelling laboratory; cost, \$100; owners, Rock Plaster Mfg. Co., 381 4th av; architect, W. W. Kenly, 381 4th av. Plan No. 579.

STEBBINS AV, e s, 213 s 167th st, new wall to 1-sty frame shop; cost, \$100; owner, Minnie Glasser, 1784 Amsterdam av; architect, Arthur Toelberg, 1167 Fox st. Plan No. 581.

UNION AV, No. 756, new beams, columns, new partitions, to 4-sty brick tenement; cost, \$1,500; owner, Philomena Koempel, 816 East 156th st; architect, John H. Friend, 148 Alexander av. Plan No. 576.

WEBSTER AV, s w cor Oliver pl, 1-sty frame extension, 8.6x30.6, and new front to 2-sty frame store and dwelling; cost, \$3,000; owners, Mary & E. H. Bennett, Margareteville, N. Y.; architect, Wm. R. Lauritzen, 2010 Broadway. Plan No. 583.

ADVANCE REPORTS.

Eleven sets of plans were filed with the Bureau of Buildings in Manhattan during the week of Dec. 3 to Dec. 9, inclusive, against 18 filed in the corresponding week last year, the comparative costs being \$1,155,584, and \$2,008,000. In the Bronx, 13 buildings were projected at an estimated cost of \$65,800 against 20 costing \$576,450 for the preceding year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$1,221,384, against \$2,584,450 for the corresponding week in 1909.

Buildings Damaged by Fire During the Week Ending Friday Noon, Dec. 9th, In Cases Where the Loss Exceeded \$5,000.

PEARL ST., Nos. 330-332, 5-sty loft building. Owner, Frederick C. Thomas, 126 5th av. Tenants, The O. K. Book Binding Co., and Friedman Bros. Estimated loss to building is placed at about \$10,000.

23D ST., No. 22 West, 5-sty loft and store building. Owner, Stephen W. Phoenix Estate, care of Lloyd Phoenix, No. 21 East 33d st. Tenants, Dempsey & Carroll and others. Estimated loss to building is placed at about \$75,000.

Chicago to Have a Huge Office Building.

CHICAGO, ILL.—Louis J. Horowitz, president of the Thompson-Starrett Co., 49 Wall st., Manhattan, announces that Chicago is to have one of the largest office buildings in the world, in point of area, and that the Thompson-Starrett Co. has the contract to build it. Mr. Horowitz returned to New York Saturday last, after having spent two weeks in Chicago on the proposition in question. The lot area to be occupied by the new structure is 41,000 square feet and the building will be twenty-two stories high, so that it will contain considerably more than 800,000 square feet of floor space. The cost of the building will be approximately \$4,000,000. The building is to be known as the "Insurance Exchange Building," and, aside from its other tenants, will house the various insurance companies in Chicago.

More Fireproof Warehouses Downtown.

GREENWICH ST.—Building operations will soon be undertaken on the block bounded by Greenwich, Washington, Morton and Barrow sts, recently purchased by James H. Cruikshank from the Trinity Church Corporation. The block measures 200 ft. in Greenwich and Washington sts, and 204.1 ft. in Morton st.

Mr. Cruikshank has arranged a lease of approximately half of the block to a large mail order concern, for which he will erect an 8-sty mercantile building, and lease the building at a rental said to be about \$37,000 a year. In previous operations conducted by Mr. Cruikshank, Architect Harry Dean of Richmond Hill, has usually prepared the plans with Robert E. Moss, 126 Liberty st, as consulting engineer.

To Enlarge Hotel Woodstock.

43D ST.—Mulliken & Moeller, architects, 103 Park av, are preparing plans for the erection of a 12-sty addition to the Hotel Woodstock, the new part taking in Nos. 137 and 139 West 43d st. The plot has a frontage of 40 ft. and a depth of 100 ft. The present hotel contains 265 rooms with 165 baths. The addition will be of the same style of architecture and finish as the present building. All rooms will have connecting baths, and the hotel complete will have in all 375 rooms, with 285 baths. The old dwellings on the

site will be torn down at once. The building contract has not been awarded.

Commercial Buildings for Greenwich Street.

GREENWICH ST.—Samuel Weil, of 194 Franklin st, who has added another big parcel to his holdings in the Greenwich st section by the purchase from the Corporation of Trinity Church of the entire block front in Greenwich st, between Hubert and Laight sts, states that he will immediately improve the plot by the erection of commercial buildings suitable for the business in that vicinity. No plans have yet been prepared and no architect has yet been selected for the project.

Central Union Gas Co. to Build.

COURTLANDT AV.—The Central Union Gas Co., 350 Alexander av, Charles G. Franklyn, president, Louis H. Warner, secretary, and Philip Schneider, treasurer, contemplate the erection of a fire-proof business building, probably 12-stys, to cover a plot measuring 106x150 ft. The structure will be located at the northwest corner of Courtlandt av and 148th st, the Bronx, and it is understood that figures will be received by the owners on the general contract about Jan. 15. The owners are making their own plans.

Alwyn Court to Be Altered.

7TH AV.—The Fifty-Eighth Street and Seventh Avenue Co., A. Ball, president, 396 Broadway, has awarded to the Hedden Construction Co., 1 Madison av, the general contract for interior changes to the apartments and halls in the apartment house at the southeast corner of 7th av and 58th st, plans for which have been prepared by Architects Harde & Short, of 3 West 29th st. The estimated cost of the work is placed at about \$40,000, and it is expected that operations will be started early in January.

Business Building for 18th Street.

18TH ST.—John Ph. Voelker, 979 3d av, has been commissioned to prepare plans for a business building for T. & E. Caselman, paper box manufacturers, of 165 West 18th st, to be erected in the south-side of 18th st, 100 ft east of 9th av. The building on the first story will cover the entire plot, 92x50 ft, and above the first story will measure 82x50 ft. No figures have yet been taken and no awards have been made.

Contract for Temporary Barge Office.

BATTERY PARK.—William F. Horne, 71 West 132d st, has received the general contract to erect the temporary Immigration Building in Battery Park, west of the Barge Office for the U. S. Government, to cost about \$10,000. The building will be frame, 2-stys, 30x40 ft, and will be used while the new Barge Office is being constructed. James Knox Taylor, Washington, D. C., is supervising architect.

Proposed Building for Brooklyn.

BROOKLYN.—William H. Hayward of the T. A. Clarke Co., Eastern Parkway, Brooklyn, contemplates the construction of a mercantile building, 4-stys, 195x130 ft, to be erected on the north side of De Kalb av between Broadway and Bushwick av, Brooklyn. It is expected that an architect will be selected about January 1, and that building operations will not be undertaken before spring.

To Alter Residence for Business.

32D ST.—W. P. Gussow, architect, 23 Duane st, is preparing plans for converting the 3-sty brick residence No. 144 West 32d st, for store and office purposes. The building will be increased in height and

enlarged in the rear. The owner's name is for the present withheld, and no building contract has been issued for the work.

Figuring for 33d St. Loft.

33D ST.—Plans for the 8-sty steel frame loft building to be erected by the "Four Hundred and Sixteen West Thirty-third Street Realty Co.," have just been completed and the company of which Joel Marks, 160 Broadway, is president, is now ready for figures on iron, mason work and excavations. Plans can be seen at their office, room 909, No. 160 Broadway.

Figuring for Market Building.

BROOKLYN.—Architect Wm. H. Gompert, 2102 Broadway, Manhattan, is taking figures this week on the general contract for the new market building, brick, 1 and 2-sty, 52x96 ft., with a stable, 25x76 ft., containing 15 stalls, for James Butler (Inc.), grocers, of 390 Washington st., to be erected at the northwest corner of Coney Island av. and Beverly road.

New Masonic Home for Jersey City.

JERSEY CITY.—The Bergen Lodge, F. & A. M., Tuers av. and Montgomery st., is having plans prepared for a Masonic building to be erected on Bergen Square, and estimated to cost between \$20,000 and \$25,000. E. Patterson, 1 Montgomery st., has the plans in progress and will be ready to receive bids on the general contract within a few days.

Apartments, Flats and Tenements.

BROOK AV., N. Y. C.—John H. Buscall, builder, 1815 Anthony av., will erect a 5-sty flat, 40x80 ft., on the east side of Brook av., 213 ft. south of 169th st., to cost \$35,000. Schaefer & Jaeger, 1910 Webster av. have prepared plans. The owner is taking bids on materials and sub-contracts, and work will go ahead about Jan. 1.

CROTONA AV., N. Y. C.—John O'Leary, builder, Vyse av., the Bronx, will erect a 6-sty tenement, 50x90 ft., on Crotona av., east side 100 ft north of 183d st., to cost \$40,000. John P. Boylan, 103 East 125th st., has prepared plans.

VYSE AV., N. Y. C.—Schaefer & Jaeger, 401 Tremont av., have completed plans for the 5-sty brick tenement, 50x100 ft., for Albert H. Herbert, 624 East 135th st., to be erected on Vyse av., south side, 75 ft. south of 173d st., to cost \$40,000. The owner is taking figures on materials and sub-contracts.

JERSEY CITY.—Architect William H. Bogart, of Jersey City, has prepared plans for two flats to be erected by the Lowry & Teltch Co., Lincoln Trust Building, on Gardner av, between Summit and Monticello avs. The buildings will be of brick, 4-stys, 50x69 ft., and contain twelve apartments of five rooms and bath. All modern improvements will be installed and the cost will be about \$30,000.

JERSEY CITY.—David Lerner, 53 Kearney st., has received the general contract to erect two frame 3-sty double, 6-family flats, 30x58 ft., on the north side of Wilkinson av., between Ocean and Jackson avs., to cost a total of \$15,000. Chris Ziegler, 75 Montgomery st., Jersey City, is the architect.

Contracts Awarded.

CROTONA AV., N. Y. C.—Laudadis & Barone, 1431 5th av., have secured from the Furrer Const. Co., of 141 Broadway, the contract for all mason work and excavating for a 5-sty apartment to be erected on the east side of Crotona av., 150 feet north of 183d st.

42D ST., N. Y. C.—Alexander List & Sons, 105 West 40th st., have received the general contract for extensive alterations to the 4-sty Turkish bath building at No.

113 West 42d st., for the Murray Hill Baths. Werner & Windolph, 27 West 33d st., have prepared the plans.

140TH ST., N. Y. C.—The Murphy Construction Co., 50 Church st., has received the general contract to erect a 5-sty fire-proof storage and office building, 125x42.6 ft., for the New York Edison Co., in 140th st., at Rider av. and Canal Pl., together with extensive alterations to the adjoining building also for the same owner.

5TH AV., N. Y. C.—The Power Engineering & Contracting Co., 1182 Broadway, Manhattan, have received the electrical work necessary for the new apartment house at No. 998 5th av. This building is designed to be the finest apartment in the city and is owned by the Century Holding Co. McKim, Mead & White are the architects and Griggs & Holbrook the consulting engineers.

MANHATTAN.—The contract for painting the extension at the U. S. assay office has been awarded to Chas. Shultz, of Manhattan.

ELMSFORD, N. Y.—Coussirat & Co., 1123 Broadway, Manhattan, have received the general contract to erect a 2½-sty stucco and brick stable and garage, 55x70 ft., at this place for Julius Henry Cohen, of No. 15 William st., Manhattan. Messrs. Stoughton & Stoughton, architects, 96 5th av., Manhattan, designed the plans.

PITTSBURGH, PA.—The Raymond Concrete Pile Co., of New York and Chicago, has received the contract for the foundations, including Raymond concrete piles, of a traveling craneway at the Allegheny plant of the Pressed Steel Car Co., Pittsburgh, Pa.

CHAMBERSBURGH, PA.—The contract for the construction of the U. S. public building at Chambersburgh, Pa., has been awarded to Ambrose B. Stannard, St. James Building, Manhattan, at \$65,700; less for terrazzo and marble borders for terrazzo tile in lobby and loggia, \$250; for macadam for concrete driveway, \$500; for face brick for certain stone facings and terra cotta for stone in connection with balustrade, \$2,100; for wood cornice in lieu of cast iron, \$1,600; for simplifying the finish in the ceiling and cornice of lobby, \$1,200; net amount, \$60,050; time Dec. 1, 1911.

BOSTON, MASS.—The contract for constructing the pier between piers Nos. 4 and 5 at the Boston navy yard has been awarded to the Riverside Contracting Co., 39 Cortlandt st., Manhattan, at \$27,918.

DETROIT, MICH.—The contract for the concrete piles and foundations for a building for the Buhl Malleable Co., at Detroit, Mich., has been awarded to the Raymond Concrete Pile Co., of New York and Chicago; Smith, Hinchman & Grylls, architects and engineers.

Churches.

RIDGEWOOD, N. J.—The First Church of Christ Scientist, Harold H. Hartley, president board of trustees, is having plans prepared by H. B. Crosby, Jr., First National Bank Building, Paterson, N. J., for a hollow-tile, stucco and fieldstone church, 1½-stys, with a seating capacity of about 500. The plans will not be figured until after the first of January. The estimated cost is \$32,500.

NEW HAVEN, CONN.—Work on the new church to be erected at State and Eld sts, for St. Stanislaus Polish R. C. Society, will not be started until spring. An architect will be selected during the winter. Rev. A. Masurkiewicz, 149 St. John st, is pastor.

NEW BRITAIN, CONN.—It was voted at a recent meeting of the Evangelical Lutheran Church to have plans prepared for a new church and erect the entire structure instead of the basement story and a parsonage as was previously considered. Sketches have been prepared by

Unkelbach & Perry and provide for a brick building, 46x81 ft., with stone trim, slate roof and steam heat. Rev. August Rohrig is pastor.

Dwellings.

RICHARDSON AV., N. Y. C.—Louis Charles Maurer, architect, 1495 Broadway, is completing plans and will take bids the middle of next week on the general contract for two 3½-sty, terra cotta and stucco residences, 18x48 ft., for Joseph Gerardi, Room 606, 200 Broadway, to be erected on the east side of Richardson av., 120 ft. south of 237th st., to cost \$15,000 each. No cut stone will be required.

HOLYOKE, MASS.—Preliminary plans are being prepared by Hoggson Bros., 7 East 44th st., New York, for the new residence to be erected for S. R. Whiting of the Whiting Paper Co.

STAMFORD, CONN.—Plans by Henry Atterbury Smith, 1181 Broadway, N. Y. C., are being figured for a residence at Shippan Point for Warren Sawyer, 41 Park Row, New York. The plans show a frame house, 20x45 ft., containing eight rooms. The contracts will be let at once.

Factories and Warehouses.

17TH ST., N. Y. C.—No contract has yet been awarded for the 4-sty ice plant, 52x92 ft., which Donald H. Elder, 321 West 41st st, will erect at Nos. 440-442 West 17th st, at a cost of \$70,000. Julius Kastner & Dell, 1133 Broadway, have prepared plans.

KEARNEY, N. J.—Mendel Samuel & Sons, junk dealers, 157 Commerce st, Newark, have purchased a large tract of land in the town of Kearney, fronting 500 ft. on Harrison av. The purchasers will erect a number of buildings for smelting. The cost of land and plant will be about \$150,000.

Halls and Clubs.

TROY, N. Y.—Samuel M. Green, Inc., architects, Springfield, Mass., has plans out for figures for a new building to be erected at Troy, N. Y., for the Troy Boys' Club, Inc. It will be a 3-sty brick building, 47x80 ft. The bids are to close Dec. 15.

Hospitals and Asylums.

BRIDGEPORT, CONN.—Plans for the new almshouse to be erected on Palisade av will be received until Dec. 17. It is proposed to erect a structure accommodating 500 inmates, but work will not be started for about a year. The plans submitted will only be used to secure the approximate cost of the new building and to give the committee an idea of the kind of building needed. John M. Griffin, 682 Grand st, Bridgeport, is chairman of the committee.

Hotels.

ROCHESTER, N. Y.—Mrs. Frederick O'Neill, owner, 52 South av., will make \$30,000 worth of changes to the "Seymore Hotel" on South av., from plans by Gordon & Madden, 300 Sibley Building, Rochester. Figures will be taken by the architects.

Miscellaneous.

DUNKIRK, N. Y.—H. P. Beebe, architect of Fredonia, N. Y., is preparing plans for remodeling the city hall at Dunkirk, to cost about \$60,000.

NEW HAVEN, CONN.—C. C. Haight, architect, 452 5th av, Manhattan, is completing plans for the plumbing and heating in the Mason laboratory. P. C. Stuart Co., 1133 Broadway, Manhattan, have the general contract for the erection of the building.

Schools and Colleges.

59TH ST., N. Y. C.—The Libman Const. Co., 1968 Broadway, is figuring on plans for alterations to the DeWitt Clinton

High School, 59th st. and 10th av. Bids are requested from sub-contractors before Dec. 17.

SHELTON, CONN.—Architect C. T. Beardsley, Jr., of Bridgeport, has been selected to prepare plans for the two school buildings to be erected in this city. There is an appropriation of \$48,000 for both structures. Work on the plans will be commenced at once.

PLAINVILLE, CONN.—At a town meeting it was voted to erect an eight-room school. A sketch of a six-room building has been prepared by Unkelbach & Perry at the direction of the school board. A committee was appointed to make preparations consisting of J. B. Minor, A. H. Condell and C. W. Hurd, all of Plainville.

Stores, Offices and Lofts.

GREENWICH ST., N. Y. C.—Contracts have not been placed yet for the 6-sty store and loft building, 35x75.2, which the Froma Realty Co., of 63 Park Row, is soon to erect at 760-762 Greenwich st, from plans by Goldner & Goldberg, 704 Jackson av. The estimated cost is \$45,000.

ELMIRA, N. Y.—The New York Telephone Co., 15 Dey st, Manhattan, has awarded to the Pulford & Dempsey Construction Co., of Elmira, the general contract to construct the 3-sty brick office building, 40x50 ft., in this city, to cost about \$20,000. E. A. Munger, in care of the owner, has prepared the plans. The cost is estimated at \$20,000.

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Theatres.

116TH ST, N. Y. C.—David Stone, architect, 127 Bible House, has completed plans for the 2-sty theatre building, 41x 90 ft., to be erected by the Mitral Realty & Const. Co., 132 Nassau st., at Nos. 11-13 West 116th st., to cost about \$50,000. No contract has been issued.

RAHWAY, N. J.—Plans are under way for the erection of an opera house in Irving st, Rahway. C. H. Ritter of Red Bank, is the owner. The building contemplated is to be of simple design, with a capacity of 1,200.

SPRINGFIELD, MASS.—The Springfield Theatre Co. has organized to build a new theatre in Springfield. Samuel M. Green, Inc., are the architects and plans will be prepared for a building to be erected as soon as possible. John C. Kemater is treasurer of the new company.

Bids Opened.

MANHATTAN.—For vault light repairs at Wadleigh High School, Manhattan. A. W. King, \$940, lowest bid.

BRONX.—The Board of Education opened bids on Dec. 5 for erecting a new stone stoop at Public School 36, the Bronx. Louis Koenig, \$1,769, low bid.

QUEENS.—For the general construction of a concrete sea wall at the athletic field, Astoria, Borough of Queens. C. L. Dooley, \$7,423, submitted the lowest bid. Other bidders were: Laurence J. Rice, the Phoenix Construction Co., John MacArthur, Antonio Sbarra, Riverside Contracting Co., John J. Long & Co., Peace Bros., Wm. Werner.

Government Work.

MANHATTAN.—Office of the Supervising Architect, Washington, D. C. Bids will be received until January 3, 1911, for the installation of a conduit and electric wiring system; also on Jan. 12, for metal vault linings, doors, etc., in the United States Assay Office, New York, N. Y. James Knox Taylor, Supervising Architect.

WASHINGTON, D. C.—Proposals for Oil Storage House will be received at Washington, D. C., until 11 o'clock a. m. January 21, for an oil storage house at the navy yard, Puget Sound, Wash. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Hollyday, chief of bureau.

WASHINGTON, D. C.—The first report of the bids opened at Washington, last week, announcing Richard E. Heningham, of 1 Madison av, Manhattan, the low bidder, for the construction of the new Manhattan Post Office building to occupy the block between 8th and 9th and from 31st to 33d sts, have been corrected to \$2,550,000, instead of \$2,350,000 as the low bid.

BATH, ME.—Office of the Supervising Architect, Washington, D. C. Bids will be received until 3 o'clock p. m., the 16th day of January, 1911, for the extension, remodeling, etc., including plumbing, gas piping, heating apparatus, and electric conduits and wiring system, of the U. S. Post Office and Custom House at Bath, Maine. James Knox Taylor, Supervising Architect.

Municipal Work.

MANHATTAN.—Bids will be received by the Commissioner of Docks, Tuesday, December 13, for furnishing and delivering Manila rope.

BRONX.—The Park Board will open bids Thursday, December 15, for furnishing and delivering five hundred barrels of Portland cement (No. 3, 1910), for parks, Borough of the Bronx.

MANHATTAN.—The Fire Commissioner will open bids Wednesday, December 14, for repairs to the asphalt at various

quarters of engine and hook and ladder companies in the boroughs of Manhattan and the Bronx.

RICHMOND.—Estimates will be received by the President of the Borough of Richmond, Tuesday, December 21, for the construction of the furnaces, steam boilers and appurtenances of the Clifton destructor, Borough of Richmond.

MANHATTAN.—Bids will be received by the Park Board Thursday, December 15, for furnishing and delivering polished plate glass, also for furnishing and delivering extruded brass for American Museum of Natural History.

MANHATTAN.—Estimates will be received by the Commissioner of Docks Monday, December 12, for furnishing materials required for changing the present arc lighting system to a tungsten lighting system on the recreation piers.

MANHATTAN.—Bids will be opened by the Commissioner of Water Supply, Gas and Electricity, Wednesday, December 14, for plumbing, road building, masonry, fencing, and for making general repairs to the buildings and grounds at the various pumping stations.

CENTRAL PARK.—On Thursday, December 15, estimates will be received by the Park Board for labor and materials required for the decoration of the lecture hall in addition "E" of the Metropolitan Museum of Art, located in Central Park, on the west side of 5th av., opposite East 83d st.

WESTCHESTER COUNTY.—The Board of Water Supply, 165 Broadway, Manhattan, will open bids, Tuesday, Dec. 13, for installing certain apparatus and materials at Ashokan, Kensico and Hill View reservoirs and in various structures along Catskill Aqueduct, in Ulster, Orange, Putnam and Westchester counties, N. Y.

BROOKLYN.—Bids will be received by the president of the Borough of Brooklyn Wednesday, December 14, for alterations and repairs to rooms 1 to 4 (District Attorney's office), and rooms 14 to 17, all in the Kings County Court House, to fit up the same for use as court rooms, in accordance with plans and specifications on file in the office of the Bureau of Public Buildings and Offices.

Some Glaziers Still Fighting.

The strike of the Glaziers' Union for recognition, for an 8-hour day and a daily wage of \$3.50, was declared off on Monday and the men went back to work, with the exception that hostilities are still kept up against the Pittsburgh Plate Glass Co. and three other firms.

About seven hundred men were out, most of them ever since September 19th. Four weeks ago a number whose employers had conceded their demands, and who had returned to work, were called out a second time, as a sympathetic action. The strike was settled on the basis of 44 hours as a week's work, and \$17 as a week's wages, and without the employers recognizing the union.

Carpenters' Union Expelled.

At the convention of the Building Trades Department of the American Federation of Labor at St. Louis last Saturday all the carpenters' unions throughout the United States and Canada were excommunicated for non-compliance with the decision of the Department in awarding the work of installing hollow metal trim in building construction. The decision of the Department was against the carpenters and in favor of the sheet-metal workers, and excommunication was the penalty imposed upon the carpenters for refusing to "keep off."

Under this decision the Greater New York unions of carpenters and joiners expect to be excluded also from the Building Trades Council of Greater New York, which has jurisdiction over all the local

unions in the building trades of this city that are affiliated with the American Federation of Labor. There are 76 locals of carpenters and joiners in Greater New York, which are organized into the Joint District Council of Amalgamated and Brotherhood Carpenters, of which F. H. Neill is the executive secretary, with headquarters at 142 East 59th st. Such action on the part of the Building Trades Council will leave the carpenters an independent body, but it does not affect the relations existing between the eighteen thousand unions and their employers.

Homes Exhibit at Employers' Association.

W. J. Holmes, secretary of the Building Trades Employers' Association said yesterday that the committee on competition had finally decided to place the plans of suburban dwellings submitted by 165 architects from all parts of the country on exhibition beginning Monday and continue it until the middle of February. The plans number about two hundred. This exhibit will be found on the second floor of the association's building at 34 West 33d st.

The plans were submitted in a competition for prizes of \$100, \$50 and \$30 for the best \$2,500 dwelling suitable for suburbs, and for \$150, \$75 and \$50 for the best \$4,500 dwelling. Additional prizes of \$20 each are set aside for three honorable mentions in each class. The awards will be made in February, the judges being William Alciphron Boring, Grosvenor Atterbury and Donn Barber.

Encroachment Cases Pending.

Two cases of encroachments are pending in the Bronx, in both of which a decision is expected daily. One is that of a store-front alteration at the department store of Adams & Flanigan Co., at Westchester and 3d avs. The store-front projects three feet beyond the building line on Westchester av. A similar case is now pending against a store-front at 149th st. and 3d av., of which Charles Kling is owner. Work has been suspended in both cases by injunction proceedings instituted by the Building Superintendent, who wishes it to be understood generally that the administration is determined to enforce the order against encroachments in the Borough of the Bronx.

New Real Estate and Building Corporations.

Jaggers & Dodson, Incorporated, 16 Court st, Brooklyn; inc. Nov. 10, 1910; capital, \$10,000; directors, Arthur M. Jaggers, 16 Court st, Brooklyn; John C. Dodson, 16 Court st, Brooklyn; Lizzie L. Jaggers, Richmond Hill, Borough of Queens, N. Y. C.

A. J. Komarow Co., 38 Cooper sq; inc. Nov. 10, 1910; capital, \$10,000; directors, Abraham J. Komarow, 948 Union av, N. Y. C.; Louis Komarow, 948 Union av; Julius Glauber, 1093 Washington av, N. Y. C.

One Hundred and Thirty-Fourth Street Co.; inc. Nov. 10, 1910; capital, \$5,000; directors, Abraham G. Michaels, 99 Nassau st, N. Y. C.; Jenny Levy, 1754 Eastburn av, N. Y. C.; Lindsey S. Reed, 200 Clinton st, Corona, L. I.

Lyondale Realty Co., 2 Rector st; inc. Nov. 10, 1910; capital, \$500; directors, Wm. P. Riley, 255 Windsor pl, N. Y. C.; Henry Martin, 413 East 187th st; Lawrence H. Sanders, 507 West 124th st, N. Y. C.

The F. E. Platt Realty & Construction Co., 32 Bond st, N. Y. C.; inc. Nov. 15, 1910; capital, \$5,000; directors, Fredk. E. Platt, 32 Bond st; Forman Mathews, Red Bank, N. J.; M. A. Platt, 1050 Amsterdam av, N. Y. C.

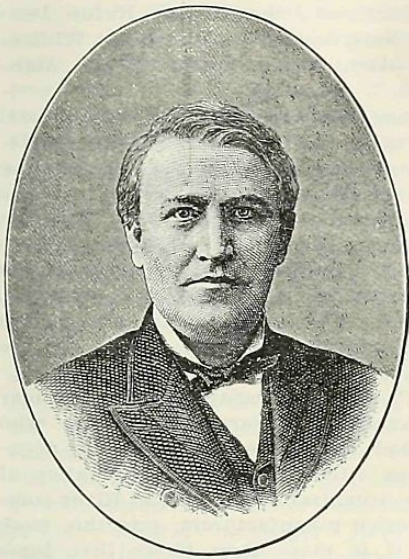
(Continued on page 1031.)

Visit Booths 144-145-146, at

New York's First Cement Show

to be held at **Madison Square Garden, December 14-20,**
and you will see more uses for cement than you ever dreamed of.

Edison Portland Cement



has practically unlimited uses, because it is so strong and so economical, due to the fact that it is

Uniformly 10% Finest Ground in the World

Ask us to tell you all about Edison Cement—why it will do at 10% less cost what other cements cannot. We have a lot of information you'll be glad to have.

Don't miss this Show—The first of its kind ever held in New York City

Don't fail to call on us when you come

Edison Portland Cement Co.

935 ST. JAMES BUILDING, NEW YORK



The Annual Convention of the National Association of Cement Users will be held from December 12th to 20th, and during the week of the Cement Show this association will conduct their Seventh Annual Exhibition at Madison Square Garden.

A program of illustrated lectures has been arranged, the speakers being men prominent in the engineering field.

These will be given daily in the concert hall of the Garden.

PERSONAL NEWS AND TRADE GOSSIP

Frank J. Sghefgik, architect, has opened offices at the southeast corner of Park av and 176th st, Bronx.

D. D. Kimball, the consulting engineer, of 437 Fifth av, has returned from a business trip to Pittsburgh.

W. D. Baldwin, president of the Otis Elevator Company, returned from Europe this week on the Cedric.

J. S. Richards, president of the J. S. Richards Lumber Company, of No. 1 Madison av, has returned from a southern business trip.

Kopeson Bros., iron works, have removed their foundry from 536 3d av. to 4118 Park av., Bronx.

Eugene L. Brisach, a Bronx attorney, is making progress with the erection of his handsome residence on Willett av, at 219th st.

C. W. Trembley, the water-front specialist of 5 Cortlandt st, is back at his desk. He has recently been ill with bronchitis.

H. H. McNeill, sales manager for William Schuette & Co., lumber, of No. 1 Madison av, is on a business trip through the northwest.

Edward N. Friedman, consulting engineer, 90 West st, has been elected president of the American Society of Refrigerating Engineers.

Gilbert B. Woodhull, a well known yellow pine salesman, is now with the McGowin Lumber and Export Company, of No. 1 Madison av.

A. Hamilton & Son, builders of 114 East 28th st, have just topped out their 5-sty apartment on the southeast corner of Park av. and 169th st., 50x100.

Benjamin Benenson has begun the brickwork on his 5-sty apartment house in course of construction at the northeast corner of Melrose av. and 154th st.

Winslow Bros., 103 Park av., have received the contract for furnishing a metal case for the Weather Bureau maps at the U. S. Public Building, Manhattan.

The annual banquet of the New York Lumber Trade Association will be held on Thursday evening, January 26. It probably will be held at the Hoffman House.

The Dummunio Construction Co.'s masons have just topped two 5-sty apartments, on a plot 100x100, on the north side of 146th st., 75 feet east of College av.

George Dwyer, the hardwood specialist for the J. S. Richards Lumber Company, of No. 1 Madison av, who was married on November 11, has returned from his wedding trip.

The A. & F. Brown Company, of 172 Fulton street, manufacturers of building equipment machinery, is contemplating making extensions to their plant at Elizabethport, N. J.

David Hand, owner of the hand brick yards at Plainfield, N. J., recently damaged by fire, is already rebuilding his frame sheds and is increasing the capacity of his plant.

The Thompson-Starrett Co. general contractors, 51 Wall st, has the contract for the Greeley Square Hotel and will soon call for bids on from 10,000 to 12,000 tons of structural steel.

Captain W. C. Israel, president of the Israel Freight Conveyor Company, No. 1 Madison avenue, patentee of a device for handling common brick in bulk, is down East on a business trip.

George B. Mentz, the Wallkill, N. Y., brick mold maker, is receiving expressions of sympathy from business friends here. His daughter is in the hospital suffering with pneumonia.

An addition has been made to the contract of the Wills & Marvin Co., 1170

Broadway, Manhattan, for using metal lath in lieu of wood at the U. S. Public Building, at Hoboken, N. J.

T. A. Guilladeau, Jr., formerly of Joshua Oldham & Sons, woodworkers, of Brooklyn, has joined forces with the selling staff of the American Woodworking Machinery Company, of 90 West street.

Walter Hankin, architect, now at 784 Grand st., Jersey City, will remove Jan. 1st to the Orpheum Building ("Five Corners") Jersey City, and desires information regarding frame and glass office partitions.

Bids go in on December 15 for 3,000 tons of fabricated steel for the Sloane building, according to information received from Charles T. Wills (Inc.) this week. This company has the general contract.

The Schmidt Contracting Co., of 324 East 167th st., has begun excavating for the erection of a 5-sty apartment on the west side of Webster av., 100 feet south of 173d st., for Thos. Cleland, the builder and owner.

Murray D. Sims, a brick manufacturer of Bucyrus, Ohio, was in this city this week. He came here on a short vacation trip, and visited some friends in the trade. He left here on Wednesday for Niagara Falls.

The annual meeting of the New Jersey Lumbermen's Protective Association will be held some time in February. The date and place has not yet been decided upon. Atlantic City is making a strong bid for the honor.

W. P. Lee, Jr., of the advertising department of the Pennsylvania R. R., has sent out notices stating that the official designation of the new building on 7th av., New York, is the Pennsylvania "Station," not "Terminal."

The Star Fireproof Door & Sash Co. have opened offices and factory at 2650 to 2652 Park av. as manufacturers of all kinds of metal-covered woodwork. L. D. Retman is president and treasurer and M. Retman is secretary.

Jacob Zimmerman, builder, has completed for the "Tremont Mills" a 5-sty addition to their factory on the south side of Ittner Pl., between Webster and Park avs. The addition has a frontage of about 50 feet on Webster av and 100 feet on Ittner Pl.

George H. Roberts, of the International Metals Co., of the Hudson Terminals Buildings, fell on the ice Tuesday and broke his ankle. He expects to get down to his office again in a week or two. His son Harold is taking charge of his business affairs in the meantime.

Messrs. Carter, Black and Ayers, brick manufacturers, announce the removal of their offices to the Centurian Building, No. 1182 Broadway, and invite all those interested to inspect their exhibit of brick and hollow building blocks. Telephone, 7613 Madison Square.

Frederick Law Olmsted of Brookline, Mass., will tell of the "A. B. C. of City Planning" at the national convention of Town-Planners which meets at Washington next week. Arnold W. Brunner of New York will speak on "Some Serious Problems in City Planning."

The Lackawanna Steel Company, of 2 Rector st, has received the contract for supplying the beams for the Taft Hotel, New Haven, Conn. The total contract calls for 2,000 of fabricated material, but the Lackawanna Steel Company, will sublet the fabricated steel part of the contract.

The members of the Stove Salesmen's Association of the State of New York will have their annual dinner on the evening of Saturday, December 17, in the Fifth Avenue Banquet Hall, at Broadway

and 23d st. Charles Krekel of 210 Water st, this city, is the secretary of the Association.

Charles E. Auer, of the Holmes Sand-Lime Brick Co. of San Rafael, California, was a visitor in the sand-lime brick trade in this city on Wednesday. He reports good business out West, with the price for sand-lime brick at \$6.50. Common clay brick, he said, is selling for \$6.25 a thousand.

The Edison Portland Cement Company invites every person visiting the Cement Products Exhibit at Madison Square Garden from December 14 to 20 to visit the reception rooms it has set apart for convention-goers on the ninth floor of the St. James Building, 1133 Broadway. Every convenience will be provided for guests, and there visitors will find business friends from every section of the United States.

The Edison Portland Cement Co. announces that it has made arrangements with a number of dealers for carrying a full line of its products. These firms are the John P. Kane Co., 103 Park av.; Candee, Smith & Howland Co., foot of East 26th st.; the John Bell Co., Gerard av. and 138th st., the Bronx; Rufus Darrows' Sons, foot of West 74th st.; William T. Hookey, 3d av. and 129th st., Manhattan.

Among the papers read at the annual meeting of the American Society of Mechanical Engineers in the Engineering Societies Building this week was one by Reginald P. Bolton, of New York, on "Operating Conditions of Passenger Elevators." On Thursday evening, George A. Westinghouse, the retiring president, and Mrs. Westinghouse gave a reception to the members of the society at the Hotel St. Regis.

B. P. Wheat, associate of Senator Edgar T. Brackett, of Saratoga Springs, who has had the active charge of the negotiations attendant upon the formation of a new organization of Hudson River common brick manufacturers, said this week that it is more than likely that some modification of the plan recently announced in the Record and Guide would have to be worked out before definite action could again be taken.

The Atlas Portland Cement Co., which will have an extensive exhibit at the Cements Products Exhibition in Madison Square Garden beginning Wednesday and continuing until December 20th, the following Tuesday, will have its headquarters for convention goers at the Hotel Victoria, at Broadway and 27th st. The Atlas Portland Cement Co. has arranged for pleasantly entertaining their guests on this occasion and all cement men are cordially invited to drop in while they are in this city.

If you operate an automobile truck, touring car or runabout you should know that a new board of examiners for chauffeurs' licenses has been appointed under the new Callan Automobile law which becomes effective on February 1. Frederick H. Elliott has been reappointed chief examiner with headquarters in Albany. He will also be in charge of the New York office of the Secretary of State, 227 West 74th st, northwest cor of Broadway, and the examiners for the five boroughs, Long Island and Westchester will be Herbert H. Patterson, Brooklyn; and Charles Reich, Manhattan.

J. S. Carvalho, vice-president of the Cross, Austin & Ireland Lumber Company, of 1123 Broadway, sailed recently with Mrs. Carvalho on the S. S. Berlin for a world-wide tour. Before he left here he was the guest at luncheon of President J. Sherlock Davis and John H. Ireland, of the company, at the Lumbermen's Club, which has rooms in the

Hoffman House. Mr. and Mrs. Carvalho are not expected back before June. Their schedule calls for visits in the principal cities of Europe, thence to Egypt, Bombay and other East Indian ports, Hong Kong, Tokio and home via San Francisco.

W. R. Creed & Company, lumber dealers of No. 1 Madison av, have just celebrated the twenty-fifth anniversary of their organization. For seventy-four years the name of Creed has been associated with the lumber interests of this city. The personnel of the house is the same to-day as it was when the company was formed. William Creed, grandfather of William R. Creed, of the present firm, started in the lumber business nearly three-quarters of a century ago and the firm has held to the same principles and policies that governed the original house. The members of the firm are William R. Creed and Garrett W. Cropsey.

At the annual meeting of the Empire State Forest Products Association, held in Watertown, N. Y., these officers were elected for one year: President, F. L. Moore, of the Newton Falls Paper Company, Watertown, to succeed Rufus L. Sisson, of Potsdam, president for two years; secretary and treasurer, Elliott K. Harroun, of J. E. Harroun & Son, wholesale lumber of this city and Watertown, N. Y., to succeed Leslie L. Ashley, of Utica, who had been secretary since the organization was formed; vice-president, Ferris J. Meigs, of 45 Broadway, New York city, and a large up-state timber manufacturer and owner.

The Otis Elevator Co. has contracted for installations in the following buildings in New York City: The Alcourt Realty Company's building at 48-54 West 25th st., the Central Building Improvement and Investment Co.'s building at Hudson and Duane sts., the District Realty Co.'s building at 142-6 West 24th st., the East River Savings Institution at Broadway and Reade sts., and the Bankers' Trust Co.'s building at Wall and Nassau sts., which last named contract includes 11 traction passenger elevators, 4 drum electric passenger elevators, 1 private electric passenger elevator, 1 "tower" electric passenger elevator and 2 plunger sidewalk elevators.

The Knoburn Co. of 240 11th av., corner of 26th st., is putting on the market something new in the way of beamed ceiling material. Its distinctive feature is that it is fireproof. It is fully described in the 1911 Sweet's, but it might be said in passing that the patent rights have been purchased by the Knoburn Co. from William Neilson and are now controlled exclusively by the makers of the Knoburn fireproof doors and window sashes that went into the Hotel Rector, the Bryce-Hewitt Buildings, the Underwriters' Building and others. A feature that is predominant in this decorative beamed ceiling put out by the Knoburn Co. is that it is less expensive than some others, yet more durable, is dustproof and can be applied on any lath. It is a false beam that is supplied to match any interior decorative scheme. The officers of this company are Daniel P. Gallagher, president and treasurer, and John Esswein, secretary.

Who Did It?

Every once in a while one sees an excellent piece of workmanship which inspires the question "Who did it?" On the back cover of the Aviation Number of the Scientific American was a picture of an aeroplane of the Wright design, with elevator gearing at the top and suspended in midair a traction type elevator carrying the world. The legend is: "The Otis lifts the World, and with the Aeroplane the Otis Traction Elevator, capable of attaining unlimited heights,

to-day exemplifies man's dominion of the air."

Who did it? M. S. Baldwin the advertising manager of the Otis Elevator Company. But that isn't the only hit he has made in advertising his company's product. The fact that the Otis Elevator Company is interested in the Sulton Motor Company got Mr. Baldwin's brain to working. One day he saw the emergency crew of a street railway company dash like a fire patrol down Broadway. All traffic halted. Human lives were in peril from flashing electricity and it was the business of that wagon to get to the stalled car or burned-out third rail as fast as possible.

An advertising man's brain moves fast: "Why not have an emergency service for elevators?" he thought.

Within a week, an emergency station was established in this city, equipped with automobile trucks. When the modern elevator goes wrong, "Chelsea 6400," day or night, brings ye elevator emergency automobile patrol. This system has since been installed in all larger cities by the Otis Co.

Mr. Baldwin has an assistant who, like his chief, works along kaleidoscopic lines. Eight years ago he started his business career as a "boy" in the office of the president of the Otis Company. The fact that H. S. Clark, Jr., was a young man quite out of the ordinary impressed Mr. Baldwin when he became advertising manager, so he made him his assistant. To-day this young man contributes his quota of ideas and energy to his principal and runs the "Indicator" as a side line. And this "Indicator" by the way, is as interesting and instructive a house organ as can be found anywhere.

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

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

BUILDING DEPARTMENT.

Bulletin No. 54, 1910; Special Order. FLUSHING VALVES.

Hereafter, flushing valves will be considered as ordinary plumbing fixtures, and no special approval for same will be required by this bureau.

So long as they serve their purpose properly and effectively after installation, no objection by this bureau will be raised to the use of any particular type, provided the requirement of the plumbing regulations, that they shall be supplied from a tank on the roof, is complied with.

Dated, New York, Oct. 7, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Bulletin No. 55, 1910.

MODIFICATION—SECTION 144, BUILDING CODE.

In re application No. 2255 alterations, 1910, premises No. 519 East 86th st.:

On the outside of a 4-story day nursery conducted under charitable auspices, it is intended to erect a balcony or porch of wood beams supported on steel I-beams and 6-inch wrought-iron pipe columns. The floor of the porch is at the level of the second story, and is not roofed over except by a temporary awning. The proposed porch is placed on the side of the

building on a vacant lot, part of the same property, 16 feet long and 20 feet wide.

A modification of Section 144 of the Building Code is requested and hereby granted, to permit the construction of this porch, as it covers no greater area than would be permitted if the porch were constructed the full length of the building and eight feet wide as provided in Section 144; there is a vacant space of seven feet between this porch and the adjoining building, so that it does not form a serious hazard to the adjoining property.

Dated, New York, Oct. 6, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.
GEORGE McANENY,
President of the Borough of Manhattan.

Bulletin No. 56, 1910.

MODIFICATION—SECTION 31, BUILDING CODE.

In re application No. 620 New Buildings, 1910; premises, southwest corner Broadway and 135th st.:

In a 6-story non-fireproof apartment house, the interior brick partition walls, where the distance between the outside walls is more than twenty-six feet, are omitted for spaces of thirteen feet at the front end of each of the three wings of the building. The building is divided into sections by interior fire walls, so as to secure substantially the intent of Section 31 of the Building Code.

A modification of Section 31 of the Building Code is requested and hereby granted, to permit the omission of this short portion of the brick into sections by fire walls; the wall is omitted for a short distance only in each wing, and the walls being continued to the front wall would seriously interfere with the interior arrangement, cutting an existing room in two.

Dated, New York, Oct. 3, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.
GEO. McANENY,
President of the Borough of Manhattan.

LONGEVITY OF BUILDINGS.

(Continued from page 987.)

such an extent, that the factor of safety was destroyed, and a ceiling of enormous size and tremendous cost, came down with a crash and ruined practically everything in the room. There was fortunately no loss of life for nobody was in the room at the time, but this is just an indication of what may occur, when an engineer sets himself on a pedestal and quotes aphorisms which have only a theoretical foundation.

The sub-structure of the Gillender Building was in the main in excellent condition, due largely to a factor of pressure which will be explained in my final report.

Hungarian Colonists in Texas.

Members of the Hungarian Farmers' Federation have purchased 160 acres of land at Laporte, Texas, and will establish a community, the first ever tried in Texas. The colony will engage in truck farming, fig and orange culture and will also do experimental work in introducing new grains and vegetables, especially those from the fatherland not raised in Texas. The work of constructing the community house is now in progress. When completed it will house ten families. They will eat at a common table, the housework to be divided among the women and girls. If the experiment proves successful 200 more families will be taken there from Chicago. The object of the community is to encourage those living in the larger cities to return to the farms.

PRESIDENT'S MESSAGE CHEERS MATERIAL MEN.

Lumber, Cement, Stone and Glass Interests All Feel
Need of Letting Business Alone—The Week's Market.

ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

Tables containing full prices current in all departments of building construction will be published in the Record and Guide on the THIRD Saturday of each month, and in other weekly issues only the changes in quotations.

BUILDING material men expressed views this week approving of the President's recommendation that State and National legislatures forego further enactments tending to regulate business. They said they thought business was normal, but it was hampered by a feeling that securities could not produce customary dividends if hampered by additional legislation.

"Confidence is missing," said the head of a mason material company. "I have personally investigated and I know that the reason there has been a falling off in building plans is because owners and capitalists want to play safe. If their securities do not earn healthy incomes for them, they do not want to build. There is about \$60,000,000 in building operations in this city ready to come out, but this lack of confidence is retarding it.

"Contractors who get their brick from us tell me that there is too much law-making affecting property owners and business. One law is hardly placed in operation before it is amended and made more stringent. The building owner in this city does not know where he stands. At any rate, the President's recommendation will help restore confidence." Lumber, cement, stone and glass men expressed similar views.

The storm interfered this week with common brick consumption. Riding was dangerous and the cold weather barred the usual amount of bricklaying. Portland cement felt the effect of renewed confidence among manufacturers and dealers in view of the early expiration of the present price agreement and the prospects of it being the last. Sales, however, were not especially active. Lumber was in a normal market with hardwoods now selling close to the market. Building stone was without feature. Iron and steel activities are limited chiefly to railroad business, although some medium sized contracts are coming to the surface. Glass is in a somewhat firmer market since the settling of the glaziers' strike. Terra cotta products, which include roofing tile, partition blocks, fireproofing material and vitrified tile, prices are very firm, the present inquiry being well in excess of normal, but mostly for out-of-town requirements.

Storm Halted Demand for Brick.

HUDSON RIVER common brick sales fell off this week owing to the storm, but the sales of a week ago absorbed large numbers of the surplus cargoes. Most of this will be used immediately so that next week's demand should improve rather than fall away. Prices are somewhat lower, two cargoes of inferiors having been sold this week for \$4.75. On the other hand, sales of selects were reported at \$5.25. The market run was at \$5, at which price sales were more active.

The storm is expected to have the effect of sending in more covered cargoes from points north of Kingston. On Tuesday the Empire Brick and Supply Com-

pany had 15 covered cargoes in port on which no quotations have so far been made. Last week's transactions follow:

	Arrivals.	Sales.	Covered.
Left Over, Nov. 28, 24.			
Monday	14	8	2
Tuesday	6	6	1
Wednesday	9	9	1
Thursday	11	16	1
Friday	9	15	1
Saturday	5	14	1
Total	54	68	6
Left Over, Dec. 3, 4.			
Price, \$4.75 to \$5.25.			

RARITAN RIVER COMMON BRICK is in a steady market, although consumption was somewhat curtailed this week because of the storm. The inquiry, like that for Hudsons, is for immediate consumption, showing that dealers are not stocking to any great extent. In Newark the James R. Sayre Company reports considerable schoolwork calling for fair quantities of Raritan River brick, which is being sold at \$6.75 a thousand. Small orders are the rule, most of the brick going into alteration work. Raritan River brick control that market, only a comparatively few Hudson River brick now going up the Passaic. Prices here are \$5 to \$5.25.

FRONT BRICK agents here are reporting a better inquiry from architects having work scheduled to come out within the near future. The manufacturers are making preparations for a good season next year. Several who were interviewed this week said that they had great confidence as to the future and that next year promises to be one of the best for clay products in building construction that the trade has known. Reports have been received showing that some of the big companies have been paying fair dividends and that they have their outputs well taken care of up to the first of March. Many have made arrangements for turning out more light brick, especially grays, which seems to be the favorite color for facade work in the East.

ENAMEL BRICK is in much better demand than it was last year at this time, although business could be even better. There has been no change in prices.

Cement Prices May Soon Advance.

Dealers in Portland cement were interested this week in the report to the effect that their longed-for relief from the oppressive market conditions was in sight.

They want more than 5 cents a barrel margin on sales, but the manufacturers have not heretofore seen their way clear to granting that demand, for the reason that they have been bound by a selling agreement that has limited their margins on their own products.

This price agreement expires in the near future. If the negotiations now in progress among cement manufacturers in which negotiations J. P. Morgan & Co. and the Atlas are the moving spirits are consummated, the impression is general that there will be no further need of a price agreement. This, it is said, will leave the way clear for an advance of ten cents a barrel about the first of the year. There may be another slight advance just prior to Spring.

When sales managers of some of the leading companies were asked by a Record and Guide reporter for statements regarding the prospects of a change in prices, none would either affirm or deny the truth of the rumor.

Cement manufacturers are apparently well satisfied with the outlook and the dealers are beginning to feel more con-

fidence. The volume of Portland cement being used in this city at present is normal for this time of the year, "but there is no money in this business," said the head of one big company.

Glass Market Somewhat Firm.

Following the virtual settlement of the glaziers' strike, the plate-glass manufacturers' are feeling more optimistic.

Window glass conditions were not very encouraging this week, although the demand was noticeably firmer since the first of the month. At present the discount is 90 per cent. from list for all sizes of single and double strength.

Vault light prices continue without change and contractors furnishing their own molds can obtain glass at 4 to 5 cents a pound. Bull's eyes 3 inches in diameter are 3 cents each and square lights, 3½x3½, are 5 to 6 cents each.

Iron and Steel in Quiet Market.

Iron and steel continue dull factors in the building material markets. The new pig-iron prices are being sustained weakly. Steel fabricating companies are buying plain material only for immediate requirements. It had been expected that toward the close of the year the outlook for iron and steel would improve, especially since there is a little better demand for structural shapes from large consuming centers, such as New York, Boston and Chicago. But this is due, it is said, to a few large operations going ahead rather than to a general movement toward construction.

In consequence, the policy of the associated steel manufacturers seems to be one of curtailing output, so as to eliminate competition, and to maintain harmony at all costs.

But in spite of all this manipulation, the consumer is not able to buy steel shapes much cheaper. The selling costs are high, for one thing, and the price of structural protective paints are exceptionally high. The head of one of the largest fabricating concerns in this city said that lower prices would not bring out any new business at this time, or at least not enough of it to compensate for price concessions.

"The business is not there," he said. "The reason why it is not there is because it is to the interests of certain captains of industry to cry 'Wolf!' Production has been reduced to practically a 50 per cent. basis and new structural business is taking only about 33½ per cent. of that. While that proportion is correct for the whole country, the consumption for New York City proper is not more than 45 per cent. of that. So you can see that the future does not look bright enough to encourage the producers to run their mills any heavier. There are indications, however, that December will make a better showing than November did."

One of the December prospects is the Woolworth building. Two others are the W. & J. Sloane Building and the Greeley Square Hotel. The first named will take 14,000 tons and the Sloane building 6,000 to 8,000 tons.

The development of the week was the announcement that R. E. Hennigham has submitted the lowest bid on the new post office at the Pennsylvania station. The George A. Fuller Construction Company offered to construct the building in a shorter time which may offset the lower price. About 6,400 tons will be required.

Awards are expected to be announced next week.

The new state prison at Wingdale will take about 3,000 tons of structural material, but the Commission announces that bids will not be wanted until some time after the first of the year.

Hardwood Prices Close to Market.

Buyers of hardwood for interior trim and cabinet work will find prices quoted by retailers as near rock bottom as it is possible for them to go. Wholesalers are quoting to good business on that basis, realizing that this is the time to encourage, rather than retard, building operations. For this reason figures now being received by architects, are, for most grades, liberal.

The buying by retailers is from the hand-to-mouth order, which has prevailed for three months. Stocks are not now heavy. Before Election day they were considered liberal, but retailers have not replenished, apparently being satisfied to meet their requirements as they arrive.

Birch, maple and chestnut are reported to be very strong. Hardwood flooring is in very fair demand and present prices are well sustained. Mahogany is available in any quantities at most yards at prices quoted last month. There has been a falling away in inquiry for cypress tank stock and Nos. 1 and 2 selects are slightly lower as to price. Cargo business is scarce, the aggregate movement of lumber being confined largely to sales from local wholesale yards offering facilities which do away with heavy investment in stocks by retailers, as one authority stated.

Yellow pine is firming, although the increased inquiries are not yet sufficient to cause a stiff market. The market for timbers is stronger. North Carolina pine shows improvement. Conditions are better at the mills and while good lumber displays some slight concessions, the lower grade stocks are closer to lists. The Winter trade is shaping itself for normal volume.

Building Stone in Dull Market.

The demand for nearly every kind of building stone is light. This is especially true of granite, which still rules at 40 to 45 cents a cubic foot. The price of limestone remains unchanged and no change is expected in any line for the present. Slate is in a fair market, but the inquiry is apparently for immediate needs. Marbles are stronger than granites, especially those for interior use and the inquiry has been especially strong of late from architects of large office buildings in the downtown section and from Bronx apartment house work.

Terra Cotta Products Have Good Inquiry.

The various terra cotta companies, specializing in fireproofing, partition blocks, architectural and roofing tiles, report a satisfactory inquiry from out-of-town, with conditions tending toward an improvement in this city. For cargoes of fireproof partition material exceeding in value \$1,000 manufacturers are giving concessions, otherwise the prices run from 4.4 to 8.8, depending upon size. Roofing tile prices are steady and continue without change, the best grade being quoted for \$20 a thousand for kiln run and \$30 for selected. The architectural terra cotta companies have been figuring on many out-of-town operations.

The Consolidated Gas Company filed plans this week for its 12-story brick office and loft building which will be erected from plans by Henry J. Hardenbergh, at Irving pl and 15th st. It will cost \$500,000.

LECTURES ON CONCRETE.

At Madison Square Garden Concert Hall During the Cement Show.

Public attention is invited by the Association of American Portland Cement Manufacturers to the lectures which will be delivered under the auspices of the Publicity Committee of that association in Madison Square Garden Concert Hall during the Cement Show. The meetings at which lectures will be delivered will be held in the afternoons at 3 o'clock and in the evenings at 8.30, from December 15 to 20 inclusive, except Friday evening and Sunday. Architects, engineers and contractors will receive cards which will admit them to the reserved seat section. The entrance to the lecture hall will be through the main entrance to the Cement Show. The following named gentlemen will speak:

Mr. Calvin Tomkins, Commissioner of Docks and Ferries, New York City, will speak on "Transportation Terminals." Mr. Tomkins will probably take occasion to bring out some unique details connected with his recent report to Mayor Gaynor. What will be of particular interest to the public will be his plans for eliminating the tracks of the N. Y. Central at 11th av and at the same time furnish better facilities for handling the immense tonnage entering New York with less danger of delay to passenger traffic and loss of life. Some engineering feats necessary to accomplish ideal terminal facilities are made possible by Portland cement concrete.

Mr. Rudolph P. Miller, Building Commissioner, New York City, will speak on "Fireproofing Materials" without any partiality as to their relative merits.

Col. J. Hollis Wells, who is prominently known in architectural, engineering and military circles, will speak on "The Largest Commercial Building in the World." Among the tremendous office buildings which have been erected, it is left to the reader to guess which building is referred to.

Mr. E. P. Goodrich, Consulting Engineer for the City of New York, will speak on "Large Reinforced Concrete Buildings." The magnitude of these buildings will undoubtedly be astounding to the audience.

Dr. Logan Waller Page, Director of the Office of Public Roads, Agricultural Department, Washington, will speak on "The Part Played by Concrete in Rural Highways." It will probably be instructive to note that a great improvement in the method of building rural highways has been brought about by the use of concrete for retaining walls, culverts and bridges.

Chas. Wisch, formerly Chief Municipal Architect at Cologne, Germany, will lecture in the German language on the subject of "The Age of Cement." A large number of Germans in this country have undertaken concrete construction in its various forms. It will be of undoubted interest to them to hear of concrete construction abroad and the possibilities for architectural effects in concrete in this country, explained in their mother tongue.

A BANQUET AT THE HOTEL ASTOR.

In connection with the convention of the National Association of Cement Users, which is to open next Wednesday in Madison Square Garden, a banquet will be held at the Hotel Astor on the evening of Thursday, December 15, at 7 o'clock, at which addresses will be delivered by the following named:

Hon. John Purroy Mitchel, president of the Board of Aldermen of the City of New York; John M. Carrere, of Carrere & Hastings, architects; Charles Battell Loomis; Robert W. de Forest, president of the Sage Foundation Homes Co. and president of the Art Commission of the City of New York; John G. Morron, presi-

dent of the Atlas Portland Cement Co.; Benjamin D. Traitel, president of the Building Trades Employers' Association of the City of New York.

The price per plate will be \$5, and the banquet will be open to all engineers, contractors, architects, and in fact anyone interested, or associated with the manufacture and use of cement. It is expected that the members of the Association of American Portland Cement Manufacturers, as well as all the exhibitors at the Cement Show, together with the members of the Masters' League of Cement Workers of this city and the members of the Cement Users' Association will attend the banquet.

Keeping Promises Brings Success.

H. E. Wallace, Jr., president of the Star Blueprint Company, when asked for an opinion regarding the state of business, by a Record and Guide reporter recently, said:

"There is nothing the matter with business. The trouble is with business methods. An eminent prelate said the need of the day was a more universal habit of truth-speaking in the business world. From the experience of my own company I know this to be one of the principal, if not the chief factor, in present-day commercial success.

"We manufacture blueprints for architects, engineers and art workers' drawings. Starting on September 14, 1908, we entered upon a field that offered disadvantages and contingencies that would discourage most men. But we figured that if we could give a trustworthy service it was bound to succeed. To make such a service reliable it was necessary that we keep our promises to our customers. If we said a blueprint would be finished at such a time, that blueprint would be ready for delivery on the minute specified, even though we had to use the resources of our whole establishment in getting out that one job."

This company started in modest offices at 42 Broadway. Later it established a branch at 114 East 23d st, which ultimately became its headquarters when business in the downtown district became too heavy for its meagre accommodations. It finally became necessary to establish its downtown office in larger quarters at 123 Liberty st. This company operates its plant up to midnight, and frequently all night in order to have jobs ready at the time promised.

**Many People
Want to Study
Real Estate**
They want to know what it means to buy and sell property, all about contracts, deeds mortgage, etc.

There is a book which tells all about this, "Guide to Buyers and Sellers of Real Estate," by Geo. W. Van Sicken

It Costs One Dollar

THE RECORD AND GUIDE

REAL ESTATE SECTION

News For Brokers and Owners—General Information From All Branches of the Market—Municipal Affairs and Related Subjects.

THE WEEK IN REALTY.

A NUMBER of things happened this week that the real estate market had been awaiting for some time. The chief event, of course, was the Interborough's Subway proposition, which, after some minor modifications, will probably be accepted by the City, although there is a large number of people who believe that the offer was simply made to tie up the whole subway proposition for an indefinite time. There is, however, every indication that this is not a fact.

Another event of importance to the market was the auction sale by Joseph P. Day of twenty-three parcels of real estate for the estate of M. W. Bruce. While there have been numerous sales at which the bidding was more spirited, the total received for the twenty-three parcels, \$2,299,450, was more than satisfactory, and the sale can be called a positive success, although it would be rash to predict an active Winter's trading upon the result of the sale.

The fact that a number of the properties sold for less than the City assesses them at for tax purposes is being seized upon by numbers of real estate people as a reason for the Tax Department not increasing the assessed values in this City. They ask, where are we going to get \$600,000,000 of increase in the face of this sale?

The sale should not be taken as a criterion, as it must be borne in mind that a large part of the property offered was in neighborhoods which have remained stationary for the past ten years and are still in a transition condition.

An important change is to take place shortly in the Fifth av district, south of 23d st. The retail department of Lord & Taylor's at Broadway, Fifth av and 20th st, is to be discontinued and transferred to the McCreery store in 34th st, which after the change takes place will be known as Lord & Taylor's. It is likely that the wholesale department of the concern will be continued at the present location, as there are a number of leases which still have a long time to run, but even should the wholesale department discontinued the space would be quickly rented to wholesale concerns, as the location is good and there is comparatively little vacant space on the avenue south of 23d st. The lease on the Broadway side expires shortly and the prospect for renting it is not so bright as for the Fifth av side, there being several vacant buildings in the immediate vicinity on Broadway.

IMPORTANT TO PROPERTY OWNERS.

A number of complaints having been recently received by the Record and Guide, stating that property owners have not had sufficient or in fact any notice of pending improvements, we hereby draw the attention of all owners to the fact that under the head of "MUNICIPAL ASSESSMENT FORECAST" will always be found a complete record of every improvement undertaken by the city for which the property owner must pay. Beginning with the inception of the improvement in the various Local Boards until the issue of the final notice by the Comptroller that the assessment is due and payable, every step in the proceedings is noted. It will pay property owners and brokers to carefully read all of these notices.

LESSEE'S LIABILITY.

Determined in a Case in Which the Gould Estate Was the Plaintiff.

A case which will prove of interest both to real estate brokers and property owners was decided recently by the Appellate Division of the Supreme Court. In this case, the lessee, who is also the defendant, appealed from the judgment of the Supreme Court, and after lengthy arguments by counsel on both sides, the contention of the plaintiff, the Gould estate, is upheld.

The facts briefly stated are that John H. Springer, the theatrical man, leased the Grand Opera House, which is situated at 8th av and 23d st, from the executor of the Jay Gould estate for a term of five years with the privilege of renewal for a like number of years. The lease was made in 1900 and expired in September, 1910.

Shortly before the expiration of the lease, Mr. Springer was served by the executors of the Gould estate with papers in a suit for \$2,468. The plaintiff alleged that during the year 1907, the Board of Health ordered that all the seats in the house and the carpets be repaired, as they were in an unsanitary and filthy condition. The plaintiff complied with this order by putting in 244 new chairs, reconstructing and reseating 1,004 old chairs and repairing the carpets. The defendant immediately put in a counterclaim for \$2,415, alleging that between the 4th and 10th of February, 1910, he was obliged to keep the theatre closed, because of the negligence on the part of the defendant in failing to comply with another order issued by the Board of Health on the 19th of January, 1904.

Justice Dowling, who heard the case in the Supreme Court, dismissed the counter claim, and also that part of the plaintiff's suit which concerned the recovery of money for the installation of the 248 new chairs.

The crux of the controversy was whether it was incumbent upon the landlord to remove the violation on the structure, or the duty of the defendant to do this. In this particular case, the plaintiff alleged that it was understood all the time that the money expended by the latter for repairs would be returned by the lessee or defendant. Mr. Springer denies this, and at the trial letters were shown which purported to emphasize the fact that the owners were willing to meet the expense incurred.

Following the rendition of the verdict in the Supreme Court, the case was immediately taken to the Appellate Court, and here is the contention of the appellant:

"That the removal and replacing 1,040 chairs, reconstructing and repairing them, was not a repair the tenant was required to make by law or under the lease, but was an alteration and permanent improvement which the landlord was required to make. When the landlord removed these chairs to reconstruct and repair them it was understood between the parties that the landlord should bear the expense."

Concerning the counter claim, the appellant says: "There was evidence of negligence on the part of the plaintiff in failing to make the alterations required by the Board of Health in 1904, causing the Board to close the theatre; the defendant is therefore entitled to the rent of \$707."

PRIVATE REALTY SALES SOUTH OF 59TH STREET.

BROOME ST.—H. M. Bloch & Brother sold to K. Bessner the 6-sty tenement 250 Broome st, on a plot 30.6x87.6. A Hornstein negotiated the sale.

FRONT ST.—The Charles F. Noyes Co. has sold for all cash 67 and 69 Front st, a 5-sty and basement building. The property is valued at \$60,000. The purchaser is the Preferred City Real Estate Co., which recently secured through the same brokers the adjoining property at 65 Front st. Both buildings will be altered. No. 65 Front st has been rented by the Charles F. Noyes Co. from plans. Negotiations are pending for the lease of 67 and 69 Front st. The officers of the Preferred Real Estate Co. are James McCulloch and Harry Hall, of 100 William st, who have purchased through the same brokers five buildings in the downtown section. It is definitely stated that they are not accumulating a plot in this vicinity.

GREENWICH ST.—Samuel Weil, of Samuel Weil & Sons, reports that the firm has added to its substantial holdings in the Greenwich section by the purchase of an entire block front in Greenwich st. between Hubert and Laight sts., being a part of the realty holdings in this district of the Corporation of Trinity Church. Mr. Weil also states that the property will be immediately improved by the erection of modern store and loft buildings suitable to the requirements of the interests from which this center obtains its character. H. J. Scheuber & Bro. were the brokers.

MULBERRY ST.—E. H. Ludlow & Co. sold for Lowenfeld & Prager to Michele Brigante the vacant plot at the southwest corner of Mulberry and Delancey sts., which will be improved with a tenement house with stores. This is the property recently reported sold by William Gully.

PITT ST.—William Lustgarten resold 86 and 88 Pitt st, 3-sty buildings, with stores, on a plot 40.5x100.1, near Rivington st. Mr. Lustgarten bought the property for \$33,500 on Tuesday at the auction sale of the Mahler estate holdings.

STUYVESANT ST.—Van Vliet & Place sold for the estate of Eliza A. Banta, 23 Stuyvesant st, a 3-sty dwelling on lot 16x62.8x irregular.

13TH ST.—William P. Hennessey sold for Margaret L. Jaeger, 106 and 108 West 13th st, two 3-sty dwellings on plot 40x103.3, near 6th av. The buyer is a Mr. Feinberg, who will erect an 8-sty fire-proof bachelor apartment house.

29TH ST.—William P. Jones & Son sold for James P. Keating to Joseph V. Malone 139 East 29th st, a 3-sty and basement dwelling, on lot 20x98.9, between Lexington and 3d avs.

37TH ST.—The properties 247 and 249 West 37th st, consisting of two 3-sty dwellings, on plot 34x100.5, are reported to have been sold. They are owned by Bridget McCabe and the Whitehead estate. Reckling & Vallender own 251 to 257, adjoining on the west, and the property 241 to 245, adjoining on the east, was recently purchased by I. Randolph Jacobs.

38TH ST.—Pease & Elliman sold for Mrs. E. J. de Bermales, of London, England, 113 East 38th st, a 4-sty brownstone dwelling, on lot 20x98.9, between Park and Lexington avs. The buyer will occupy.

44TH ST.—John C. Barr, Jr., of Louisville, Ky., sold 133 and 135 West 44th st, two 4-sty dwellings, on a plot 40x100.5,

adjoining the Gerard apartment house. The property is located twenty feet east of the Hudson Theatre, and was transferred to Mr. Barr in May, 1908, by Sally K. and Lullie Henning.

50TH ST.—Horace S. Ely & Co. and the Taylor-Sherman Co. sold for Susan W. Seguin, 47 West 50th st., a 4-sty brown-stone dwelling, on lot 15.4x100.5, Columbia college leasehold. The buyer is a physician, who will occupy the house.

50TH ST.—Gladys R. Martin sold to Florence C. Satterwhite, of Great Neck, L. I., 47 East 50th st., a 3-sty stable, on lot 25x100.5.

50TH ST.—Agnes E. Williamson purchased from Charles F. Myers, 307 West 50th st., a 3-sty high-stoop, brown-stone dwelling on lot 19.2x100 for \$16,250. The property will be extensively altered. J. B. English the broker in the transaction, states that Elizabeth Viau was not the purchaser.

53D ST.—George W. Vanderbilt sold 9 West 53d st., a 4-sty and basement stone front dwelling on lot 23x100.5. The house is located a few doors west of St. Thomas's Church and was bought by Mr. Vanderbilt in 1886 from Mary H. Watts for \$62,500. The present sale is said to have been at about \$125,000, which would show a rise in value of 100 per cent. in twenty-five years. St. Thomas's Church last year added to its holdings on the 5th av. corner by the purchase of 3 West 53d st., a 4-sty dwelling on lot 25x100.5, for which they paid \$175,000. The adjoining house, No. 5, was transferred last year by John D. Rockefeller to his daughter, Alta R. Prentice.

55TH ST.—Albertina D. Koschel sold 243 West 55th st., a 6-sty flat, on lot 25x100.5.

Mrs. Juilliard Adds to Y. M. C. A. Plot.

56TH ST.—The Church of the Disciples of Christ at 323 West 56th st., 60x100.8, has been bought by Mrs. A. D. Juilliard who will present it to the West Side branch of the Y. M. C. A., whose building adjoins on the east. The church will be torn down immediately and a 12-sty dormitory containing 200 rooms, erected on the site, which is estimated to cost about \$200,000. The first floor of the building will be occupied by the boys' department. The church has occupied the premises since 1883. With this purchase the Y. M. C. A. now controls a frontage of 135 feet on 56th st. and 75 feet on 57th st.

BROADWAY.—Colonel William Jay sold through Charles F. Noyes Company, 370 Broadway, a 5-sty business building, on a plot 25x150.2, running through to Cortlandt alley, between Franklin and White sts. The property adjoins 368 Broadway, which was sold at public auction on Thursday by the Bruce estate, for \$119,000. The owner of record of 370 is Eleanor K. Jay, who has owned the property since 1888.

MADISON AV.—Pease & Elliman sold for J. D. Slayback 416 Madison av., a 4-sty dwelling, on lot 24.5x95, between 48th and 49th sts.

2D AV.—The church extension committee of the New York Presbytery has set aside \$200,000 of the \$1,500,000 recently left it by John S. Kennedy, to purchase the Labor temple, 2d av. and 14th st., which belongs to the Greenwich Presbyterian Church, in West 13th st. The Labor temple was organized last year by the Rev. Charles Steizle.

5TH AV.—James A. Blair is reported to have sold 279 5th av, a 4-sty and basement dwelling, on lot 24.8x100, adjoining the southeast corner of 30th st.

NORTH OF 59TH STREET.

60TH ST.—Folsom Bros., (Inc.), sold to Margaretha Rothenbach the 5-sty brick and stone 20-family apartment house,

known as "The Leonard," 206 West 60th st., near Amsterdam av., for an investment, and has secured for her a mortgage of \$13,000 for 3 years.

SOUTH ST.—Herman Rinaldo & Bro. sold for the Philip Fuering estate 123 East 85th st, on a lot 17.6x100.

91ST ST.—E. Lauferty sold 81 East 91st st, a 3-sty dwelling, on lot 18.8x67x irregular.

105TH ST.—Union Settlement sold 236 East 105th st, a 3-sty dwelling, on a lot 16.8x100.11. The buyer is the uptown Talmud Torah Association, which gives in exchange a similar property at 227 East 104th st, in the rear.

118TH ST.—Adolph Humpfner and the Ems Realty and Construction Co. sold for Charlotte Geissler the 6-sty flat with stores at 344 East 118th st., on lot 25x100.11, to the Dorey Realty and Construction Co., which gives in part payment the 2-family house, 236 35th st., Brooklyn.

130TH ST.—Leopold Oppenheimer bought from Susan W. Duryea 617 to 621 West 130th st, a plot 75x100.11, 275 feet west of Broadway. On the property are 2-sty brick buildings, which were damaged by fire some time ago. They were formerly occupied by Murray & Hill.

139TH ST.—William C. Flanagan & Co. sold for T. J. Bray, 219 West 139th st., a 4-sty dwelling, on plot 32.6x99.11. It is one of the King model row.

162D ST.—The John B. Berry Co. sold the 6-sty apartment house on plot 75x97.7 on the south side of 162d st, 100 feet west of Broadway.

AMSTERDAM AV.—Worthville Realty Co., Berry B. Simons, president, sold 1245 and 1247 Amsterdam av, a 6-sty apartment, with stores, on a plot 40x100, adjoining the northeast corner of 121st st, to Henry F. Spreen. J. C. Hough & Co. were the brokers. This is one of a row of five similar houses owned by the selling company.

BROADWAY.—Ennis & Sinnott resold, through James C. Austin, the vacant plot, 37x200, in the west side of Broadway, 108 feet south of 190th st., running through to Bennett av.

BROADWAY.—E. H. Ludlow & Co. have sold for E. Ritzma De Grove, Hugh T. Goodwin and Theodore W. Sheridan, executors of the estate of Greenleaf K. Sheridan, to a client of Joseph M. Adrian the southwesterly corner of Broadway and 100th st., a plot fronting 40.8 feet in Broadway, 217.4 feet in 100th st., and comprising more than three lots on which there is a 2-sty building, leased for a term of years to a restaurateur at a net rental.

BROADWAY.—The Alliance Realty Co., of which William H. Chesebrough is the president, bought from the McCreery Realty Co. the Nevada apartment house, a 7-sty structure with stores, occupying the triangular block bounded by Broadway, Amsterdam av, 69th and 70th sts., facing Sherman Square, with frontages of 225.8 feet on Broadway, 200.10 feet on Amsterdam av., 138 feet on 69th st. and 35.8 feet on 70th st. The Nevada was built by Terence Farley about twenty years ago, and was one of the first large apartment houses erected on the west side. It contains forty-two apartments and eight stores, the gross rental being about \$100,000. The broker in the transaction was Leopold Weil and the price was about \$1,000,000.

COLUMBUS AV.—Charles S. Kohler in conjunction with Hughes, Wetmore & Van Winkle sold for Ada M. Ramos et als, the 5-sty triple flat, 971 Columbus av., on lot 25x100, to the Flow Realty Co., Henry L. Wolff, president.

LEXINGTON AV.—Froman & Taubert sold for Saul Adams to a client of Webster B. Mabie & Co. the Nethermuir, a 6-sty apartment house, with stores, at the

northwest corner of 80th st and Lexington av, on a lot 30x100.

Anticipating the Subway.

LEXINGTON AV.—L. J. Phillips & Co. sold for Morris B. Baer the northwest corner of Lexington av and 124th st, old 3 and 4-sty buildings fronting 67.6 on Lexington av, 40 feet on the street with a westerly line of 100.11 where it abuts the rear of the Harlem Savings Bank Building located on 125th st. It is probable that an express station of the subway will be located at this point. The buyer it is said will improve the plot.

MADISON AV.—Charles Brownold is reported to have sold the 6-sty elevator apartment house at the northwest corner of Madison av and 97th st. It occupies a plot fronting 100.11 on the avenue and 95 feet on the street.

ST. NICHOLAS AV.—The Operating Realty Co. bought from Josephine Weinberg the 6-sty apartment, 828 St. Nicholas av., adjoining the corner of 151st st. and running through to St. Nicholas Pl.

ST. NICHOLAS TERRACE.—A. Blumenthal sold for the Central Building, Improvement and Investment Co. the northwest corner of St. Nicholas Terrace and 129th st., a 6-sty elevator apartment house, on plot 100x143. The property was held at \$325,000. It is one of a group of houses erected at this point by the selling company.

BRONX.

GILBERT PL.—S. Cowen sold to A. Adams, 1215 and 1217 Gilbert Pl., two 2-family brick dwellings.

IRVINE ST.—S. Cowen sold 881 Irvine st., a 2-family brick house, to I. Miller; also to J. Goldberg, 885 Irvine st., a similar house, and 882 Irvine st., a two-family dwelling, for A. Lowry.

TIFFANY ST.—The East Bay Land & Improvement Co. sold the plot 100x100 on the southeast corner of Oak Point av. and Tiffany st. to A. J. Stelter. The property will be used for business purposes. The Department of Piers will soon commence the erection of a pier at the foot of Tiffany st., East River.

136TH ST.—Sterling Sterling bought from Mary A. Darson and others, 682 East 136th st., a 3-sty dwelling, on lot 15x100. This is the third house in this row sold by Mr. Sterling recently.

GARRISON AV.—S. Cowen sold the plot, 50x100, on the south side of Garrison av., 50 feet east of Bryant av., to a client for immediate improvement.

A Bronx Trade.

167TH ST.—T. J. McGulre sold to Sonn Bros., the block front on the south side of 167th st., between College and Findlay avs. It has a frontage of 322.4 feet on 167th st., 314.6 feet on College av. and 108.5 feet on Findlay av; he also sold the plot 223.8x220.4x irregular on the west side of Prospect av., 125 north of 167th st. These properties were given in exchange for the apartment house at St. Nicholas terrace and 129th st. A. Blumenthal was the broker.

178TH ST.—Charlotte Ohle sold the block front on the south side of 178th st., between Prospect and Mapes avs. The plot contains about six lots, and has a frontage of 295 feet on 178th st. and 47 feet on each av.

178TH ST.—Edward Polak sold to Fred C. Wilkeñing a 2-sty frame dwelling on the southwest corner 178th st and Hughes av, size 41x196.

ANTHONY AV.—Edward Polak sold for Louisa Diener to Rose Rosenfield the 2-sty frame dwelling 1752 Anthony av, near 175th st, on a lot 16.9x97.

MORRIS PARK AV.—Kurz & Uren sold for John Snyder the lot 25x100, on the south side of Morris Park av, 28 feet west of Matthews av.

PARK AV.—M. A. Armond sold for M. & J. Monday 4524 and 4526 Park av, two 4-sty flats on plot 48.9x100.

UNION AV.—Louis Sussman sold to the Francis Realty Co. 995 Union av, a 5-sty apartment house, on plot 49.5x105.

WEBSTER AV.—S. Edmund McRickard & Co., sold for a client to William Fowler a plot on the west side of Webster av about 190 feet north of Kingsbridge road and extending through to Decatur av.

LEASES.

Alexander Selkin has leased for Dr. M. King to a client 60-62 East 119th st, a 6-sty building, for five years at a rental of \$29,000.

John J. Clancy & Co. have leased the 4-sty brick dwelling known as the Colonial, 354-356 West 58th st, to Katherine Degnan and Sarah Riegel.

Wm. H. Whiting & Co. have leased for a term of years to Mitchell-Bissell Co., importers of porcelain goods for textile machinery, the fourteenth floor of the Brogan Building, northeast corner of 4th av and 20th st.

The H. M. Weill Co. has leased 202 West 38th st, adjoining the northwest corner of 7th av, for the Henriquez estate to Thomas & Rubuch; 121 West 33d st, a 3-sty building for C. Schulz to A. Ross for a term of years.

Duross Co. have leased for John A. Guest 110 West 13th st to Julius Fingerhut; for the estate of M. Rowan 135 West 22d st to Charlotte Perez-Loon; for the J. L. Mott Iron Works the store 141 West 20th st to the Anclair Co. for a term of years, and the first loft 152 West 14th st to Willi Smuda.

H. C. Senior & Co. have leased for Mary Rigney the 3-sty dwelling 109 West 63d st to Hopkins G. Barrett; for Eliza Arkenburgh the upper part of 1983 Broadway to the Lorette Club, and for Edward Smith the 5-sty building 510 West 53d st, on a plot 25x100, to William H. McCormick for a term of years.

Senior & Stout have leased for C. N. Shurman Investing Co. the 3-sty dwelling 133 West 63d st to Josephine Dalzell, and two floors at 1564 Broadway for Felix Isham to Isaac De Wilde, and 2-sty garage at 153 West 56th st for estate of J. F. Pupke to L. M. Mellons, and the 2-sty garage 103 West 51st st for the estate of Seth Barton French to La Due & Carmer.

Denzer Brothers leased for a term of years for Henry Corn to Arnold-Schiff & Co. 10,000 square feet in 84-90 5th av, northwest corner of 14th st; also for the Robert Burns Realty Co. to S. Michaels & Bedach 10,000 square feet in 148-56 West 23d st; for the Hudson Realty Co. to Karl Light the first loft at 108 5th av, southwest corner of 15th st; for the Marmac Construction Co. to Phillip Schutzer & Co. the seventh loft 30-2 West 24th st, and for M. L. & C. Ernst Co. to a manufacturer of costumes a loft at 11 West 20th st.

Spear & Co. have rented for the Bloomingdale estate 15,000 square feet in 152-6 Wooster st; for Wm. Skinner's Sons, of Holyoke, Mass., to the Western Hat Co. the store and basement at 107-9 Bleecker st; for Fleischman Bros. & Co. the ninth loft at 126-30 West 22d st; for Wm. C. Walker's Sons the ninth loft in 682 Broadway; for Freeman Bloodgood, Jr., the fourth loft at 124 Bleecker st; for the estate of Levi Goldenberg the fifth loft in 110-12 Greene st; for Leon Mandel, of Chicago, the third loft at 166 Greene st; also lofts at 163 Greene st and 11 Lispenard st.

Frederick Fox & Co. have leased for Chas. Brogan, Inc., the sixth loft in the new building northeast corner 4th av and 20th st. The lessees are Robinson & Peckham, underwear manufacturers, for a great many years located on Broadway

and Leonard st. Same brokers have also leased for the Criterion Const. Co. the top loft in the new building nearing completion 114-120 West 36th st for a long term of years to Bodenstein & Oppenheim; for the Realty Holding Co. the third loft 40-42 West 27th st for a term of years to S. Gluck & Weingold; for the Bonwit Holding Co. the store and basement 39-41 East 12th st for a term of years to Kraus Lambert.

M. & L. Hess have leased for Susquehanna Silk Mills the ninth loft 18-22 West 18th st, containing 15,000 square feet; for Realty Holding Co. the fourth loft at 30-32 West 15th st to Alfred Moll; for A. & S. Construction Co. the second loft at 118-120 West 27th st to Schechner & Urist; for Annie Brown the second loft at 225 Greene st to Charles Roth; for Gerson & Levy the top floor at 32 West 19th st to the Red Star Embroidery Works; for Albert Herskovitz the store and basement at 60-62 East 11th st to Simon Nachtigall; for Hudson Realty Co. the third loft at 108 5th av to Fernbach & Schulman, and for the Realty Holding Co. the fourth loft at 40-42 West 27th st to Louis Letzter.

RICHMOND

ARROCHAR, S. I.—Cornelius G. Kolff sold for Gracia Tadesca to M. Fuller plot 40x100 on the southeast corner of Cedar and Madison avs, Arrochar, Staten Island.

CLIFTON, S. I.—Walter M. Fowler purchased of David Marsh through Cornelius G. Kolff plot 50x125 on the west side of New York av, between Hill and Lyman av, adjoining the residence of Alderman Stapleton, at Clifton, Staten Island.

WESTERLEIGH, S. I.—J. Sterling Drake sold for Robert Scott, of Montclair, N. J., to Helen M. Bailey the corner of Waters and Deems av, Westerleigh, 40x75, on which Mrs. Bailey will immediately erect a modern cottage to cost about \$5,000.

INTERBOROUGH'S PROPOSAL.

Advantages Claimed for It—A Five-Cent Fare for 36 Miles.

The Interborough Rapid Transit Company's proposal made to the Public Service Commission this week is the first one submitted by that company involving a comprehensive plan for subway extension.

Among the claims put forth by the company in this connection are the following:

That the proposed extension can be completed within five years.

The plan limits the city's contribution to subway construction.

There would be a four-track East Side line and a four-track West Side line.

That the city will be in a position to establish an independent competitive line at an earlier date than would otherwise be possible.

It proposes the construction of the following natural extensions to the present subway:

WEST SIDE LOWER MANHATTAN AND BROOKLYN EXTENSIONS.

From Times sq under 7th av as extended, Varick st, West Broadway, and Greenwich st to Liberty st as a four-track road, and from Liberty st to the Battery as a two-track road, with a branch from the intersection of Greenwich st and Liberty st, under Liberty st and East River to Pineapple st in Brooklyn, and under Pineapple and Fulton sts to a connection with the Brooklyn extension of the existing subway, as a two-track road; with a further extension from the terminus of the Brooklyn extension of the existing subway at Atlantic av, under Flatbush av and Eastern Parkway to Utica av as a four-track road, and from Utica av to Buffalo av under Eastern Parkway as a two-track road; also a two-track extension from the existing subway at Lafay-

ette and Flatbush avs, Brooklyn, under Lafayette av to Broadway.

EAST SIDE UPPER MANHATTAN AND BRONX EXTENSIONS.

From about 35th st and Park av, under Park av and private property at or about 42d st to Lexington av, thence under Lexington av and the Harlem River to a point south of 149th st as a four-track road; thence dividing, with two tracks to a connection, east of Mott av station, with the West Farms branch of the existing subway; thence two tracks under Mott av, 153d st and River av, to 157th st, and from 157th st over River av to about 162d st as an elevated structure. At 162d st and River av a connection will be made with the Jerome av extension of the 9th av elevated line of the Manhattan Elevated Railroad.

A two-track subway extension, diverging from the proposed Lexington av extension at about 138th st, and running thence under private property, 138th st, Southern Boulevard and Whitlock av, to a point in private property south of Westchester av; thence as a three-track elevated railroad over Whitlock av and Westchester av to Pelham Bay Park.

A two-track elevated extension from the West Farms Division of the present subway at about 179th st, over private property to a point between Bronx Park and the property of the New York, Westchester and Boston Railway Co.; thence north over private property and public streets to Bear Swamp road and White Plains road; thence over White Plains road to a connection with the proposed extension of the 3d av line of the Manhattan Elevated Railroad at a point north of the intersection of White Plains road and Gun Hill road.

The cost of constructing and equipping the foregoing lines is estimated at \$128,000,000. The Interborough Company hereby offers to build and equip the same for the sum of \$53,000,000, to be furnished by the city, the city to provide in addition the necessary easements and right-of-way, and the company to supply the funds necessary to defray the additional cost of construction and equipment, which, upon the basis of the above estimate, would amount to \$75,000,000.

Subway Conference.

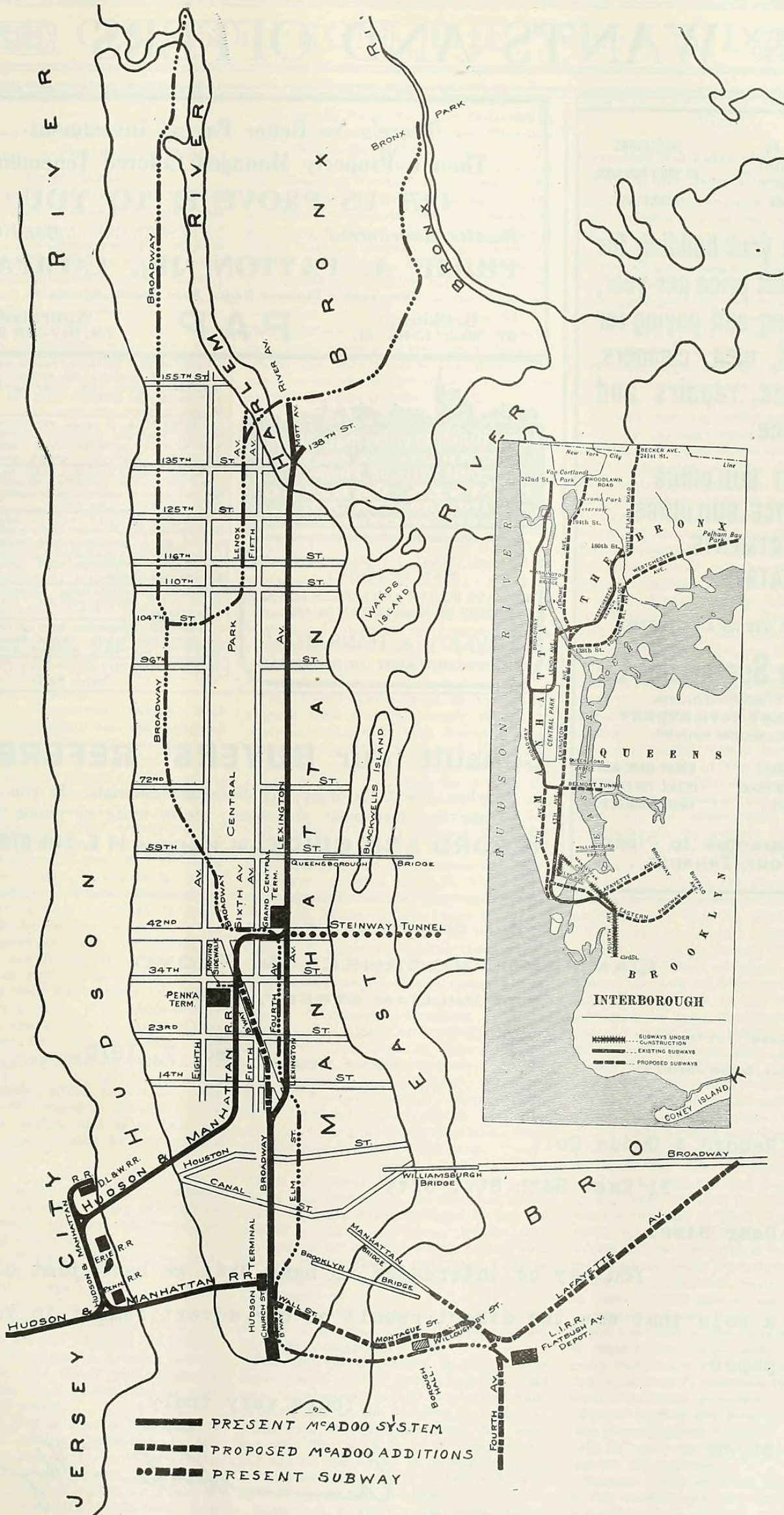
The Transit Committee of the Board of Estimate and the Transit Committee of the Public Service Commission will hold a conference next week on the subway situation. It is expected that as a result of this conference, the transit problem in Greater New York will be somewhat clarified.

12th and 22d Ward Association on Subway Building.

A meeting of the special committee of the 12th and 22d Ward Real Estate Owners' Protective Association, appointed at the November meeting, was held at the residence of Mr. Thomas Barrett, 10 West 90th st, on November 29, for the purpose of considering whether the new subways should be constructed by private capital or by the city, and to report its opinion thereon.

After a general discussion and careful consideration, it was unanimously resolved that whatever routes are selected by the municipal authorities for the new subways, the same should be constructed and operated by private capital, on such terms and conditions as will thoroughly protect the interests of the city.

The following gentlemen have signed the report: Thomas Barrett, chairman; Gilbert Ray Hawes, William C. Capleas, Israel Schneittacher, Max Simon, Leon Forst, secretary. At a regular monthly meeting of the association the above was adopted with only one dissenting vote.





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NEW YORK, Dec. 7, 1910. 19

Record & Guide Co.,

11 East 24th St., City.

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You may be interested to hear that we have just closed a sale that was the direct result of our advertisement in your paper.

Yours very truly,

WF/JB

NEWS CULLED FROM THE WEEK'S DOINGS

PROPERTY OWNERS WORRIED.

By Labor and Building Department Orders —Test Case on Fire-Proofing Dumb-waiter Shafts.

An interesting meeting of the Harlem Property-Owners' Association was held on Thursday evening. This organization is taking a prominent part not only in the affairs of the district but its members are also interested in all matters affecting real estate generally.

A committee was appointed to investigate the strenuous efforts of the Labor Department inspectors who are continuing their efforts to force loft owners to increase the number of lavatories in their lofts. It was agreed at the meeting that in such cases the lessees should be ordered to install the additional lavatories, not the owners. It generally happens, it was said, that when a lessee takes a loft, he has in his employ a certain number of workmen. As his business increases, he hires additional help. After a certain period inspectors of the Labor Department call, and find that owing to the increased number of employes additional lavatories should be installed. When the lease was made, however, the lessee did not have as many employes as he had when the inspectors called. The landlord, it was claimed, is not to blame for this increase, and it was contended that he should not bear the additional expense.

Some of the members declared that the Labor Department was too stringent in its dealings with loft owners, that many of them were, for that reason, going over to New Jersey. A committee was appointed to interview Commissioner Williams on the subject.

It was announced that a test case is now pending concerning the fire-proofing of dumb-waiter shafts in buildings erected prior to 1901. Early in the year, Fire Commissioner Waldo attempted to force owners of such buildings to make the dumb-waiter shafts fire-proof. The Harlem Association took the matter to the courts, contending that the Fire Commissioner had no authority in the matter, and that furthermore his action was contrary to law. Fire Commissioner Waldo took the matter to the Corporation Counsel who suggested that the former take it up with the Building Department.

Superintendent Miller has issued over 2,500 orders to owners to fire-proof their dumb-waiter shafts, and it is this action which has resulted in the making of a test case.

The Title Guarantee & Trust Company loaned to J. Frederick Menke \$180,000 on the 7-story brick elevator apartment at the corner of Lenox av and 141st st. The mortgage is for three years at 5 per cent.

Wm. Pawley, 37 Nassau st, who has been home ill for the past week, is again back at his office.

Wm. E. Baker has moved from 111 Broadway to his new office at 503 5th av, where he will conduct a general brokerage business. Mr. Baker was associated with the late Wm. Buhler and is now managing his estate.

Edward P. Meany, who is interested in several coal mining companies, is the buyer of the new 8-story building at the southeast corner of Morton and Greenwich sts, the sale of which by Pease & Elliman for James H. Cruikshank was recently reported. The building occupies a plot 100x102, and is leased for a term of years to the General Electric Company, which will occupy it about March 1.

Bronx Water Front Inspected.

The Barge Canal Terminal Commission of the State of New York last Thursday were shown the water front of The Bronx by a delegation from the North Side Board of Trade. Assembling in the Board rooms, 138th st. and 3d av., the members and guests were addressed by President J. Harris Jones, Dock Commissioner Calvin Tomkins and Chairman Frank M. Williams of the Commission. Commissioner Tomkins said his department was preparing plans for the development of The Bronx waterfront. Commissioner Williams said his commission were seeking a site for a terminal where the barges from the new State canal could discharge their cargoes for convenient transshipment by rail.

Leaving the Board rooms at 11.45 a. m. the party proceeded to Trimmer's dock, 138th st. and the Harlem river, where the U. S. Revenue cutter "Guide" was boarded, and proceeded up the Harlem for an inspection of both banks as far as the Hudson. At Morris Heights John J. Armory, president of the shipbuilding industry at that point was taken on. The party expressed interest in the Webb Shipbuilding Home at Fordham Heights.

Passing down the Harlem and through Hell Gate to the East river attention was called to the great saving in time which would be effected if the Bronx Kills were rendered navigable.

The Commission seemed favorably impressed with the deep water front and other advantages of Port Morris and examined Barretto's Point and the water front just beyond Fort Schuyler on Long Island Sound. Returning by way of the Long Island Shore, Flushing Bay was inspected. The plan to connect that bay with Jamaica Bay by a canal across the island did not seem to find favor. The party disembarked at 138th st. and Harlem river at 4.45 p. m.

Among those on the trip were Messrs. Frank M. Williams, Alexander R. Smith, Fred C. Stevens, Edward A. Bond, and Harvey J. Donaldson of the Commission; Congressman Joseph A. Goulden, Alderman Lawrence J. Fagan, Congressman-elect Steven B. Ayres, Borough Secretary George T. Donnelly, President J. Harris Jones, ex-presidents Albert E. Davis, Olin J. Stephens and John F. Steeves, Secretary Charles E. Reid, Treasurer Charles W. Bogart, Commissioner Alphonse Weiner, Samuel Trimmer, Wesley Trimmer, John J. Armory, Louis A. Risse, John J. Bell, Francis N. Howland, Louis Meckes and Chas F. Mehlretter.

Two important resolutions were introduced and passed by the Board of Estimate at last Tuesday's session for the benefit of City Islanders. First, more lighting on all streets of City Island, and, second, the petition of the Union Railway Company for a franchise on Eastern Boulevard.

Work on the temporary bridge at the Boston Post road over the Hutchinson River is progressing slowly.

The staff of employees in the various departments of the Bronx Borough Hall now "close down" at 4.30 p. m. on account of darkness, as the building is being re-wired and the electric current has been cut off. The work is to be complete by the end of this week. A 30-minute lunch is the temporary rule to make up the difference lost in the afternoon.

William A. Cokeley, a real estate dealer of Westchester, was the first to arrive with his sleigh at Woodmansten Inn after the snow storm of Monday. The manager opened a bottle of wine.

BRONX OWNERS BADLY ADVISED.

Advantage Not Taken of the New Cession Law Which Saves Time and Money.

Editor of the Record and Guide:

The indifference of the average property owner to matters which directly affect his material welfare was never illustrated more forcibly than recently by his attitude toward the new cession law which permits the individual owner to deed to the City of New York that part of his land which is to be taken for street purposes and by so doing avoiding the assessments usually levied by Commissioners of Estimate and Assessment when title to the street is to be acquired.

A short time ago 4,000 circular letters, from the Borough President, bearing on this subject, were distributed throughout the Borough of The Bronx, calling the attention of the property owners and various property owners' associations to the benefits to be derived under the provisions of the new law. It was shown that assessments for acquiring title to the street would not be levied against those who ceded; that the time (from two to three years) usually taken to have title vested in the city, would be shortened by one-half, and that physical improvements, for which the property owners are clamoring throughout the year, would be accomplished speedily. Progress in procuring these improvements, however, is prevented because title to the streets has not been acquired legally. This opportunity would have saved the property owners of The Bronx a million dollars. On one street, where regulating, grading and sewerage are needed badly, these circular letters were delivered by messenger to the owners personally and only two owners responded. On other streets some of the owners were willing to cede, but asked the Borough authorities to inform them first which of their neighbors had done so already.

The large real estate corporations and owners of many parcels of land on a street have taken advantage of the new cession law and whole streets on the west side of The Bronx, in the Van Cortlandt section, have come into possession of the City of New York without expense to the property owners, thus insuring the speedy vesting of title to the streets and hastening public improvements. But in the Van Nest and Unionport sections, many real estate brokers have advised their clients against ceding and in consequence improvements are retarded in localities where they are needed badly. It is not to be expected that a property owner will cede his land for street purposes when a building or part of a building or costly fence is to be taken or when the owner will be left with a very short lot, but under ordinary conditions it would be prudent to cede and avoid the expense of condemnation proceedings.

As these improvements must go on, it is the intention of the Borough President to request the Corporation Counsel to make application for the appointment of Commissioners to condemn the land to be taken for street purposes.

Public notices are now posted on sixteen streets, giving property owners sixty days in which to cede before Commissioners are appointed.

Damage maps, showing the exact lines of the streets and the extent to which property will be affected, may be seen at the Bureau of Information, Borough Hall, The Bronx.

The following is a list of those streets: Adams st., Cottage Pl., Fillmore st., Gar-

field st., Kinsella av., Leeland av., Melville st., Minerva Pl., Theriot av., East 207th st., East 236th st., East 237th st., Van Buren st., Van Nest av.

Yours very truly,

CYRUS C. MILER,

President of the Borough of The Bronx.

Some Register's Office Filings.

M. Cohen & Bros. Realty Co. loaned Hy. W. Boettger \$150,000 at 6% on 24th st., Nos. 31 to 37 West, it being a purchase money mortgage.

N. Y. County National Bank has taken title to Madison av., n w cor. 99th st.

Chas. Brenden Co. borrowed \$75,000 at 5%, on 73d st., No. 125 East.

August Belmont loaned the Century Holding Co. \$150,000 at 6%, on Broadway, Nos. 1182 to 1184. There is a prior mortgage on the property of \$700,000; Mr. Belmont also extends until 1912 a mortgage for \$150,000 on the n e cor. 5th av. and 81st st.

The Metropolitan Life Insurance Co. loaned 80-90 Co., a Corporation, \$775,000 at 5 and 5½%, on West End av., s e cor. 90th st.; also to the same company \$800,000 at 5 and 5½%, on Broadway, n w cor. 89th st.; both mortgages expire in October, 1915.

Seth S. Terry borrowed \$110,000 at 4½%, on John st., No. 26; Columbia College loaned the money.

The Armory Holding Co. borrowed from Catharine A. B. Abbe, trustee of Courtlandt Palmer, Jr., \$410,000, on 4th av., Nos. 343 to 351, n e cor. 25th st., a plot 98.9x90. This is a purchase money mortgage; the transfer indicates a consideration of \$450,000.

A. N. Gitterman has been appointed agent of the "Marble Hill Apartments," a 6-sty elevator house which has the distinction of being the most northerly on Manhattan Island.

Captain Chas. Baxter and Julius H. Haas, who have solicited consents for a franchise in 149th st for the Union Railway Co., have met with ready response from the real estate owners, and are prepared to submit them when called upon.

A bill has been introduced in Congress by Representative Goulden of the Bronx for an appropriation of \$110,000 for improvements on Westchester Creek and Long Island Sound.

Real estate holders of Eastchester feel that it would be fair to them if they were notified in advance of official meetings to be held in the matter of widening of Boston Post road, as they wish to protect their interests.

Troubles of Property Owners with Bronx Park Department.

Residents and property owners in the lower Bronx and especially along Alexander av. and the adjacent cross streets were aroused this week to indignation, which resulted in a personal encounter in one instance, over the way in which the Park Department "pruners" have been hacking sound limbs off of the street trees in that vicinity, in some instances leaving little but the mutilated trunk standing.

Albert E. Davis, former president, and Charles E. Reid, secretary of the North Side Board of Trade made a personal investigation of the complaints and were referred by the men to the park foreman. He was found in front of the residence of J. Homer Hildreth in 136th st., east of Alexander av. He accused Mr. Hildreth of threatening him with one of the woodman's axes and Mr. Hildreth said he assaulted him ripping the buttons off his coat and that his men had wantonly destroyed a beautiful tree in front of his premises and showed a perfectly sound limb which he had taken in the house as

evidence of the healthy condition of the tree. Mr. Hildreth said that he and his wife had watered and cared for this tree for years and it was a thing of beauty and gave them grateful shade in return.

A policeman who was called upon refused to interfere and Mr. Hildreth lodged a complaint with Park Commissioner Higgins, as did also Mr. Davis, and an investigation has been promised.

The 207th st. crosstown line of the Union Railway is now in operation, connecting the Zoological and Botanical gardens in the Bronx with the 207th st. subway station in Manhattan.

Slow Work on Bronx Court House.

Attorneys of the Bronx are commenting on the slow work of altering the old Morrisania court house. Cases to be tried in this court have been transferred to the Westchester court, which is located about four miles from the central part of the Bronx, and is barely large enough for the business of its own district and the congestion is the cause of much complaint.

The work of installing electric light on the Grand Boulevard and Concourse is near completion and power is to be forthcoming by January 1st.

Bronx Building Loans.

The Corby Contracting Co. has obtained a building loan of \$10,000 from the Manhattan Mortgage Co. on their operation now in the course of construction on the west side of Crotona av., 119.11 feet south of 183d st., 24x irregular.

The Lawyers' Title Insurance & Trust Co. has loaned to the David Herrman Construction Co. \$135,000 on four 5-sty apartments on the east side of Intervale av., 133 feet south of Wilkens av., 200x 88. The mortgage is for 5 years at 5½ per cent. The Lawyers' Title Co. has also loaned to the same builders \$100,000 on three 5-sty apartments on the west side of Wilkens av., 155 feet south of Intervale av., 175x100. The houses are directly in the rear of the Intervale av. houses.

John W. Cornish Construction Co. has obtained from the City Mortgage Co. a building loan of \$317,500 on the new 5-sty apartments, ground for which was just broken on a plot 225x irregular, on the south side of 175th st., 191 feet east of Prospect av.

The newly graded portion of 242d st. is a favorite route by which to reach McLean Heights and Yonkers.

Real estate owners on Olinville av. say that the proposal to open this street would meet with considerably more favor were it not to include the destruction of the trees which shade both sides of the avenue. A petition is now circulating for the appointment of commissioners.

Real estate holders at Williamsbridge are wondering why improvements are being made on streets where there is practically no travel. Why are not steps taken toward improving Gunhill road from Webster to White Plains, a most important thoroughfare? If property owners interested in the improvement call upon Henry L. Bridges, chief clerk of the Information Bureau at the Bronx Borough Hall, he will draw up the necessary petition and advise them as to the proceedings necessary.

A TAX LAW CHANGE.

An Amendment to Article II. Grants Further Privileges and Immunities.

Under the operation of the amendment to Article II. of the tax law, passed by the Legislature this year, and signed by the Governor on June 23, the work of

the employes in the Mortgage Tax Bureau in the Register's Office has been greatly increased. As many persons seem to consider that the new law is in mitigation of the Mortgage Tax Law, Register Grifenhagen explains that it affects only instruments issued and recorded prior to July 1, 1906.

It is known as "Chapter 601, laws 1910." The intent of the legislation was to permit corporations, or individuals, holding trust mortgage bonds secured by realty, railroads, plants, franchises, etc., the mortgage securing payment of same having been recorded prior to July 1, 1906, to pay one-half of one per cent. under the provisions of the act, to the State (i. e., to the recording officer), and thus exempt them from personal local taxation during the life of the bonds. Previous to the passage of Chapter 601, such bonds were liable to the annual local tax levy. Last year, for instance, each \$1,000 bond was assessed at about \$16.50. Assuming that the holder of \$10,000 of such bonds is taxed at this rate for 10 years he must pay a personal tax aggregating \$1,650. Under the amendment contained in Chapter 601, the same holder, by paying \$50, to the Register of the County, is not liable for any personal taxation on his \$10,000 worth of bonds. But the bondholders must satisfy the Register by authenticated statements that they are entitled to the privileges and immunities of the new law.

In a communication to recording officers the State Board of Tax Commissioners summarize the act as follows:

"You will observe that notwithstanding the exception contained in Section 254 of the Tax Law, the record owner of any mortgage recorded prior to July 1st, 1906, may file a statement in form and substance as required by said section 254, except that it shall specify and state the amount of all advancements made prior to said date and thereby elect that such advancements be taxed under Article XI. of the Tax Law. Also, the owner of any bond or bonds secured by a corporate trust mortgage may file a similar statement in the office where such mortgage is first recorded—except that it shall specify the serial number, the date and amount of each bond, and otherwise sufficiently describe the bond to identify it as being secured by such mortgage and elect that such bond or bonds be taxed under said article.

"The tax shall be computed upon the amount specified in the statement, and thereafter the portion upon which the tax has been paid shall be exempt from taxation under the provisions of Section 251 of said article."

Holders of bonds issued by the New York Dock Co., by Francis H. Leggett & Co. and other corporations which have issued bonds secured by trust mortgages recorded prior to July 1st, 1906, have already taken advantage of the amended law.

After verifying and examining the field statements, the law requires that the Register shall note upon each of the bonds the fact of the filing of the statements and the amount of the tax paid, attested by his signature. Furthermore, similar notations must be made on the margin of the record, concerning the filing of statement, the amount of tax, serial numbers of bonds, etc. All notes or other evidences of indebtedness secured by mortgages under this law are embraced in the words "bond" or "bonds." The one-half of one per cent. optional tax is computed on the face value of the bonds.

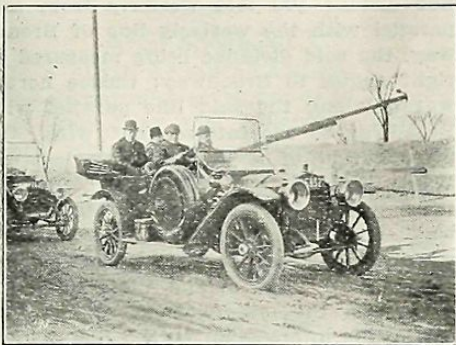
By a ruling of the State Board of Tax Commissioners, the register is not required to furnish blanks for the statements. One-half of the tax goes to the State, and the apportionment rule applies here as in the mortgage tax where property is in different counties.

INSPECTION OF NEW WESTCHESTER R. R. LINE.

Trains To Be Running in Six Months— A New Country To Be Opened to Builders.

ANNOUNCEMENT that regular train service will be established between West Farms (180th st) and Mt. Vernon within six months was made by the officials of the New York, Westchester and Boston Railway Co. after a tour of inspection of the road last Saturday, when President L. S. Miller, of the railroad company, entertained the directors of the Westchester County Chamber of Commerce.

This announcement assumes particular importance at this time in view of the new proposals made by the Interborough Company for the building of a new Bronx subway, which will connect with the New York, Westchester and Boston Railroad at its proposed terminal at 180th st and also because of the consent of the Public Service Commission to extend the Third av elevated line to and up White Plains road. This extension will be partly over

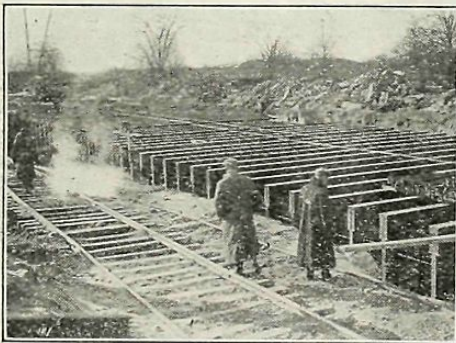


MR. MILLER, PRESIDENT OF N. Y. W. & B. R. R.; JAS. G. CANNON, PRES. WESTCHESTER CHAMBER OF COMMERCE ON REAR SEAT.

the right-of-way of the Westchester road to its 180th st terminal, where a transfer of passengers will be made.

That the work of construction all along the line from 180th st to White Plains, where will be located the terminal of the White Plains branch, is much farther advanced than generally supposed, was evidenced as the party under the personal conduct of Mr. W. A. Cokeley, the Right-of-Way Agent, progressed.

The start was made from the Manhattan Hotel in six automobiles. At Morris

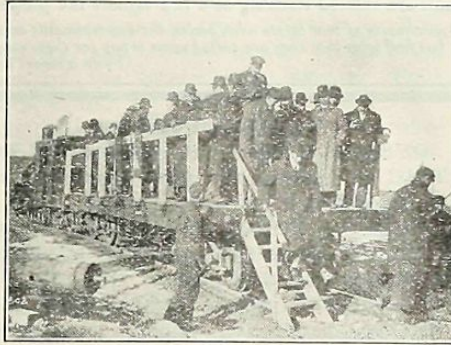


OVERHEAD STEEL CONSTRUCTION AT MORRIS PARK, WHERE THE ROAD WILL BE A SUBWAY.

Park, where the road will run as a subway, the party disembarked to inspect the overhead steel work which resembles closely that in the present subway. This work is in an advanced state. Emerging at Pelham Parkway, the cut-and-fill method of construction is employed for the balance of the line.

After lunching at the Woodmansten Inn, the members of the party boarded a flat car, provided with a rail and seats and, drawn by a "dummy" locomotive, were taken over the line from Pelham Parkway to the Mt. Vernon city line. Sections of this part of the railroad were found to be four-tracked and ballasted in readiness for

regular service. At Dyre av, where the walls of the station are already rising, President Miller's guests resumed the inspection by automobile, crossing and re-crossing the right-of-way along which

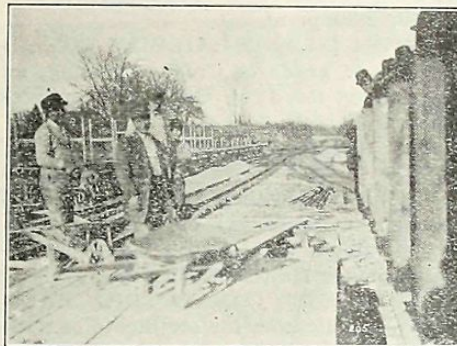


AT MT. VERNON CITY LINE.

evidence of activity on the part of the contractors was plain.

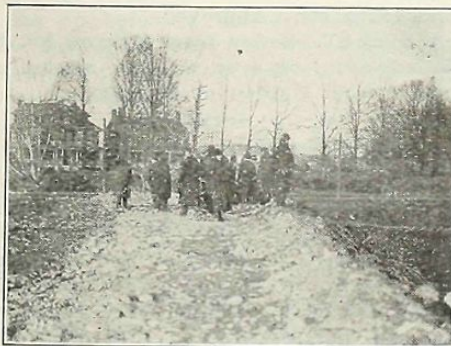
A NEW ROAD TO DANBURY.

At White Plains the inspection ended at the site of the terminal on Westchester av, which is raised to a grade slightly above the street. Here, Mr. Miller explained, will be erected a Union Station for the New York, Westchester and Boston Railroad and the Westchester and Northern Railroad. The latter will run from Danbury, Conn., to White Plains. The two roads will come into the station on different levels, and arrangement will be made for an interchange of traffic.



AT DYRE AV. STATION.

The importance of making every effort to secure the building of new roads to the various stations on this new railroad which opens up for development a heretofore inaccessible territory the equal of which for beauty is unrivaled in Westchester County, was impressed upon those who made up the party of inspection. The



SITE OF TERMINAL AT WHITE PLAINS.

Chamber of Commerce of Westchester would do well to stand back of such a movement.

White Plains Road, north of the city line, is being filled in rapidly by the Mt. Vernon authorities. The road when complete will be 100 feet wide. The trolley tracks are promised for the spring.

BUILDING MANAGEMENT.

Mr. Class, of Geo. R. Read & Co., Gives Points on Operating Offices.

William H. Class, of the firm of Geo. R. Read and Co. spoke before the Real Estate Class of the West Side Y. M. C. A. on Wednesday evening. His subject was "Management of Office Buildings." Mr. Class said in part:

"In operating your building it is essential, if you have not your offices on the premises, that you visit it at least once a day, because it will be impossible for you to properly look after the interests of your clients if you do not know what is going on within the building. The employment of help in an office building is something that should be given careful consideration. They must be of good appearance, courteous, and above all things they must know that they are not to argue with tenants. There has been many a tenant lost from a building due to the apparent incivility on the part of the employe. When all is said the building's reputation is made upon the service rendered. The service rendered to a large extent is by the employes that are on the premises, and not by the manager, who comes in contact with the tenants infrequently. The employes should in all cases be uniformed, and the uniform should be kept in good condition.

WHEN PURCHASING SUPPLIES.

"The purchasing of supplies for an office building is really a subject by itself, and it will be impossible for me to talk but very briefly regarding it. The purchasing agent must be a man who is not susceptible to flatteries or suggestions on the part of salesmen. He should refuse to receive any attention, such as lunches, theatre parties and the like. The man who accepts these things with the party with whom he is doing business is never in a position to find fault with that man.

"In the purchase of coal it is well to carefully look into the grades submitted. For instance, our office is now paying ten cents more per ton for coal than the price submitted by another party for a different grade. It is wise to have your coal occasionally analyzed, as we find that the grade varies somewhat, and all the talk possible to the coal company, and all the complaints made to them that the coal is not good, does not necessarily bring better results, if on the other hand you are able to tell them that by the analysis this coal is too low in heat units, or too high in percentage of ash, you have something really tangible to work on, or rather, which is better, take the business away from them a while, and you will find if you return to the same dealer, better coal will be sent you.

"In asking for bids on repair work, you should be sure that the specifications for the work are perfectly clear, so that each bidder will understand it. If you are not familiar with the drawing of specifications, a good scheme would be to ask one man to figure on the work, being very explicit as to what he is to do, and then on the receipt of this proposition, you could copy this specification, sending out to others for bids. With work that is attended by any danger to life and limb, the order should not be given unless accompanied by a contract to be signed by the firm receiving the order for the work, in which they agree to indemnify the owners of the building and the agents, and holding them harmless against any and all claims, loss, damage or expense which they may sustain.

"You should know your tenants and become well acquainted with them. Study to please them, and you will increase the efficiency of your building. The pleased tenant is the tenant who renews the lease."

MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☐ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☐ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."
(From a report by the Commissioners of Accounts of the City of New York)

HEARINGS FOR THE COMING WEEK,

BUREAU OF STREET OPENINGS,
90 West Broadway.

Monday, December 12.

BUENA VISTA AV, from its junction at Haven av and West 171st st to West 176th st; 3.30 p. m.

WILLIS AV BRIDGE, from 125th st to 134th st; 10.30 a. m.

EAST 177TH ST, from Tremont av to Morris Park av; 1.30 p. m.

RICHARD ST, from Bronx and Pelham Parkways to Morris st; 2 p. m.

WALTON AV (closing), from East 167th st to Tremont av; 10 a. m.

ROSEDALE AV, from Westchester av to West Farms road; 11.45 a. m.

PARKER AV, from Protectory av to Wellington av; 4 p. m.

Tuesday, December 13.

WEST 235TH ST, from Spuyten Duyvil Parkway to Rosendale av; 3 p. m.

GRAND BOULEVARD, from East 158th st to East 164th st; 2.30 p. m.

Wednesday, December 14.

FOX ST, from Leggett av to Longwood av; 2 p. m.

WHITE PLAINS ROAD, from West Farms road to the bulkhead line of the East River; 10.30 a. m.

HAVEN AV, from West 140th st to Fort Washington av; 10 a. m.

EAST 222D ST, from Bronx River to 7th st; 2 p. m.

Thursday, Dec. 15.

RIVERSIDE AV, from West 158th st to West 165th st; 11 a. m.

DEPEW PL (closing) from 42d st to 43d st; 1 p. m.

BY PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.

Monday, December 12.

NEW YORK CENTRAL & HUDSON RIVER R. R.—Noise and smoke nuisance and other improper operation of railroad in vicinity of Riverside Drive.—Commissioner Eustis, 2 p. m.

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

QUEENS BOROUGH GAS AND ELECTRIC CO.—Informal hearing as to rate for gas.—Commissioner Maltbie, 2.30 p. m.

QUEENS BOROUGH GAS AND ELECTRIC CO.—Informal hearing as to rate for electricity.—Commissioner Maltbie, 2.30 p. m.

STATEN ISLAND RAPID TRANSIT RY. CO.—Application for the approval to exercise a certain franchise across Western av.—Commissioner McCarroll, 3 p. m.

Tuesday, December 13.

INTERBOROUGH RAPID TRANSIT CO.—Hearing as to general service on subway lines and on Broadway subway line north of 96th st.—Commissioner Eustis, 2.30 p. m.

Wednesday, December 14.

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

Elimination of grade crossings within the City of New York.—Commissioner Bassett, 3.30 p. m.

Thursday, December 15.

QUEENS BOROUGH GAS & ELECTRIC CO.—Rate for gas.—Commissioner Maltbie, 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—Rate for electricity.—Commissioner Maltbie, 2.30 p. m.

BROOKLYN & JAMAICA BAY RY. CO.—Application of public convenience and necessity for street railroad in Brooklyn.—Commissioner Bassett, 2.30 p. m.

BRONX GAS & ELECTRIC CO.—Application for approval of \$153,000 bond issue.—Commissioner Maltbie, 2.30 p. m.

LONG ISLAND R. R. CO.—Service on the Montauk Division to St. Albans and Springfield.—Commissioner Bassett, 2.30 p. m.

STATEN ISLAND RAILWAY CO.—Alterations of grade crossing of the Amboy Road at Huguenot av.—Commissioner McCarroll.—2.30 p. m.

STATEN ISLAND RAILWAY CO.—Alterations of grade crossing of Clove av at Grasmere, and closing and discontinuing Sheridan av, Grasmere and Parkinson av, and diversion of travel to Clove av and Fingerboard road.—Commissioner McCarroll, 2.30 p. m.

STATEN ISLAND RAILWAY CO.—Alterations of grade of Crooks crossing, on the Amboy Road at Giffords.—Commissioner McCarroll, 2.30 p. m.

Friday, December 16.

LONG ISLAND ELECTRIC LIGHT & POWER CO.—Further hearing upon application for approval of issue of \$10,000,000 stock and \$50,000,000 bonds.—Commissioner Maltbie, 2.30 p. m.

JAY STREET CONNECTING RAILROAD.—Application for certificate of public convenience and necessity for railroad in Brooklyn.—Commissioner Bassett, 2.30 p. m.

LOCAL BOARD DOINGS.

WASHINGTON HEIGHTS DISTRICT.

168TH ST.—Opening, from Amsterdam av. to Edgecombe av. Approved.

OVERLOOK TERRACE.—Opening and change of grade, from 184th st. to a point about 308 feet north of 184th, 186th and 187th sts. Approved.

218TH ST.—Sewer from Seaman av. to Broadway; laid over pending receipt of report from Bureau of Sewers.

REPORTS COMPLETED.

UNNAMED ST.—Opening, extending from Amsterdam av. at 165th st. to Audubon av.; also Public Pl., bounded by said unnamed st., 165th st. and Audubon av. The Commissioners of Estimate and Assessment have completed their report of damage and benefit and filed with the Bureau of Street Openings for inspection; objections must be filed on or before December 28; hearing will begin December 30; reports will be submitted to the Supreme Court for confirmation February 7, 1911; the area of assessment is as follows: Beginning at a point on the prolongation of a line midway between West 162d st. and West 163d st., as these streets are laid out between Amsterdam av. and Edgecombe road distant 1,000 feet easterly from the easterly line of Edgecombe road, the said distance being

measured at right angles to Edgecombe road, and running thence westwardly along the said line midway between West 162d st. and West 163d st. to the easterly line of Amsterdam av.; thence westwardly in a straight line to a point on the westerly line of St. Nicholas av. midway between West 162d st. and West 163d st.; thence westwardly along a line midway between West 162d st. and West 163d st., as these streets are laid out west of St. Nicholas av., to the intersection with a line distant 100 feet westerly from and parallel with the westerly line of Broadway, the said distance being measured at right angles to Broadway; thence northwardly along the said line parallel with Broadway to the intersection with the prolongation of a line midway between West 167th st. and West 168th sts., as these streets are laid out between Broadway and Amsterdam av.; thence eastwardly along the said line midway between West 167th st. and West 168th st., and along the prolongations of the said line to the intersection with a line distant 100 feet northeasterly from and parallel with the northeasterly line of West 167th st. as laid out between Amsterdam av. and Edgecombe road, the said distance being measured at right angles to West 167th st.; thence southeastwardly along the said line parallel with West 167th st., and along the prolongation of the said line to a point distant 100 feet easterly from the easterly line of Edgecombe road, the said distance being measured at right angles to Edgecombe road; thence southwardly and always distant 100 feet easterly from and parallel with the easterly line of Edgecombe road to the point or place of beginning.

Fourth—That the abstracts of said estimate of damage and of said assessment for benefit, together with the damage and benefit maps, and also all the affidavits, estimates, proofs and other documents used by the Commissioners of Estimate and by the Commissioner of Assessment in making the same, have been deposited in the Bureau of Street Openings in the Law Department of the City of New York, Nos. 90 and 92 West Broadway, in the Borough of Manhattan, in said city, there to remain until the 29th day of December, 1910.

BUSH ST.—Opening, from Creston av. to Grand Boulevard and Concourse. December 15.

GUN HILL RD.—Opening, from Webster av. to Elliott av. December 12.

218TH ST.—Opening, from Seaman av. to 9th av. December 12.

BRONX ST.—Opening, from Tremont av. or 177th st. to 9th av. December 12. The final reports of the Commissioners of Estimate and Assessment will be presented to the Supreme Court for confirmation on dates mentioned after each.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvements extends to half the block at the intersecting streets.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before January 3, 1911, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

179TH ST.—Paving from Broadway to Haven ave.

GUN HILL RD.—Sewer, between Perry av. and Woodlawn road; in Woodlawn road, between Gun Hill road and East 210th st.; in Wayne av., between Gun Hill road and East 210th st., and in Tryon av., between Gun Hill road and Reservoir Oval. Affecting Gun Hill road, between Perry av. and Woodlawn road; Putnam av., East 211th st., Kings College place, Tyson av., Wayne av., Woodlawn road, between East 210th st. and Jerome av.; Jerome av., between Gun Hill road and Mount Vernon av.; DeKalb av., between Gun Hill road and East 213th st.; Rochambeau av., between Gun Hill road and East 211th st.; East 210th st., between Woodlawn and Wayne avs.

DALY AV.—Paving and curbing where necessary, from 176th st. to 177th st.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment:

BRYANT AV.—Regulating, grading, etc.; from Lafayette av. to New York, New Haven and Hartford Railroad.

of Timpson pl; thence northerly and northeasterly along the easterly and southeasterly sides of Timpson pl to its intersection with the northwesterly side of Whitlock av; thence southwesterly along the said northwesterly side of Whitlock av to its junction with the easterly side of the Southern boulevard; thence northerly along the easterly side of the Southern boulevard to the point or place of beginning. February 4, 1911.

ARTHUR AV.—Paving the roadway and setting curb, from East 175th st to Tremont av. Area of assessment: Both sides of Arthur av, from 175th st to Tremont av, and to the extent of half the block at the intersecting streets. February 4, 1911.

119TH ST.—Alteration and improvement to sewer, between 3d and Park avs. Area of assessment: Both sides of 119th st, from 3d to Park av. February 4, 1911.

163D ST.—Paving, curbing and recurbing, from St. Nicholas av to Broadway. Area of assessment: Both sides of 163d st, from St. Nicholas av to Broadway. February 4, 1911.

164TH ST.—Paving, curbing and recurbing, from Amsterdam av to Broadway. Area of assessment: Both sides of 164th st, from Amsterdam av to Broadway, and to the extent of half the block at the intersecting streets. February 4, 1911.

SEVENTH AVENUE EXTENSION.

Opposition Developing to the Area of Assessment for the Improvement.

The proposed extension of 7th av. south from Greenwich av. to Carmine and Varick sts. is meeting with considerable opposition. The improvement

in the least be benefited by the extension, which, by the way, he declared, is wholly unnecessary.

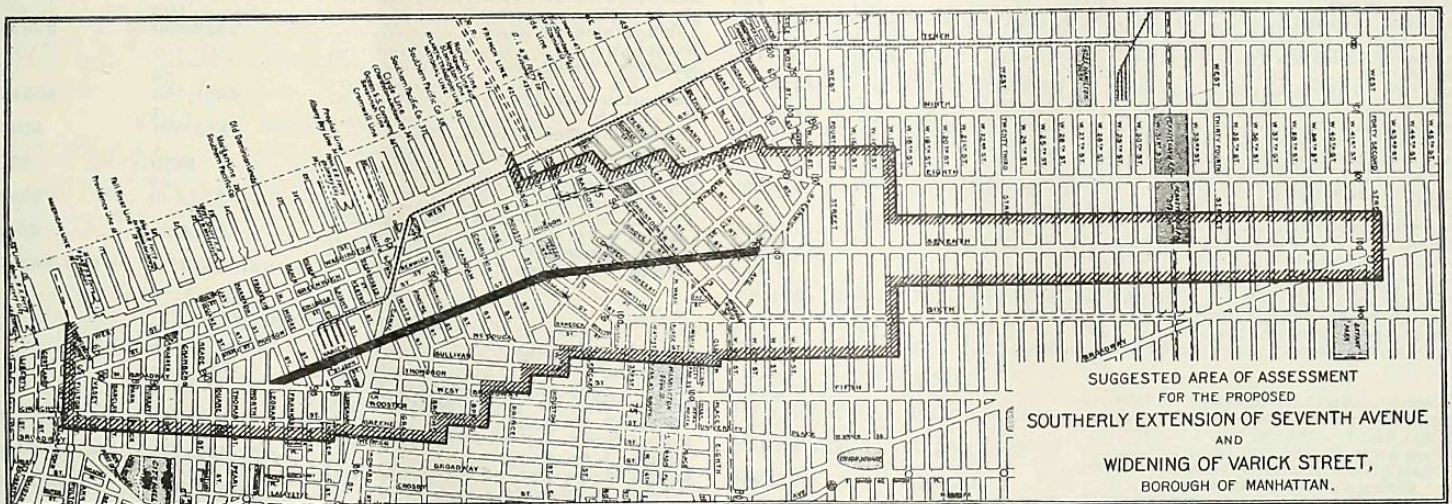
Dr. Korn said to a representative of the Record and Guide, that if more property-owners affected by the assessment had known of the hearing before the special committee the opposition would have been of greater proportions. As it was, he found that the petitioners for the improvement had the field to themselves.

"Let those who have been howling for the improvement pay for it," said Dr. Korn. "As a matter of fact a great many of those who favor the proposition are not property owners, and they will not have to pay any assessments. One organization was formed which had for its object the bettering of conditions in Greenwich Village. A careful investigation revealed the fact that most of the members of this organization were not property-owners. In fact, one of the principal officers of this organization did not own one piece of property.

"The area of assessment should be much below 14th st, and even that is too far uptown. It can easily be seen that the principal beneficiary will be the Pennsylvania Railroad, which should be made to pay its share—and by that I mean a most liberal share of the assessment.

"You can easily see how the Pennsylvania Railroad will benefit by this improvement if the proposed subway goes under Seventh av. People getting off trains at the Pennsylvania station can board trains in the subway, and be conveyed to the Battery. While I do not want to accuse any person, the proposed improvement is distinctly for the benefit of one big corporation, and that is the reason that I look at it askance.

"While I am not opposed to any im-



Area of assessment: Both sides of Bryant av., from Lafayette av. to New York, New Haven and Hartford Railroad, and to the extent of half the block at the intersecting streets. January 31, 1911.

GARRISON AV.—Regulating, grading, etc.; from Longwood av. to Hunts Point av. Area of assessment: Both sides of Garrison av., from Longwood av. to Hunts Point av., and to the extent of half the block at the intersecting streets. January 31, 1911.

MONTEREY AV.—Regulating, grading, etc.; from East 177th st. to 179th st. Area of assessment: Both sides of Monterey av., from 177th st. to 179th st., and to the extent of half the block at the intersecting streets. January 31, 1911.

AUSTIN PL.—Opening, from St. Josephs st. to intersection of East 149th st. Beginning at a point formed by the intersection of the easterly side of the Southern Boulevard with the middle line of the block between St. Joseph st. and Crane st.; running thence easterly along the said middle line of the block between St. Joseph st. and Crane st. and its prolongation eastwardly to the easterly side

also involves the widening of Varick st. from a sixty to a one hundred foot street to Canal st., and its extension from that point to West Broadway. The matter came up before a special committee of the Board of Estimate this week, and those who opposed it were strenuous in their objections.

That the city should pay half the cost of the improvement is the firm belief of those who initiated the movement. The cost will be \$5,100,000. The suggested area of assessment takes in territory up to 42d st., as is shown in the accompanying map. The opponents of the proposition assert that the area of assessment should be below 14th st. The proponents of the improvement take the stand that if the extension is consummated, the entire city will be the beneficiary.

One of the most vigorous opponents of the proposed improvement was Dr. Abraham Korn, president of the Harlem Property-Owners' Association. Dr. Korn, stated that the burden would fall upon the shoulders of property owners already paying heavy taxes, and who would not

improvements in this city, and I have generally advocated them, yet I am firm in the belief that when it comes to putting up the money only those to whom benefits will accrue from any particular improvement should be assessed. In this case, when the area of assessment includes a territory which does not desire the extension, and which will not be benefited in the least, there is no reason why unwilling and overburdened property-owners should be shouldered with additional expenses."

Question About a Lease.

Editor Record and Guide.

"A," being a broker, leases for "B" a building for two years and is paid a commission for one year. The lease contains a clause that the tenant has an option to renew the lease for one year more, and this he has done. Is the broker entitled to commission on the renewal?

Ans.: On leases of less than three years it is the custom to pay a commission of 2½ per cent. upon the first year's rental, this being payment in full.—Editor.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.		1910.		1909.	
		Dec. 2 to 8, inc.		Dec. 3-9, inc.	
Total No. for Manhattan	186	Total No. for Manhattan	172		
No. with consideration	23	No. with consideration	8		
Amount involved	\$1,674,500	Amount involved	\$293,425		
Number nominal	163	Number nominal	164		
Total No. Manhattan, Jan. 1 to date	9,401	Total No. Manhattan, Jan. 1 to date	10,055		
No. with consideration, Manhattan, Jan. 1 to date	824	No. with consideration, Manhattan, Jan. 1 to date	777		
Total Amt. Manhattan, Jan. 1 to date	\$45,484,525	Total Amt. Manhattan, Jan. 1 to date	\$43,275,906		
		1910.		1909.	
		Dec. 2 to 8, inc.		Dec. 3-9, inc.	
Total No. for the Bronx	118	Total No. for the Bronx	138		
No. with consideration	8	No. with consideration	18		
Amount involved	\$151,775	Amount involved	\$104,573		
Number nominal	110	Number nominal	120		
Total No., The Bronx, Jan. 1 to date	6,574	Total No., The Bronx, Jan. 1 to date	6,948		
Total Amt., The Bronx, Jan. 1 to date	\$5,838,725	Total Amt., The Bronx, Jan. 1 to date	\$4,114,794		
Total No. Manhattan and The Bronx, Jan. 1 to date	15,975	Total No. Manhattan and The Bronx, Jan. 1 to date	17,003		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$51,323,250	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$47,390,700		

Assessed Value Manhattan.

1910.		1909.	
Dec. 2 to 8, inc.		Dec. 3-9, inc.	
Total No. with consideration	23	Total No. with consideration	8
Amount involved	\$1,674,500	Amount involved	\$293,425
Assessed value	\$1,348,700	Assessed value	\$266,000
Total No. nominal	163	Total No. nominal	164
Assessed value	\$10,568,900	Assessed value	\$10,144,000
Total No. with consid., from Jan. 1 to date	824	Total No. with consid., from Jan. 1 to date	777
Amount involved	\$45,484,525	Amount involved	\$43,275,906
Assessed value	\$39,188,400	Assessed value	\$35,404,700
Total No. nominal	9,077	Total No. nominal	9,269
Assessed value	\$495,465,540	Assessed value	\$595,039,761

MORTGAGES.

1910.		1909.	
—Dec. 2 to 8, inc.—		—Dec. 3-9, inc.—	
Manhattan.	Bronx.	Manhattan	Bronx
Total number	140	121	127
Amount involved	\$5,647,621	\$1,247,240	\$3,769,738
No. at 7%	1	1	1
Amount involved	.....	.....	.....
No. at 6%	62	59	52
Amount involved	\$752,421	\$302,785	\$980,251
No. at 5½%	5	6	5
Amount involved	\$58,500	\$186,000	\$132,350
No. at 5%	34	34	24
Amount involved	\$7,757,500	\$642,775	\$781,000
No. at 4½%	1	1	23
Amount involved	.....	.....	.....
No. at 4%	9	2	2
Amount involved	\$258,500	\$2,000	\$25,000
No. at 3%	.....	.....	.....
Amount involved	.....	.....	.....
No. with interest not given	30	19	20
Amount involved	\$820,700	\$105,680	\$285,000
No. above to Bank, Trust and Insurance Companies	29	10	21
Amount involved	\$2,433,000	\$262,125	\$1,011,500
Total No., Manhattan, Jan. 1 to date	7,612	Total No., Manhattan, Jan. 1 to date	8,690
Total Amt., Manhattan, Jan. 1 to date	\$268,263,272	Total Amt., Manhattan, Jan. 1 to date	\$286,854,647
Total No., The Bronx, Jan. 1 to date	6,361	Total No., The Bronx, Jan. 1 to date	7,269
Total Amt., The Bronx, Jan. 1 to date	\$58,171,764	Total Amt., The Bronx, Jan. 1 to date	\$61,990,036
Total No., Manhattan and The Bronx, Jan. 1 to date	13,973	Total No., Manhattan and The Bronx, Jan. 1 to date	15,959
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$326,435,036	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$348,844,683

EXTENDED MORTGAGES

1910.		1909.	
—Dec. 2 to 8, inc.—		—Dec. 3-9, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx
Total number	47	22	37
Amount involved	\$1,519,331	\$257,425	\$1,098,400
No. at 6%	6	11	8
Amount involved	\$188,000	\$43,425	\$63,400
No. at 5½%	1	5	.....
Amount involved	\$8,500	\$66,000	.....
No. at 5%	28	4	15
Amount involved	\$922,600	\$104,000	\$477,000
No. at 4½%	2	.....	.....
Amount involved	\$19,500	.....	.....
No. at 4%	9	.....	11
Amount involved	\$372,500	.....	\$430,000
No. at 4½%	.....	.....	.....
Amount involved	.....	.....	.....
No. at 4%	.....	.....	.....
Amount involved	.....	.....	.....
No. with interest not given	1	2	3
Amount involved	\$8,231	\$44,000	\$128,000
No. above to Bank, Trust and Insurance Companies	13	3	12
Amount involved	\$666,500	\$32,000	\$367,000
Total N. Manhattan, Jan. 1 to date	2,224	Total N. Manhattan, Jan. 1 to date	1,724
Total Amt., Manhattan, Jan. 1 to date	\$95,150,090	Total Amt., Manhattan, Jan. 1 to date	\$83,410,107
Total No., The Bronx, Jan. 1 to date	607	Total No., The Bronx, Jan. 1 to date	565
Total Amt., The Bronx, Jan. 1 to date	\$7,985,587	Total Amt., The Bronx, Jan. 1 to date	\$5,500,220
Total No., Manhattan and The Bronx, Jan. 1 to date	2,831	Total No., Manhattan and The Bronx, Jan. 1 to date	2,289
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$103,135,677	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$88,910,327

PROJECTED BUILDINGS.

1910.		1909.	
Dec. 3 to 9, inc.		Dec. 4-10, inc.	
Total No. New Buildings:			
Manhattan	11	18	
The Bronx	13	20	
Grand total	24	38	
Total Amt. New Buildings:			
Manhattan	\$1,155,584	\$2,008,000	
The Bronx	65,800	576,450	
Grand total	\$1,221,384	\$2,584,450	
Total Amt. Alterations:			
Manhattan	\$387,925	\$125,560	
The Bronx	15,000	62,800	
Grand total	\$402,925	\$188,360	
Total No. of New Buildings:			
Manhattan, Jan. 1 to date	781	940	
The Bronx, Jan. 1 to date	1,960	2,241	
Mhhtn-Bronx, Jan. 1 to date	2,741	3,181	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date	\$92,925,369	\$122,139,062	
The Bronx, Jan. 1 to date	43,524,515	37,776,210	
Mhhtn-Bronx, Jan. 1 to date	\$136,449,884	\$159,915,272	
Total Amt. Alterations:			
Mhhtn-Bronx, Jan. 1 to date	\$15,728,398	\$13,606,522	

BROOKLYN.

CONVEYANCES.

1910.		1909.	
Dec. 1 to 7, inc.		Dec. 2-8, inc.	
Total Number	569	Total Number	609
No. with consideration	30	No. with consideration	31
Amount involved	\$219,903	Amount involved	\$245,200
Number nominal	539	Number nominal	578
Total number of Conveyances, Jan. 1 to date	25,373	Total number of Conveyances, Jan. 1 to date	26,241
Total amount of Conveyances, Jan. 1 to date	\$12,607,409	Total amount of Conveyances, Jan. 1 to date	\$12,938,985

MORTGAGES.

Total number	484	Total number	517
Amount involved	\$1,533,974	Amount involved	\$1,831,938
No. at 6%	297	No. at 6%	289
Amount involved	\$714,965	Amount involved	\$809,634
No. at 5½%	103	No. at 5½%	69
Amount involved	\$418,300	Amount involved	\$291,475
No. at 5%	.....	No. at 5%	.....
Amount involved	.....	Amount involved	.....
No. at 4½%	58	No. at 4½%	133
Amount involved	\$321,769	Amount involved	\$631,535
No. at 4%	1	No. at 4%	1
Amount involved	\$12,000	Amount involved	\$28,000
No. at 3½%	1	No. at 3½%	3
Amount involved	.....	Amount involved	.....
No. with interest not given	350	No. with interest not given	\$5,444
Amount involved	24	Amount involved	22
Total number of Mortgages, Jan. 1 to date	23,429	Total number of Mortgages, Jan. 1 to date	25,382
Total amount of Mortgages, Jan. 1 to date	\$102,866,274	Total amount of Mortgages, Jan. 1 to date	\$100,163,272

PROJECTED BUILDINGS.

1910		1909	
Dec. 2 to 8, inc.		Dec. 3-9, inc.	
No. of New Buildings	80	No. of New Buildings	129
Estimated cost	\$384,450	Estimated cost	\$1,437,956
Total Amount of Alterations	\$70,582	Total Amount of Alterations	\$37,198
Total No. of New Buildings, Jan. 1 to date	5,533	Total No. of New Buildings, Jan. 1 to date	9,844
Total Amt. of New Buildings, Jan. 1 to date	\$33,402,172	Total Amt. of New Buildings, Jan. 1 to date	\$55,572,042
Total Amount of Alterations, Jan. 1 to date	\$4,113,062	Total Amount of Alterations, Jan. 1 to date	\$4,055,967

QUEENS.

PROJECTED BUILDINGS.

1910		1909	
Dec. 2 to 8, inc.		Dec. 3-9, inc.	
No. of New Buildings	94	No. of New Buildings	59
Estimated cost	\$304,640	Estimated cost	\$202,685
Total Amount of Alterations	\$14,099	Total Amount of Alterations	\$13,780
Total No. of New Buildings, Jan. 1 to date	3,843	Total No. of New Buildings, Jan. 1 to date	4,313
Total Amt. of New Buildings, Jan. 1 to date	\$14,769,038	Total Amt. of New Buildings, Jan. 1 to date	\$17,060,506
Total Amount of Alterations, Jan. 1 to date	\$794,654	Total Amount of Alterations, Jan. 1 to date	\$704,234

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 52, of which 21 were below 59th st, 17 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 99, of which 39 were below 59th st, 34 above, and 26 in the Bronx.

The total number of mortgages recorded for the Manhattan this week was 140, as against 153 last week, and in the Bronx 121, as against 130 last week. The total amount was \$5,894,861, as against \$4,640,152 last week.

The amount involved in the auction sales this week was \$3,862,401, and since January 1, \$54,432,912. Last year the total for the week was \$741,176, and from January 1, \$56,227,233.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, \$3,000,000

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

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

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas. Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

Dec. 14.

117th st, No 450, s s, 94 w Pleasant av, 28.11x 100.10, 3-sty bk dwg. 117th av, e s, 66.11 s 70th st, 30x175, vacant.

JOSEPH P. DAY.

Dec. 15.

112th st, No 241 E, 17.6x100.11, 4-sty bk tnt. Lafayette st, No 316 | 24.11x78.5, to Crosby st, x Crosby st, No 151 | 25x78.9, 6-sty bk loft & str bldg. 61st st, No 303 E, 25x75, 5-sty bk tnt. 95th st, s s, 102.2 e 5th av, 100x100.8, vacant. 143d st, No 306 W, 25x100, 5-sty bk tnt. Wooster st, No 40, 25x100, 6-sty bk loft & str bldg. 178th st, s s, 100 w Amsterdam av, 50x96x irreg, vacant. 162d st, No 523 W, 18x100, 3-sty stn dwg. Bowers, No 207, 27.10x100, 4-sty bk bldg, with str. Front st, No 139 | n e cor Depeyster st, Depeyster st, Nos 27 & 29 | runs n 17.10 x e 66.11 x n 33.9 x e 39.5 x s 48.8 to Depeyster st, x w 103.7, 5-sty bk loft & str bldg, & two 3-sty bk & strn loft & str bldgs. 129th st, No 58 W, 25.1x99.11, 5-sty bk & strn tnt.

Dec. 16.

3d av, No 3539, w s, 159.3 n 168th st, 25x104.4 x irreg, 3-sty bk dwg.

ADRIAN H. MULLER & SON.

Dec. 15.

Madison av, No 1121 | s e cor 84th st, 22x78, 4-84th st | sty stn dwg.

ADVERTISED LEGAL SALES.

Dec. 10.

No legal sales advertised this day.

Dec. 12.

Findlay av | s e cor 170th st, runs s 248.8 x e 170th st, | 101.10 x n 110.11 x e 3.4 x n 100.8 to st x w - to beg, vacant. Margaret L Zborowski extrx et al agt Jno Sachs et al; Henry L Morris, att'y, 32 Liberty st; Sumner Gerard,

ref. (Amt due, \$5,608.77; taxes, &c, \$3,680.33.) By Herbert A Sherman. Dec. 13.

119th st, No 306, s s, 100 e 2d av, 20x100.11, 5-sty bk tnt. Jacob Doll agt Planet Realty Co et al; action No 1; Edw Miehling, att'y, 258 Bway; Henry W Helfer, ref. (Amt due, \$871.05; taxes, &c, \$761.22.) Mt recorded Nov 3, 1905. By Daniel Greenwald. 119th st, No 308, s s, 120 e 2d av, 20x100.11, 5-sty bk tnt. Same agt same; action No 2; same att'y; same ref. (Amt due, \$876.55; taxes, &c, \$761.22.) Mt recorded Nov 3, 1905. By Daniel Greenwald. Dec. 14.

Goerck st, No. 11, on map No 9, w s, 100 s Broome st, 17x50, 8-sty bk loft & str bldg. Norman L Archer agt Emanuel Lowinson et al; Davis & Kaufmann, att'ys, 51 Chambers st; Philip W Boardman, ref. (Amt due, \$13,948.71; taxes, &c, \$350.70.) Mt recorded March 13, 1906. By Samuel Marx. Trinity av, No 990, e s, 219.3 s 163th st, 50x 100, 2-sty & b fr dwg & 1-sty fr rear bldg & vacant. Ernest Hall agt Osias Karp et al; R Clarence Dorsett, att'y, 25 Pine st; Leo Leventritt, ref. (Amt due, \$6,470.94; taxes, &c, \$501.24; sub to a first mt of \$8,000.) Mt recorded Sept 5, 1905. By Joseph P Day.

116th st, No 123, n s, 256 e Park av, 25x100.11, 6-sty bk tnt & str. Adrian H Jackson agt Jno J McQuaide et al; Jos A Kent, att'y, 37 City Hall pl; S Stanwood Menken, ref. (Amt due, \$5,498.42; taxes, &c, \$—; sub to a mt of \$60,000.) Mt recorded Feb 14, 1908. By Samuel Goldstickler.

117th st, Nos 527 & 529, n s, 285.6 e Pleasant av, 37.6x100.10, 6-sty bk tnt & str. New York Trust Co agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; A S Gilbert, ref. (Amt due, \$25,716.25; taxes, &c, \$1,629.54.) By Daniel Greenwald.

78th st, No 46, s s, 100 e Madison av, 23.6x 102.2, 4-sty stn dwg. 59th st, No 67, n s, 60 w Park av, 20x100.5, 4-sty stn tnt & str.

59th st, No 69, n s, 40 w Park av, 20x100.5, 4-sty stn tnt & str. Walker st, No 5, s s, 60 e West Bway, 20x56, 4-sty stn loft & str bldg. Walker st, No 7, s s, 80 e W Bway, 20x56, 2 & 3-sty bk loft & str bldg. Geo J Gould agt Edwin Gould et al; David H Taylor, att'y, 31 Nassau st; Abraham Stern, ref. (Partition.) By Joseph P Day. Dec. 15.

Pleasant av, No 337s w cor 118th st, 20x75, 3-118th st | sty stn dwg. Jessie Gillender agt Indelli & Conforti Co et al; Chas E McMahon, att'y, 1 Liberty st; Elek J Ludvigh,

ref. (Amt due, \$9,735.44; taxes, &c, \$295.47.) Mt recorded July 14, 1902. By Joseph P Day. 8th av, No 2547, w s, 50 n 136th st, 25x85, 5-sty bk tnt & str. Herbert S Ogden, extr, agt Jacob Klein et al; Action No 1; Jos W Middlebrook, att'y, 149 Bway; Adam Wiener, ref. (Amt due, \$25,451.42; taxes, &c, \$414.73.) Mt recorded Jan 10, 1907. By Joseph P Day. 8th av, No 2553, w s, 50 s 137th st, 25x85, 5-sty bk tnt & str. Same agt same; action No 2; same att'y; same ref. (Amt due, \$25,443.82; taxes, &c, \$414.73.) Mt recorded Jan. 10, 1907. By Joseph P Day. 8th av, No 2555, w s, 25 e 137th st, 25x85, 5-sty bk tnt & str. Same agt same; action No 3; same att'y; same ref. (Amt due, \$25,443.92; taxes, &c, \$415.73.) Mt recorded Jan 10, 1907. By Joseph P Day.

Washington av s e cor 164th st, 100x180, vacant. 164th st | Lewis S Davis agt Harris Bernstein et al; Moss, Laumber, Marcus & Wels, att'ys, 299 Bway; Lauren Carroll, ref. (Amt due, \$36,483.81; taxes, &c, \$777.72.) Mt recorded Dec 4, 1909. By Joseph P Day.

Rosedale av, w s, 467 s West Farms rd, 50x68x 50.3x72.5, Mapes est. Emma F Rontey agt Florence E Robinson et al; Chas P Hallock, att'y, 999 E 180th st; Isham Henderson, ref. (Amt due, \$2,218; taxes, &c, \$400.) Mt recorded March 14, 1899. By Bryan L Kennelly.

181st st, Nos 554 to 558, s s, 100 w Audubon av, 125x119.6, three 5-sty bk tnts & str. Atlantic Realty Co agt Wm H Bingham Plumbing & Contracting Co et al; Chas M Bleecker, att'y, 50 Church st; Adam Wiener, ref. (Amt due, \$11,555.73; taxes, &c, \$225,723.91.) By Joseph P Day. Dec. 16.

40th st, No 546, s s, 150 e 11th av, 25x98.9, 5-sty bk tnt & str. Catherine C Murray gdn agt Carrie Silverberg et al; Ira L Anderson, att'y, 96 Bway; J Sidney Bernstein, ref. (Amt due, \$13,178.28; taxes, &c, \$580.35.) Mt recorded July 24, 1908. By Samuel Marx.

Dec. 17.

No Legal Sales advertised for this day.

Dec. 19.

West End av, No 599s w cor 89th st, 23x80, 4-89th st, No 300 | sty & b stn dwg. Wm R Rose et al as exrs & trust agt Lucy S Wicker et al; Benj G Paskus, att'y, 128 Bway; Loring M Black, Jr, ref. (Amt due, \$38,273; taxes, &c, \$1,434.14.) By Joseph P Day.

151st st, s s, 100 w 7th av, 75x99.11, vacant. Chas E Sands et al, trustees, &c, agt Fannie Hamlin et al; Bowers & Sands, att'ys, 31 Nassau st; Thomas J L McManus, ref. (Amt due, \$27,778.02; taxes, &c, \$757.48.) By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending Dec. 9, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

*139th st, n s | 145 w 5th av, runs n 99.11 x w 50 x n 99.11 to 140th st, x 140th st, s s | w 50 x s 199.10 x e 100 to beg, vacant. (Amt due, \$38,809.30; taxes, &c, \$1,825.50.) Wm H Sands et al as trustees. 41,000 *8th av, No 2153, on map No 2351 | n w cor 126th st, 25x100, 5-sty bk tnt 126th st, No 301 | & str, leasehold. (Amt due, \$15,869.68; taxes, &c, \$—.) Shenk Realty & Construction Co. 500 *36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9, three 3 & one 4-sty bk dwgs with str in No 26. (Amt due, \$56,393.17; taxes, &c, \$3,733.80; sub to three mts aggregating \$225,000.) County Holding Co. 291,333 *129th st, No 304, s s, 100 w 8th av, 25x99.11, 5-sty bk tnt. (Amt due, \$21,014.90; taxes, &c, \$390.58.) Lillie B Lillenthal. 21,000 *4th st, No 399, n s, 47 e Lewis st, 24x96, 2-sty bk & fr bldg. (Amt due, \$6,569.05; taxes, &c, \$200.51.) Metropolitan Savings Bank. 7,030 *Taylor st, Nos 1607 to 1611, w s, 450 s Columbus av, 50x100, Van Nest. (Amt due, \$3,809.12; taxes, &c, \$1,677.42; sub to prior mts of \$10,500.) Thos E Fitzgerald. 12,851 6th st, No 528, s s, 399.6 e Av A, 25x97, 5-sty bk tnt. (Amt due, \$19,958.90; taxes, &c, \$1,369.34.) Louis N Rosenthal. 28,600 6th av, Nos 375 to 379 n w cor 23d st, 74.9x irreg x98.9x84, four 4-sty bk 23d st, No 109 | bldgs with str (voluntary). Anna A Murtland. 450,000 Sullivan st, Nos 125 & 127, e s, 19.2 s Prince st, runs e 62 x s 7 x e 10 x n 7 x e 3 x s 40.4 x w 75 x n 40.4 to beg, 6-sty bk tnt & str. (Amt due, \$3,927.51; taxes, &c, \$850; sub to a first mt of \$33,000.) John Palmieri. 42,695 119th st, No 203, n s, 100 w 7th av, 37.6x100.11, 6-sty bk tnt. (Amt due, \$14,292.07; taxes, &c, \$878.95; sub to a first mt of \$41,000.) Withdrawn East Bway, No 106, n s, 110.3 w Pike st, 25x65, 5-sty bk tnt with str. (Partition.) Samuel Harris. 31,500 Pitt st, Nos 86 & 88, e s, 84.6 n Rivington st, 40.5x100.11, two 3-sty bk bldgs with str. (Sub to prior mt of \$9,000; partition.) Wm Lustgarten. 33,500 Madison st, No 345, n s, 96 e Scammel st, 24x96, 5-sty bk tnt with str. (Partition.) S Mahler, party in interest. 18,600 Monroe st, No 249, n s, 277.11 w Jackson st, 26.8x94.3x26.8x94.1, 5-sty bk tnt & str. (Amt due, \$2,786.93; taxes, &c, \$398.78; sub to a prior mt of \$31,750.) Beckie Rosenberg, party in interest. 33,800 *Longfellow av, No 1301 | n w cor Freeman st, 25x100, 5-sty bk tnt. (Amt due, \$3,905.00; taxes, &c, \$1,418.58; taxes, &c, \$300; sub to a first mt of \$30,000.) Victor Gerhards. 32,781 White Plains rd, e s, 100.1 s Kossuth av, 25x77.3x25x76.4, Williams-bridge. (Amt due, \$3,300.83; taxes, &c, \$181.87.) Adj to Jan 9, 1911. 143d st, n s, 112.10 e Lenox av, 47.2x99.11, vacant. (Amt due, \$7,018.50; taxes, &c, \$—.) Phebe W McConihe. 5,100 *Davidson av, No 2350 | n e cor North st, 100x40, 5-sty bk tnt. (Amt due, North st | \$10,668.87; taxes, &c, \$1,500; sub to a first mt of \$38,000.) Matthew M Goggin et al. 45,000 (Sale of the M. W. Bruce Estate.) Pearl st, No 229, n s, 35.9 e Platt st, 15.6x82.3x—x64.7, 5-sty bk loft bldg. Platt st, No 1, e s, 60.2 n Pearl st, 22.10x62.4x20.1x59.7, 4-sty bk loft bldg. (Exrs sale.) F A Bangs, for a client. 46,500

Platt st, No 5, e s, 105.10 n Pearl st, 22.10x66.10x irreg x80.2, 4-sty bk bldg (exrs sale). Thos M Curtius. 30,750 William st, No 176, e s, 115.7 n Beekman st, 25.8x64x24.4x61.3, 5-sty bk loft & str bldg (exrs sale). J Einstein. 60,000 Chambers st, Nos 84 & 86, s s, 200.3 e Church st 50x75x—x75.1, 5-sty bk & strn loft & str bldg (exrs sale). City Real Estate Co. 216,000 Broadway, No 368 | w s, 50 n Franklin st, 25x150.1 to Cortlandt alley, x25 Cortlandt alley | x150, 5-sty bk loft & str bldg (exrs sale). A W A Samond. 119,000 Broadway, No 416 | s e cor Canal st, 33.6x119.1x irreg x84.1, 9-sty bk & Canal st, No 276 | stn loft & str bldg (exrs sale). Heilner & Wolf & S H Stone. 275,000 Canal st, Nos 254 to 258 | s w cor Lafayette st, 74.10x85.5x86.7x77.1. Lafayette st, Nos 112 to 116 | 5-sty bk loft & str bldg (exrs sale). Hull, Arnold & Eberhardt, for a client. 189,500 Canal st, Nos 304 & 306 | s s, 172.3 w Broadway, 37.6x68.4 to Lispenard Lispenard st, Nos 57 & 59 | st, x36.11x62.6, 5-sty bk loft & str bldg (exrs sale). G Whittell. 79,000 Bowers, No 259, e s, 151.6 n Stanton st, 24.5x101.9x24x101.10, 3-sty bk bldg (exrs sale). J J Campbell. 32,500 Broadway, No 481 | w s, 239 n Grand st, 26.5x200.5 to Mercer st, x26.4x Mercer st, No 54 | 200.5, 4-sty bk & strn loft & str bldg & 5-sty bk & strn loft & str bldg (exrs sale). Jos L Buttenwieser. 111,000 West Broadway, No 402 | s w cor Spring st, 37.2x66.4x34.4x67.6, 5-sty bk Spring st, Nos 166 & 168 | loft & str bldg (exrs sale). Hull, Arnold & Eberhardt, for a client. 50,000 West Broadway, Nos 537 & 539, e s, 150.2 n Bleecker st, 49.9x100x50x 100, 6-sty bk loft & str bldg (exrs sale). Hull, Arnold & Eberhardt, for a client. 72,000 Houston st, Nos 42 & 44 | n e cor Mulberry st, 44.1x64.2x43.2x59.10, 6-sty Mulberry st, No 298 | bk loft & str bldg (exrs sale). L J Phillips & Co, for a client. 70,000 22d st, No 223, n s, 180.4 w 7th av, 16x78.6x16x78.7, 3-sty bk & strn dwg (exrs sale). Westmoreland Davis. 14,650 6th av, No 661, w s, 60.9 n 38th st, 19x60, 4-sty bk bldg with str (exrs sale). Francis Guerlich. 62,500 3d av, Nos 341 to 347 | n e cor 25th st, 98.9x160, 5-sty bk tnt with str 25th st, Nos 207 to 211 | (exrs sale). Chas Lowey. 200,000 7th av, No 719 | s e cor 48th st, 25.4x79, 4-sty bk bldg (exrs sale). Felix 48th st, No 172 | Isman. 152,500 125th st, Nos 155 1/2 & 157, n s, 226.8 w 3d av, 33.4x99.11, two 4-sty bk bldgs with str (exrs sale). Ess Eff Realty Co. 56,300 3d av, No 2310, w s, 49.11 n 125th st, 25x90, 4-sty bk bldg (exrs sale). Samuel Bogen. 42,000 Lenox av, No 307 | n w cor 125th st 99.11x75, 4-sty bk tnt with 125th st, Nos 101 to 105 | str (exrs sale). Wm A White & Sons, for a client. 355,000 6th av, Nos 152 & 154, e s, 42.6 n 11th st, 36.6x69.2x36.6x69.4, two 3-sty bk bldgs with str (exrs sale). Edw A Acker, for a client. 40,750 6th av, No 156, e s, 79.1 n 11th st, 18x69.1x18.2x69.2, 3-sty bk bldg with str (exrs sale). Helena Berk. 25,000

HERBERT A. SHERMAN.

Mt Hope pl, Nos 14 & 16, s s, 110.11 e Jerome av, 50x125, 4-sty bk tnt. (Amt due, \$26,381.44; taxes, &c, \$495.) Withdrawn. *Greenwich st, No 396, w s, 25 n Beach st, 24x80, 4-sty bk tnt & str with 1-sty bk ext. (Amt due, \$21,128.34; taxes, &c, \$1,505.35.) Stefan Diekmann. 20,000 *Amsterdam av, Nos 2071 to 2081 | s e cor 163d st, 100x45, 5-sty bk tnt & 163d st, No 452 | str. (Amt due, \$77,961.19; taxes, &c, \$1,530.03.) Germania Life Ins Co. 70,000 Charles st, No 56, s s, 101.7 e 4th st, 20x95, 3-sty bk & strn dwg (exrs sale). S E Blume. 12,550 *120th st, No 540, s s, 437.6 e Pleasant av, 18.9x100.11, 2-sty bk dwg. (Amt due, \$5,603.47; taxes, &c, \$216.22.) Lillie McC Hartigan. 5,000

*Pleasant av, No 351, w s, 84.3 s 119th st, 16.8x75, 3-sty stn dwg. (Amt due, \$1,216.69; taxes, &c, \$384.54; sub to a mt of \$5,000.) Louise Delland 5,688
 *140th st, No 60, s s, 187.6 e Lenox av, 37.6x99.11, 6-sty bk tnt. (Amt due, \$5,698.61; taxes, &c, \$2,415.56; sub to a prior mt of \$31,500.) Catherine E Muth 36,810
 SAMUEL MARX.
 12th st, No 329 | n e cor Greenwich st, runs n 74.7 x e 77.10
 Greenwich st, Nos 797 & 799 | x s 23 x w 53.3 x s 48.11 x w 21 to beg,
 6-sty bk loft & str bldg. (Amt due, \$42,146.34; taxes, &c, \$1,411.77.) Mary E Plummer 44,400
 *Morningside av East, Nos 20 to 23 | n e cor 116th st, 100.10x100, two 6-
 116th st | sty bk tnts. (Amt due, \$35,623.78; taxes, &c, \$—; sub to a prior mt of \$180,000.) Geo S Runk 200,000
 SAMUEL GOLDSTICKER.
 *117th st, No 546, s s, 456.2 e Pleasant av, 16.10x100.11, 3-sty bk tnt & str. (Amt due, \$5,471.59; taxes, &c, \$381.21.) Beatrice S B Ziegel 5,000
 HUGH D. SMYTH.
 *78th st, No 323, n s, 300 w 1st av, 25x102.2, 4-sty stn tnt. (Amt due, \$3,273.22; taxes, &c, \$393.58; sub to a first mt of \$16,500.) Hannah B Anger 17,913

DANIEL GREENWALD.
 2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty bk tnt & str. (Sheriff's sale of all right, title, &c.) Jas C Cassett 200
 10th st, No 272, s s, 300 e 1st av, 25x99.7, 4-sty bk tnt. (Sheriff's sale of all right, title, &c.) Adj sine die
 *Union av, Nos 1189 & 1191's w cor 168th st, 41x91.10, 5-sty bk tnt & 168th st, No 800 | str. (Amt due, \$39,714.90; taxes, &c, \$917.80.) Caroline Stern 40,000
 St Nicholas av, No 763, w s, 68.4 n 148th st, 20.5x88.9x20x88, 4-sty bk dwg. (Sheriff's sale of all right, title, &c.) Ada E Meyer 100
 CORNELIUS G. KOLFF.
 *Sedgwick av, w s, 664.6 n Washington Bridge Park, 100x192.9x100.5x 202.10, vacant. (Amt due, \$10,771.79; taxes, &c, \$471.10.) Fielding L Marshall as exr 10,000
 Total \$3,862,401
 Corresponding week, 1909 741,176
 Jan. 1st, 1910, to date 54,432,912
 Corresponding period, 1909 56,227,233

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.
 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.
 6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.
 7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.
 8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.
 9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

December 2, 3, 5, 6, 7 and 8.
 BOROUGH OF MANHATTAN.

Catharine st, No 66 (74), w s, abt 25 n Oak st, 25x50, with rights to 3 ft alley leading to Oak st, 5-sty bk tnt & str. Candelora Gatto to Domenica wife Candelora Gatto, 72 Oliver st. Mts \$20,500. Dec 7, 1910. 1:278—38. A \$12,000—\$19,000. nom
 Catharine st, No 66 (74), w s, abt 25 n Oak st, 25x50 with rights to 3 ft alley to Oak st, 5-sty bk tnt & str. FORECLOS, Nov 17, 1910. Jacob A Cantor ref to Candelora Gatto, 6 Monroe st. Dec 6, 1910. 1:278—38. A \$12,000—\$19,000. 18,050
 Cherry st, No 23, s s, abt 240 w Roosevelt st, 25.1x79.8x25.1x 81.3 w s, 4-sty bk tnt & str.
 Cherry st, No 25, s s, abt 215 w Roosevelt st, 25x95.7, 4-sty bk tnt & str & 2-sty bk tnt in rear.
 Cherry st, Nos 29 and 29½, on map No 29, s s, abt 165 w Roosevelt st, 25.2x84x25.8x84, 4-sty bk tnt & str.
 Pearl st, Nos 364 & 366, e s, 156.6 n Franklin sq, 36.5x110.5x 5.5x122.1, two 4-sty bk tnts & str.
 Chester A Luff to Reverinary Estates Co, at Nyack, N Y. 1-21 part. B & S. June 30. Dec 5, 1910. 1:109—6, 7, 9 & 10. A \$30,200—\$35,500; 1:112—7. A \$16,000—\$18,500. 1,250
 Cherry st, No 174, n s, abt 90 e Market st, 25x114.3, 5-sty bk tnt & str. Ida Salkin & Hannah King to Julius Salkin, 311 South 5th st, Brooklyn. All liens. Nov 16. Dec 3, 1910. 1:254—5. A \$12,000—\$22,000. O C & 100
 Cooper st, n s, 350 e Hawthorne st, 50x100, vacant. Wm T Rolph et al HEIRS, &c, Henry D Rolph to Mary O Eckerson, 222 W 127th st. All title. Q C. Nov 23. Dec 8, 1910. 8:2240—25. A \$4,000—\$4,000. O C & 100
 Cherry st, No 236, n s, 76.6 e Pelham st, 25.6x100, 6-sty bk tnt & str. Dorville Realty Co to Saml Less, 530 Pacific st, Bklyn. All liens. Dec 1. Dec 8, 1910. 1:255—16. A \$14,000—\$32,000. nom
 Columbia st, No 79, w s, 100 n Rivington st, 25x100, 6-sty bk tnt & str. Jno Prager et al EXRS Israel L Prager to Bernard W Cowen, 746 St Nicholas av. ½ part. Mt \$26,000. Dec 1. Dec 8, 1910. 2:334—30. A \$18,000—\$38,000. 39,200
 Same property. Jno Prager to same. ½ part. Mt \$26,000. Dec 1. Dec 8, 1910. 2:334. 39,200
 Same property. Bernard W Cowen to the Willar Realty Co, 220 Bway. Mt \$26,000. Dec 8, 1910. 2:334. nom
 Downing st, No 38, s e s, 75 w Bedford st, 25x111.5x25.1x117.10, 5-sty bk tnt & str. Bridget Curtin et al to Michele D'Alesandro and Benj S Canzoniere, both at 206 Sullivan st. Mt \$23,000. Dec 1. Dec 2, 1910. 2:528—36. A \$12,500—\$30,000. O C & 100
 Division st, No 265, s s, 107.2 w Gouverneur st, 20.6x42.7, 3-sty bk tnt. Jacob Marx to Bertha Keating, 862 E 164th st. Mts \$7,350 & all liens. July 19. Dec 7, 1910. 1:287—41. A \$9,000—\$10,000. O C & 100
 East Broadway, No 179, s s, abt 130 w Jefferson st, 26.1x100, 5-sty bk tnt & str. Morris Steinberg to Ettie Cuba, 90 2d av. Mt \$48,000. Oct 21. Dec 6, 1910. 1:284—21. A \$29,000—\$42,000. O C & 100
 Front st, No 65, s e s, 94.9 s w Old slip, 20.6x86.10, 4-sty bk storage bldg. Chas F Noyes to Preferred City Real Estate Co, 100 Wm st. B & S. Mt \$16,500. Nov 29. Dec 2, 1910. 1:34—12. A \$12,800—\$19,000. O C & 100
 Greenwich st, No 74, w s, abt 220 s Rector st, 23.5x99.11x23.5x 99.10 n s, with all title to strip in rear 10 ft wide across alley, 5-sty bk loft & str bldg. FORECLOS, Oct 24, 1910. Max S Levine ref to Josephine MacMillan at Ramsey, N J. Nov 26. Dec 2, 1910. 1:18—44. A \$21,300—\$38,000. 12,750
 Grand st, No 472, n s, 100 w Willett st, 25x100, 4-sty bk tnt & str & 2-sty bk factory in rear. Chas A Blum to Blum Hat Co, 480 Grand st. Mts \$20,000. Nov 5. Dec 2, 1910. 2:336—27. A \$25,000—\$29,000. nom

Greenwich st, Nos 812 & 814 | s w cor Jane st, 55.8x78, 7-sty bk Jane st, No 68 | loft & str bldg. Jas W Cooke to Jno W Ferguson, 423 12th av, Paterson, N J. B & S. Mts \$145,000. Jan 23, 1908. Dec 2, 1910. 2:641—52. A \$30,000—\$120,000. nom
 Greene st, Nos 133 & 135, w s, 246.5 n Prince st, 36.5x100, 6-sty bk loft & str bldg. Wm H L Edwards to Etagloc Holding Co, 59 William st. C a G. Mt \$50,000. Nov 28. Dec 5, 1910. 2:514—28. A \$38,000—\$65,000. nom
 Houston st, Nos 139-145, s s, 50 w Eldridge st, runs s 100 x w 84.2 x n 26 x w 16 x n 74 to st x e 100.2 to beginning, 1-sty bk theatre, one 3-sty bk tnt & str & one 5-sty bk tnt & str. Louis Minsky & Esther his wife to The Minsker Realty Co, 236 Eldridge st. 1-3 part. Mt \$75,000. Dec 3. Dec 5, 1910. 2:422—49 to 53. A \$85,500—\$112,000. O C & 100
 Hudson st, No 503, w s, 26.6 n Christopher st runs n 24.6 x w 85 to an alley x — 15 x s 23.1 x e 100 to beg, with rights to 15 ft alley leading to W 10th st, 2-sty bk tnt & str & 2-sty bk stable in rear. Release mt. The Standard Trust Co of N Y to Hudson & Manhattan R R Co, 30 Church st. Q C. All title. Nov 28. Dec 6, 1910. 2:630—47. A \$17,000—\$19,000. nom
 Same property. Release mt. Guaranty Trust Co of N Y to same. All title. Q C. Nov 19. Dec 6, 1910. 2:630. nom
 Same property. Hudson & Manhattan R R Co to Greenwich Investing Co, 69 W 138th st. Nov 2. Dec 6, 1910. 2:630. O C & 1,000
 Hudson st, No 505 w s, 51 n Christopher st, 22.8x84.11 to alley x 24x85.2.
 Hudson st, No 507, w s, 73.8 n Christopher st, 23x85 with rights to 15 ft alley in rear, two 2-sty bk tnts.
 Hudson Companies to Greenwich Investing Co, 69 W 138th st. Nov 30. Dec 6, 1910. 2:630—45 & 46. A \$32,000—\$38,000. O C & 1,000
 Houston st, No 128 | n e cor Sullivan st, 25x100, 6-sty bk tnt Sullivan st, Nos 167 & 169 | & str. Alex S Burns to Agnes T Madden, 457 Scotland st, Orange, N J. B & S. All liens. May 26. Dec 8, 1910. 2:525—32. A \$30,000—\$78,000. nom
 Lewis st, No 203, w s, abt 25 n 6th st, 22.10x67x22.8x70 s s, 7-sty bk loft bldg & str. Jos G Engel to Birdie V Schlesinger et Raritan, N J. ½ part. Mt \$12,000 & all liens. Nov 26. Dec 2, 1910. 2:363—22. A \$9,000—\$18,000. O C & 100
 Madison st, No 149, n s, abt 85 w Pike st, 25x100, 5-sty bk tnt & str. Abraham Epstein et al EXRS, &c, Simon Epstein to Rachel Epstein widow of Simon Epstein. All title. Mt \$25,000. Mar 10, 1908. Dec 2, 1910. 1:275—32. A \$17,000—\$33,000. O C & 100
 Mott st, No 5 | w s, 64.6 n Worth st, runs w 77.9 x s 1.7 to Worth st, No 199 | e s Worth st, x n w 25.8 x n 9.11 x e 97.8 to Mott st, x s 25 to beg, 6-sty bk tnt & str. Newark to Rahway Express & Livery Co to Augusta Lent, 391 West st. B & S. All liens. Dec 1. Dec 3, 1910. 1:161—53. A \$25,000—\$37,000. nom
 Mott st, No 5 | w s, 64.6 n Worth st, runs w 77.9 x s 1.7 to Worth st, No 199 | e s Worth st, x n w 25.8 x n 9.11 x e 97.8 to Mott st, x s 25 to beg, 6-sty bk tnt & str. Solomon Lent to Newark to Rahway Express & Livery Co. Q C. Dec 1, 1910. Dec 2, 1910. 1:161—53. A \$25,000—\$37,000. nom
 Mott or Striker lane being an Old lane (closed) bet 93d & 94th sts, 225 w Bway, bounded n by c l said lane s by s s said lane & w by e s West End av, being s ½ of said lane. Ezra O McDowell to Wm J Whitaker. Q C & C a G. Aug 29. Dec 8, 1910. 4:1241—63½. A \$7,000—\$7,000. O C & 100
 Monroe st, No 14 | s s, 201.2 e Catharine st, 25x115.7 to Hamilton Hamilton st, No 17 | st x25x117.10, 6-sty bk tnt & str. Cohen Realty Co to Harris Cohen, 21 W 69th st & Abraham Cohen, 341 W 86th st. All liens. Nov 30. Dec 6, 1910. 1:253—72. A \$22,000—\$47,000. O C & 100
 Monroe st, No 67, n s, 186 w Pike st, 25x100, 5-sty bk tnt taken for bridge approach. Mary E Musgrave to Ellen Musgrave. 1-6 part. May 4, 1907. Dec 6, 1910. 1:274—part lot 6. A exempt—exempt. nom

- Same property. Jno J Musgrave to same. 1-6 part. June 1, 1907. Dec 6, 1910. 1:274. nom
- Same property. Jas L Musgrave to same. 1-6 part. June 1, 1907. Dec 6, 1910. 1:274. nom
- Same property. Ellen I Musgrave to same. 1-6 part. May 5, 1907. Dec 6, 1910. 1:274. nom
- Rivington st, No 34, the business. Power of atty. Israel & Benj Friedman to Morris & Frank Friedman. Nov 30. Dec 2, 1910. —
- Spring st, No 148 (130), s s, abt 40 w Wooster st, 20x80, 4-sty bk loft & str bldg. Nathan Harrison Realities, a corpn, to Jos L Feinberg, 1229 Union av. Mt \$20,000. Dec 2. Dec 3, 1910. 2:487-27. A \$18,000-\$19,500. nom
- Spring st, No 154, s s, 80 e West Bway, —80x20x80, 3-sty bk tnt & str. Jno McCann & ano EXRS & Jno Sullivan to Nathan Harrison Realities, 61 Park Row. All liens. Dec 7. Dec 8, 1910. 2:487-24. A \$18,000-\$19,500. 16,500
- Suffolk st, No 112, e s, 150 s Rivington st, 25x100, 5-sty bk tnt & str. Jno Prager et al to EXRS Israel L Prager to Bernard W Cowen, 746 St Nicholas av. Mt \$24,000. Dec 1. Dec 8, 1910. 2:348-8. A \$25,000-\$43,000. 40,900
- Same property. Bernard W Cowen to the Willar Realty Co, 220 Bway. Mt \$24,000. Dec 8, 1910. 2:348. nom
- Sheriff st, No 83, w s, abt 150 n Rivington st, 25x100, 5-sty bk tnt & str. Saml Mann to Sarah R Rosenthal, 7 W 120th st. All liens. Oct 24. Dec 3, 1910. 2:339-66. A \$18,000-\$31,000. O C & 100
- Thompson st, No 25 on map Nos 23 & 25, w s, 62 n Grand st, 39 x100, 6-sty bk tnt & str. Leon Sanders to Bertha Sanders, 292 East Bway. Mts \$45,250. Nov 22. Dec 7, 1910. 2:476-42. A \$—\$. nom
- Vesey st, Nos 90 & 92, n s, 35.9 w Washington st, 35.6x50.2x28.6 x51.1, two 3-sty bk tnts & str. Release of quit rent reserved by grant dated Nov 18, 1773. The Rector etc of Trinity Church to Elbert L Baker at Santa Barbara, Cal & Stephen Baker, 8 E 75th st, N Y. Q C. Dec 5. Dec 6, 1910. 1:84-2 & 3. A \$30,500-\$33,000. 100
- Washington st, No 265, e s, 84 n e Murray st, 21x83.3x21.2x83.11, s s, 3-sty bk loft & str bldg. Margt C Power to Albert N Biddle, at n cor Bleeker & Walton avs, Orienta Point Mamaroneck, N Y. 1/2 part. Mts 1/2 of \$9,500 & all liens. Nov 30. Dec 2, 1910. 1:131-7. A \$15,000-\$19,500. nom
- Washington pl, No 123, n e s, 278 n w 6th av, 22x97, 2-sty & b bk dwg. Edw V Higgins et al to Clara S Davidge, 121 Washington pl. Nov 15. Dec 2, 1910. 2:592-79. A \$14,000-\$15,500. 14,000
- Washington st, No 500, w s, abt 62 n Spring st, 20x60.
- Spring st, Nos 341 to 347, n e s, 57.3 e West st, runs n 80.4 x e 35.9 x s 0.3/4 x e 37 x s 80 to st, x w 73.1 to beg, 7-sty bk storage bldg. Walter T Crane et al to Crane Realty Co, 2 Rector st. Mts \$95,000 & all liens. Dec 2, 1910. 2:596-44. A \$60,000-\$135,000. nom
- 1st st E, No 18, n s, 119.6 w 2d av, 16.3x75, 3-sty bk tnt & str. Geo F Johnson Jr, 340 W 72d st to Geo F Johnson, 340 W 72d st. Q C. Nov 10. Dec 6, 1910. 2:457-41. A \$8,000-\$11,000. nom
- 3d st W, No 15, on map Nos 13 & 15, n s, 25 w Mercer st, 37.6x75. Power of att'y. Marie d'Espagne et al HEIRS, &c, Arthur Shiff, late of New Orleans, La, decd, et al to Adrian Jr, Columbus O'D & Ernest Iselin. May 23. Dec 7, 1910. 2:535. —
- Same property. Power of att'y. Fredericka wife Henri d'Espagne of Nice, France, to same. Oct 10. Dec 7, 1910. 2:535. —
- 3d st E, No 306, s s, abt 255 w Av D 22.7x106.
- 3d st E, No 308, s s, 233.6 n w Av D, 22.7x106. 3-sty bk tnt. Mindel Leichtag to Harry L Fleck, 1788 Bathgate av. Mt \$49,000. Dec 6. Dec 7, 1910. 2:372-26 & 27. A \$26,000-\$38,000. 100
- 6th st E, No 222, s s, 280 w 2d av, 25x97, 3-sty bk tnt & 2-sty bk stable in rear. Wm Maloney to Ellen A Callaghan, 224 E 6th st. Nov 25. Dec 8, 1910. 2:461-19. A \$18,000-\$22,500. nom
- 10th st W, No 48, s s, 300.5 e 6th av, 21.6x92.3, 3-sty fr bk ft tnt & str. Eliz A C Mecum, 228 E 12th st, to C Adelbert Becker, No — Bleeker st, Williamsbridge. Mt \$2,500. Nov 30. Dec 3, 1910. 2:573-18. A \$17,500-\$19,500. 100
- 10th st E, Nos 429 to 433, n s, 22.8 e Dry Dock st, 41.8x75, 3-sty bk shop. Lena Jacobowitz to Morris Davidowitz, 47 West 114th st. All liens. Dec 7, 1910. 2:380-56 & 57. A \$14,000-\$18,000. O C & 100
- 10th st W, No 57, n s, 166.2 e 6th av, 21.11x94.10, 7-sty bk hotel. FORECLOS, Nov 29, 1910. Danl P Hays ref to David Weingarten, 2 W 72d st. Mt \$56,000. Nov 30. Dec 8, 1910. 2:574-72. A \$17,500-\$60,000. 10,000
- 11th st E, No 624, s s, 293 e Av B, 25x94.8, 6-sty bk tnt & str. Jno Prager et al EXRS Israel L Prager to Bernard W Cowen, 746 St Nicholas av. Dec 1. Dec 8, 1910. 2:393-19. A \$17,000-\$36,000. 36,200
- 13th st E, Nos 231 & 233, n s, 262.6 w 2d av, 40x103.3, 6-sty bk tnt. Samuel November to Maria Berliant, 67 7th st. Mt \$46,500. Nov 1. Dec 5, 1910. 2:469-47. A \$35,000-\$66,000. nom
- 14th st E, No 205, n s, 119 e 3d av, 29x103.3, 5-sty bk tnt & str. Hull av | e s, 101.6 s Gun Hill road, 50x200 to Decatur av x50x Decatur av | 200, vacant. James M Connolly HEIR, &c, Alice M Connolly to Chester A Luff, 122 South 11th st, Newark, N J. 1-24 part. Mts \$35,775. Nov 30. Dec 2, 1910. 3:896-7. A \$23,000-\$40,000; 12:3352. O C & 100
- 16th st W, No 150, s s, 191.8 e 7th av, 20.10x103.3, 4-sty & b bk dwg. Wm B Spencer to Morris Weinstein, 22 Mt Morris Park West. Mt \$13,000. Dec 6. Dec 7, 1910. 3:791-72. A \$13,000-\$16,000. O C & 100
- 17th st W, Nos 243 to 247 | n s, 425 w 7th av, 50x184 to s s 18th 18th st W, Nos 232 and 234 | st, 12-sty bk & str loft & str bldg. 17th St Realty Co, 1182 Bway, to Eliza Guggenheimer, 923 5th av. Mts \$325,000. Dec 2, 1910. 3:767-15. A \$55,000—P \$280,000. O C & 100
- 17th st W, Nos 322 to 326, s s, 250 w 8th av, 75x127.5x75.4x120.4, three 5-sty bk tnts. Moritz Weil to Dora M Weil, 64 W 77th st. Mt \$—. Dec 6. Dec 8, 1910. 3:740-44 to 46. A \$36,000-\$87,000. nom
- 20th st W, No 444, s w s, abt 220 e 10th av, —, 3-sty & b bk dwg. Mary L Bishop to Louise Wick, 444 W 20th st. Oct 3. Dec 2, 1910. 3:717-66. A \$11,000-\$16,500. O C & 100
- 20th st E, Nos 329 to 333, n s, 258.3 w 1st av, 45.11x92, 6-sty bk tnt. Joseph Cohn et al to Hyman Cohn, 2064 3d av. Correction deed. Mt \$45,000. Nov 21. Dec 7, 1910. 3:926-19. A \$22,000-\$58,000. O C & 100
- 21st st W, No 46, s s, 620 w 5th av, 25x92, 4-sty & b stn dwg. Edwin F Walton to Edith B Mayhoff, 100 W 80th st. Mts \$55,000. Dec 1. Dec 2, 1910. 3:822-66. A \$52,000-\$57,000. nom
- 21st st W, No 46, s s, 620 w 5th av, 25x92, 4-sty & b stn dwg. Rose Mitchell to Edwin F Walton. Mts \$51,000. May 27. Dec 2, 1910. 3:822-66. A \$52,000-\$57,000. nom
- 22d st E, No 205, n s, 75 e 3d av, 25x105.9, 5-sty bk tnt & str. Frances Hein to Banned Friend, 1770 Mad av. Mt \$17,000. Dec 5. Dec 6, 1910. 3:903-6. A \$13,500-\$30,000. O C & 100
- 27th st W, Nos 31 to 37, n s, 325 e 6th av, 100x98.9, 12-sty bk loft & str bldg. M Cohen & Bros Realty Co to Henry W Boettger, 254th st, n s, west of Independence av. Mts \$600,000. Dec 1. Dec 2, 1910. 3:829-16. A \$242,000—\$560,000. O C & 100
- 27th st W, No 223, n s, 243.2 w 7th av, 24.6x98.9, 4-sty bk tnt & str. & 2-sty fr tnt in rear, with all right, title and int to gore or strip as follows: 27th st, n s, 243.2 w 7th av, runs n 98.9 x e 1.10 x s 98.9 to beginning. Irvel Realty Co to Irving I Kempner, 37 & 39 Liberty st. Mt \$19,000. Aug 4. Dec 2, 1910. 3:777-28. A \$13,500-\$17,000. O C & 100
- 27th st E, No 140, s w s, 120 s e Lex av, 20.4x98.9, 3-sty & b bk dwg. Jno H Leary to Frederic E Gunnison, 79 Argyle road, Brooklyn. Mt \$14,000. Dec 1. Dec 3, 1910. 3:882-59. A \$14,000-\$16,000. nom
- 32d st E, Nos 310 & 312, s s, 140 e 2d av, 40x98.9, 6-sty bk tnt & str. Rosa Hertz to Sybil M Ray, of Bklyn. All title. Mts \$47,750. July 30. Dec 5, 1910. 3:937-61. A \$17,000-\$51,000. nom
- 33d st W, Nos 261 to 265, n s, 100 e 8th av, 60x98.9, vacant. Isidore Jackson et al to Zachariah Zacharias, 231 W 116th st. Mt \$57,000. Oct 21. Dec 6, 1910. 3:783-6 to 8. A \$58,500—\$58,500. 100
- 36th st W, Nos 555 & 557, n s, 150 e 11th av, 50x98.9, 4-sty bk tnt, 2-sty fr tnt & 1-sty fr bldg in rear. Anna A O'Reilly & Mary E Gannon to Amelie Armand, 108 E 52d st. All liens. Dec 1. Dec 3, 1910. 3:708-8 & 9. A \$13,500-\$19,000. 100
- 38th st E, Nos 309 to 313, n s, 150 e 2d av, runs e 75 x n 122.6 x w 125 x s 11.9 x — 55 x s 87.6 to beg, two 5-sty bk tnts, one 4-sty bk tnt & str & 2-sty bk stable in rear. Cath A Crowley & ano EXRS, &c, Denis Linehan to Germann Kahn & Jacob Adler, both at 364 E 50th st. Mts \$49,625. Dec 1. Dec 2, 1910. 3:944-7 to 9. A \$38,000-\$55,500. 55,500
- 40th st W, No 406, s s, 101.8 w 9th av, 18.4x98.9, 4-sty bk tnt. Anna D Sauer to Felix Figoal, 344 W 39th st. Mt \$10,000. Dec 1. Dec 2, 1910. 3:737-42. A \$8,000-\$10,000. 100
- 42d st W, No 223, n s, abt 300 w Bway, 25x100.5, 1 & 2-sty bk bldg. Thos T Sturges et al to Sperry & Hutchinson Co a corpn, 34 W 33d st. All liens. Dec 7. Dec 8, 1910. 4:1014-20. A \$75,000-\$76,000. O C & 100
- 43d st W, Nos 137 & 139, n s, 424.6 w 6th av, 40.6x100.5, 4-sty stn bldg & str & 5-sty stn dwg. Jno W Barr Jr to Eugene Van Schaick, 100 Bway & 2169 Bway. Sept 6. Dec 8, 1910. 4:996-14 & 15. A \$91,000-\$94,000. O C & 100
- Same property. Eugene Van Schaick to Woodstock Hotel Co, 127 W 43d st. Mt \$100,000. Dec 8, 1910. 4:996. O C & 100
- 44th st E, Nos 203 to 207, n s, 80 e 3d av, 62.6x100.6, three 4-sty bk tnts & str & one 3-sty bk loft bldg in rear. Saml Greenberg et al to Pincus Lowenfeld, 106 E 64th st & Wm Prager, 129 E 74th st. Mts \$36,625 & all liens. Dec 5. Dec 6, 1910. 5:1318-5 to 7. A \$25,000-\$39,000. nom
- 44th st W, No 132, s s, 256.3 w 6th av, 18.9x100.5, 5-sty bk dwg. Henry G Smith to Henry Dazian, 142 W 44th st. Mts \$30,000. Dec 7. Dec 8, 1910. 4:996-47. A \$41,000-\$42,000. nom
- 44th st W, No 132, s s, 356.3 w 6th av, 18.9x100.5, 5-sty bk dwg.
- 44th st W, No 134, s s, 375 w 6th av, 20x100.4, 4-sty bk dwg. Henry Dazian to The Lambs, 128 W 44th st. Mts \$108,000. Dec 8, 1910. 4:996-47 & 48. A \$85,000-\$87,000. O C & 100
- 44th st W, No 134, s s, 375 w 6th av, 20x100.4, 4-sty bk dwg. Percival W Clement to Henry Dazian, 142 W 44th st. Mt \$37,000. Dec 8, 1910. 4:996-48. A \$44,000-\$45,000. nom
- 46th st W, No 154, s s, 203.3 e 7th av, 16.9x100.4, 4-sty stn dwg. Alice M McDougall to Nathan B Spingold, 153 W 46th st. Mts \$31,000. Dec 6. Dec 7, 1910. 4:998-56. A \$25,000-\$28,000. O C & 100
- 47th st W, No 42, s s, 510 w 5th av, 20x100.5. Agt as to conditions etc for sale of premises. Annie L wife Alex Konta, 42 W 47th st with Arthur Brisbane at Hempstead, L I. Nov 30. Dec 6, 1910. 5:1262. nom
- 48th st E, No 332, s s, 225 w 1st av, 25x100.5. Judgment and order of court declaring mortgage for \$8,000 recorded July 8, 1910, void. Edw Ney, plff, agt Lucien Knapp & Queens Co Trust Co. Dec 2, 1910. 5:1340. court order
- 50th st E, No 47, n s, 50 w Park av, 25x100.5, 2 & 3-sty bk stable. CONTRACT. Gladys R Martin with Florence C Satterwhite, or Great Neck, L I. Nov 28. Dec 2, 1910. 5:1286-33. A \$35,000-\$42,000. 40,000
- 50th st E, Nos 238 & 240, s s, 150 w 2d av, 37.6x100.5, 6-sty bk tnt. Miriam Levy to Ray Isaacs, 520 W 122d st. Mts \$52,000. Nov 28. Dec 3, 1910. 5:1323-32. A \$18,000-\$54,000. nom
- 52d st W, No 253, n s, 198 e 8th av, 14x100.5, 3-sty & b stn dwg. Robert Fridenberg ADMR Henry Fridenberg to Jessie E Snyder, 7 E 32d st. Mt \$10,000. Dec 3. Dec 5, 1910. 4:1024-8 1/2. A \$16,000-\$17,000. 22,000
- 52d st W, Nos 524 to 544 | s s, 300 e 11th av, runs s 100.5 x e 75 51st st, No 531 | x s 100.5 to n s 51st st x e 25 x n 100.5 x e 100 x n 100.5 to 52d st x w 200 to beginning, 3, 6 & 7-sty bk factory. Jno E Dordon & Jno P Butler to The Dordan-Butler Realty Co, 103 Park av. B & S & C a G. Mt \$105,000. Nov 23. Dec 5, 1910. 4:1080-16, 45 & 51. A \$87,000-\$185,000. O C & 100
- 57th st E, Nos 322 to 326, s s, 225 e 2d av, 62.9x59.4x62.10x57.6, three 4-sty bk & str dwgs. Anna Westerkamp to Herman Lehman, 111 W 137th st. Mt \$26,000. Dec 1. Dec 5, 1910. 5:1349-41, 42 & 43. A \$21,000-\$30,000. O C & 100
- 57th st E, Nos 322 to 326. Re-assignment of rents recorded Mar 17, 1910. Edw C Parish, ATTY & TRUSTEE, for Joseph Mullins et al to Anna Westerkamp, 250 West 128th st. Dec 1. Dec 7, 1910. 5:1349. nom
- 58th st E, Nos 231 & 233. Power of atty. Lisette Hopfmuller to Max Leuscher, 1111 Westchester av. Apr 6, 1908. Dec 2, 1910. 5:1332. —
- 60th st W, No 206, s s, 150 w Ams av, 25x100.5, 5-sty bk tnt. Mary B Hoehn to Margaretha Rothenbach, 206 W 60th st. 1/2 part. Mts 1/2 of \$5,000. Dec 6. Dec 7, 1910. 4:1151-39. A \$6,000-\$17,000. nom
- 61st st W, No 243, n s, 175 e West End av, 25x100.5, 5-sty bk tnt & str. Julius Friedman to Abraham Berney, 800 E 168th st. Mt \$16,500 & all liens. Nov 28. Dec 2, 1910. 4:1153-8. A \$6,000-\$16,000. nom

62d st W, No 219, n s, 300 w Ams av, 25x100.5, 6-sty bk tnt & str. Mania Keren to Davis Keren, 4 E 117th st. 1-3 part. All title. Q C. All liens. July 11. Dec 2, 1910. 4:1154-20. A\$6,000-\$17,000. nom

Same property. Fanny Keren widow et al HEIRS, &c, Jacob Keren to same. 1-3 part. All title. B & S. Mts \$20,000 & all liens. Apr 14. Dec 2, 1910. 4:1154. nom

76th st E, Nos 155 & 157, n s, 275 w 3d av, 50x102.2, two 4-sty stn tnts. Adrien Durant, General Superior of Les Freres de Mari St Genis, Laval, France, to The Marist Brothers, a corp. Aug 9, 1905. Dec 5, 1910. 5:1411-24 & 25. A \$15,000 & exempt-\$20,000 & exempt. nom

76th st E, No 153, n s, 325 w 3d av, 25x102.2, 4-sty bk school. Les Petits Freres De Marie ordinarily known as Les Freres Marists of St Genis, Laval (Rhone), France, to The Marist Brothers, a corp. All title. Apr 10, 1906. Dec 5, 1910. 5:1411-23. A exempt-exempt. 45,000

76th st E, No 14, s s, 159.2 w Mad av, 19.11x102.2, 4-sty stn dwg. Hermine Schoenfeld to Saml R Bertrom, 46 W 54th st. Nov 17. Dec 6, 1910. 5:1390-63. A \$60,000-\$69,000. O C & 1,000

76th st W, No 167, n s, 140 e Ams av, 20x102.2, 3 & 4-sty & b bk dwg. Thos W Russell to Jennie R wife Thos W Russell, 126 Nyack av, Pelham, N Y. Mt \$30,000 & all liens. Dec 8, 1910. 4:1148-7. A \$14,000-\$28,000. 5,249.68

81st st E, No 225 n s, 279.7 e 3d av, 25.5x102.2, 4-sty stn tnt. Rudolph Loewenthal to Helen M Barry, 2529 Grand av. Mts \$16,275. Dec 7. Dec 8, 1910. 5:1527-12. A \$11,000-\$20,000. O C & 100

83d st E, Nos 411 & 413, n s, 110 e 1st av, 40x102.2, two 3-sty bk tnts & str & one 2-sty bk bldg in rear. Realty Transfer Co to Louis Eisenberg, 561 W 143d st. Mt \$14,000. Aug 1. Dec 3, 1910. 5:1563-5 & 6. A \$13,000-\$17,000. 17,000

84th st E, No 313, n s, 175 e 2d av, 25x102.2, 4-sty stn tnt. FORECLOS, Dec 2, 1910. L Barton Case, ref to Arthur B & Norman Rothschild, 29 W 118th st. Dec 3. Dec 7, 1910. 5:1547-8. A \$9,000-\$15,000. 1,000

87th st E, No 112. Mott st, No 118, e s, 45.5 n Hester st, 27.1x irreg. Agreement as to investment in bond & mort on 2d parcel from proceeds of sale of 1st parcel above and use of same during life of party 1st part and division of same with party 2d part &c. Rosalie Gomez with Edwin Gomez, the younger, 208 W 118th st. Oct 10. Dec 7, 1910. 5:1515-1-238. nom

88th st W, No 154, s s, 342 e Ams av, 18x100.8, 3-sty & b stn dwg. Margt D Wise to Henrietta J Erneman, 177 W 87th st. Mt \$20,000. Dec 5. Dec 7, 1910. 4:1218-50. A \$9,000-\$20,000. O C & 100

88th st E, No 176, s s, 117 w 3d av, 17.6x100.8, 4-sty stn dwg. Samuel Grodinsky to Wilgro Realty Co, 369 Bway. Mt \$8,000. Dec 1. Dec 2, 1910. 5:1516-41½. A \$9,000-\$12,000. O C & 100

88th st W, No 165, n s, 250.6 e Ams av, 16.2x100.8, 3-sty & b stn dwg. Cecilia Macklin et al HEIRS, &c, Robt Macklin to Nellie Macklin, 165 W 88th st, also HEIR Robt Macklin. Q C. Dec 1. Dec 5, 1910. 4:1219-11. A \$8,000-\$15,000. nom

Same property. Nelson Smith EXR, &c, Robert Macklin to same. Dec 1. Dec 5, 1910. 4:1219. 18,500

94th st W, No 70, s s, 160 e Col av, 18x100.8, 3-sty & b stn dwg. John Rankin to Eliz M H wife John Rankin, 123 W 44th st. Mt \$16,000. Dec 2. Dec 3, 1910. 4:1207-57½. A \$10,000-\$17,000. 100

94th st E, No 179, n s, 100 w 3d av, 18.9x100.8, 3-sty stn dwg. Joseph Hattenbach to Abraham Hattenbach, 372 72d st, Bklyn. All liens. Nov 28. Dec 5, 1910. 5:1523-32. A \$9,000-\$13,000. 100

96th st W, No 23, n s, 319 w Central Park West, 19x100.11, 4-sty & b bk dwg. Isaac Friedenheit & Esther G his wife to Fanny Friedenheit. Mt \$10,000. May 8, 1905. Dec 5, 1910. 7:1832-19½. A \$12,000-\$22,000. O C & 100

Same property. Fanny Friedenheit to Isaac Friedenheit. Mt \$10,000. Mar 5, 1908. Dec 5, 1910. 7:1832. O C & 100

99th st E, n s, 100 w 1st av, 259x100.11, vacant. Fidelity Const Co to Clementine M & Milton M Silverman both at 3436 Bway. Mts \$63,000. Nov 28. Dec 2, 1910. 6:1671-13 to 22 & part lot 12. A \$-\$. O C & 100

102d st W, s s, 285 w West End av, strip, runs s 100.11 x e 0.2¼ x n 100.11 to st x w 0.2¼ to beginning. David S Brown to The Rockledge Const Co, 41 W 33d st. Q C. Nov 25. Dec 5, 1910. 7:1889. nom

102d st E, Nos 422 & 424, s s, 345 e 1st av, 50x100.11, two 2-sty bk bldgs & str. Mariangiola Mennella to Flomena Parlata, 431 E 115th st. Mt \$26,000 & all liens. Mar 1, 1909. Dec 2, 1910. 6:1695-35. A \$12,000-\$19,000. O C & 100

106th st E, No 71, n s, 75 w Park av, 25x100.11, 5-sty bk tnt. David A Levien & ano to Henrietta C Bulger at Jersey City, N J. Mt \$24,000 & all liens. Dec 2, 1910. 6:1612-32½. A \$12,000-\$21,000. 100

106th st E, No 61, n s, 175 e Mad av, 24.6x100.11, 5-sty bk tnt & str. Abraham Liebhoff et al to Dora Goldfein, 78 E 111th st. Mts \$23,000. Dec 5, 1910. 6:1612-28. A \$12,000-\$22,000. O C & 100

109th st E, No 74, s s, 119 w Park av, 17x100.11, 4-sty stn tnt. Sarah Skrilow to Joe Horowitz, 74 Forsyth st. Mt \$10,325. Nov 30. Dec 2, 1910. 6:1614-41½. A \$7,500-\$11,000. O C & 100

109th st E, No 127, n s, 255 e Park av, 25x100.11, 5-sty stn tnt & str. Henrietta C Bulger to Emanuel Green, 4 E 118th st. Mts \$27,000 & all liens. Dec 7. Dec 8, 1910. 6:1637-12. A \$10,000-\$22,000. O C & 100

109th st E, No 129, n s, 280 e Park av, 25x100.11, 5-sty stn tnt & str. Henrietta C Bulger to Emanuel Green, 4 E 118th st. Mts \$27,000 & all liens. Dec 7. Dec 8, 1910. 6:1637-13. A \$10,000-\$22,000. O C & 100

112th st W, No 255, n s, 225 e 8th av, 37.6x100.11, 5-sty bk tnt. The Gaines Roberts Co to Henry Schmidt, 142 W 67th st. Mt \$30,000. Dec 7. Dec 8, 1910. 7:1828-10. A \$19,500-\$46,000. O C & 100

113th st W, No 240, s s, 300 w 7th av, 17x100.11, 3-sty & b stn dwg. Moritz Koppe to Kate Johnson, 126 Oakland st, Bklyn. Dec 5. Dec 7, 1910. 7:1828-45½. A \$8,800-\$14,000. O C & 100

113th st E, No 7, n s, 150 e 5th av, 25x100.11, 5-sty bk tnt & str. Rachel Hershfield to David Hershfield, 230 W 101st st. 2d mt \$3,000 & all liens. Dec 5. Dec 6, 1910. 6:1619-7. A \$12,000-\$24,000. nom

117th st E, No 140, s s, 24 w Lex av, 16.2x100.11, 3-sty bk dwg. Emma A Kolb to Meyer Goldberg, 157 E 74th st, & Abraham Greenberg, 51 E 92d st. Nov 28. Dec 5, 1910. 6:1644-57. A \$6,500-\$7,000. O C & 100

Same property. John S Myers as ADMR Aaron Bussing to same. Q C. Dec 3. Dec 5, 1910. 6:1644. 25

118th st E, Nos 411 to 415, n s, 144 e 1st av, 50x100.11, 6-sty bk tnt & str. Release dower. Beckie wife Louis H Levin to Rosa Gold, at Ocean & Ammerman avs, Arverne, L I. Nov 25, 1910. Dec 2, 1910. 6:1806-7. A \$15,000-\$55,000. O C & 100

Same property. Release judgment. Beckie Levin to same. Nov 25. Dec 2, 1910. 6:1806. nom

119th st E, Nos 348 & 350, s s, 110 w 1st av, 40x100.11, 6-sty bk tnt & str. FORECLOS, Nov 15, 1910. G M Hulbert referee to Samuel Lipman, 1391 Mad av, & Morris Naftolowitz, 134 W 20th st. Dec 1. Dec 2, 1910. 6:1795-33. A \$11,500-\$44,000. 40,600

120th st E, No 58, s s, 148 e Mad av, 27x100.11, 5-sty bk tnt. Jacob Hirsch to Bronxland Realty Co, 3025 3d av. Mts \$26,000. Dec 1. Dec 2, 1910. 6:1746-46. A \$11,000-\$28,000. O C & 100

124th st E, Nos 341 & 343, n s, 175 w 1st av, 50x100.11, 6-sty bk tnt & str. Herman Fichter to Realty Transfer Co. Feb 8, 1909. Dec 3, 1910. 6:1801-18. A \$17,000-\$57,000. O C & 100

Same property. Realty Transfer Co to Gerson Hyman, 111 E 81st st, & Manuel Oppenheim, 153 W 86th st. Mts \$37,500. Aug 1. Dec 3, 1910. 6:1801. 50,000

124th st W, Nos 510 to 516, s s, 200 w Ams av, 100x100.11, 7-sty bk tnt. Eliza Guggenheimer to 17th St Realty Co, 1182 Bway. Mts \$148,000. Nov 29. Dec 2, 1910. 7:1978-41. A \$48,000-\$185,000. 100

126th st E, No 238, s s, 105 w 2d av, 25x99.11, 5-sty bk tnt. Margt C Fox to Louis Stockman, 341 E 119th st. Nov 28. Dec 2, 1910. 6:1790-30. A \$9,000-\$21,000. 19,000

132d st E, Nos 42 & 44, s s, 96 e Mad av, 54x99.11, two 5-sty bk tnts. Moritz Gluck to Pepie wife Moritz Gluck, 115 Cannon st. 1-3 part. Mts \$37,700. Nov 25. Dec 6, 1910. 6:1756-47 & 48. A \$15,000-\$42,000. O C & 100

133d st W, No 66, s s, 135 e Lenox av, 25x99.11, 5-sty bk tnt. Caroline D Bolstridge to Archibald M Duncan, 154 Noble st, Bklyn. Mts \$22,000. Nov 26. Dec 7, 1910. 6:1730-66. A \$9,000-\$22,500. O C & 100

133d st W, No 12, s s, 185 w 5th av, 25x99.11, 5-sty bk tnt. Rachel Hattenbach to Emil F Lumpe, 730 Tinton av. Mt \$20,000. June 2. Dec 8, 1910. 6:1730-44. A \$9,000-\$21,000. O C & 100

135th st W, Nos 514 to 518, s s, 375 w Ams av, 125x99.11, three 6-sty bk tnts. Cohen Realty Co to Harris Cohen, 21 W 69th st & Abraham Cohen, 341 W 86th st. All liens. Nov 30. Dec 6, 1910. 7:1988-48 to 52. A \$60,200-\$165,000. O C & 100

139th st W, No 27 n s, 320 w 5th av, 50x99.11, 6-sty bk tnt. Harry L Wolff to Ada Brower. ¼ part. All title. All liens. Sept 28. Dec 7, 1910. 6:1737-23. A \$19,000-\$59,000. O C & 100

139th st W | n s, 145 w 5th av, runs n 99.11 x w 50
140th st W, Nos 14 & 16 | x n 99.11 to ss 140th st x w 50 x s
199.10 to 139th st x e 100 to beg, vacant. FORECLOS, Dec 5,
1910. Chas Firestone to Wm H Sands, 59 W 44th st; B Aymar
Sands, 58 W 48th st; Chas E Sands, 27 W 43d st, TRUS Saml S
Sands. Dec 6. Dec 8, 1910. 6:1737-28 to 31, 44 & 45. A
\$52,200-\$52,200. 41,000

142d st W, No 131, n s, 270 w Lenox av, 40x99.11, 6-sty bk tnt. Simon Uhlfelder et al to Fanny Heilbrunn, 129 W 142d st. All liens. Nov 29. Dec 5, 1910. 7:2011-20. A \$16,000-\$47,000. O C & 100

144th st W, Nos 613 to 619, n s, 150 w Bway, 100x99.11, two 5-sty bk tnts. Solomon M Schatzkin to Plainfield Land & Bldg Co, 141 Bway, N Y City. Mts \$125,000. Nov 28. Dec 2, 1910. 7:2091-22 & 24. A \$40,000-\$108,000. O C & 100

146th st W, No 303, n s, 100 w 8th av, 25x99.10, 6-sty bk tnt & str. Realty Transfer Co to Gerson Hyman, 111 E 81st st, & Manuel Oppenheim, 153 W 86th st. Mts \$22,421.70. Aug 1. Dec 3, 1910. 7:2045-28. A \$6,000-\$28,000. 25,000

146th st W, s s, 350 w Lenox av, 150x99.11, vacant. Chas M Rosenthal to Bertrand G Burtnett at Mt Vernon, N Y. Mt \$32,500. Dec 2. Dec 7, 1910. 7:2014-48 to 53. A \$42,000-\$42,000. O C & 100

149th st W, No 522, s s, 265 w Ams av, 15x99.11.
149th st W, No 526, s s, 295 w Ams av, 15x99.11, two 3-sty & b
stn dwgs. Mary Deeley to Union Real Estate Co, 60 Wall st. 2d parcel
sub to mt for \$9,000. Dec 5. Dec 6, 1910. 7:2080-42 & 43½.
A \$12,000-\$23,000. O C & 100

150th st W, No 538, s s, 355 w Ams av, 15x99.11, 3-sty & b bk
dwg. Jno J Britton to Wm H Dennis, 235 W 44th st. Mts \$11,000.
Mar 21. Dec 6, 1910. 7:2081-46½. A \$5,000-\$11,500. nom

152d st W, No 610, s s, 150 w Bway, 75x99.11, 6-sty bk tnt. Henry O'Neill to Harold Pierce at Grantwood, N J. Mts \$107,000. Nov 26. Dec 2, 1910. 7:2098-40. A \$22,500-\$94,000. O C & 100

156th st W, Nos 625 & 627, n s, 185 e Riverside Drive, 65x99.11, 8-sty bk tnt. Geo A Bagge Const Co to Southern Boulevard Realty Co, 981 Prospect av. Mts \$150,000. Dec 1. Dec 2, 1910. 8:2134-110. A \$31,000-\$-. O C & 100

160th st W, Nos 507 to 529, n s, 150.1 w Ams av, 259.11x99.11, six 5-sty bk tnts.
161st st W, No 522, s s, 325 w Ams av, 25x88.11 to n s Knapps
lane x25x91.6, part 6-sty bk tnts.
161st st W, Nos 524 to 528, s s, 350 w Ams av, runs s 88.11 to
n s Knapps or Maiden lane x s e - x s 3.9 to e l of blk x w -
x n 99.11 to s s 160th st at pt 410 w said av x e 60 to beg, part
6-sty bk tnt.
161st st W, Nos 518 & 520, s s, 270 w Ams av, 50x99.11, 6-sty bk
tnt. Cohen Realty Co to Harris Cohen, 21 W 69th st & Abraham
Cohen, 341 W 86th st. All liens. Nov 30. Dec 6, 1910. 8:-
2119-46 & 47. A \$150,700-P \$344,000. O C & 100

184th st W, No 515, n s, 200 w Ams av, 50x99.10, 5-sty bk tnt. Van Orden Const Co to Florence T Hand, 515 W 184th st. Mts \$61,000. Dec 2. Dec 6, 1910. 8:2156-27. A \$-\$. O C & 100

185th st W, Nos 552 & 554, s s, 250 e St Nich av, 50x80, 5-sty bk
tnt. Realty Transfer Co to Theodore Simon, 201 W 117th st.
Mts \$32,500. Aug 1. Dec 3, 1910. 8:2157-15. A \$13,000-\$
42,000. 45,000

185th st W, Nos 556 & 558, s s, 200 e St Nich av, 50x80, 5-sty bk
tnt. Realty Transfer Co to Gerson Hyman, 111 E 81st st, &
Manuel Oppenheim, 153 W 86th st. Mt \$32,500. Aug 1. Dec
3, 1910. 8:2157-13. A \$13,000-\$42,000. 45,000

Av A, No 166, e s, 60 s 11th st, 20x75.6, 2 & 4-sty bk tnt & str. Rose Urban et al to Slovak Press a corp, 188 Av A. Mts \$14,000. Dec 6. Dec 8, 1910. 2:404-1. A \$14,000-\$15,000. nom

Av B, Nos 235 & 237, e s, 28.3 n 14th st, 40.6x61.3x40.1x60.8, two 5-sty bk tnts & str. Anna D'Amico to Anthony C Durschang, 321 E 17th st. Mts \$26,300. Nov 22. Dec 2, 1910. 3:982-2 & 3. A \$13,300-\$21,500. nom

- Av C, No 146, e s, 22.11 n 9th st, 21.3x58, 5-sty bk tnt & str. Grossmann Investing Co to Pauline Reiner, 429 E 86th st. Mt \$19,000 & all liens. Dec 6. Dec 8, 1910. 2:379-2. A \$12,000-\$16,000. O C & 100
- Av D, Nos 107 & 109 | s w cor 8th st, 60x50, 6-sty bk tnt & str. 8th st Rachel Shapiro to Gussie Berzinsky, 112 W 119th st. Mts \$62,500. Nov 23. Dec 5, 1910. 2:377-37. A \$36,000-\$70,000. O C & 100
- Audubon av | n e cor 185th st, runs e 120 x n 53.10 x w 25 x n 185th st 160.11 to s s 186th st x w 95 to e s of av x s 186th st 214.10 to beg. Audubon av | s e cor 170th st, 25x95, vacant. 170th st
- A L Mordecai & Son et al to Allenel Constn Co, 135 Bway. All liens. Nov 10, re-recorded from Nov 16, 1910. Dec 6, 1910. 8:2156-33 to 35 & 65. A \$80,200-\$80,200. 2126-34. A \$12,000-\$12,000. nom
- Amsterdam av, Nos 2071 to 2081 | s e cor 163d st, 100x45, 5-sty bk 163d st, No 452 | tnt & str. FORECLOS, Dec 7, 1910. Tristram B Johnson ref to Germania Life Ins Co, 20 Nassau st. Dec 8, 1910. 8:2110-7. A \$38,000-\$77,000. 70,000
- Amsterdam av, No 1308 | s w cor 125th st, 100.11x25, 4-sty bk tnt 125th st, No 500 | & str & 1-sty bk str. Howard C Sherwood to John H Bunker, 2401 7th av. Q C. Nov 30. Dec 5, 1910. 7:1979-33. A \$30,000-\$37,000. nom
- Broadway, No 3157, w s, 308 n 125th st, 41.8x100, 6-sty bk tnt & str. Realty Transfer Co to Herman Fichter, 562 W 148th st. Mt \$50,000. Aug 1. Dec 3, 1910. 7:1993-88. A \$35,000-\$65,000. O C & 100
- Bowery, No 348 | n w cor Great Jones st, 26.4x93x25x Great Jones st, Nos 54 & 56 | 100, two 4-sty bk loft & str bldgs. Hamilton Trust Co TRUSTEE Nehemiah U Tompkins to N U Tompkins Est, 30 Broad st. Mt \$8,500. Nov 11. Dec 8, 1910. 2:531-43 & 44. A \$36,000-\$46,000. 53,500
- Bowery | s w cor Delancey st, runs w along s s extension of Delancey st | Delancey st 42.5 x e along n s of 168 Bowery, old line, 42.1 to Bowery x s 5.9 to beginning, contains 121 sq ft, being damage parcel 5. Release mt. John A Stewart & Chas H Marshall TRUSTEES of Liverpool & London & Globe Ins Co in N Y to The City of N Y. July 20. Dec 2, 1910. 2:478-part lot 32. A \$-\$. 9,057.81
- Broadway, No 3536 | s e cor 145th st, 99.11x100, 2-sty bk str. 145th st, Nos 546 to 552 Harlem Heights Realty Co to Morris Schinasi, 351 Riverside dr. Nov 30. Dec 6, 1910. 7:2076-61. A \$117,000-\$132,000. nom
- Central Park W, No 251 | n w cor 85th st, 102.2x150, 12-sty bk & 85th st, No 1 | stn tnt. Gotham Bldg & Constn Co to Mulhern Steam Heating Co, 103 Park av. Mts \$850,000. Nov 30. Dec 6, 1910. 4:1199-29. A \$200,000-\$850,000. O C & 100
- Edgecombe av, No 44, e s, 19.10 s 137th st, 17.6x90, 3-sty bk dwg. Edward de P Livingston to Susan M C Livingston, of Clermont, Columbia Co, N Y. 5-12 parts. C a G. Dec 12, 1904. Dec 1, 1910. 7:1960-64. A \$9,000-\$15,000. Corrects error in last issue when the year 1904 was omitted after the first date. nom
- Haven av, e s, 180.9 s 170th st, 31.5x106.11x31.7x114.9. Release covenants, &c, as to a 30-ft road. Barney Estate Co, owner of mt made by Hanover Estates recorded May 27, 1910, to whom it may concern. Dec 1. Dec 2, 1910. 8:2138, 2139 & 2140. nom
- Lexington av, No 1518 | w s, 175.11 n 97th st, 26 to 98th st x 105, 98th st, No 128 | 5-sty bk tnt & str. Frieda Hart to Michl J Manning, 174 E 117th st. Mts \$41,000. Nov 30. Dec 2, 1910. 6:1625-60. A \$21,500-\$40,000. nom
- Lexington av, Nos 1091 to 1097 | s e cor 77th st, 102.2x145, 6-sty 77th st | bk school & vacant. Les Petits Freres De Marie St Genis, Laval, France, to The Marist Bros, a corpn. Apr 10, 1906. Dec 5, 1910. 5:1411-53. A exempt-exempt. nom
- Lexington av, No 2131 | n e cor 128th st, 99.11x30, 5-sty bk tnt 128th st, Nos 143 & 145 | & str. Horowitz Bros & Margaretten to Ignatz Margaretten, 212 E 79th st. All liens. Dec 1. Dec 5, 1910. 6:1777-21. A \$22,000-\$50,000. nom
- Lexington av, No 1841 | s e cor 114th st, 21.5x78, 4-sty stn tnt 114th st, Nos 152 to 156 | & str. Earl G Pier to Wm J Kelly, 59 E 196th st. B & S. Mt \$25,000. Dec 3. Dec 6, 1910. 6:1641-50. A \$15,000-\$27,000. nom
- Madison av, No 1694, w s, 25 n 112th st, 25x100, 5-sty bk tnt & str. Delia Freund to Augustus J Dieck 2422 8th av. Mts \$23,500. Dec 1. Dec 7, 1910. 6:1618-17. A \$16,000-\$28,000. O C & 100
- Madison av, Nos 1440 to 1448 | n w cor 99th st, 100.11x120, 7-sty bk 99th st, Nos 25 to 33 | tnt & str. Chas E Jenkins to N Y County National Bank, 79 8th av. Mts \$190,000. Nov 30. Dec 7, 1910. 6:1605-17. A \$110,000-\$275,000. O C & 100
- Madison av, No 165, e s, 24.8 s 33d st, 24.8x100, 4-sty & b stn dwg. 95th st W, No 73, n s, 100 e Col av, 18x100.8, 4-sty & b bk dwg. Louisa L Lindley & Frederic V S Crosby as TRUSTEES for Eliz M Crosby to Alice C Doughty widow, of Williamstown, Mass. Gertrude R Jones widow, 550 Park av, N Y, Mary R Crosby, of Williamstown, Mass. Louisa L wife John Lindley, 43 E 30th st, N Y, & Frederic V S Crosby, of Tuxedo, N Y. INDIVID. 1-5 part to each. Dec 2. Dec 5, 1910. 3:862-52. A \$69,000-\$81,000; 4:1209-5. A \$10,000-\$16,000. nom
- Madison av, No 1584, w s, 50.11 n 106th st, 25x100, 5-sty stn tnt & str. Pendant Realty Co to Nome Realty Co, 1530 Mad av. Mts \$27,500. Dec 1. Dec 2, 1910. 6:1612-16. A \$16,000-\$28,000. O C & 100
- Madison av, No 1847, e s, 67.4 n 120th st, 17.7x83, 3-sty stn dwg. Henry Levien to S Wm Schapira, 50 E 123d st. Mt \$11,500. Dec 8, 1910. 6:1747-3. A \$11,500-\$16,000. nom
- Madison av, No 1582, w s, 25.11 n 106th st, 25x100, 5-sty stn tnt & str. Morris Fried to Bessie Freed, 506 E 188th st. Dec 5. Dec 8, 1910. 6:1612-15. A \$16,000-\$28,000. nom
- Park av, No 1260 | n w cor 97th st, 100.11x100, three 6-sty bk 97th st, Nos 67 & 69 | tnts with str on cor. Blanche A Danciger to Kayell Realty Co, 35 Nassau st. All liens. May 17. Dec 2, 1910. 6:1603-33 to 35. A \$58,000-\$157,000. nom
- Prescott av late F st, w s, 312 n Dyckman (Inwood) st, 25x100, vacant. Samuel J Cooper to Bella R wife Samuel J Cooper, 302 Dyckman st. All title. B & S & C a G. Dec 7, 1910. 8:2247-159. A \$1,200-\$1,200. O C & 100
- Riverside Drive, n e s, 198.10 s e 129th st, 50x92.1x51.7x79.3. 129th st, s s, 125 e Riverside Drive, 50x115x53.10x95, vacant. Albert London to Louis London. All liens. Sept 1, 1909. Dec 7, 1910. 7:1995-70 & part lot 58. A \$-\$. 100
- St Nicholas av, Nos 610 & 612, e s, 93.1 s 141st st, runs e 93.3 x s 8.1 x e 5 x s 27.11 x w 92.2 to av, x n 36.6 to beg, 2 5-sty bk tnts. Mts \$24,000.
- St Nicholas av, Nos 602 & 604 | e s, 166.1 s 141st st, 36.6 to 140th st 140th st | x80.1x36x86.2, 2 5-sty bk tnts. Mts \$27,000.
- Emma Harris to Morris Mannheim, 10 Manhattan av. 1/2 right, title & interest. Nov 29. Dec 27, 1910. 7:2048-43 1/2, 44, 47 & 48. A \$24,500-\$69,000.
- St Nicholas av, No 622 | s e cor 141st st, 20.1x105.4x19.10x108.9, 5-141st st, No 332 | sty bk tnt.
- St Nicholas av, Nos 614 to 618, e s, 38.4 s 141st st, 54.9x93.3x54x 102.4, 3 5-sty bk tnts.
- Morris Mannheim to Emma Harris, 332 W 141st st. 1/2 right, title & interest. Mts \$59,000. Nov 28. Dec 7, 1910. 7:2048-41, 42, 42 1/2 & 43. A \$28,000-\$81,000. O C & 100
- Same property. Emma Harris to Louis I Harris, 332 W 141st st. All title. Mt \$59,000. Dec 7, 1910. 7:2048. nom
- West End av, No 354, e s, 43.2 s 77th st, runs e 48 x s e 7.3 x e 13 x s 14 x w 66 to av x n 19 to beginning, 3 & 4-sty & b stn dwg. Kate M wife C Ernest Bayne to Henrietta J Erne-man, 177 W 87th st. Mt \$22,000. Dec 3. Dec 5, 1910. 4:1168-63. A \$13,500-\$23,000. nom
- 1st av, No 24, e s, 44 s 2d st, runs s 23 x e 100 x n 17 x again n 6.2 x w 99.1 to beginning, 3-sty bk bath house. Morris Gordon to Morris Yoffe, at Factory road, Portchester, N Y. Mts \$27,400. Nov 30. Dec 2, 1910. 2:429-8. A \$19,000-\$26,000. 100
- 1st av, Nos 1961 & 1963, w s, 63.11 s 101st st, 37x100, 6-sty bk tnt & str. Henry Strauss to Louis L Seaman, 247 5th av. B & S. Mt \$6,500. Nov 3. Dec 2, 1910. 6:1672-27. A \$18,000-\$50,000. O C & 100
- 1st av | s e cor 95th st, runs e 103 x s - to c 1 blk bet 94th & 95th st | 95th st x n 103 to av x n - to beginning, vacant. Henry A Winton to Addie M Winton, 114 West Buffalo st, Ithaca, N Y. 5-18 parts. Nov 29. Dec 5, 1910. 5:1574-9 to 11. A \$42,000-\$42,000. nom
- 1st av, No 523, w s, 73.11 s 31st st, 24.10x75, 5-sty bk tnt & str. Louise wife Moritz Koppe to Kate Johnson, 126 Oakland st, Bklyn. Dec 5. Dec 7, 1910. 3:936-35. A \$11,500-\$16,000. O C & 100
- 2d av, No 949, w s, 60.5 n 50th st, 20x70, 3-sty stn tnt & str. Meyer Goldberg et al to Bernhard Kolb, 994 2d av. Mt \$8,500. Nov 29. Dec 5, 1910. 5:1324-24 1/2. A \$10,000-\$14,000. 25
- 2d av, No 1644, e s, 46.2 n 85th st, 20x72, 4-sty bk tnt & str. Katie Lauber to Charles Modry, 292 1st av. Mts \$14,900. Dec 1. Dec 2, 1910. 5:1548-2. A \$10,000-\$15,000. O C & 100
- 2d av, No 228 | s e cor 14th st, 51.6x33, 7-sty bk office & str bldg. 14th st, No 300 | Louis Minsky to Minsker Realty Co, 236 Eldridge st. 1/2 pt. Mt \$55,000. Dec 3. Dec 5, 1910. 2:455-7. A \$30,000-\$40,000. O C & 100
- 3d av, Nos 1833 & 1835, e s, 50.11 n 101st st, 50.6x90, two 5-sty bk tnts & str. The S & F Realty Co to Whipple Security Co, 170 Bway. Mt \$50,000. Dec 5. Dec 8, 1910. 6:1651-3 & 4. A \$27,000-\$51,000. O C & 100
- 3d av, No 2136, w s, 75 s 117th st, 25x100, 4-sty bk tnt & str. with 1-sty bk extension. Thos F Scanlan to Robt P Brees, of Harve de Grace, Harford Co, Md. B & S. Nov 18. Dec 5, 1910. 6:1644-37. A \$21,000-\$27,000. nom
- 3d av, No 1763, e s, 25.9 s 98th st, 25x83.9, 5-sty bk tnt & str. Mary Rubenstein to Cherner Epstein, 1950 2d av. Mts \$22,500 & all liens. Dec 3. Dec 5, 1910. 6:1647-46. A \$13,000-\$24,000. nom
- 4th av, Nos 343 to 351 | n e cor 25th st, 98.9x90, five 4-sty bk 25th st, No 101 | tnts & str. Rosina B Palmer to Armory Holding Co, 320 5th av. All title. Q C. Nov 4. Dec 6, 1910. 3:881-1 to 5. A \$226,000-\$253,500. nom
- Same property. Mary A P Draper et al to same. All title. Nov 29. Dec 6, 1910. 3:881. nom
- Same property. Cath A B Abbe TRUSTEE Courtlandt Palmer Jr deed to same. 60-192 interest. Nov 29. Dec 6, 1910. 3:881. 140,625
- Same property. Evelina P Sikelianos to same. All title. Nov 8. Dec 6, 1910. 3:881. nom
- Same property. Jno S Billings as TRUSTEE to same. 1/4 part. Nov 30. Dec 6, 1910. 3:881. 112,500
- 4th av, Nos 343 to 351 | n e cor 25th st, 98.9x90, five 4-sty bk tnts 25th st, No 101 | & str. Release mt. Fanny A Haven to Mary A P Draper, 271 Mad av. Nov 5. Dec 6, 1910. 3:881-1 to 5. \$226,000-\$253,500. nom
- Same property. Release mt. Mary A P Draper to Armory Holding Co, 320 5th av. Oct 1. Dec 6, 1910. 3:881. nom
- Same property. Release judgment. Same to same. Nov 1. Dec 6, 1910. 3:881. nom
- 4th av | n e cor 25th st, 98.9x90. Power of atty. Courtlandt Pal-25th st | mer Jr to Cath A B Abbe & Fredk P Forster. Jan 3, 1909. Dec 6, 1910.
- 5th av, No 2150, w s, 71 s 132d st, 19x75, 4-sty stn tnt. Julius Friedman to Abraham Berney, 800 E 168th st. Mt \$13,000 & all liens. Nov 28. Dec 2, 1910. 6:1729-37. A \$10,000-\$13,500. nom
- 5th av, No 416, w s, 38 s 38th st, 28.3x133, with right of way over 12 ft alley or private st in rear to 38th st, 4-sty & b stn dwg. 36th st E, No 102, s s, 51 e Park av, 18.7x74.8, 4-sty & b stn dwg. PARTITION, Oct 6, 1910. David B Ogden, ref. to Josephine W wife Henry A C Taylor, at South Portsmouth, R I; Alice W wife Herman Le Roy Emmet, at Tuxedo Park, N Y & Fanny L Johnson, 161 Madison av. Dec 7, 1910. 3:839-47. A \$360,000-\$380,000; 3:891-87. A \$23,500-\$28,500. 1st parcel \$665,000; 2d parcel, 37,750
- 7th av, No 1949, e s, 40.10 s 118th st, 40x100, 5-sty bk tnt. John O'Connor to Wm J Casey, 308 W 107th st. Mts \$50,000. Dec 2, 1910. 7:1902-62. A \$30,400-\$60,000. O C & 100
- 7th av, Nos 1951 to 1955 | s e cor 118th st, 40.10x100, 5-sty bk 118th st, No 158 | tnt & str. Wm J Casey to John O'Connor, 1127 Park av. Dec 5, 1910. 7:1902-61. A \$45,000-\$80,000. O C & 100
- 7th av, Nos 2169 to 2177 | s e cor 129th st, 99.11x74.11, 6-sty bk 129th st, No 166 | tnt & str. FORECLOS, Nov 30, 1910. Dominic L O'Reilly referee to Manhattan Life Ins Co, 66 Bway. Nov 30. Dec 8, 1910. 7:1913-61. A \$70,000-\$175,000. 160,000
- 8th av, Nos 2745 & 2747, w s, 100 s 147th st, 49.11x100, 6-sty bk tnt & str. Realty Transfer Co to Gerson Hyman, 111 E 81st st & Manuel Oppenheim, 153 W 86th st. Mts \$56,026.17. Aug 1 Dec 3, 1910. 7:2045-31. A \$20,000-\$60,000. 70,000
- 8th av, Nos 2749 & 2751, w s, 50 s 147th st, 50x85, 6-sty bk tnt & str. Realty Transfer Co to Gerson Hyman, 111 E 81st st, & Manuel Oppenheim, 153 W 86th st. Mts \$49,704.11. Aug 1. Dec 3, 1910. 7:2045-33. A \$18,500-\$49,000. 66,000
- 8th av, Nos 2753 & 2755 | s w cor 147th st, runs w 125 x s 99.11 147th st, Nos 300 to 304 | x e 40 x n 49.11 x e 85 to w s 8th av x n 50 to beginning, two 6-sty bk tnts & str. Realty Transfer Co to Louis Eisenberg 561 W 143d st. Mts \$104,831.01. Aug 1. Dec 3, 1910. 7:2045-36 & 37. A \$34,500-\$103,000. O C & 136,000
- 8th av, No 2918, e s, 74.11 n 154th st, 25x100, 4-sty bk tnt & str. Amalie Kahn to Sigmund Grabenheimer & Max J Sulzberger. Mts \$23,700. June 23, 1908. Dec 2, 1910. 7:2040-4. A \$8,000-\$18,000. O C & 100

9th av, No 514, e s, 98.9 n 38th st, 24.8x100, 6-sty bk tnt & str. Sophie Oppenheimer to Julius H Cohn, 49 W 90th st. Mt \$37,000. Dec 1. Dec 2, 1910. 3:762-5. A \$22,000-\$45,000. O C & 100

MISCELLANEOUS.

Copy of last will of Frederick Ehrenberg. Mar 5, 1908. Dec 7, 1910.
Exemplified copy last will & testament. Eliz A Albert of Hillsdale, N Y. Dec 20, 1909. Dec 6, 1910.
General asst of all estate real & personal. Peter M Biegen to Anthony C Biegen of Hoboken, N J. All title. Feb 20, 1900. Dec 6, 1910.
Power of atty. Wm G Rose to Frank R Houghton. May 11. Dec 6, 1910.
Power of attorney. Henriette Haas to Harry L Haas. Apr 29. Dec 2, 1910.
Power of attorney. Julia P Mapes, of Ramapo, N Y, to Dickinson E Griffith. Oct 24. Dec 7, 1910.
Power of attorney. S Herbert Mapes, of Ramapo, N Y, to same. Oct 24. Dec 7, 1910.
Revocation of power of attorney. Chas G Moller to Chas A Sherman. Dec 2, 1910. P A.

BOROUGH OF THE BRONX.

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

Adams pl, Nos 2214 to 2222, e s, 99.1 n 182d st, 100x100, three 5-sty bk tnts. Release mt. Lincoln Trust Co to Weiher Constn Co, 76 E 86th st. Dec 3. Dec 8, 1910. 11:3071. 60,000
Beck st, No 755, w s, 150 n 156th st, 25x100, 2-sty bk dwg. Henry Goldwater to Silas Baum, 160 W 96th st. All liens. Dec 6. Dec 8, 1910. 10:2708.
Beck st, Nos 685 to 693, n s, 307.5 e Av St John, 100x125, three 4-sty bk tnts. The Maze Realty Co of N Y to Mary B Agar, East Orange, N J; Morgan B Agar, Trenton, N J; Wm C Agar, Whippany, N J; Sarah F Wheeler, Newark, N J; Edw Agar, East Orange, N J & Calvin A Agar, East Orange, N J. Mt on each house \$15,000 & a 2d mt on No 685 of \$5,000. Nov 30. Dec 6, 1910. 10:2685.
Same property. Mary B Agar et al HEIRS &c Wm F Agar dec to Eleanor M Agar widow of Wm F Agar dec. East Orange, N J, a life interest in 1-3 part. B & S. Nov 30. Dec 6, 1910. 10:2685.
Freeman st, No 1155 | s w cor Simpson st, runs w 60 x s 23.6 x e 14 Simpson st, No 1253 | x n 1 x e 46 to w s Simpson st x n 22.6 to beginning, 3-sty fr tnt & str. Thomas Birmingham to John J Tomich, 1239 Simpson st. Nov 15. Dec 2, 1910. 11:2974.
Garden st, No 779, n s, 290.2 w Southern Boulevard, 25x100, 2-sty fr dwg. Chas L Keil to Winfield S Taylor, 1393 Fulton av. Mts \$6,500. Nov 25. Dec 5, 1910. 11:3100.
Herschell st, e s, abt 402 s Westchester av & being lot 17 map Cebrie Park. Baxter Howell Bldg Co to Henrietta I Stellman, 1336 Hershell st. Mts \$4,800. Dec 3. Dec 6, 1910. O C & 100
Minford pl, w s, 173.9 s Boston road, 75x100, vacant. Unico Realty Co to Stability Realty Co. Mt \$8,600. June 30. Dec 3, 1910. 11:2967.
Mt Hope pl, Nos 14 & 16, s s, 110.11 e Jerome av, 50x125, 4-sty bk tnt. Albert C Maerke TRUSTEE to Elise F Klenke, 14-16 Mt Hope pl. All liens. Dec 3. Dec 6, 1910. 11:2851.
Same property. Rehbock Constn Co to same. Mts \$36,000. Dec 1. Dec 6, 1910. 11:2851.
Mead st, No 638, s s 153 w Unionport rd, 25x100. Louis & Agnes Miville to Mary L Miville, all at 638 Mead st. Mt \$1,200. Dec 8, 1910.
Oliver pl | n w cor Webster av, 103x201 to s s Webster av, Nos 2831 to 2859 | 199th st x130.5 to w s Webster av 199th st | x200.7, 1-sty fr str. Fredk P Fox to Fox Hall Realty Co, 793 Bway. Mts \$27,500. Nov 15. Dec 6, 1910. 12:3279.
Riverdale lane or 253d st, s s, abt 450 w Old Albany Post rd & at line bet land formerly Jno Erskine & land formerly Jos I Bicknell, runs s 136.1 x e 100.4 x n 156.9 to lane x w 105.7 to beg, also.
Plot begins at line bet land formerly Jno Erskine & land formerly Jos I Bicknell, distant 136.1 s Riverdale lane, runs s 25 x e 100 x n 17 x w 100.4 to beg, vacant.
FORECLOS, Oct 27, 1910. Alexander Brough ref to Alrick H Man, 245 Church st, Richmond Hill, N Y, TRUS Maria M C Wetmore. Nov 29. Dec 6, 1910. 13:3421.
Simpson st, No 1249, w s, 40 s Freeman st, runs w 60 x s 10 x e 2.3 x s 7.6 x e 57.7 to st x n 17.6 to beginning, 2-sty fr dwg. Robt J Rooney to Washington Hunt, Jr, 1251 Simpson st. Dec 1. Dec 2, 1910. 11:2974.
Seddon st (Tryon Row) n e cor Raymond av (4th st), 108.5x St Raymond av | 97.5x108.5x97.8. Frank Clark to Martin Pletscher, 2352 Lyon av. Mt \$2,500. Dec 7. Dec 8, 1910.
132d st, No 687 (957), n s, 155 e Cypress av, 15x110, 2-sty fr dwg. Blanche A Rogers to The American Baptist Home Mission Society, 23 E 26th st. Q C. Nov 29. Dec 6, 1910.
134th st, Nos 293 & 297, n s, 225.1 e Lincoln av, 49.11x100x50x 100, two 5-sty bk tnts & str. Albert W Venino to Fred E Butters, 613 Boyd st, Watertown, N Y. Dec 1. Dec 6, 1910. 9:2310.
136th st, No 458 (710), s s, 245 w Brown pl, 25x100, 4-sty bk tnt. Wm O Sevecke HEIR, &c, Augusta Sevecke to Emma Sevecke, 458 E 136th st, also HEIR Augusta Sevecke. 1/2 right, title & interest. Mt \$6,500. Nov 30. Dec 5, 1910. 9:2280.
140th st, n s, 164.3 w of Harlem River & Portchester R R Co & - w Walnut av, 32.2x98.6. The Port Morris Land & Impt Co to John H Symmers. 2586 Briggs av. B & S & C A G. Nov 28. Dec 5, 1910. 10:2592.
144th st, No 515, n s, 150 e Brook av, 37.6x100, 5-sty bk tnt. McAfee Const Co to Ella Warren, 130 W 90th st. Mt \$28,000. Dec 5. Dec 7, 1910. 9:2271.
144th st, No 519, on map No 523, n s, 187.6 e Brook av, 37.6x100, 5-sty bk tnt. McAfee Const Co to John F Fayen, 573 W 183d st. Mt \$28,000. Dec 1. Dec 3, 1910. 9:2271.
144th st, Nos 515 & 523, n s, 150 e Brook av, 75x100, two 5-sty bk tnts. John K McAfee, 339 W 84th st, to McAfee Const Co, 339 W 84th st. All liens. Dec 1. Dec 3, 1910. 9:2271.
145th st, No 450, s s, 500 e Willis av, 25x100.
145th st, No 448, s s, 475 e Willis av, 25x100, with all title to strip in front bet old and new lines of st, vacant. John F Fayen to John K McAfee, 339 W 84th st. Mt \$4,000. Dec 1. Dec 3, 1910. 9:2289.
145th st, s s, 475 e Willis av, being a strip bet old & new lines of st lying in front of lots 26 & 27 map Sec A & B of North N Y. Edw Willis HEIR Edw Willis, dec'd, to John K McAfee, 339 W 84th st. C & G. Nov 28. Dec 3, 1910. 9:2289.

Same property. Emily A Scott widow et al HEIRS, &c, Edward Willis, dec'd, to same. Q C. Dec 3, 1910. 9:2289.
147th st, s s, 275 e former Prospect st, now closed, 50x100, 2-sty fr dwg & 2-sty fr stable. Dennis J Hickey & Louisa E his wife to Alice J Hickey, 163 W Main st, Newark, N J. Mt \$2,000. Nov 30. Dec 5, 1910. 10:2600.
151st st, No 286, s s, 220.3 e Morris av, 24.6x118.5, 3-sty bk tnt. Louise Schmitt to Anna A Oberle, 238 or 288 E 151st st. 1/2 part. Mt \$5,000. Dec 3. Dec 5, 1910. 9:2410.
156th st, No 761, n s, 35 e Forest av, 45x100, 5-sty bk tnt. Mary Simon to Esther Lidz, 27 E 95th st. 1/2 part. All title. Mt \$32,000. Nov 26. Dec 6, 1910. 10:2655.
163d st, Nos 288 to 294, s s, 175 e Morris av, 70x114.10, 4-sty bk tnt & 2-sty & b fr dwg. Emma S Bland to John B Bland, 290 E 163d st, as TRUSTEE for Laura J Bland. Mts \$22,000. Dec 1. Dec 3, 1910. 9:2422.
163d st, Nos 97 & 101, n s, 90 e Ogden av, 100x100, two 5-sty bk tnts. Eleanor Haeselbarth to Thos J Waters, 971 Woodycrest av. Mts \$82,000. Nov 29. Dec 7, 1910. 9:2511.
168th st, No 796, s s, 148.5 e Tinton av, 25x100, 2-sty fr dwg. Henry Schmidt to Albert J Lohr, 792 E 168th st. Mt \$3,250. Dec 7. Dec 8, 1910. 10:2672.
171st st, No 498 (old No 750), s s, 124 w 3d av, 16x100, 2-sty fr dwg. Eliz L Golden to Jacob Tannenbaum, 3776 Park av. Mts \$5,275. Nov 28. Dec 2, 1910. 11:2911.
187th st, n s, 160 w Bathgate av, strip, 4x90. Release mt. Wm V Simpson to The Mountain Const Co, 2422 Bathgate av. Dec 2. Dec 5, 1910. 11:3057.
*225th st | n w cor 5th st or av, - x - x -, gore lot 68 5th av or st | & lot 152 map No 143 in Westchester Co of Wakefield.
Lot 275, same map.
Agnes L Lester, 40 Hamilton Terrace to Mary H Lester, 453 W 143d st. Mts \$7,500. Dec 1. Dec 8, 1910.
*229th st, s s, 450 e Barnes av, 30x114.6. Brill Contr Co, 229th st & Barnes av to Lauretta Maier, 460 Willis av. Mt \$4,390. Dec 6. Dec 8, 1910.
*229th st, s s, 480 e Barnes av, 60x114.6. Brill Contr Co to Louis Brody, 305 Knickerbocker av, Bklyn. Mts \$8,780. Dec 6, 1910.
*232d st, n s, 280 e White Plains rd, 50x114, Wakefield. Albert F Gescheidt Jr, 154 Cottage av, Mt Vernon, N Y to Geo C Weiss Inc a corp, 154 Stevens av, Mt Vernon, N Y. B & S. All liens. Nov 26. Dec 6, 1910.
*Arnold av | e s, 100 s Libby st, 25x125.4 to w s Pelham rd x26.2 Pelham rd | x133.3, Throggs Neck. Geo Costar to Martin Pletscher, 2352 Lyon av. Mt \$1,250. Dec 7. Dec 8, 1910. O C & 100
Briggs av, w s, - n 194th st & at s line lands shown on map No 163 in Westchester Co of Jno Cromwell at West Farms, runs w 19.11 to w s Briggs av late 1st av, on said map x n 6.4 x e 18.6 to Briggs av x s 7.1 to beg, being a strip formerly in bed of old 1st av. A Oldrin Salter to Louise Simon, 1 W 68th st. Q C. June 6. Dec 8, 1910. 12:3300.
Briggs av, w s, - n 194th st & at a prolongation e of the n s of land conveyed by Reis to Simon by deed recorded May 14, 1884, same map as above, runs w - to w s 1st av x s 21 x e - to w s Briggs av x n - to beg, being a strip bet w s Briggs av & w s old 1st av. Louise Simon to Jere J McCarthy, 2051 Lex av. B & S. Dec 7. Dec 8, 1910. 12:3300.
Belmont av, e s, 120 n 187th st, 50x100, vacant.
Park avs e cor 185th st, 25x100, vacant.
185th st | Meyer Goldberg et al to Louis Amabile, 2316 Hughes av, & Teresa Lauritano, 2318 Hughes av. Mts \$5,100. Dec 1. Dec 2, 1910. 11:3075-3039.
Bryant av, No 1546, e s, 205 s 173d st, 20x100, 3-sty bk dwg, valued at \$15,000. Sub to mts \$10,300. CONTRACT to exchange for.
Brown pl, No 140, e s, 25 n 134th st, 25x100, 2-sty & b fr dwg, valued at \$4,400.
Nicholas Lopard, 883 Trinity av with Emily C Findley, 140 Brown pl. Nov 22. Dec 8, 1910. 11:3001 & 9:2262.
Bryant av, Nos 801 to 807, w s, 100 n Lafayette av, runs w 95 x n 50 x w 5 x n 50 x e 100 to av x s 100 to beginning, four 2-sty bk dwgs. West Mt Vernon Realty Co to James M Beits, 504 W 125th st. Mts \$32,300 & all liens. Nov 30. Dec 2, 1910. 10:2764.
Boone av, No 1346 (38), e s, 120.6 s West Farms road, 25x100, 2-sty bk dwg. Frank Marcus to Joseph Rogg, 18 Broad st, Stapleton, S I. Mt \$5,000. Nov 4. Dec 3, 1910. 11:3012.
Bathgate av, No 1826, e s, 169.11 n 175th st, runs n 41.6 x e 99.7 x s 8 x w 0.1 x s 33.6 x w 99.3 to beginning, 5-sty bk tnt. FORECLOS, Nov 29, 1910. John H Judge referee to Geo Mandel, at Brandon pl, Grantwood, Bergen Co, N J. Dec 1. Dec 2, 1910. 11:2923.
Boscobel av, e s, 353.9 n Plympton av, 50x82.9x50.6x74.1, vacant. FORECLOS, Nov 10, 1910. Geo W Collins referee to John F Kaiser, at s e cor Villa st & Westchester av, Mt Vernon, N Y. Dec 2. Dec 5, 1910. 11:2875.
Belmont av, Nos 2483 & 2485 (Cambreling av), w s, 40 n 189th st, & being lots 248 & 249 map of Cambrelling et al at Fordham, 50x87.6, two 3-sty bk tnts & str. Louis Amabile et al to Meyer Goldberg, 157 E 74th st, & Abraham Greenberg, 51 E 97th st. Mts \$17,000. Nov 30. Dec 2, 1910. 11:3078.
Briggs av, No 2594 | e s, 315.9 s 194th st, 20x92.9 to c 1 Poe pl x19.4 Poe pl | x91.2, 2-sty fr dwg. Briggs av Realty Co to Lewis H Woods. All liens. Nov 18, 1908. Dec 6, 1910. 12:3293.
Courtlandt av, No 760 e s, 148.7 s 157th st, deed reads part lot 253 map (No 176 in Westchester Co) of Melrose, begins 25 n e from s-e cor said lot, runs n e along av 31.5 to s s lot 252 x s e 100 x s w 25.5 x n w 100 to beginning, except part for av, 2 & 3-sty fr tnt & str. John Machovsky to David Bennett, 15 E 11th st. Mts \$8,500 & all liens. Nov 30. Dec 2, 1910. 9:2403.
*City Island av (Main st), e s, adj land Sarah Boule, 25x100.
*City Island av (Main st), e s, adj above on north, -x-.
Agreement or CONTRACT to build party wall, &c. Mary L wife Ernest A Roeder with Saml S Miller. Nov 22, 1909. Dec 5, 1910.
*City Island av, e s, 55 n Orchard st, 12.6x100x8.6x100, City Island, except part for av. Release judgment. The De Noyelles Brick Co to Saml S Miller, 152 Orchard st, City Island. Dec 1, 1910. Dec 5, 1910.
*Same property. Release judgment. Richard H Williams et al firm Williams & Peters to same. Nov 19, 1910. Dec 5, 1910.
Concord av | n w cor Grove st, now 144th st 122.6x110, 2-sty 144th st, No 739 | bk & fr dwg & vacant. Jacob Hirsch to Bronxland Realty Co, 3025 3d av. Mts \$6,000. Dec 1. Dec 2, 1910. 10:2578.

- *Castle Hill av (Av C | s w cor 2d st, 25x100, except part for av. 2d st | Henrietta I Stellman to Baxter Howell Bldg Co, 2283 Westchester av, Westchester. Dec 3. Dec 6, 1910. O C & 100
- Creston av | s e cor 181st st (5th) st, runs s 100 x w 50 to e s lot 181st st | 224 on map of Prospect Hill estate at Fordham x n 50 to w s Creston av x again n 50 to s s 5th st x e 60 to beg, except part for Grand Blvd & Concourse & 181st st. 181st (5th) st, s s, lot begins at n e cor lot 223. Same map runs s 50 to w s Creston av x n 50 to s s 181st st x w 10 to beg, except part for 181st st, vacant. Conrad R Schmitt to Jas N Webb of Flushing, L. I. 1/2 R T & I. Sub to 1/2 of all liens. Jan 4, 1906. Dec 6, 1910. 11:3161. O C & 100
- Decatur av, No 3148, e s, 338.4 s 205th st, 25x112.6, 2-sty fr dwg. Fredk Hasler to Ottilie Zalkind, 890 Irvine st. Mt \$7,000. Nov 29. Dec 5, 1910. 12:3353. nom
- *Eastchester rd, e s, 275 s Saratoga av, 50.6x102.1x50x95.9. Hudson P Rose Co to Alexandre Mazzia, 257-259 W 36th st & Marie Lloret, 257-259 W 36th st. All liens. Nov 30. Dec 6, 1910. nom
- Eagle av, No 703, w s, 240.6 s 156th st, 19x99.3, 2-sty & b stn dwg. Emma D Hutchinson widow to Jno H Fort, 311 Market st, Camden, N J. Mts \$5,500 & all liens. Nov 30. Dec 8, 1910. 10:2617. O C & 600
- Eagle av, No 681, w s, 454.8 s 156th st, 19.11x99.5, 3-sty fr tnt. Leonhard Hanfmann to Lillian B wife Jno C Beilharz, 810 Tinton av. Mts \$8,800. Dec 8, 1910. 10:2617. nom
- Same property. Lillian B wife Jno C Beilharz to Margaretha wife Leonhard Hanfmann, 681 Eagle av. Mts \$8,800. Dec 8, 1910. 10:2617. nom
- *Ellison av, w s, 250 n Marrin st, 50x100. Jos Zeller to Paul Reiling & Mary his wife, 1881 Holland av as tenants by entirety. Dec 5. Dec 6, 1910. O C & 100
- Fulton av, No 1117 | n w cor 166th st, 59.7x72.5x66.6x47.1, 166th st, Nos 541 to 545 | 6-sty bk tnt & str. Moritz Fried to Sere Fried his wife, 506 E 188th st. 1/2 part. B & S. Oct 18. Dec 8, 1910. 10:2608. nom
- Fulton av, No 1392, e s, 126.11 s 170th st, 50x211, except part for Fulton av, 1 & 2-sty fr dwg & vacant. Richard Damm to Thos B Holland, 1392 Fulton av. Q C. Nov 3. Dec 6, 1910. 11:2931. nom
- Fulton av, No 1392, e s, 126.11 s 170th st, 50x211, except part for av, 1 & 2-sty fr dwg. Thos B Holland to Moris Schoenholtz, 481 Wendover av. Dec 1. Dec 2, 1910. 11:2931. O C & 100
- Grant av, No 1040 | n e cor 165th st, 32x102.8x41.9x103.4, vacant. 165th st, No 251 | Henry Traurig to Esther Weinberger & Celia Sophian. All liens. Aug 27, 1909. Dec 5, 1910. 9:2448. nom
- *Grace av | w s, 70.9 n St Raymond av, 25x44.7 & 44.7 to St St Raymond av | Raymond av x25x32.11 & 32.11 to beginning. Jennie Koterba to Cath Whitley, 2065 Powell av. Mts \$4,900. Dec 2. Dec 3, 1910. O C & 100
- Hunts Point av or road, e s, beigns 150 n Lafayette av & 100 w Faile st, runs n 100 x w 145.8 to said av or road x s 102.9 to point 122.1 n Lafayette av x e 122.1 to beginning, vacant. Laine Realty Co to Irvine Realty Co, 1010 E 162d st. Mts \$24,000 & all liens. Dec 5. Dec 7, 1910. 10:2764. O C & 100
- Hull av, n w s, 150 e Mosholu Parkway, 81.11x110.1x78.4x110, vacant. Annie D'Ambra to D'Ambra Const Co, 187 E 206th st. All liens. Nov 30. Dec 2, 1910. 12:3333. O C & 100
- Hunts Point av, Nos 826 to 832, e s, 256.10 n Lafayette av, 77x 113.4x75x95.8, four 3-sty bk tnts & str. Laine Realty Co to Ludwig Beck, 559 Springfield av, Newark, N J. Mts \$40,000. Nov 28. Dec 2, 1910. 10:2764. O C & 100
- Independence av, e s, now closed, at s s land Austin D Ewen, begins 122.5 e Independence av, present line, runs s along e s old Independence av 76.9 to land Emma M Randley x e 51.1 to land John A Berrian x n & parallel with Spuyten Duyvil Parkway 75.2 x w 40.2 to beginning. John A Berrian to Emma M Radley, at 230th st & Independence av, Spuyten Duyvil. Dec 2. Dec 5, 1910. 13:3411. 100
- Longfellow av | s e cor Lowell st, runs e 331 to w s Whitlock av Lowell st | x n e 61 x w along n s Lowell st 342.3 to e s Whitlock av | Longfellow av x s 60 to beginning, vacant. Deed in cession of Lowell st. American Real Estate Co to The City of N Y. B & S. Sept 12. Dec 7, 1910. 10:2755-2756. nom
- Longfellow av, Nos 1343 & 1345, w s, 100 s Jennings st, 50x100, two 2-sty bk dwgs. Jas J Haggerty to Chas F Schneider, 1493 Bryant av. 1/2 right, title & interest. Oct 31. Dec 7, 1910. 11:2999. 100
- *Lyon av | s e cor Parker av, 25x100. Martin Pletscher to Alice Parker av | Duff, 371 E 135th st. Mts \$5,500. Dec 7. Dec 8, 1910. O C & 100
- *Lyon av, s s, 25 e Parker av, 25x100. Martin Pletscher to Marie E Frees, 2384 Creston av. Mts \$5,000. Dec 6. Dec 8, 1910. O C & 100
- Marion av, e s, 239 n 194th st, & being lots 123 & 125 map of part farm of Benj Berrian at Fordham, 100x169x100x174, except part for av, vacant. Jenny O Lowenstein to Miltner Bros, a corpn, 63 Henry st, Corona, L I. Mt \$5,500. Dec 6, 1910. 12:3282. 100
- *McGraw av | s e cor Taylor av, 25x100. Taylor av Taylor av, e s, 100 s McGraw av, 25x100. Annie F Mackenzie to Louisa B Diener, 1780 Gleason av. Mt \$1,600. Dec 5. Dec 6, 1910. O C & 100
- Morris av, Nos 1040 & 1042, e s, 75 n 165th st, 35x92.6, two 3-sty bk dwgs. Irwin Realty Co to Kathryn E Hodgins, 1040 Morris av. Mt \$13,000. Correction deed. Nov 22. Dec 7, 1910. 9:2437. 100
- Morris av, No 800 | n e cor 158th st, 51x101x53.3x101, 6-sty bk tnt. 158th st, No 271 | Bronxland Realty Co to Jacob Hirsch, 462 E 142d st. Mts \$57,500 & all liens. Dec 1. Dec 2, 1910. 9:2420. O C & 100
- *Pilgrim av, w s, 220 n Pelham road, 25x100. Regent Realty Co to Teresea M Mangin, 469 E 145th st. All liens. Dec 1. Dec 5, 1910. O C & 100
- Prospect av, No 1018 | n e cor 165th st, 25x81, 4-sty bk tnt & str. 165th st, No 851 | Southern Boulevard Realty Co to Geo A Bagge Const Co. Mt \$14,000. Nov 30. Dec 2, 1910. 10:2691. nom
- Prospect av, No 981, w s, 217.2 s 165th st, 65x160, 2-sty & b fr dwg & 1-sty fr garage in rear. Southern Boulevard Realty Co to Geo A Bagge Const Co, 217 W 125th st. Mt \$20,000. Nov 30. Dec 2, 1910. 10:2678. nom
- Park av | s e cor 184th st, 50x100, vacant. 184th st | Valentine av | n w cor 180th st, 50.1x105.2x50x105.7, vacant. 180th st | Union Real Estate Co to Mary Deeley, 209 Edgecombe av. Dec 5. Dec 8, 1910. 11:3038, 3144, 3149. nom
- *Parker av, e s, 100 s Lyon av, 25x100. Martin Pletscher to Alice Duff, 371 E 135th st. Mts \$5,000. Dec 6. Dec 8, 1910. O C & 100
- Ryer av, No 2094, e s, 143.9 n 180th st, 18.9x104x18.9x104.2, 3-sty bk dwg. Saml Merksamer to Jas S Byrne, 2524 Maclay av. Q C. Nov 28. Dec 2, 1910. 11:3149. nom
- Same property. Release mt. Max Cohen & ano to same. Dec 1. Dec 2, 1910. 11:3149. nom
- Same property. Release mt. Same to same. Dec 1. Dec 2, 1910. 11:3149. nom
- Same property. Release mt. Esther Cohen & ano to same. Dec 1. Dec 2, 1910. 11:3149. nom
- Ryer av, No 2094 e s, 143.9 n 180th st, 18.9x104x18.9x104.2. Release mechanics lien. Jennie Freeman to Jas S Byrne, 2524 Maclay av. Dec 2. Dec 6, 1910. 11:3149. nom
- Sheridan av, e s, 300 n McClellan st, 50x100, vacant. 101st St Co to Matthias Strohmenger, 2066 Newbold av. Mt \$1,200. Nov 21. Dec 8, 1910. 9:2456, 2452. nom
- *St Lawrence av, w s, 75 s Mansion st, 25x100. Mary Youle to Kunigunda Keller, 1488 Commonwealth av. Dec 7. Dec 8, 1910. O C & 100
- Southern Blvd | n w cor 180th st, 118.2x112.3, 2-sty fr dwg & str 180th st | & vacant. Emile Blaesus widow to Kellwood Realty Co, 815 Hunts Point av. Mts \$19,000 & all liens. Dec 8, 1910. 11:3111. 100
- Stebbins av, No 1106, s e s, 25 s w 167th st, 25x85.4x25x78.7, 3-sty fr dwg. Auguste Sommerkorn to Horton Sumner. Apr 19, 1907. Dec 2, 1910. 10:2691. nom
- Sherman av | n e cor 166th st, 413 to s s McClellan st x100. 166th st | McClellan st | Sherman av | n e cor McClellan st, runs e 100 x n 114 x e — to w Grant av | s Grant av x n 25 x w 200 to Sherman av x s 139 to beginning. Sherman av, w s, 75 n McClellan st, 275x100. Sheridan av, e s, 350 n McClellan st, 75x100. Sherman av | n w cor 167th st, 114.7x94.8. 167th st | Sherman av | w s, 339.7 n 167th st, runs n 150 to s s 168th st x w 168th st | 60.7 to e s Sheridan av x s w 153.7 x e 93.9 to Sheridan av | beginning, vacant. 101st St Co to Concourse Investing Co, 103 Park av. Mts \$23,500. Nov 21. Dec 3, 1910. 9:2452-2453. nom
- Sedgwick av, No 3347, w s, abt 504.8 n Giles pl, plot 6 map Wm O Giles at Kingsbridge, 100x111.11x89.7x100, 2-sty fr dwg & vacant. Francis H Dreyer et al to Mary S Sommers, 3347 Sedgwick av. Nov 26. Dec 2, 1910. 12:3255. O C & 100
- *St Lawrence av | n w cor Mansion st, 25x100. Release dower. Mansion st | Grace M wife Jos W Krauer to Geo B Markham, 457 Convent av. Dec 5. Dec 6, 1910. nom
- *St Lawrence av, No 1503, —x—, Release Dower. Grace M wife Jos W Krauer to Geo B Markham. Dec 5. Dec 6, 1910. nom
- St Anns av, No 738, e s, 25 s 156th st, 25x90, 4-sty bk tnt & str. Rosie Schmedes to Harry Gerkhardt, 344 Main st, Orange, N J. Mts \$17,500. Dec 5. Dec 6, 1910. 10:2617. 100
- Stebbins av, No 1106, s e s, 25 s 167th st, 25x85.4x25.11x78.6, 3-sty fr dwg. Fredk R Giebelhausen to Otto Giebelhausen his son, of Paterson, N J. B & S & C a G. An undivided interest. Feb 7. Dec 7, 1910. 10:2691. nom
- Teller av | s w cor 168th st, runs s 582.6 x w 75 x s 100 to Findlay av | 167th st x w 125.4 to e s Findlay av x n 685.10 to 167th st | 168th st x e 200 to beginning, 2-sty & b stn dwg, 168th st | 1-sty stn garage & several 1-sty fr bldgs & vacant. FORECLOS, Nov 22, 1910. Ambrose A O'Connell referee to Fredk A Wurzbach, 381 E 165th st. Dec 1. Dec 2, 1910. 9:2430-2435 & 2436. 7,500
- Union av, Nos 658 & 662 | n e cor 152d st, or Kelly st, 50x90, 1-sty 152d st, Nos 831 & 841 | fr bldg & 2-sty fr stable. Bellewood Const Co to May Holding Co, 320 Bway. Mts \$9,750. Dec 2. Dec 3, 1910. 10:2675. nom
- Union av, No 925 | s w cor 163d st, 101x45.3, 5-sty bk tnt & str. 163d st | E August Marjenhoff to Fredk H Marjenhoff, 1984 Morris av. Mt \$48,000. Dec 3. Dec 6, 1910. 10:2668. O C & 100
- *Unionport rd, w s being lot bounded s by land now or formerly Chas B Waters & Henry Titus, w by lands formerly Wm Doty, n by land now or formerly Thos Patterson & e by said rd, Unionport. Harriet E wife Thos Rex to Isaac R Rex, her son. Apr 1, 1907. Dec 8, 1910. O C & 100
- Vyse av, e s, 50 s 172d st, 50x100, vacant. Gertrude Hotto to Jackson Associates, 87 Nassau st. Mt \$5,600. Dec 7. Dec 8, 1910. 11:2995. O C & 100
- Valentine av, late | s e s, 315.8 s w 196th st late Ridge st, strip Williamsbridge rd | 0.4x196.1 to old w s Briggs av late 1st av Briggs av | x6.4x196.9, except part for Valentine av, vacant. Robt Reis to Louise Simon EXTRX Wm Simon, 1 W 68th st. Q C. Nov 22. Dec 8, 1910. 12:3300. nom
- Valentine av late Williamsbridge rd, s e s, 300.8 s w 196th st late Ridge st, 15x196 to n w s Briggs av late 1st av, x21x194.8, except part for Valentine av. Louise Simon EXTRX & TRUSTEE Wm Simon to Jere J McCarthy, 2051 Lex av. Dec 7. Dec 8, 1910. 12:3300. 2,000
- Vyse av, w s, 75 s 173d st, 50x100, vacant. Bertha Frey to Jno J Farbridge, 809 Jennings st. Mt \$4,700. Dec 5. Dec 6, 1910. 11:2989. O C & 100
- Valentine av, No 2870, s e s, 205.9 n e 198th st, 25x98.11x25x99. Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x99x25x99.1, two 2-sty fr dwgs. Jno J Farbridge to Bertha Frey, 1305 Intervale av. Mts \$16,000. Dec 5. Dec 6, 1910. 12:3302. O C & 100
- All title. Mts \$41,000. Nov 26. Dec 6, 1910. 11:2902. Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11, 2-sty fr dwg. Harry Le Clair, Jr, to Patk J Cleary, 1785 Webster av. Nov 29. Dec 2, 1910. 11:3142. O C & 100
- Vyse av, No 1549, w s, 275 n 172d st, 25x100, 2-sty bk dwg. Steinmetz Const Co to Henry Heidelberg, 1344 & 1346 Wilkins av. Mt \$6,500. Dec 1. Dec 2, 1910. 11:2989. O C & 100
- Von Humboldt av (Field st), w s, 100 s 260th (Beech) st, 100x 100, vacant. Michl J Murray to The Church of St Margaret at Riverdale, N Y. Dec 3. Dec 5, 1910. 13:3423. O C & 100
- Webster av, No 1965 | n w cor 178th st, 33.4x88.4x33.2x87.3, 4-sty 178th st, No 629 | bk tnt & str. Morris Shoenthal to Newman Dube, 1225 48th st, Bklyn. Mt \$25,000. Dec 16, 1908. Dec 5, 1910. 11:2815. O C & 100
- *Wildor av, w s, 150 n Jefferson av, 50x100, Edenwald. Bracken av, w s, 175 s Jefferson av, 75x100. Samuel Mann to Sarah R Rosenthal, 7 W 120th st. All liens. Oct 24. Dec 3, 1910. O C & 100
- Washington av, No 2041, w s, 200 n 179th st, 25x145, 3-sty fr tnt & part 2-sty fr bldg in rear. Philipp Marx, 2041 Washington av, to Olga & Elizabetha Marx, both at 2041 Washington av. Mt \$11,000. May 1, 1909. Dec 2, 1910. 11:3036. O C & 100

Washington av, No 1308, e s, 123 n 169th st, 25.7x106x25x105.5, 1-sty fr club house. PARTITION, Nov 1, 1910. Rastus S Ransom ref to Rudolph Deibel, 505 E Houston st. Nov 30. Dec 8, 1910. 11:2910. 2,525 over & above mt for 2,250

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.

December 2, 3, 5, 6, 7 and 8. BOROUGH OF MANHATTAN.

Bayard st, No 51, leasehold. Release mt. Eastern Brewing Co of Bklyn to Pietro Salamone, 51 Bayard st. Sept 15. Dec 2, 1910. 1:163. nom

Same property. Assign lease. Lawrence Son & Gerrish a co-partnership to Lawrence, Son & Gerrish inc a corpn, 221 South st. Feb 23, Dec 8, 1910. 1:246. nom

Bowery, No 116, rear, 1-sty bldg, 25x36. Jas A Whitcomb to Philip Zeitlen, 231 Grand st; 5 yrs, from Dec 1, 1910, with 4 9-12 yrs extension at \$900. Dec 2, 1910. 1:239.....720
 Broadway, No 1410, store & basement. Lee Shubert to John T Donohue, 318 W 121st st; from Dec 1, 1910, to May 1, 1915. Dec 3, 1910. 3:814..... 5,000 & 6,000
 Broadway, No 3550. Assign lease. Ferdinand Engel to Severo Morelli & Louis Albertini, both at 789 Ams av. All title. Nov 14. Dec 3, 1910. 7:2077.....nom
 Broadway, Nos 3243 & 3247, w s, 25.3 n 130th st, 74.9x75, all. T J McGuire Constn Co, 100 W 139th st to Thos Reilly, 2308 7th av; 10 yrs from May 1, 1911; 10 yrs renewal. Dec 8, 1910. 7:1997.....9,000 to 15,000
 Greenwich av | No 113, s w cor Jane st, store. Chas Reusse to Jane st | Otto Marschall, 5 1-12 yrs, from Apr 1, 1908. Dec 8, 1910. 2:615.....480 to 600
 Same property. Assign lease. Otto Marschall to Oscar Rubino. All title. Apr 26, 1909. Dec 8, 1910. 2:615.....nom
 Same property. Assign lease. Oscar Rubino to Wm Diendonno, 113 Greenwich av. Oct 17, 1910. Dec 8, 1910. 2:615.....nom
 Lexington av, No 2168. Assign lease. Jno B Karlson to Wm J Gillen 2168 Lex av. Oct 11. Dec 8, 1910. 6:1778. nom
 Lexington av, No 2168. Bill of sale, lease chattels &c. Mark Trautfield to Jno B Karlson. July 19. Dec 8, 1910. 6:1778. 500
 Lexington av, No 1080 | n w cor 76th st, store, &c. Augusta Lindeman to Chas H Badenberger, 301 E 51st st; 5 yrs, from Sept 10, 1910. Dec 5, 1910. 5:1411.....720 & 780
 Lexington av, No 826, w s, 20.5 n 63d st, 20x85. Assign lease. David Froehlich to Emma E B Froehlich. Nov 18, 1908. Dec 5, 1910. 5:1398..... nom
 Park av | s w cor 120th st, store fronting on 4th av. Elise F 120th st | Klenke to Eliz Lloyd; 5 yrs from Aug 1, 1911. Dec 8, 1910. 6:1746.....1,560
 2d av, No 1646. Surrender lease. Moritz & De Laney to Jos H Selg, 1646 2d av. All title. Dec 1, 1910. 5:1548.....nom
 2d av, No 2367, w s, 100.11 s 122d st, 35x82.7. Consent to assign lease, &c. Cornelia A Beekman to Jacob Beyerle & Peter Geissler & Arthur Hutter. Nov 29. Dec 2, 1910. 6:1786.....nom
 3d av, No 1763, north store. Chemer Epstein, 1950 2d av, to Osher Rubenstein, 1719 3d av; 3 yrs, from Jan 1, 1911. Dec 5, 1910. 6:1647..... 360
 3d av, No 1519, n 1/2 of store. Louis Kaplan & ano to Peter Boy-agis, 1519 3d av; 4 1/2 yrs, from Nov 1, 1910. Dec 7, 1910. 5:1531..... 960
 7th av, Nos 383 & 385. Assign lease. Timothy F Paddell to 383 7th av a corp all title. June 22. Dec 6, 1910. 3:807.....nom
 7th av, Nos 383 & 385 | n e cor 31st st, 33.9x60, all. Cath Getzger 31st st | to Timothy F Paddell; 21 yrs from June 1, 1910. Dec 6, 1910. 3:807.taxes &c & 6,000 to 20,000
 7th av | n e cor 47th st, cor store. Columbia Bldg & Theatre Co 47th st | to Berry Restaurant, n e cor 7th av & 47th st; 10 yrs, from Jan 1, 1911. Dec 8, 1910. 4:1000.....12,000 to 15,000
 Same property. Assign lease. Berry Restaurant Co to Pabst Bwg Co, 606 W 49th st. Dec 8, 1910. 4:1000.....nom
 8th av, No 2351 | n w cor 126th st, 25x100. Leasehold. FORE-126th st; No 301 W | CLOS, Dec 5, 1910. Jas A Farrell referee to Minnie Shenk, 62 W 107th st. Dec 5, 1910. 7:1953.....500
 9th av, Nos 618 & 620, all. Albert J Adams to Herman Tesch-macher, 620 9th av; 15 yrs, from Aug 1, 1905. Dec 5, 1910. 4:1034..... 4,000

BOROUGH OF THE BRONX.

146th st, Nos 818 & 820, s s, 150 w St Anns av, 50x100. Surren-der lease. John C Fylen to Ratje Bunke, 410 E 141st st. All title. Nov 18. Dec 2, 1910. 9:2272..... nom
 180th st, n s, 100 w Prospect av, 26x120, new bldg to be erected. Prospect av, w s, 100 n 180th st, 35x100, vacant. Giosue Galiani to Geo A Aronovitz et al, all at 841 Jennings st; 5 yrs, from completion of bldg. Dec 8, 1910. 11:3096. 2,100 to 2,700
 Clinton av | e s, 193.2 n McKinley sq, runs s e 113.2 x n e 28 x s e Boston road | 46 to w s Boston road x e along said road 28 x n w 52 x n e 45 x n w 124.9 to e s Clinton av x — 102.1 to begin-ning, all, new bldg to be erected. Wm H Weissager to Saml A Cunningham, at Britton Hall, Bway & 86th st; 10 yrs, from Aug 1, 1911, with 10 yrs, renewal at \$22,500. Dec 5, 1910. 11:2934.....20,000
 Forest av, No 872. Bill of sale. Lease Chattels. Mark Trautfield to Jas W Davis. July 19. Dec 8, 1910. 10:2658.50
 Southern Blvd, No 835. Assign lease. Jno H Fischer to Adolph Yung, 835 Southern Blvd. July 7. Dec 8, 1910. 9:2261.....nom
 Southern Boulevard, No 1007, store floor & part cellar. Anna Kahrs & ano to Max Teuscher, 1111 Westchester av; 5 yrs, from Oct 15, 1910. Dec 2, 1910. 10:2725..... 780 & 840
 St Anns av, No 207, store. Joachim Viebrock to Hermann Velt-haus, 207 St Anns av; 5 5-12 yrs, from Dec 1, 1910. Dec 8, 1910. 9:2264.....1,080 & 1,200
 Trinity av | n w cor 161st st, cor store &c. Anthony Hoffman to 161st st | Jno B Pace Jr, 1554 Bryant av; 8 5-12 yrs from Dec 1, 1910. Dec 6, 1910. 10:2631.960 & 1,080
 Union av, No 1085. Assgn lease. Anna Henneberg to Henry Gaedje, Aug 22, 1910. Dec 8, 1910. 10:2670.nom
 Westchester av, No 672. Bill of Sale. Lease Chattels &c. Mark Trautfield to Jno J Harrington. July 21. Dec 8, 1910. 10:2644.500

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.

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

December 2, 3, 5, 6, 7 and 8.

BOROUGH OF MANHATTAN.

Andriaccio, Jas G, 314 E 116th st, to Teresa Casassa, 57 W 71st st, 106th st, No 332, s s, 350 e 2d av, 25x100.11. Prior mt \$—. Nov 23, 2 yrs, 6%. Dec 3, 1910. 6:1677. 4,500

Armand, Amelie to Anna A O'Reilly, 428 North Broad st, Eliza-beth, N J, & ano. 36th st, Nos 555 & 557, n s, 150 e 11th av, 50x98.9. Dec 1, 5 yrs, 5%. Dec 3, 1910. 3:708. 21,000
 Armory Holding Co, 320 5th av to Cath A B Abbe, 11 E 50th st, trus Courtlandt Palmer Jr et al. 4th av, Nos 343 to 351, n e cor 25th st, No 101, 5 lots, each 19.9x90. Dec 1, due &c as per bond. Dec 6, 1910. 3:881. 410,000
 Averill, Mary B, of Lake Mahopac, N Y, to Carrie S Weiss, on Riverside Drive, e s, bet 179th & 180th sts. 4th av, No 213, s e s, 80 n e 17th st, 25.6x115. Prior mt \$18,000. Dec 6, 1 yr, 6%. Dec 7, 1910. 3:873. 15,000
 Averill, Mary B wife Nathan K to UNION SQ SAVINGS BANK, 20 Union sq. Mad av, No 1009, s e cor 78th st, 22.2x79. Dec 8, 1910, 3 yrs, 5%. 5:1392. 10,000
 Barry, Helene M, 2529 Grand av to Emile Lams, Roselle, N J. 81st st, No 225, n s, 279.7 e 3d av, 25.5x102.2. Dec 7, 1 yr, 6%. Dec 8, 1910. 5:1527. 3,000
 Branch Realty Co to CITIZENS TRUST CO, of Bklyn, 774 Bway, Bklyn. 102d st, Nos 178 to 184, s s, 100 e Ams av, 100x100.11. Leasehold. Prior mt \$20,000. Dec 2, 1910, due June 2, 1911. —%. 7:1856. note, 15,000
 Same to same. Same property. Certificate as to above mt. Dec 2, 1910. 7:1856. —
 Brigante, Michele, 218 Lafayette st, to Pincus Lowenfend, 106 E 64th st, & ano. Mulberry st, Nos 187 & 189, w s, 141.3 n Broome st, 50x100, except part for Delancey st. P M. Prior mt \$36,000. Dec 1, 1 yr, 6%. Dec 2, 1910. 2:481. 16,000
 Beacon Falls Realty Co, 67 Macombs pl, to Cath L Knobloch, Englewood, N J, et al. Macombs pl, n w cor 152d st, 85.1x109.7x 74.11x69.2. Prior mt \$73,231.33. Nov 29, 2 yrs, 6%. Dec 3, 1910. 7:2038. 17,000
 Same to same. Same property. Certificate as to above mt. Nov 29. Dec 3, 1910. 7:2038. —
 Same with same. Same property. Extension of \$8,231.33 mt until Nov 29, 1912, at % as per bond. Nov 29. Dec 3, 1910. 7:2038. nom
 Same with EMPIRE CITY SAVINGS BANK, 231 W 125th st. Same property. Extension of \$65,000 mt until Dec 1, 1913, at 5%. Nov 29. Dec 3, 1910. 7:2038. nom
 Boettger, Henry W to M Cohen & Bros Realty Co, 31-37 W 27th st, 27th st, Nos 31-37, n s, 325 e 6th av, 100x98.9. P M. Prior mt \$450,000. Dec 1, 10 yrs, 6%. Dec 2, 1910. 3:829. 150,000
 Berliant, Maria to Saml November, 121 St Nicholas av. 13th st, Nos 231 & 233, n s, 262.6 w 2d av, 40x103.3. P M. Prior mt \$46,500. Nov 1, 6 yrs, 6%. Dec 5, 1910. 2:469. 15,500
 Brendon (Chas) Co to Chas Remsen, at Southampton, N Y, & ano trustees Wm Remsen for Chas Remsen et al. 73d st, No 125, n s, 283 e Park av, 24x102.2. Dec 5, 1910, 3 yrs, 5%. 5:1408. 75,000
 Same to same. Same property. Certificate as to above mt. Dec 5, 1910. 5:1408. —
 Brown, Jos S to Max Hoffman, 884 E 165th st. Thompson st, No 88 e s 65 n Spring st, 35x23.9. Leasehold. Dec 5, due June 1, 1911, 6%. Dec 6, 1910. 2:502. 2,500
 Buek (Chas) Constn Co, 500 5th av, with Chas Remsen & Wm Manice trustees Wm Remsen dec for benefit Chas Remsen et al. 73d st, No 125, n s, 283 e Park av, 24x102.2. Subordination agreement. Dec 5. Dec 6, 1910. 5:1408. nom
 Bertron S Reading to FARMERS LOAN & TRUST CO, 22 Wm st, 76th st, No 14, s s, 159.2 w Mad av, 19.11x102.2. P. M. Nov 17, due Dec 5, 1911, — % as per bond. Dec 6, 1910. 5:1390. 40,000
 Bradley, Danl I to Nathan K Averill at Lake Mahopac, N Y. Bway, Nos 1367 & 1369, s w cor 37th st, No 122, 43.4x85.7x41.1x71.8. Prior mt \$—. Dec 5, 1 yr, 6%. Dec 6, 1910. 4:1303. 15,000
 Battaglini, Pietrina or Pietrina Battaglini Ragona wife Salva-tore Ragona to American Mortgage Co, 31 Nassuu st. 24th st, No 236, s s, 122.8 w 2d av, 24.2x98.9x24x98.9. Dec 7, 1910, 5 yrs, 5%. 3:904. 16,500
 Same to same. Same property. Prior mt \$16,500. Dec 7, 1910, 1 yr, 5 1/2%. 3:904. 1,000
 Brevoort, Wm H, at Paris, France, with UNION DIME SAVINGS BANK, 701 6th av. 25th st, Nos 134 & 136, s s, 375 w 6th av, 50x81.1. Extension of \$85,000 mt until Nov 1, 1913, at 5%. Oct 26. Dec 6, 1910. 3:800. nom
 Blum, Israel, 315 W 58th st, to Bernard M Blum, 315 W 58th st, 26th st, No 438, s s, 400 w 9th av, 25x98.9. Prior mt \$18,000. Dec 5, 3 yrs, 6%. Dec 7, 1910. 3:723. 3,000
 Ciletti, Stanislas & Gaetano Gubitosi to WEST SIDE SAVINGS BANK, 110 6th av. Elizabeth st, Nos 91 & 93, w s, 115 s Grand st, 40x94. Dec 6, due, &c, as per bond. Dec 7, 1910. 1:238. 44,000
 Crowley, Cornelius J, of Katonah, N Y, to Henry S Glover, 22 E 76th st, 64th st, No 208, s s, 150 w Ams av, 25x100.5. Dec 7, 1910, 3 yrs, 5%. 4:1155. 12,000
 Cognata, Antonio to Clausen-Flanagan Brewery, a corp, 441 W 25th st. Mott st, No 137. Saloon lease. Dec 7, 1910, demand, 6%. 1:237. 1,500
 Centre Realty Co to Annie B Fink, 43 W 73d st. Bway, Nos 4212 to 4216, s e cor 179th st, No 664, 102.1x106.3x100x85.8. Nov 19, due Feb 1, 1914, 6%. Dec 7, 1910. 8:2163. 25,000
 Same to same. Same property. Certificate as to above mt. Nov 19. Dec 7, 1910. 8:2163. —
 Charles St United Presbyterian Church, a corp, to WEST SIDE SAVINGS BANK, 110 6th av. Charles st, Nos 39 & 41, n s, 185 w Waverly pl, 65x95. Dec 7, 1910, due, &c, as per bond. 2:612. 20,000
 City of N Y to Jno T Brook, 13 Park Row. Transfer of tax lien for years 1900 to 1907. 38th st, s s, bet 1st & 2d avs lot 48 as-sessed to Maria Carroll. June 2, 3 yrs, 10%. Dec 6, 1910. 3:-943. 1,895.21
 Century Holding Co with Aug Belmont at Hempstead, N Y. 5th av, n e cor 81st st, 102.2x125. Extens of \$150,000 mt until Sept 22, 1912 at 6%. Dec 3. Dec 5, 1910. 5:1493. nom
 Century Holding Co to August Belmont, at Hempstead, N Y. Bway, Nos 1182 & 1184, e s, 105.9 s 29th st, 52.10x94.7x49.4x 113.5. Additional mt. Prior mt \$700,000. Dec 5, 1910, due Sept 22, 1912, 6%. 3:830. 150,000
 Same to same. Same property. Consent to above mt. Dec 5, 1910. 3:830. —
 Same to same. Same property. Certificate as to above mt. Dec 5, 1910. 3:830. —
 Same to same. Same property. Secretarys certificate as to above mt. Dec 5, 1910. 3:830. —
 Candee, Smith & Howland Co with Cath L Knobloch, Lucia A Mc-Cormick & Geo H Mundorf, all of Englewood, N J. Macombs pl, n w cor 152d st, 85.1x109.7x74.11x69.2. Subordination agree-ment. Nov 29. Dec 3, 1910. 7:2038. nom
 Crandall, Mary F wife Wm E, 518 W 183d st, to Adele Kneeland, — West st, Lenox, Mass, extrx Chas Kneeland. 183d st, No 518, s s, 252.10 w Ams av, 17.1x104.11. Dec 2, 1910, 3 yrs, 5 1/2%. 8:2155. 7,000

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Clark, Helen D with Jacob Hirsch. 120th st, No 58, s s, 148 e Mad av, 27x100.11. Extension of \$3,000 mt until Mar 15, 1912, at 6%. Mar 15. Dec 2, 1910. 6:1746. nom

Capozzi, Antonio to Angelo Colantuoni, 343 E 114th st. 116th st, No 325, n s, 283 e 2d av, 17x100.11. Prior mt \$8,000. Dec 1, 1 yr, 6%. Dec 2, 1910. 6:1688. 1,000

Cohn, Hyman, 43 W 87th st, with Minnie Stern, 283 St Anns av, 33d st, Nos 308 & 310 E. Extension of \$7,500 mt until Nov 1, 1913, at 6%. Dec 1. Dec 3, 1910. 3:938. nom

Crandall, Augusta L of Rochester, N Y, widow with BOWERY SAVINGS BANK, 128 Bowery. Washington pl, No 120. Extension of \$5,000 mt until Nov 19, 1913, at 5%. Nov 19. Dec 2, 1910. 2:592. nom

Curtin, Bridget & Michael Brosnan both of N Y, & Jeremiah Murphy, of Bklyn, to WEST SIDE SAVINGS BANK, 110 6th av. Downing st, No 38, s e s, 75 w Bedford st, 25x111.5x25.1x117.10. Dec 1, due, &c, as per bond. Dec 2, 1910. 2:528. 23,000

Davidge, Clara S to American Mortgage Co, 31 Nassau st. Washington pl, Nos 121 & 123, n e s, 256 n w 6th av, 44x97. Dec 2, 1910, 3 yrs, 5%. 2:592. 24,000

Dowd, John, 136 W 129th st, to Edw F Cole, 301 W 106th st. Bway, n s, 200 e Academy st, 50x150. Dec 5, 1910, 3 yrs, 6%. 8:238. 12,500

Deutsch, Meyer to Jacob Blauner, 71 E 121st st. 4th st, No 386, s s, 69.9 w Lewis st, runs w 46 x s 94.8 x e 26.9 x n 19.8 x e 21.8 x n 72.2 to beg. Prior mt \$40,000. Dec 5, due Jan 1, 1914, 6%. Dec 6, 1910. 2:357. 12,000

Dieck, Augustus J to Delia Freund, 42 W 120th st. Mad av, No 1694, w s, 25 n 112th st, 25x100. P. M. Prior mt \$20,000. Dec 1, 4 yrs, 6%. Dec 7, 1910. 6:1618. 3,500

Debevoise, Jesse L to Fredk Schuchardt at Nyack, N Y. 38th st, No 162, s s, 95.6 w 3d av, 13x80. Dec 7, 3 yrs, 5%. Dec 8, 1910. 3:893. 16,500

Dazian, Henry, 142 W 44th st to Woodstock Hotel Co, 127 W 43d st. 44th st, Nos 132 & 134, s s, 356.3 w 6th av, runs s 100.5 x w 18.9 x n 0.1 x w 20 x n 100.4 x e 38.9 to beg. P. M. Dec 8, 1910, due Sept 1, 1911, 5 1/2%. 4:996. 41,000

Eberhardt, Geo & Henrietta his wife, 508 W 168th st with Lawyers Mort Co, 59 Liberty st. 103d st, Nos 312 & 314, s s, 212.6 e 2d av, 37.6x100.11. Agt as to share ownership in bond & mort. Nov 7. Dec 7, 1910. 6:1674.

Export Trucking Co to J E Adams Jr a corpn. Certificate as to chattel mt on horses, trucks, &c to secure 4 notes for \$500 each. Dec 7. Dec 8, 1910.

Erneman, Henrietta J to Margt D Wise, at Long Branch, N J. 88th st, No 154, s s, 342 e Ams av, 18x100.8. P. M. Prior mt \$20,000. Dec 7, 1910, 1 yr, 6%. 4:1218. 3,000

Ely, Edwin A, 103 Gold st, with John J Radley, 624 E 19th st. Washington st, Nos 481 to 487. Extension of mt for \$85,000 to Apr 24, 1915, at 4 1/2%. Nov 17. Dec 7, 1910. 2:595. nom

Ely, Edwin A, 103 Gold st, with Jacob W Jackson, 168 Church st. South st, Nos 232 to 235, & Water st, Nos 453 to 459. Extension of mt for \$30,000 to Oct 24, 1913, at 4 1/2%. Nov 14. Dec 7, 1910. 1:249. nom

Egan & Halley Const Co to Alphonse Hogenauer, 137 W 130th st, et al. Fort Washington av, s w cor 171st st, 94.1x99.6x94x 103.10. Prior mt \$—. Dec 7, 1910, due June 6, 1913, 6%. 8:2139. 5,000

Same to same. Same property. Certificate as to above mt. Dec 7, 1910. 8:2139.

Elliott, Kath M widow to Kath Chambers, 277 South st, Morristown, N J. Essex st, No 47, w s, 75.8 s Grand st, runs w 87.11 x s 24.5 x e 33.7 x s 0.1 x e 54.2 to Essex st x n 25.3 to beg. Dec 6, 1910, 5 yrs, 5%. 1:310. 26,000

Elliott, Kath M, 162 E 66th st & Marcus L Osk, 527 W 121st st with Kath Chambers, 277 South st, Morristown, N J. Essex st, No 47. Sub agt. Dec 6, 1910. 1:310. nom

Edgar, Ellen M B with Sybil M Ray. 16th st, No 214, s s, 212 w 7th av, 25x103.3. Extension of \$39,000 mt until June 22, 1915 at 5%. Nov 3. Dec 5, 1910. 3:937. nom

-89-90 Co, a corpn, 165 Bway & Bway-West End Co, 165 Bway with MET LIFE INS CO, 1 Mad av. West End av, s e cor 90th st, 100.8x162.6. Bway, n w cor 89th st, 100.8x150. Subordination agreement. Dec 5. Dec 6, 1910. 4:1237. nom

EQUITABLE LIFE ASSUR SOC of the U S with Minnie Witte, 300 1/2 E 20th st. 103d st, No 105 E. Extension of \$5,000 mt until July 1, 1913, at 5%. Nov 15. Dec 5, 1910. 6:1631. nom

Erneman, Henrietta J, 177 W 87th st, to Kate M Bayne, 54 W 11th st. West End av, No 354, e s, 43.2 s 77th st, runs e 48 x s e 7.3 x e 13 x s 14 x w 66 to av x n 19 to beginning. P. M. Dec 3, due Apr 3, 1911, 6%. Dec 5, 1910. 4:1168. 2,000

89-90 Co, a corpn, 165 Bway, to METROPOLITAN LIFE INS CO, 1 Mad av. West End av, s e cor 90th st, 100.8x162.6. Bldg loan. Dec 5, 1910, due Oct 1, 1920, 6% until completion of bldg, 5 1/2% thereafter until Oct 1, 1915, & thereafter at 5%. 4:1237. 775,000

Same to same. Same property. Certificate as to above mt. Dec 5, 1910. 4:1237.

89-90 Co, a corpn, 165 Bway, to METROPOLITAN LIFE INS CO, 1 Mad av. Bway, n w cor 89th st, 100.8x150. Bldg loan. Dec 5, 1910, due Oct 1, 1920, 6% until completion of bldgs, 5 1/2% thereafter until Oct 1, 1915, & thereafter at 5%. 4:1237. 800,000

Same to same. Same property. Certificate as to above mt. Dec 5, 1910. 4:1237.

Elias, Hannah to UNION TRUST CO of N Y, 80 Bway. Central Park West, No 236 (8th av), w s, 60.4 s 84th st, 20x98. Nov 30, 3 yrs, 5%. Dec 2, 1910. 4:1197. 15,000

EMPIRE CITY SAVINGS BANK, 231 W 125th st, with Cath L Knobloch, Lucia H McCormick and George H Mundorff, all of Englewood, N J, & Candee, Smith & Howland Co, at foot of East 26th st. Macombs pl, n w cor 152d st, 85.1x 109.7x74.11x69.2. Consent to extension of mt. Nov 8. Dec 3, 1910. 7:2038. nom

Ely, Edwin A with Louis Lublin, 52d st, No 519 W. Extension of \$18,000 mt until Jan 16, 1916, at 4 1/2%. Sept 8. Dec 3, 1910. 4:1081. nom

Finger, Annie, wife of & Joseph Finger to Mary T O'Donnell, 250 W 84th st. Av C, No 110, e s, 48.9 n 7th st, 18.3x82.5. Prior mt \$19,500. Nov 30, 1 yr, 6%. Dec 2, 1910. 2:377. 1,500

Fichter, Herman, 562 W 148th st, to Theo Simon. Bway, No 3157, w s, 308 n 125th st, 41.8x100. Prior mt \$50,000. Aug 1, 3 yrs, 6%. Dec 3, 1910. 7:1993. 6,000

Frank, Isaac, 887 9th av, to Pauline Flesch, 307 E 87th st. 2d av, No 1744. Extension of \$12,000 mt until Dec 1, 1913, at 4 1/2%. Dec 1. Dec 2, 1910. 5:1553. nom

Freedman, Andrew as committee Ida A Flagler with Clendenin J Ryan. 9th st, No 17, n s, 282.8 w 5th av, 26.2x82.3. Extens of \$30,000 mt until Oct 31, 1912 at 5%. Oct 31. Dec 5, 1910. 2:573. nom

Froatz, Thesesa F & Cornelius A, Dennis J, Jane A & Mary A Madden, Agnes C Farrell & Helen L Reimer to TITLE GUARANTEE & TRUST CO, 176 Bway. 142d st, No 202, s s, 75 w 7th av, 16.9x99.11. Dec 6, 1910, due &c as per bond. 7:2027. 5,000

Fulton Impt Co to Saml Heller, 90 Oak st, Borough of Queens, N Y. Certificate as to mt for \$15,000 covering land at Cederhurst, N Y. Oct 31. Dec 6, 1910.

Frankel, Solomon, 128 W 111st st & Saml Werner, 316 W 94th st to Saml Kramer, 319 W 28th st. Houston st, No 506 n s, 180 e Goerck st, 30 to Mangin st x— to 3d st, No 408 x30.3x—. Prior mt \$15,000 Nov 9, 1 yr, 6%. Dec 6, 1910. 2:356. 7,500

Finkelstein, Solomon to Saml Greenfeld, 417 E Houston st. Lewis st, No 225, w s, 73.8 n 7th st, 24x88.9x24.4x—; all title to strip adj above on south, being 0.6 wide; also all title to gore adj above on north. Prior mt \$—. Dec 6, 2 yrs, 6%. Dec 7, 1910. 2:363. 600

Fuchs, Mary, 107 Bible House cor 4th av & 8th st with WEST SIDE SAVINGS BANK, 110 6th av. Elizabeth st, Nos 91 & 93, w s, 115 s Grand st, 40x94. Subordination agreement. Dec 6. Dec 8, 1910. 1:238. nom

Glaser, Henry C to Moses Mendelsohn, 462 W 142d st, & ano. 3d av, No 243, s e cor 20th st, Nos 200 & 202, 19.6x70. Leasehold. All title. Prior mt \$1,500. Dec 5 due &c as per bond. Dec 8, 1910. 3:900. 2,000

Gillen, Wm J to A Hupfels Sons. Lex av, No 2168. Saloon lease. Oct 11, demand, 6%. Dec 8, 1910. 6:1778. 3,000

Guidici, Guido, 1981 Lex av, & Louis Necht, 51 E 129th st, with WEST SIDE SAVINGS BANK, 110 6th av. Elizabeth st, Nos 91 & 93, w s, 115 s Grand st, 40x94. Subordination agreement. Dec 6. Dec 7, 1910. 1:238. nom

Gomez, Rosalie to Edwin Gomez. Mott st, No 118, e s, 45.5 n Hester st, 27.1x irreg. Declaration that fund of \$10,600 has been invested in mt for \$10,000 & balance of \$600 invested in certificates Nos 6806 & 6807 of corporate stock of City of N Y. Nov 30. Dec 7, 1910. 1:238.

Guggenheim, Danl trustee for Nettie Gerstle with Helen E W Pearson. 123d st, No 207, n s, 121.11 w 7th av, 31.2x100. Extension of \$18,000 mt until Sept 1, 1911, at 5%. Sept 15. Nov 29, 1910. 7:1929. Corrects error in last issue, when 2d party was omitted. nom

Glasgow, Roberta, 540 W 160th st, to Geo E Cullom, 953 Fox st. 160th st, No 540, s s, 375 w Ams av, 15.5x99.11. Prior mt \$8,000. Dec 6, due, &c, as per bond. Dec 7, 1910. 8:2118. 1,200

Gatto, Candeloro to CENTRAL TRUST CO, 54 Wall st. Catharine st, No 66 w s abt 25 n Oak st, 25x50 all title to alley 3 ft wide adj above on rear. P. M. Dec 6, 1910, 5 yrs, 5%. 1:278. 14,500

Same to Henry S Brightman, 253 W 139th st. Same property. P. M. Prior mt \$14,500. Dec 6, 1910, 1 1/2 yrs, 6%. 1:278. 6,000

Greenwich Investing Co, 69 W 138th st, to American Mort Co, 31 Nassau st. Hudson st, Nos 503 to 507, w s, 26.6 n Christopher st, runs w 100 x n 23.1 to an alley x e 15 x n 47 x e 85 to Hudson st x s 70.2 to beg with right of way in alley. P. M. Dec 5, 1 yr, 6%. Dec 6, 1910. 2:630. 40,000

Gottlieb, Julia to TITLE GUARANTEE & TRUST CO, 176 Bway. 79th st, No 218, s s, 225 e 3d av, 20x102.2. Dec 5, due &c as per bond. Dec 6, 1910. 5:1433. 9,000

Greenwich Investing Co to Morris B Goldberger, 7 & 9 Abingdon sq. Hudson st, Nos 503 to 507, w s, 26.6 n Christopher st, runs w 100 x n 23.1 to an alley x e 15 x n 47 x e 85 to st x s 70.2 to beginning. P. M. Prior mt \$40,000. Dec 5, 1910, 1 yr, 6%. 2:630. 5,000

Same to same. Same property. Certificate as to above mt. Dec 5, 1910. 2:630.

Goldberg, Meyer & Abraham Greenberg to American Mortgage Co. 117th st, No 140, s s, 24 w Lex av, 16.2x100.11. Nov 29, 3 yrs, 5%. Dec 5, 1910. 6:1644. 5,500

Goldfein, Dora (by Joseph Goldfein her atty) to Abraham Liebhoff, 1523 Av A, & ano. 106th st, No 61, n s, 175 e Mad av, 24.6x 100.11. P. M. Prior mt \$20,000. Dec 5, 1910, due, &c, as per bond. 6:1612. 3,000

Goldstein, Meyer A & David & Nathan H Cohan to Mary C Archibald, 46 E 42d st. Bowery st, Nos 113 & 113 1/2, e s, abt 158 s Grand st, 34x103.3x33.10x103.3. Dec 2, 5 yrs, 4 1/2%. Dec 5, 1910. 1:304. 56,000

Golding, Cath, of Bklyn, N Y, to TITLE GUARANTEE & TRUST CO, 176 Bway. 22d st, No 459, n e s, abt 280 e 10th av, 16.8x 98.8. Dec 2, due, &c, as per bond. Dec 3, 1910. 3:720. 8,000

Greacen, Thos E to EMIGRANT INDUSTRIAL SAVINGS BANK, Vandewater st, No 29, n s, 204.10 w Pearl st, runs n 85 x e 7.9 x n 15.6 x e 11.11 x s 95.8 to st x w 25.5 to beginning; Vandewater st, No 31, n s, abt 160 w Pearl st, containing in front 18.1, 38 on e s, thence projecting 18 inches, thence on straight line 53 x w 13.2 x s 95 to st. Dec 1, 3 yrs, 5%. Dec 2, 1910. 1:114. 27,000

Gottlieb, Caroline, of N Y, & Birdie V Schlesinger, of Raritan, N J, to Aaron Gottlieb, 409 East Houston st. Lewis st, No 203, w s, abt 25 n 6th st, 22.10x67x22.8x70. Prior mt \$12,000. Nov 30, 3 yrs, 6%. Dec 2, 1910. 2:363. 3,500

GREENWICH SAVINGS BANK with Benj Eichberg, at Hotel Hargrave, 112 W 72d st. Bway, Nos 1776 & 1778. Extension of \$150,000 mt until Nov 30, 1915, at 4 1/2%. Nov 30. Dec 2, 1910. 4:1029. nom

Greenstone, Hyman with TITLE GUARANTEE & TRUST CO, 176 Bway. Broome st, No 141. Subordination agreement. Dec 2. Dec 3, 1910. 2:341. nom

Greenstone, Esther to TITLE GUARANTEE & TRUST CO, 176 Bway. Broome st, No 141, s s, 20 e Ridge st, 20x60. Dec 2, due, &c, as per bond. Dec 3, 1910. 2:341. 10,000

Hutter, Arthur, 158 W 141st st, to Phillipine Beyerle, 287 E 3d st. 2d av, No 2367, w s, 100.11 s 122d st, 35x82.7. Leasehold. All title. Oct 1, installs, 6%. Dec 2, 1910. 6:1786. 5,500

Hoppin, Tracy to GERMAN SAVINGS BANK, 157 4th av. 80th st, No 175, n s, 183.4 w 3d av, 16.8x100. Dec 1, 1 yr, 4 1/2%. Dec 2, 1910. 5:1509. 4,000

Haas, Leopold, 340 W 86th st, with Minnie Stern, 283 St Anns av, 33d st, Nos 312 & 314 E. Extension of \$7,500 mt until Nov 1, 1913, at 6%. Dec 1. Dec 7, 1910. 3:938. nom

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- Harrison (Nathan) Realities, a corpn, to MANHATTAN SAVINGS INSTN, 644 Bway. Spring st, No 148, s s, abt 40 w Wooster st, 20x80. Nov 30, due, &c, as per bond. Dec 3, 1910. 2:487. 20,000
- Same to same. Same property. Certificate as to above mt. Nov 30. Dec 3, 1910. 2:487.
- Hart, Joanna M, of Peekskill, N Y, to John W Thomson, at Pittsfield, Mass, committee Louisa Myers. 175th st, s s, 475 w Ams av, also 25 w Aud av, 25x140.11x25.1x143.3. Nov 29, 2 yrs, 6%. Dec 5, 1910. 8:2131. 5,000
- Hering, Jos to Jacob Foerster, 773 Union av. 4th st, No 193 W. Leasehold. Dec 5, demand, 6%. Dec 6, 1910. 2:592. 1,000
- Hawkins, Jennie B with Isaac B Hyman & Montague E Hyman. 51st st, No 206, s s, 137.6 w Ams av, 37.6x102.2. Extension of \$10,000 mt until Nov 1, 1911 at 6%. Nov 5. Dec 7, 1910. 4:1228. nom
- Harrison (Nathan) Realities to Jno McCann, 8 E 66th st & ano exrs &c Jno Sullivan. Spring st, No 154, s s, 80 e West Bway, -x80x20x80. Dec 7, 3 yrs, 5%. Dec 8, 1910. 2:487. 10,500
- Same to Hugo E Distelhurst, 60 Bay 31st st, Bensonhurst, N Y. Same property. P. M. Prior mt \$10,500. Dec 7, due June 7, 1911, 6%. Dec 8, 1910. 2:487. 3,000
- Same to same. Same property. Building loan. Prior mt \$13,500. Dec 7, due June 7, 1911, 6%. Dec 8, 1910. 2:487. 7,300
- Same to same. Same property. Certificate as to above mt. Dec 7. Dec 8, 1910. 2:487.
- Hirsh, Jacob, 25 W 87th st, to Morris Levin, 3681 Bway. Bway, s w cor 153d st, No 600, 99.11x150. Agreement that balance of mt (\$41,538.10) is payable on demand at 6%. Dec 7. Dec 8, 1910. 7:2099. nom
- Same to same. Same property. Certificate as to payment of \$46,461.90 on account of mt. Dec 7. Dec 8, 1910. 7:2099.
- Hirsh, Jacob with TITLE INS CO of N Y, 135 Bway. Bway, s w cor 153d st, No 600, 99.11x150. Subordination agreement. Dec 6. Dec 8, 1910. 7:2099. nom
- Haight, Mary T of Brookfield Centre, Conn, with Christian N Bovee trustee Amy M Frost. 126th st, No 147, n s, 283.2 e 7th av, 16.10x99.11. Extension of \$16,000 mt until July 31, 1913, at 5%. Dec 8, 1910. 7:1911. nom
- Iseberg, Jacob, 7 Stanton st, Francis J Hartin, 924 2d av, & Central Brewing Co, 68th st & East River, with EXCELSIOR SAVINGS BANK, 79 W 23d st. 2d av, No 924. Subordination of lease & mt to mt. Dec 3. Dec 7, 1910. 5:1342. nom
- Iseberg, Jacob to EXCELSIOR SAVINGS BANK, 79 W 23d st. 2d av, No 924, n e cor 49th st, Nos 301 & 303, 25x100. Dec 5. 5 yrs, 5%. Dec 7, 1910. 5:1342. 45,000
- Same & Jonas Weil, 36 E 75th st, & Bernhard Mayer, 41 E 72d st, with same. Same property. 2 subordination agreements. Dec 5. Dec 7, 1910. 5:1342. nom
- Irvin, Mary M widow to BANK FOR SAVINGS in City of N Y, 280 4th av. 36th st, No 12, s s, 200 w 5th av, 25x98.9. Dec 2. 1910. 3 yrs, 4 1/2%. 3:837. 15,000
- Irvin, Mary M widow with BANK FOR SAVINGS, 280 4th av. 36th st, No 12 W. Extension of \$40,000 mt until Dec 2, 1913 at 4 1/2%. Dec 2. Dec 8, 1910. 3:837. nom
- John, Geo H, 2702 Bainbridge av with Bernard A Ottenberg. 495 West End av. 132d st, No 114 W. Extension of \$20,000 mt until Jan 9 1914 at 5%. Nov 21. Dec 8, 1910. 7:1916. nom
- Jarcho, Morris, of N Y, & Jas Jarcho, of Bklyn, N Y, to Geo Turow, 1889 Douglass st, Bklyn, N Y. 105th st, Nos 22 & 24, s s, 275 e 5th av, 37.6x100.11. Prior mt \$48,000. Dec 1, 3 yrs, 6%. Dec 3, 1910. 6:1610. 5,000
- Jackson, Chas, Anna Caskel & Beatrice Newmann exrs, &c, Saml Caskel with Norman H Scholle, 11 E 76th st. Eldridge st, No 69. Extension of \$17,500 mt until Nov 7, 1915, at 5%. Dec 1. Dec 5, 1910. 1:306. nom
- Jacobs, Randolph, 160 Bway with Lawyers Realty Co, 160 Bway. 20th st, Nos 48 to 52 E. Agt as to share ownership in bond & mt. May 4. Dec 6, 1910. 3:849.
- Jones, Jno H, Mt Vernon, N Y, to GREENWICH SAVINGS BANK, 246 6th av. 22d st, Nos 121 to 125, n s, 275 e 4th av, 75x98.9. Dec 6, 1910, due &c as per bond. 3:878. 85,000
- Kassel, Abraham to Daniel S Dryer, 221 W 37th st. 133d st, No 9, n s, 160 w 5th av, 25x99.11. Prior mt \$14,000. Dec 6, 1 yr. % as per bond. Dec 7, 1910. 6:1731. 4,000
- Kelly, Wm J, 59 E 196th st to Eleanor E Harper, 144 E 40th st. Lex av, No 1841, s e cor 114th st, Nos 152 to 156, 21.5x78. Dec 5, due Jan 1, 1914, 5%. Dec 6, 1910. 6:1641. 25,000
- Kobre, Max to Adam Wesp, 2181 8th av. 123d st, Nos 43 & 45, n s, 98.3 e Mad av, 17.3x100.11. Dec 5, 1910, 5 yrs, 4 1/2%. 6:1748. 7,000
- King, Martin & Herman to Sadve E Engel, 1330 52d st, Bklyn, N Y. 8th av, No 601, n w cor 39th st, No 301, 24.10x80; 8th av, No 603, w s, 24.10 n 39th st, 24.1x80. Prior mt \$95,000. Dec 1. 2 yrs, 6%. Dec 3, 1910. 3:763. 25,000
- Keegan, Mary A widow to Mary Keegan, 430 E 13th st. 13th st, No 430, s s, abt 275 w Av A, 24.3x103.3. Prior mt \$6,000. Dec 1, 5 yrs, 4 1/2%. Dec 2, 1910. 2:440. 2,000
- Keil, Henry W, 120 Fisher av, White Plains, N Y, with Phebe L Keil, same address. 17th st, No 428 E. Extension of mt for \$9,800 to Oct 10, 1913, at 5%. Oct 10. Dec 3, 1910. 3:948. nom
- Keil, William, 122 Fisher av, White Plains, N Y, with Phebe L Keil, same address. 17th st, No 428 E. Extension of mt for \$9,800 to Oct 10, 1913, at 5%. Oct 10. Dec 3, 1910. 3:948. nom
- Karlson, Jno B to A Hupfels Sons, 161st st & 3d av. Lex av, No 2168. Saloon lease. July 20, demand, 6%. Dec 8, 1910. 6:1778. 3,000
- Larkin, Jas J to TITLE GUARANTEE & TRUST CO, 176 Bway. 21st st, No 216 s s, 215.3 e 3d av, 20x92. Dec 8, 1910, due &c as per bond. 3:901. 9,500
- Lese, Fredk, 133 E 80th st, & Louis S Barnard, 175 E 79th st, with Bertha Lewis, 112 W 72d st. 76th st, No 349 E. Extension of \$8,000 mt until Jan 26, 1914, at 4 1/2%. Nov 28. Dec 2, 1910. 5:1451. nom
- Lehman, Herman, 111 W 137th st, to Wm J Mullins, 140 E 28th st. 57th st, Nos 322 & 324, s s, 225 e 2d av, 57.6x62.10x59.4x 62.9. P. M. Prior mt \$26,000. Dec 1, due Mar 16, 1912, 6%. Dec 3, 1910. 5:1349. 4,900
- Lipman, Saml, 1391 Mad av, & Morris Naftolowitz, 134 W 20th st, to Samson Lachman, 313 W 106th st. 119th st, Nos 348 & 350, s s, 110 w 1st av, 40x100.11. P. M. Prior mt \$32,000. Dec 1. due Mar 1, 1911, 6%. Dec 2, 1910. 6:1795. 9,000
- Lipman, Saml & Morris Naftolowitz to Morris J Hirsch, 7 E 92d st. 119th st, Nos 348 & 350, s s, 110 w 1st av, 40x100.11. P. M. Dec 1, 3 yrs, 5%. Dec 2, 1910. 6:1795. 32,000
- LAWYERS TITLE INS & TRUST CO with Michl Stramiello & Jos Maronna, 120th st, No 340 E. Extension of \$7,500 mt until Oct 26, 1913, at 5%. Nov 23. Dec 2, 1910. 6:1796. nom
- L & M Holding Co to Priscilla T P Starin, 169 W 93d st, & ano, exrs, &c, Ransom Parker, 170th st, n s, 95 w Fort Washington av, 50x97.6. Dec 2, 3 yrs, 5%. Dec 3, 1910. 8:2139. 45,000
- Same to same. Same property. Certificate as to above mt. Dec 2. Dec 3, 1910. 8:2139.
- Lawyers Mortgage Co with Mary E Jones, 6th av, No 506. Extension of \$35,000 mt until Nov 14, 1913, at 5%. Nov 2. Dec 2, 1910. 3:832. nom
- Levy, Marks to TITLE GUARANTEE & TRUST CO, 176 Bway. 51st st, Nos 525 & 527, n s, 425 e 11th av, 2 lots, each 25x100.5. 2 mts, each \$16,000. Dec 5, 1910, due, &c, as per bond. 4:1080. 32,000
- LAWYERS TITLE INS & TRUST CO with LeRoy Clark, 30th st, No 350 W. Extension of \$10,000 mt until Dec 10, 1913, at 5%. Nov 18. Dec 6, 1910. 3:755. nom
- Lorillard, Beekman to American Mortgage Co, 31 Nassau st. Bway, No 451, w s, abt 115 s Grand st, 25x200.3 to Mercer st, No 28, x25.2x200.3; Bway, No 791, w s, 103.5 n 10th st, runs w 73.7 x n 0.7 x w 18.6 x n 17.10 x e 90.5 to Bway x s 22.1 to beginning. 1-3 part. All title. Dec 7, 1910, 1 yr, 5 1/2%. 1:231. 2:562. 5,000
- Lancet, Max, 144 E 4th st, with Mina Zviobel, 275 Broome st. Forsyth st, No 184, e s, 125 s Stanton st, 25x100. Extension of \$10,000 mt until Dec 30, 1915, at 6%. Dec 5. Dec 6, 1910. 2:421. nom
- Lenox & Albany Realty Co to Morris Lazar. Certificate as to mt for \$1,500 on property at Flatbush, Bklyn. Dec 2. Dec 7, 1910. File.
- Levin, Morris to TITLE INS CO of N Y, 135 Bway. Bway, s w cor 153d st, No 600, 99.11x150. Dec 6, 5 yrs, 5%. Dec 7, 1910. 7:2099. 250,000
- Same to Wm A White & Sons, a corpn, 62 Cedar st. Same property. Prior mt \$291,538.10. Dec 6, 2 yrs, 6%. Dec 7, 1910. 7:2099. 3,250
- Levien, Henry, 1847 Mad av, with Albert A Kingsland trustee of Cornelius F Kingsland. Mad av, No 1847, e s, 67.4 n 120th st, 17.7x83. Extension of \$11,500 mt until Mar 1, 1916, at 4 1/4%. Nov 28. Dec 8, 1910. 6:1747. nom
- Michelman, Barnet & Dora to Frank Gens, 204 W 119th st. Columbia st, No 84, e s, 125 n Rivington st, 25x117.8. Prior mt \$—. Nov 22, installs, 4%. Dec 7, 1910. 2:334. 1,000
- Musovofito, Rocco, 135 Mott st, with WEST SIDE SAVINGS BANK, 110 6th av. Elizabeth st, Nos 91 & 93, w s, 115 s Grand st, 40x94. Subordination agreement. Dec 6. Dec 7, 1910. 1:238. nom
- Moller, Christopher with Barnard Wolbarst. Ludlow st, Nos 41-43. Extension of \$21,000 mt until June 28, 1913, 5%. June 28. Dec 7, 1910. 1:309. nom
- Marburger, Alex with Fredk A O Schwarz, 20 E 61st st. Mangin st, No 10. Subordination agreement. Dec 6. Dec 7, 1910. 2:321. nom
- Myer, Julius, 12 Mangin st, to Fredk A O Schwarz, 20 E 61st st. Mangin st, No 10, e s, 75 s Broome st, 25x51.6. Dec 6, 3 yrs, 6%. Dec 7, 1910. 2:321. 16,000
- MANHATTAN SAVINGS INSTN & Esperanto Mortgage Co with Henry C Lytton, 2700 Prairie av, Chicago, Ill. 19th st, Nos 8 & 10, s s, 160 w 5th av, 50x92. Extension of \$225,000 mt until Nov 16, 1915, at 5%. Nov 25. Dec 6, 1910. 3:820. nom
- Matz, Jennie to Jacob Busch, 1035 Faile st. 115th st, Nos 121 & 123, n s, 198.10 e Park av, 43.10x100.11. Prior mt \$37,500. Dec 5, 1910, installs, 6%. 6:1643. 10,000
- Moses, Bella with Caroline Gottlieb, 409 E Houston st, & Birdie V Schlesinger, at Raritan, N J. Lewis st, No 203. Extension of mt for \$8,500 to Nov 29, 1913, at 5 1/2%. Nov 29. Dec 2, 1910. 2:363. nom
- MERCANTILE TRUST CO & Wm B Baldwin, both of 120 Bway, trustee Moses G Baldwin with Jos Margoles, 38 W 113th st. West st, No 401. Extension of \$14,000 mt until Dec 18, 1913, at 5%. Dec 2, 1910. 2:636. nom
- Mayer, Oscar J to 17th St Realty Co, 17th st, Nos 243 to 247, n s, 425 w 7th av, 50x184 to s s 18th st, Nos 232 & 234. Certificate that \$85,000 is the amount of mt that remains unpaid. Nov 30. Dec 2, 1910. 3:767.
- Marsh, John E, of Rahway, N J, exr Rolph Marsh with Emil Adler, 216 E 15th st, Leopold Adler, 272 E Houston st & Saml Schacher, 987 Col av. Bowery, No 230. Extension of \$80,000 mt until Dec 19, 1913, at 5%. Dec 28. Dec 3, 1910. 2:492. nom
- Marx, Rose B wife of & Chas S Marx to Annie F Hyde, at Saratoga Springs, N Y. Mad av, No 543, e s, 50.2 s 55th st, 25.1x 100. Dec 2, 5 yrs, 4 1/2%. Dec 3, 1910. 5:1290. 60,000
- Martha Const Co to Westchester & Bronx Title & Mortgage Guaranty Co. Certificate as to mt for \$25,000 on property at Yonkers, N Y. Dec 2. Dec 3, 1910.
- Michelson, Libbie A, 118-120 W 137th st to Marcus L Alexander, 871 Hunts Point av. 137th st, No 118 & 120, s s, 233.4 w Lenox av, 41.8x99.11. Prior mt \$32,000. Dec 8, 1910, 2 yrs, 6%. 7:1921. 1,000
- Madden, Agnes T of Orange, N J to Alex S Burns. 4th st near Howell av, Woodside, L I. Houston st, No 128 n e cor Sullivan st, Nos 167 & 169, 25x100. Prior mt \$57,000. May 26, due Jan 1, 1912, 6%. Dec 8, 1910. 2:525. 11,000
- McMann, Chas A to UNION TRUST CO, 80 Bway. Gold st, No 62 & 64, e s, 64.1 s Beekman st, 38.4x63.6x20.4x63.6. Dec 8, 1910, 5 yrs, 5%. 1:94. 33,000
- Ney, Edw to Emma E Knapp, 131 3d av. 48th st, No 332, s s, 225 w 1st av, 25x100.5. Nov 2, 5 yrs, 6%. Dec 8, 1910. 5:1340. 5,646.01
- New Netherland Bond & Mortgage Co, 49 Wall st, with Edw N Tailer, 11 Washington sq, & ano, exrs Wm H Tailer. 1st av, Nos 1025 to 1031. Agreement as to share ownership in 3 bonds & morts. Aug 18. Dec 2, 1910. 5:1349.
- Needham, Geo G, Chas A, Elsie V & E Percival N Hewlett with BANK FOR SAVINGS, 280 4th av. 23d st, Nos 143-147 E. Extension of \$11,500 mt until Nov 30, 1913, at 4 1/2%. Nov 30. Dec 6, 1910. 3:879. nom
- Same with same. Same property. Extension of \$8,500 mt until Nov 30, 1913 at 4 1/2%. Nov 30. Dec 6, 1910. 3:879. nom

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

- No 383 Seventh av a corpn to Geo Ehret, 1197 Park av. 7th av, Nos 383 & 385, n e cor 31st st, Nos 165 & 167, 33.9x60. Leasehold. Dec 2, 1 yr, 5%. Dec 6, 1910. 3:807. 7,000
- Same to same. Same property. Certificate as to above mt. Dec 5, Dec 6, 1910. 3:807. —
- O'Donnell Restaurant Co to George Ehret, 1197 Park av. Bway, Nos 1845 & 1847, Leasehold. Prior mt \$40,000. Dec 1, demand, 5%. Dec 2, 1910. 4:1113. 15,000
- Same to same. Same property. Certificate as to above mt. Dec 1, Dec 2, 1910. 4:1113. —
- O'Connor, John to Anna M Doyle, 71 Mad av. 7th av, No 1949, e s, 40.10 s 118th st, 40x100. Dec 2, 1910, 5 yrs, 5%. 7:1902. 50,000
- Preferred City Real Estate Co to Chas F Noyes, 419 Washington av. Bklyn, N Y. Front st, No 65, s e s, 94.9 s w Old slip, 20.6x86.10. P. M. Prior mt \$16,500. Nov 29, due, &c, as per bond. Dec 2, 1910. 1:34. 3,500
- Palladino, Michl to Louis Sulzbacher, 2508 Bway. 118th st, No 349, n s, 75 w 1st av, 25x50; 1st av, No 2295, n w cor 118th st, No 351, 25x75. Prior mt \$26,500. Dec 1, 1 yr, 5%. Dec 2, 1910. 6:1795. 1,500
- Passholz, Henry A, 225 E 86th st, to Jacob Marx, 2102 Bway. St Nich av, e s, 26.2 n 166th st, 26.2x73.4x25x65.6; St Nich av, e s, 52.4 n 166th st, 26.2x76.2x25x—. Prior mt \$18,000. Nov 28, 1 yr, 6%. Dec 5, 1910. 8:2124. 5,000
- Paterno & Son Contracting Co to ITALIAN SAVINGS BANK, 64 Spring st. 113th st, No 535, n s, 325 e Bway, 50x100.11. Dec 7, 1910, 3 yrs, 5%. 7:1885. 120,000
- Same to same. Same property. Certificate as to mt for \$120,000. Dec 7, 1910. 7:1885. —
- Rothfeld, Bettie, Jno Frankheimer, Hyman Sonn, Aug Oppenheimer & Robt B Rothfeld trus Sigmund Rothfeld with Rosa Doctor, 955 West End av & Leo I Meinhard, 33 W 86th st. 145th st, Nos 303 & 305 W. Extension of 2 mts for \$20,000 each, until Nov 1, 1915, at 5%. Nov 11, Dec 6, 1910. 7:2045. nom
- Rothbach, Margaretha, 206 W 60th st, to Cayuga Corpn, 111 Bway. 60th st, No 206, s s, 150 w Ams av, 25x100.5. Dec 6, due, &c, as per bond. Dec 7, 1910. 4:1151. 13,000
- Reibstein, Emil, 48 W 115th st, & Barnet Reibstein, 60 Eldridge st, to Jacob Karp, 25 E 99th st. 122d st, Nos 218 & 220, s s, 205 e 3d av, 50x100.11. Prior mt \$48,000. Dec 5, 1910, 5 yrs, 6%. 6:1786. 6,500
- Rothkopf, Marianne, 987 Mad av, with Frank Tozzi, 210 W 142d st. 8th av, No 2651. Extension of \$18,000 mt until Dec 1, 1913, at 5%. Nov 21, Dec 5, 1910. 7:2043. nom
- Reick, Wm C, 1014 Mad av, with Josiah M Willets, at New Marlboro. Mass. Mad av, No 1014. Extension of \$70,000 mt until Nov 12, 1913, at 5%. Nov 25, Dec 5, 1910. 5:1393. nom
- Real Construction Co to Chas O Stanley. Broadway, n e cor 95th st, ——. Certificate as to mt for \$25,000. Nov 26, Dec 2, 1910. 4:1243. —
- Schuck, Fredk with Ida Elbe. 2d av, No 1752, e s, 51.2 n 91st st, 25x80. Extension of \$18,000 mt until Jan 1, 1913, at 5%. Dec 17, 1909. Dec 2, 1910. 5:1554. nom
- Stern, Minnie to Isaac Rosenberg, 2007 7th av. 33d st, Nos 308 to 314, s s, 100 e 2d av, 80x98.9. Prior mt \$95,000. Dec 2, 2 yrs, 6%. Dec 3, 1910. 3:938. 5,000
- Sander, Theresa to GERMAN SAVINGS BANK, 157 4th av. 51st st, No 309, n s, 108.3 s e 2d av, 16.9x85. Dec 5, 1910, 3 yrs, 4½%. 5:1344. 3,500
- Smith, Oliver with TITLE GUARANTEE & TRUST CO, 76 Bway. 51st st, Nos 525 & 527 W. 2 subordination agreements. Dec 5, 1910. 4:1080. nom
- Snyder, Jessie E to Robt Fridenberg, 108 W 118th st, admr Henry Fridenberg. 52d st, No 253, n s, 198 e 8th av, 14x100.5. P. M. Dec 3, 2 yrs, 5%. Dec 5, 1910. 4:1024. 10,000
- Simmonds, Dorothy wife Lionel, & Mary Kaliski & Lionel Simmonds to Hannah Kaliski. 11th av, No 635, w s, 75.5 s 47th st, 25x100. Prior mt \$12,500. July 14, due, &c, as per bond. Dec 5, 1910. 4:1094. 2,000
- Schrimer, Morris to Eliz Barnett, 70 E 93d st. Mad av, No 1544, w s 75.11 s 105th st, 25x70. Prior mt \$—. Dec 1, 3 yrs, 6%. Dec 2, 1910. 6:1610. 4,000
- Southern Boulevard Realty Co to Geo A Bagge Constn Co, 215 W 125th st. 156th st, Nos 625 & 627, n s, 185 e Riverside Drive, 65x99.11. P. M. Prior mt \$—. Dec 1, 3 yrs, 6%. Dec 2, 1910. 8:2134. 20,000
- Stockman, Louis, 341 E 119th st, to Chas H Phelps exr John G Butler, 324 W 103d st. 126th st, No 238, s s, 105 w 2d av, 25x99.11. Dec 1, due, &c, as per bond. Dec 2, 1910. 6:1790. 13,500
- Same to Genevieve M Brennan, 143 W 75th st. Same property. P. M. Prior mt \$13,500. Nov 30, due, &c, as per bond. Dec 2, 1910. 6:1790. 500
- Stahlbach, John P, Amelia, Arthur & Ferdinand & Emma S Karr to TITLE GUARANTEE & TRUST CO, 176 Bway. 52d st, No 437, n s, 154 w Av A, 20x43.3x—x46.6. Nov 28, due, &c, as per bond. Dec 3, 1910. 5:1364. 4,500
- Same to John & Lina Von Drathen, 301 5th st, Jersey City, N J. Same property. Prior mt \$4,500. Nov 28, 3 yrs, 6%. Dec 3, 1910. 5:1364. 2,000
- Sutherland Apartment Co to Mabel M & Frank E Seeley, 464 Park pl, Bridgeport, Conn. 23d st, No 441, n s, 340 e 10th av, 24x117.6. Leasehold. Prior mt \$5,500. Nov 7, installs, % as per bond. Dec 3, 1910. 3:721. 8,000
- Same to same. Same property. Certificate as to above mt. Nov 7, Dec 3, 1910. 3:721. —
- Schierenbeck, Albert, Bklyn, N Y with BOWERY SAVINGS BANK, 128 Bowery. Murray st, No 61. Extension of \$40,000 mt until Dec 1, 1915 at 5%. Dec 1, Dec 6, 1910. 1:133. nom
- Seiser, David M, 177 Rivington st with Jacob Blauner, 71 E 121st st. 4th st, Nos 386 & 388 E. Sub agt. Dec 5, Dec 6, 1910. 2:357. nom
- Spingold, Nathan B to Alice M McDougall, 118 W 85th st. 46th st, No 154, s s, 203.3 e 7th av, 16.9x100.4. P. M. Prior mt \$31,000. Dec 6, 1910, due &c as per bond. 4:998. 5,000
- Shurman (C N) Investing Co, 43 Exchange pl to Carl Ernst, 316 W 95th st. 94th st, No 173, n s, 100.6 e Ams av, 17.6x100.8. Prior mt \$17,000. Dec 5, 1 yr, 6%. Dec 6, 1910. 4:1225. 1,000
- Schetter, Wm to TITLE GUARANTEE & TRUST CO, 176 Bway. 8th av, No 2079, w s, 75.8 s 113th st, 25.2x100. Prior mt \$24,000. Dec 7, due &c as per bond. Dec 8, 1910. 7:1847. 6,000
- Seelinger (estate of Theobald) by Jacob Meyer et al as exrs with Benj Glasgow. 6th st, No 313 E. Extension of mt for \$10,000 to Jan 2, 1914 at 5%. Oct 11, Dec 8, 1910. 2:448. nom
- Schiff, David to The Society for Relief of Destitute Children of Seamen a corpn, 90 Front st. 52d st, No 248, s s, 250 e 11th av, 25x100.5. Dec 7, 5 yrs, 5%. Dec 8, 1910. 4:1080. 10,000
- Slovak Press a corpn to Rose Urban, 1791 Monroe av, et al. Av A, No 166, e s, 60 s 11th st, 20x75. P. M. Dec 6, 1 yr, 6%. Dec 8, 1910. 2:404. 5,000
- Schmidt, Henry to Gaines Roberts Co, 1001 Faile st. 112th st, No 255, n s, 225 e 8th av, 37.6x100.11. P. M. Prior mt \$34,000. Dec 7, 3 yrs, 6%. Dec 8, 1910. 7:1828. 11,375
- Tschanett, Chas, 554 W 125th st with Louisa Minturn at Dark Harbor, Me. Lenox av, No 559. Extension of \$17,500 mt until Jan 5, 1916, at 4½%. Nov 15, Dec 8, 1910. 7:2007. nom
- Terry, Seth S, 1 Russell Terrace, Montclair, N J, to trustees of Columbia College, 63 Wall st. John st, No 26, s s, 49.11 w Nassau st, 25.4x64.5x25.4x63.11. Dec 2, 3 yrs, 4½%. Dec 5, 1910. 1:65. 110,000
- Ungrich, Martin to TITLE GUARANTEE & TRUST CO, 176 Bway. 131st st, No 105, n s, 93.9 w Lenox av, 18.9x99.11. Dec 5, 1910, due, &c, as per bond. 7:1916. 9,000
- Totero, Concetta wife Carlo to Lion Brewery, 960 Col av. 108th st, No 237, n s, 125 w 2d av, 25x100.11; 108th st, No 239, n s, 100 w 2d av, 25x100.11; Col av, s s, 52 e Adams st, 52x—, & being lots 69 & 70 map Van Nest Park. Dec 5, demand, 6%. Dec 7, 1910. 6:1656 & *. 850
- Van Orden Const Co to Julius J Frank, 138 W 78th st. & ano. 184th st, No 515, n s, 200 w Ams av, 50x99.10. Dec 1, 3 yrs, 5%. Dec 2, 1910. 8:2156. 44,000
- Same to same. Same property. Certificate as to above mt. Dec 1, Dec 2, 1910. 8:2156. —
- Van Orden Const Co to Alphonse Hogenauer, 137 W 130th st, et al. 184th st, n s, 100 w Ams av, 100x99.11. Prior mt \$—. Dec 1, 1 yr, 6%. Dec 2, 1910. 8:2156. 4,000
- Same to same. Same property. Certificate as to above mt. Dec 1, Dec 2, 1910. 8:2156. —
- Volunteers of America to TITLE GUARANTEE & TRUST CO, 176 Bway. 28th st, No 34, s s, 300 e 6th av, 27.6x98.9. Prior mt \$30,000. Dec 1, due, &c, as per bond. Dec 2, 1910. 3:829. 15,000
- Van Orden Const Co to De Ruyter Van Orden, Inc, 561 or 591 W 181st st. 184th st, No 515, n s, 200 w Ams av, 50x99.10. Prior mt \$—. Dec 2, 2 yrs, 6%. Dec 5, 1910. 8:2156. 17,000
- Same to same. Same property. Certificate as to above mt. Dec 2, Dec 5, 1910. 8:2156. —
- Vogelfanger, Jacob, to Jos A Finch, 1016 E 2d st, Bklyn, N Y. 50th st, No 417, n s, 155.7 e 1st av, 19.5x100.5; 103d st, No 150, s s, 29.6 e Lex av, 20x106.10. Dec 6, 2 yrs, 6%. Dec 7, 1910. 5:1362. 6:1630. 2,000
- Van Valin, Katharine or Kate E of Bklyn, N Y to Wm H Barmann at White Plains, N Y. 129th st, No 60 & 62, s s, 117.6 w Park av, 2 lots, each 24.4x99.11. 2 mts, each \$1,500. 2 prior mts, each \$15,000. Dec 8, 1910, 3 yrs, 6%. 6:1753. 3,000
- Van Schaick, Eugene to Jno W Barr Jr at Louisville, Ky. 43d st, No 137 & 139 n s, 424.6 w 6th av, 40.6x100.5. P. M. Sept 6, 1 yr, 5%. Dec 8, 1910. 4:996. 100,000
- Wilgro Realty Co to Sarah Goodman, 524 W 161th st. 125th st, No 543, n s, 175 e Bway, 25x99.11. Dec 7, 3 yrs, 5%. Dec 8, 1910. 7:1980. 20,000
- Same to same. Same property. Certificate as to above mt. Dec 7, Dec 8, 1910. 7:1980. —
- Wilson, Jno, 606 10th av to Amelia Macdona, 315 W 79th st. 53d st, No 538 s s, 250 e 11th av, 25x153.9x—x149.6. Dec 5, 5 yrs, 5%. Dec 6, 1910. 4:1081. 15,000
- Wilmerding, Ida S, now Ida S Costantini, by John McL Nash her atty with Louis Frankenthaler, 1215 Mad av. 5th av, No 2197. Extension of \$12,000 mt until Dec 4, 1913, at 5%. Nov 28, Dec 5, 1910. 6:1758. nom
- Welfare Realty & Const Co to Jacob Busch, 1035 Faile st. Riverside Drive, No 220, n e cor 94th st, runs e 139.9 x n 100.8 x w 50 x s 25.2 x w 68 x s 0.1 x w 30.4 x s 76.3. Prior mt \$309,000. Dec 5, 1910, installs, 6%. 4:1253. 10,000
- Weinstein, Morris to Wm B Spencer, at Bridgeport, Conn. 16th st, No 150, s s, 191.8 e 7th av, 20.10x103.3. P. M. Prior mt \$13,000. Dec 6, 3 yrs, 5½%. Dec 7, 1910. 3:791. 4,500
- Wood Joseph L R with Geo Krumwiede. 51st st, No 510, s s, 175 w 10th av, 25x100.5. Extension of \$15,000 mt until Nov 1, 1915, at 5%. Nov 14, Dec 6, 1910. 4:1079. nom
- Walton, Edwin F to Frank C Budd, 108 W 84th st. 21st st, No 46, s s, 620 w 5th av, 25x92. Prior mt \$5,000. Dec 1, 2 yrs, 6%. Dec 2, 1910. 3:822. 10,000
- Wick, Louise, 444 E 20th st, to Mary L Bishop, — Robeson st, Jamaica Plain, Mass. 20th st, No 444, s w s, abt 220 e 10th av. —. P. M. Nov 30, 5 yrs, 5%. Dec 2, 1910. 3:717. 13,500
- Weiss, Moritz with Borivoj Bohemian Real Estate Assoc, 75th st, No 507 E. Extension of mt for \$5,000 to Nov 1, 1913, at 6%. Nov 1, Dec 2, 1910. 5:1487. nom
- Zacharias, Jachariah, 231 W 116th st to Isidore Jackson, 118 W 57th st et al. 33d st, Nos 261 to 261, n s, 100 e 8th av, 60x98.9. P. M. Prior mt \$—. Nov 1, due Jan 1, 1914, 5%. Dec 6, 1910. 3:783. 73,000

BOROUGH OF THE BRONX.

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

- Amabile, Louis & Teresa Lauritano to Meyer Goldberg, 157 E 74th st & ano. Belmont av, e s, 120 n 187th st, 50x100. P. M. Prior mt \$—. Dec 1, 1 yr, 6%. Dec 2, 1910. 11:3075. 2,000
- Same to same. Park av, s e cor 185th st, 25x100. P. M. Prior mt \$—. Dec 1, 1 yr, 6%. Dec 2, 1910. 11:3039. 1,000
- Berney Realty Co to Clara B Dodin, 811 Fairmount pl. Simpson st. e s, 281.11 s Westchester av, 40x100. Dec 1, 5 yrs, 5%. Dec 2, 1910. 10:2725. 30,000
- Same to same. Same property. Certificate as to above mt. Dec 1, Dec 2, 1910. 10:2725. —
- Bleier, Annie, 1526-1528 Walker av, wife Simon Bleier, to Abraham Hamel, 551 W 170th st. Webster av, e s, 247.1 n 171st st, 37.6 x113x38.3x107.10. Prior mt \$33,300. Dec 1, 4 yrs, 6%. Dec 2, 1910. 11:2896. 5,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

- Beck, Ludwig, of Newark, N J, to Laine Realty Co, 784 E 156th st. Hunts Point road, e s, 256.10 n Lafayette av, 19.3x100.1x 18.9x95.8. P M. Prior mt \$— Nov 28, 3 yrs, 6%. Dec 2, 1910. 10:2764. 1,750
- Same to same. Hunts Point road, e s, 276.1 n Lafayette av, 19.3x 104.6x18.9x100. P M. Prior mt \$— Nov 28, 3 yrs, 6%. Dec 2, 1910. 10:2764. 1,750
- Same to same. Hunts Point road, e s, 295.4 n Lafayette av, 19.3 x108.11x18.9x104.6. P M. Prior mt \$— Nov 28, 3 yrs, 6%. Dec 2, 1910. 10:2764. 1,750
- Same to same. Hunts Point road, e s, 314.7 n Lafayette av, 19.3 x113.4x18.9x108.11. P M. Prior mt \$— Nov 28, 3 yrs, 6%. Dec 2, 1910. 10:2764. 1,750
- Byrne, Jas S, 2524 Maclay av, to Max Cohen, 1185 Fulton av, & ano, Ryer av, No 2094, e s, 143.9 n 180th st, 18.9x104x18.9x 104.2. Prior mt \$6,300. Dec 1, due, &c, as per bond. Dec 2, 1910. 11:3149. 800
- Byrne, Jas S to Herbert Muller, at Trudeau, N Y, & ano guardians for Alice Muller et al. Ryer av, No 2094, e s, 143.9 n 180th st. 18.9x104x18.9x104.2. Oct 11, due, &c, as per bond. Dec 2, 1910. 11:3149. 6,300
- *Boyd, Wm A to Jennie E C Baker, 938 St Nich av. 242d st, n s, 129.4 e White Plains av, 50x100, & being lot 19b map (No 1108b) subdivision portion Penfield property at Wakefield. Dec 1, due, &c, as per bond. Dec 2, 1910. 1,500
- *Same to Kate M Lare, 14 E 16th st. Lot 18a same map. Dec 1, due, &c, as per bond. Dec 2, 1910. 750
- Baird, Sadia E to Mary J Wade, 42 W 12th st. 256th st, (St Vincent av), s s, 100.8 w Sylvan av, 75.6x99.8x78.1x100.11. Nov 30, 5 yrs, 6%. Dec 5, 1910. 13:3421. 2,000
- Bussey, Jessie C & Christina A Salvator to Henry Leute, at 158th st & North River. Anthony av, e s, 75 s Prospect pl, 25x99.5x 25x100. Nov 30, due, &c, as per bond. Dec 5, 1910. 11:2890. 500
- Belder, Minnie to German American Bldg & Loan Assoc, 1 3d av. Southern Boulevard, w s, 375 n Home st, 25x100. Dec 5, 1910. installs, 6%. 11:2975. 4,000
- Butters, Fred E, 613 Boyd st, Watertown, N Y to Albert W Venino, 211 W 106th st. 134th st, Nos 293 & 297, n s, 225.1 e Lincoln av. 49.11x100x50x100. P M. Dec 1, 5 yrs, 5%. Dec 6, 1910. 9:2310. 27,000
- *Brody, Louis, 305 Knickerbocker av, Bklyn, N Y to Brill Contr Co, 229th st & Barnes av. 229th st, s s, 390 e Barnes av, 60x 114.6; 229th st, s s, 480 e Barnes av, 60x114.6. Dec 6, 1910. Prior mt \$8,780, 1 yr, 6%. 1,000
- Broderick, Mary A to A Hupfels Sons. 3d av & 161st st. Cedar av, n e cor 184th st. Saloon lease. Nov 16, demand, 6%. Dec 8, 1910. 11:3235. 2,498
- *Becker, Herman, 85 Park av, Union Hill, N J with Edmond T Heck, 4 5th av, New Rochelle, N Y. Bronx Park av, e s, 100 s Lebanon st, being lot 228 map Neill Est. Extension of mt for \$4,000 to Dec 1, 1913 at 5½%. Dec 7, 1910. nom
- Bates, Wm C of Whippany, N J, to BANKERS LIFE INS CO of N Y, 100 Bway. 3d av, s w cor 142d st, 100x100. Dec 8, 1910, due &c as per bond. 9:2322. 3,000
- Buttlar, Robt A K to Anna H Moldenke at Watchung, N J, et al trus Jno D Heins for benefit Anna H Moldenke. Walton av late Berrian av, n w s, 200 n e 183d st late 3d st, 50x100, except part for av. Dec 8, 1910, 1 yr, 5%. 11:3187. 2,000
- Berkowitz, Bessie to Bronx Security & Brokerage Co, 258 E 138th st. Clay av, No 1325, w s, 339.1 n 169th st, 25x81.10x25x82.1. Dec 7, installs, 6%. Dec 8, 1910. 11:2782. 600
- Bates, Wm C of Whippany, N J, with BANKERS LIFE INS CO, 100 Bway. 3d av, s w cor 142d st, 100x180. Extension of \$2,000 mt until Dec 8, 1915 at —% as per bond. Dec 8, 1910. 9:2322. nom
- Bloch, Adolph & Henry both of 911 Park av with Lawyers Realty Co, 160 Bway. Minford pl, n e cor 172d st, 35x100. Agt as to share ownership in mt. Dec 6, Dec 8, 1910. 11:2977. —
- Same with same. Minford pl, e s, 35 n 172d st, 40x100. Similar agt. Dec 6, Dec 8, 1910. 11:2977. nom
- *Bell, Wm H, Jr, 607 Locust st, Mt Vernon, to Jesse E Reynolds, at Scarsdale, N Y, exr, &c, Geo D Ferris. Lot 92 map (No 980, Westchester Co) 93 lots at South Mt Vernon. Nov 19, 3 yrs, 6%. Dec 6, 1910. 500
- Cioffi, Carmine to Jacob Wicks Jr, 701 Mad av. Stebbins av, s w cor Jennings st, 75.7x38.6x48.8x69.6. Dec 7, 5 yrs, 5%. Dec 8, 1910. 11:2972. 36,000
- *Cox, Francis R, 2269 Gleason av, to Frank Gass, Inc, 2215 Westchester av. Havemeyer av, No 1178, s e cor Gleason av, 33x 105. Nov 1, due, &c, as per bond. Dec 7 1910. 1,000
- Catholic Womens Benevolent Legion a corp, 153 E 44th st with Margt E Kilduff, 2441 7th av. Weeks av, e s, 245 n 173d st, 100x95. Extension of \$7,000 mt until Oct 12, 1913 at 5½%. Dec 3, Dec 6, 1910. 11:2792. nom
- Cook, Ann, 1087 Simpson st, with City Mortgage Co, 15 Wall st. Simpson st, w s, 234.10 s 167th st, 50x100. Subordination agreement. Dec 2, 1910. 10:2726. nom
- Currier, Jennie & Mabel L Pressinger exrs Geo C Currier with Bronxland Realty Co, 3025 3d av. Morris av, No 800, n e cor 158th st, No 271, 51x101x53.3x101. Extension of \$42,000 mt until Oct 9, 1912, at % as per bond. Oct 9, 1909. Dec 2, 1910. 9:2420. nom
- D'Ambra Const Co to Isaac L Kip, 448 5th av, & ano, exrs, &c, Cornelia B Kip. Hull av, n w s, 150 e Mosholu Parkway North, 2 lots, each 27x110. 3 bldg loan mts, each \$18,000. Nov 30, demand, 6%. Dec 2, 1910. 12:3333. 36,000
- Same to same. Hull av, n w s, 204 e Mosholu Parkway N, 27.11x 110x24.4x110. Bldg loan. Nov 30, demand, 6%. Dec 2, 1910. 12:3333. 18,000
- Same to same. Hull av, n w s, 150 e Mosholu Parkway N, 81.11x 110x78.4x110. Certificate as to 3 mts for \$18,000 each. Nov 30, Dec 2, 1910. 12:3333. —
- Demarest, Chas R, of Arlington av, Spuyten Duyvil, N Y, to Edgehill Co-operative Savings & Loan Ass'n at Spuyten Duyvil, N Y. Spuyten Duyvil road, s e s, 590.4 s w from s e s said road & n w s Spuyten Duyvil & Port Morris R R, runs s w 49.11 x s e 79.6 to n w s said R R x n e 63.5 to n w s Kingsbridge road, x s w 13.9 x n w 61.10 to beg. Dec 1, installs, 6%. Dec 7, 1910. 13:3402. 7,000
- *Dillon (D J) Co to Marie T Dunn-Rousset at Portiers, Vienne, France. Morris Park av, n w cor 177th st, —x— & being lot 75 map No 457 Neill Est. Dec 6, 1910, 3 yrs, % as per bond. 3,000
- Same to same. Same property. Certificate as to above mt. Dec 5, Dec 6, 1910. —
- Deudicibus Building Co to Henry Hollerith, 1398 Bristow st. Arthur av, n e cor 188th st, 95x81.8x95x82. Prior mt \$8,500. Dec 7, due &c as per bond. Dec 8, 1910. 11:3077. 4,000
- Deudicibus Bldg Co to Henry Hollerith. Arthur av, n e cor 188th st, 95x81.8x95x82. Certificate as to mt for \$4,000. Dec 7. Dec 8, 1910. 11:3077. —
- Davis, Jas W to A Hupfels Sons, 3d av & 161st st. Forest av, No 872. Saloon lease. July 20, demand, 6%. Dec 8, 1910. 10:2658. 2,820.05
- Emden, Edw, 508 E 183d st to Railroad Co-operative Bldg & Loan Assn, 103 Park av. 183d st, s s, old line 116 w Bathgate av, 16x92.3. Dec 8, 1910, installs, 6%. 11:3050. 500
- Ebbighausen, Henry to Maggie Derr, 39 E 22d st. Plympton av, e s, 200 n 172d st, 175x96.5. Dec 2, 1910, 3 yrs, 6%. 11:2874. 4,000
- Ely, Edwin A with Norcross Bros Co. 151st st, n s, 121.11 e Southern Boulevard, runs e 246.2 x n 393 x w 190.1 to e s Whitlock av x s w 305.5 x s e 164.5. Extension of \$25,000 mt until Apr 16, 1913, at 5½%. Apr 8. Dec 3, 1910. 10:2599. nom
- Fayen, John F, 573 W 183d st, to John K McAfee. 339 W 84th st. 144th st, No 519, n s, 187.6 e Brook av, 37.6x100. P M. Prior mt \$28,000. Dec 1, 5 yrs, 6%. Dec 3, 1910. 9:2271. 6,000
- Fairview Construction Co to City Mort Co, 15 Wall st. Powers av, s e cor 142d st, 100x99.2. Bldg loan. Oct 27, demand, 6%. Dec 2, 1910. 10:2572. 2,500
- Same to same. Same property. Certificate as to above mort. Dec 2, 1910. 10:2572. —
- Fechheimer, Frances M, 57 W 56th st, with B Wilensky Co, 58 Canal st. Longfellow av, No 1487. Extension of mt for \$4,000 to Sept 1, 1913, at 5%. Dec 6. Dec 7 1910. 11:3000. nom
- Furlong-Tompkins Co to Jno F Jacobs, 558 E 7th st, Bklyn, N Y. Lorillard pl, s w cor 187th st, 42x90x43.9x90. Dec 1, 1 yr, 6%. Dec 7, 1910. 11:3055. 8,000
- Same to same. Lorillard pl, w s, 42 s 187th st, 41.8x90. Dec 1, 1 yr, 6%. Dec 7, 1910. 11:3055. 5,000
- Same to same. Lorillard pl, w s, 83.9 s 187th st, 41.8x90. Dec 1, 1 yr, 6%. Dec 7, 1910. 11:3055. 5,000
- Gaffney (J C) Constn Co to City Mort Co, 15 Wall st. Simpson st, w s, 234.10 s 167th st, 50x100. Bldg loan. Dec 1, demand, 6%. Dec 2, 1910. 10:2726. 13,000
- Same to same. Same property. Certificate as to above mort. Dec 2, 1910. 10:2726. —
- Gamp, Henry S, 1935 Clinton av, to Geo Abendschein, 1938 Grand Boulevard & Concourse. 143d st, s s, 550.2 e Willis av, 50.2x 109.8x50x104.11. Dec 5, 1910, 5 yrs, 5%. 9:2287. 42,000
- Guaranteed Mortgage Co with West Bronx Realty Co. Woodcrest av, s e cor 165th st, 50x100.9. Extension of \$28,000 mt until June 22 1915, at 5%. June 22. Dec 6, 1910. 9:2508. nom
- Goldberg, Jacob & Max Smith to Helen L Alexandre, 26 W 38th st. Hewitt pl, w s, 135 n Macy pl, runs w 100 x n 5 x w 141.11 x n 40 x e 112.6 x n 5.5 x e 129.5 to pl x s 50.5 to beg. Prior mt \$— Dec 7, 1910, 5 yrs, 5%. 10:2695 & 2688. 47,000
- *Golio, Felicia & Giuseppe, 1673 Castle Hill av, to Cipriani Realty & Construction Co, 2511 Hughes av. Castle Hill av, w s, 525 s Green lane, 25x105.3. Dec 6, 2 yrs, 6%. Dec 7, 1910. 1,000
- Gaedje, Henry to A Hupfels Sons, 161st st & 3d av. Union av, No 1085. Saloon lease. Aug 22, demand, 6%. Dec 8, 1910. 10:2670. 2,650
- Harrington, Jno J to A Hupfels Sons, 161st st & 3d av. Westchester av, No 672. Saloon lease. July 22, demand, 6%. Dec 8, 1910. 10:2644. 3,900
- Higgins & Stanton Constn Co to Clinton S Harris, 220 Marlborough rd, Bklyn, N Y. Macy pl, s w cor Hewitt pl, 50x90. Dec 5, due &c as per bond. Dec 8, 1910. 10:2695. 42,000
- Hunt, Washington, Jr, 1251 Simpson st, to Robt J Rooney, 1245 Simpson st. Simpson st, No 1249, w s, 40 s Freeman st, runs w 60 x s 10 x e 2.3 x s 7.6 x e 57.7 to st, x n 17.6 to beg. P M. Dec 1, 5 yrs, 5%. Dec 2, 1910. 11:2974. 5,000
- Same to same. Same property. P M. Dec 1, 3 yrs, 5%. Dec 2, 1910. 11:2974. 25,000
- Hunts Point Estates, a corp, to Emma B Dresser, 44 E 50th st. Bryant av, w s, 450 n Randall av, 25x100. Dec 1, 5 yrs, 5%. Dec 3, 1910. 10:2764. 7,000
- Same to same. Same property. Certificate as to above mort. Nov 20. Dec 3, 1910. 10:2764. —
- Heidelbach, Henry to Steinmetz Constn Co, 1416 Glover st. Vyse av, No 1549, w s, 275 n 172d st, 25x100. P M. Prior mt \$6,500. Dec 1, installs, 6%. Dec 2, 1910. 11:2989. 2,200
- *Hoffman, Anna T to Martha C Bergman, 319 E 156th st. Blackrock av (8th st), n s, 305 w Av C, & being s ½ lot 192 map Unionport, 100x108. Prior mt \$16,250. Dec 1, due, &c, as per bond. Dec 2, 1910. 4,500
- Hurley, Patrick to Harry C Bryan, 600 E 164th st. Sheridan av, s w cor 164th st, 34.4x62.1x34.4x62.8. Dec 5, 1 yr, 6%. Dec 6, 1910. 9:2461. 1,200
- Huter, John to Florence C Speranza at Bedford, N Y. Clay av, e s, 195 n 165th st, 27x80. Dec 6, 5 yrs, 5%. Dec 7, 1910. 9:2425. 7,500
- Same and Ernest Wenigmann, 2013 Grand Boulevard & Concourse, with same. Same property. Subordination agreement. Dec 5. Dec 7, 1910. 9:2425. nom
- *Hoctor, Anna M to KNICKERBOCKER TRUST CO, 358 Fifth av. Washington av, n e s, 132 s West Farms rd, 75x100, Westchester. Prior mt \$— Dec 7 1910, 2 yrs, 5½%, until Dec 7, 1911, & thereafter at 6%. 3,250
- *Jones, Adelaide M, 2012 Gleason av, to Frank Engel, 907 Havemeyer av. La Salle av, s s, 110.11 e Hobart av, runs e 50 x s 135.10 x w 25 x n 25 x w 25 x n 108.10 to beginning; Hobart av, e s, 55.8 s La Salle av, 51x89.3x50x99.8. Dec 1, 3 yrs, 6%. Dec 2, 1910. 2,500
- Jones, James H, 2591 Bainbridge av, to Minnie Howe, 196 Van Alst av, Long Island City. Marion av, s w cor Kingsbridge rd, 123.11x25x115.5x26.5. Prior mt \$27,500. Dec 6, 1 yr, 6%. Dec 7, 1910. 11:3026. 3,500

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- Jackson Associates to Mary S Croxson, 39 Pierrepont st, Bklyn, N Y. Vyse av, e s, 50 s 172d st, 50x100. Dec 8, 1910, 1 yr, 6%. 11:2995. 32,500
- Same to same. Same property. Certificate as to above mt. Dec 8, 1910. 11:2995.
- Klemeyer, Jno G H with Teasdale Realty Co, 391 E 149th st. 172d st, No 891 E. Extension of \$4,500 mt until Apr 30, 1912 at 6%. Dec 8, 1910. 11:2977. nom
- Kothe, Henry, 748 E 150th st, to Jno Bussing, Jr, at Mt Vernon, N Y. 150th st, s s, 105 w Wales av, 100x125, except part for Concord av and 150th st. Prior mt \$8,000. Dec 1, due Jan 1, 1914, 5½%. Dec 3, 1910. 10:2641. 2,000
- *Keating, Wm H to EMIGRANT INDUST SAVINGS BANK, 51 Chambers st. White Plains road, n w cor 225th st, 50x80. Dec 2, 1910, 5 yrs, 5½%. 95,000
- Kaiser, John F to Henry S Glover, 22 E 76th st, trustee Caroline A Gieser. Boscobel av, e s, 353.9 n Plympton av, 50x82.9x 50.6x74.1. P M. Dec 2, 1 yr, 6%. Dec 5, 1910. 11:2875. 4,050
- *Kern, Lillian E to E Colgate Jones, 2012 Gleason av. Union av, s w s, 108 n St Raymond av, & being lots 7, 8, 13 & 14 map land Jacob V Hutschler, Westchester, 100x200 to Tryon row. Prior mt \$5,000. Dec 3, 3 yrs, 6%. Dec 5, 1910. 2,500
- Kromer, Konrad to TITLE GUARANTEE & TRUST CO, 176 Bway. Melrose av, n e cor 158th st, 74.4x32.9. Dec 5, due & c as per bond. Dec 6, 1910. 9:2380. 14,000
- Kokoesch, Marve or Marie to Alois Miskovsky, 432 E 71st st. Belmont av, No 2537, w s, 245.5 n Pelham av, 25x87.6. Dec 1, 4 yrs, 4%. Dec 7, 1910. 12:3273. 500
- Kaiser, John F, of Mt Vernon, N Y, with Robt W Todd. Undercliff av, w s, 219.1 n Washington Bridge Park, 50x142.11x50x 143.9. Extension of \$2,700 mt until June 22, 1912, at 6%. June 22, 1909. Dec 6, 1910. 11:2880. nom
- Same with same. Undercliff av, w s, 169.1 n Washington Bridge Park, 50x143.9x50x144.6. Extension of \$2,700 mt until May 27, 1912, at 6%. May 27, 1909. Dec 6, 1910. 11:2880. nom
- Same with same. Undercliff av, w s, 69.1 n Washington Bridge Park, 50x145.4x50x146.2. Extension of \$2,700 mt until Apr 15, 1912, at 6%. Apr 15, 1909. Dec 6, 1910. 11:2880. nom
- Same with same. Undercliff av, w s, 269.1 n Washington Bridge Park, 26.3x142.11x16x142.11. Extension of \$1,350 mt until Apr 15, 1912, at 6%. Apr 15, 1909. Dec 6, 1910. 11:2880. nom
- Same with same. Commerce av, e s, abt 516.10 n Washington Bridge Park, 53.1x81.11x57.6x94. Extension of \$925 mt until June 25, 1912, at 6%. June 25, 1909. Dec 6, 1910. 11:2882. nom
- Same with same. Undercliff av, e s, 275 s Boscobel pl, runs s 66.11 x n e 38.2 x e 104.8 x n 49.7 x w 111.2. Extension of \$1,550 mt until July 2, 1912, at 6%. July 2, 1909. Dec 6, 1910. 9:2537. nom
- Lowenfeld, Isaac with American Mort Co, 31 Nassau st. Forest av, w s, 75 n 160th st, 72.2x100. Subordination agreement. Nov 30, Dec 2, 1910. 10:2647. nom
- LAWYERS TITLE INS & TRUST CO, 160 Bway, with Plough & Fox Co, 391 E 149th st. Prospect av, e s, 100.11 n Fairmount pl, 50x142.3x50.9x150.11; Prospect av, e s, 50.11 n Fairmount pl, 50x150.11x irreg x150. Extension of two mortgages for \$36,000 each, until Nov 30, 1915, at 5%. Nov 30, Dec 2, 1910. 11:2955. nom
- Langer, Auguste, 445 W 36th st to Fredk Zibelin. Bway, s w cor Mosholu av, runs s 72 x w 100 x n 50 x w 20 x n 11 x e 100 to Mosholu av x s e 70 to beg & being lots 18 to 21 blk 1 map of Sheridan & Segrave, 24th Ward; also Mosholu av, s w s 70 n w Bway, 20x100. Certificate that \$3,500 is the amount due on mt. Nov 30, Dec 2, 1910. 13:3421. nom
- LAWYERS TITLE INS & TRUST CO & Rehbock Constn Co with Albert C Maerkle trus. Mt Hope pl, s s, 110.11 e Jerome av, 50x125. Extension of \$26,000 mt until Dec 5, 1913, at 5½%. Dec 5, Dec 8, 1910. 11:2851. nom
- Massucci, Giuseppina with Henry Hollerith, 1398 Bristow st. Arthur av, n e cor 188th st, 95x81.8x95x82. Sub agt. Dec 7, Dec 8, 1910. 11:3077. nom
- May Holding Co to Bellewood Constn Co, 200 Bway. Union av, Nos 658 & 662, n e cor Kelly or 152d st, Nos 831 & 841. 50x90. Bldg loan. Prior mt \$18,000. Dec 2, 1 yr, 6%. Dec 3, 1910. 10:2675. 25,000
- Same to same. Same property. Certificate as to above mort. Dec 2, Dec 3, 1910. 10:2675.
- Same to same. Same property. P M. Prior mt \$9,750. Dec 2, 1 yr, 6%. Dec 3, 1910. 10:2675. 8,250
- Mountain Const Co to Danl R Kendall, 1 E 60th st, & ano, trustees John T Rogers. 187th st, n s, 120 w Bathgate av, 20x90. Oct 12, 3 yrs, 5%. Dec 5, 1910. 11:3057. 7,500
- Same to same. Same property. Certificate as to above mt. Oct 12, Dec 5, 1910. 11:3057.
- Same to same. 187th st, n s, 140 w Bathgate av, 24x90. Oct 12, 3 yrs, 5%. Dec 5, 1910. 11:3057. 8,000
- Same to same. Same property. Certificate as to above mt. Oct 12, Dec 5, 1910. 11:3057.
- *Miller, Saml S to DOLLAR SAVINGS BANK, 2808 3d av. City Island av, e s, 50 n Orchard st, 17x87.4x13.6x87.6, City Island. Dec 5, 1910, 3 yrs, 6%. 4,800
- Mahony, Mary C to Effingham I Walgrove, 472 E 140th st. 139th st, No 477, n s, 716.8 e Willis av, 16.8x100. Dec 5, 3 yrs, 5%. Dec 6, 1910. 9:2284. 4,500
- Mountain Constn Co to Abraham Jacobi, 19 E 47th st & ano trus for Anna Urbach under will Jacob Meyer. 187th st, n s, 100 w Bathgate av, 20x90. Dec 2, 3 yrs, 5%. Dec 6, 1910. 11:3057. 7,680
- Same to same. Same property. Certificate as to above mt. Dec 2, Dec 6, 1910. 11:3057.
- Montgomery, Caryl A, 1857 Anthony av to Sol Brill, 207 W 110th st & ano. Webster av, n e cor 179th st, runs e 105.9 x n 27 x w 47.9 x s 7 x w 54.7 to av x s 40.10 to beg. Prior mt \$15,000. Dec 5, 2 yrs, 5%. Dec 6, 1910. 11:3029. 3,600
- Montgomery, Caryl A to AMERICAN SAVINGS BANK, 115 W 42d st. Webster av, n e cor 179th st, runs e 105.9 x n 27 x w 47.9 x s 7 x w 54.7 to av x s 40.10 to beg. Nov 7, 3 yrs, 5½%. Dec 6, 1910. 11:3029. 15,000
- Montgomery, Caryl A, 1857 Anthony av to Eliza N Hall, 107 E 65th st. Webster av, e s, 40.10 n 179th st, runs e 54.7 x n 7 x e 49.9 x n 7 x w 2.1 x n 50 x w 100 to av x s 59.2 to beg. Dec 5, 3 yrs, 5%. Dec 6, 1910. 11:3029. 11,000
- Miltner Bros, Inc to Jenny O Lowenstein at Hinsdale, Mass. Marion av, e s, 239 n 194th st, & being lots 123 & 125 map part farm of Benj Berrian at Fordham, 100x169x100x174, except part for av. P M. Prior mt \$5,500. Dec 6, 1910, due, & c, as per bond. 12:3282. 5,000
- Mountain Const Co to Bella Secular, 571 Schenck av, Bklyn, N Y. College av, s e cor 165th st, runs e 27 x s 28.1 x w 0.7 x s 50.11 x w 26 to av x n 77.3 to beginning; all title to strip adj above on south, lying bet e s College av & east boundary line prolonged southerly. Prior mt \$22,000. Nov 23, due, & c, as per bond. Dec 7, 1910. 9:2432. 5,000
- Same to same. Same property. Certificate as to above mt. Nov 23, Dec 7, 1910.
- Metzger, Kate S with John F Kaiser. Sedgwick av, w s 575 n of Washington Bridge Park, 39.5x95.3x32.6x95. Extension of \$1,100 mt until Apr 1, 1912, at 6%. Mar 24, 1909. Dec 6, 1910. 11:2882. nom
- Same with same. Sedgwick av, w s, 550 n Washington Bridge Park, 25x95. Extension of \$400 mt until Apr 1, 1912, at 6%. Mar 24, 1909. Dec 6, 1910. 11:2882. nom
- Moore, John F, of Babylon, L I, & Mary E Stoutenburg to G Emily Reynolds, 268 W 84th st. Webster av, w s, 225 n Woodlawn road, 50x112.6. Dec 6, due, & c, as per bond. Dec 7, 1910. 12:3353. 6,300
- Muller (Hy F) Co, 1318 Leland av, to Cath G Muller, 359 E 145th st. Willis av, s w cor 146th st, 25x107.8. Dec 1, 2 yrs, 5%. Dec 7, 1910. 9:2307. 1,500
- Moody, Geo F, 62 W 71st st, to Frances I Beadel, 40 W 59th st, extr, & c, Fredk Beadel. 3d av, e s, 100.8 s 163d st, 33.6x 109.6x33.4x105.7. Dec 6, 5 yrs, 5%. Dec 7, 1910. 10:2620. 25,000
- *Ossmann, Marie C, 632 Morris Park av, to Jno J Buckley, at Eastern Boulevard & Ferry lane, Westchester. Morris Park av, s s, 75 e Fillmore st, being lot 463 map Van Nest Park, 25x100. Prior mt \$6,000. Dec 1, 2 yrs, 6%. Dec 3, 1910. 1,500
- One Hundred and First Street Co to Stephen Ball, 3682 Bway. Sheridan av, n e cor McClellan st, 300x100. Prior mt \$7,800. Nov 21, 2 yrs, 6%. Dec 3, 1910. 9:2452 & 2456. 15,830
- Ott, Jno to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 3d av, e s, 149.2 n 152d st late Rose st, 25x100. Dec 6, 3 yrs, 5%. Dec 8, 1910. 9:2362. 14,000
- Olsson, Ole to Tulare Realty Co, 442 E 165th st. Minford pl, e s, 35 n 172d st, 40x100; Minford pl, n e cor 172d st, 35x100. Union av, e s, 277.3 s 165th st, 37.6x160. Prior mt \$7,000. Dec 6, demand, 6%. Dec 8, 1910. 10:2678; 11:2977. 1,400
- Olsson, Ole to Lawyers Realty Co, 160 Bway. Minford pl, n e cor 172d st, 35x100. Dec 6, 3 yrs, 5½%. Dec 8, 1910. 11:2977. 37,500
- Same to same. Minford pl, e s, 35 n 172d st, 40x100. Dec 6, 3 yrs, 5½%. Dec 8, 1910. 11:2977. 32,500
- Same & Abraham Stechler & Alfred Urbach with same. Minford pl, e s, 35 n 172d st, 40x100; Minford pl, n e cor 172d st, 25x100. Subordination of mech lien to mt. Dec 6, Dec 8, 1910. 11:2977. nom
- Same with same. Same property. Subordination of mech lien to mt. Dec 6, Dec 8, 1910. 11:2977.
- Pace, Jno B Jr to P Ballantine & Sons a corpn, 54 Fulton st, Newark, N J. Trinity av, n w cor 161st st, ——. Saloon lease. Dec 5, demand, 6%. Dec 6, 1910. 10:2631. 1,516.92
- Prager, Sophie with Rehbock Const Co & Albert C Maerkle trustee. Mt Hope pl, s s, 110.11 e Jerome av, 50x125. Extension of \$10,000 mt until June 1, 1912, at 6%. Nov 29, Dec 6, 1910. 11:2851. nom
- *Pletscher, Martin, 2352 Lyon av to Carrie Doll, 1827 Amethyst st. Seddon st, n e cor Raymond av, 87.8x108.5. P. M. Prior mt \$2,500. Dec 6, due June 7, 1912, 6%. Dec 8, 1910. 2,000
- Rector & St Simeons Church to Church House Foundation in Diocese of N Y. Sheridan av, w s, 41.3 s 165th st, runs s — to 164th st x n 104.5 x e 56.11 to beg; 165th st, s w cor Sheridan av, runs s 43.10 x n w 56.2 to n e s 164th st x n w 46.5 to 165th st x e 74.4 to beg. Prior mt \$7,000. May 1, 5 yrs, 4%. Dec 8, 1910. 9:2455. 1,500
- Rockland Realty Co with Bronxland Realty Co, 3025 3d av. Morris av, No 800, n e cor 158th st, No 271, 51x101x53.3x101. Extension of \$15,500 mt until Sept 1, 1912, at 6%. Dec 2, 1910. 9:2420. nom
- Russell, Jno F & Patk S to J & M Haffen Brewing Co, 398 E 152d st; 3d av, No 4547, s w cor 184th st, 40x237.9 to Bathgate av, No 2306. P M. Prior mt \$30,000. Nov 30, 3 yrs, 5%. Dec 2, 1910. 11:3052. 3,500
- Sperzel, Alice, 1222 Bryant av, to Elise Weiss, 147 E 82d st. Bryant av, No 1222, e s, 59.10 s Freeman st, 20x100. Prior mt \$3,800. Nov 21, 2 yrs, 6%. Dec 2, 1910. 11:2993. 350
- Schoenholtz, Morris to Thos B Holland, 1392 Fulton av. Fulton av, No 1392, e s, 126.11 s 170th st, 50x211. P M. Dec 1, 3 yrs, 4½%. Dec 2, 1910. 11:2931. 8,000
- Schneider, Chas P & Jas J Haggerty to Charlotte H Gordel, 1100 Jackson av. Longfellow av, No 1445, w s, 125 s Jennings st, 25x100. Dec 1, 5 yrs, 5%. Dec 2, 1910. 11:2999. 9,500
- *Skrivanek, Henry & Josephine, both of 1533 Glover st to J Homer Hildreth, 362 E 136th st, trustee. Glover st, n w s, 54.10 s w Glebe av, 27x90x33.8x69.11. Dec 1, 3 yrs, 5½%. Dec 5, 1910. 4,000
- Symmers, John H to Port Morris Land & Impt Co, 141 Bway. 140th st, n s, 164.3 w from land Harlem River & Portchester R R & — w Walnut av, runs n 98.6 x w 32.2 x s 98.6 to st x e 32.2 to beginning. P M. Nov 28, 3 yrs, 5%. Dec 5, 1910. 10:2592. 4,000
- Shatzkin, Abraham to Alfred Frankenthaler, 1215 Mad av. 171st st, No 496, s s, 140 w 3d av, 16x100. Prior mt \$—. Dec 3, due Apr 1, 1911. % as per bond. Dec 5, 1910. 11:2911. 500
- Sellitto, Alfonso & Emidio De Blasi to Verio Land Co, 60 Wall st. Bailey av, e s, 178.4 s Fort Independence st, & being lot 79 map land Wm O Giles at Kingsbridge, 50x87x49x77. Sept 22, due Mar 22, 1911, 6%. Dec 2, 1910. 12:3261. 18,000
- Stripe, Phoebe A wife of & Horace G Stripe, 201 W 79th st, to Henry A Parr, 24 W 32d st. Merriam av, w s, 120.3 s 169th st, 52.3x 91.11x50x100. Prior mt \$700. Nov 17, 1 yr, 6%. Dec 5, 1910. 9:2529. 1,000
- Siebern, Henry W to Wm Ennis, 923 Brook av, 137th st, No 340, s s, 102.2 e Alex av, 27.2x100. Prior mt \$13,500. Dec 6, 3 yrs, 6%. Dec 7, 1910. 9:2299. 2,000
- *Schano, Charles, 1810 Amethyst st, to John J Buckley, of Eastern Boulevard & Ferry lane. Mace av, s w cor Olinville av, 25x100; Olinville av, w s, 250 s Mace av, 50x100. Dec 5, 3 yrs, 6%. Dec 7, 1910. 1,500
- Shine, Saml to A Hupfels Sons, 3d av & 161st st. 170th st, No 427 E. Saloon lease. Nov 16, demand, 6%. Dec 8, 1910. 11:2895. 8,000
- Tully Co, Jno J to LAWYERS TITLE INS & TRUST CO, 160 Bway. Beck st, No 885. Certificate as to mt for \$56,000. Dec 2, Dec 8, 1910. 10:2711.

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

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Tully Co, Jno J to Chas Strauss. Intervale av, Nos 910 & 912. Certificate as to mort for \$43,500. Dec 2. Dec 8, 1910. 10:2711.

Tomich, Jno J, 1239 Simpson st, to Thos Birmingham, 119 8th st, Troy, N Y. Freeman st, No 1132, s w cor Simpson st, runs w 60 x s 23.6 x e 14 x n 1 x e 46 to w s Simpson st, No 1253, x n 22.6 to beg. P M. Dec 1, 7 yrs, 5%. Dec 2, 1910. 11:2974.

Same to same. Same property. P M. Prior mt \$9,250. Dec 1. 5 yrs, 6%. Dec 2, 1910. 11:2974.

Tannenbaum, Jacob to Eliz L Golden 99 Park st, E Orange, N J. 171st st, No 498, s s, 124 w 3d av, 16x100. P M. Prior mt \$3,000. Dec 2, 1910, 4 yrs, 5%. 11:2911.

*Tuchman, Herman to BRONX BOROUGH BANK, 440 Tremont av E. Grace av, e s, 225 s Lyon av, 25x130; also Hone av, No 1525, — s, being lot 44 map property J J Gleason, Westchester. Prior mt \$—. Dec 1, due Apr 8, 1911, 6%. Dec 2, 1910. Notes 1,075.13

Tully (Jno J) Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Intervale av, n e s, at n w s Beck st, 81.10x100x24.11x 115. Dec 2, 3 yrs, 5%. Dec 3, 1910. 10:2711.

Same to Chas Strauss, 317 W 75th st. Intervale av, Nos 910 & 912, n e s, 131.10 n w Beck st, 50x100. Dec 2, 3 yrs, 5%. Dec 3, 1910. 43,500

TITLE GUARANTEE & TRUST CO with Minnie Belder. Southern Blvd, No 2297, w s, 375 n Home st, 25x100. Extension of \$4,000 mt until Dec 1, 1910, at 5½%. Jan 7, 1908. Filed & discharged Dec 5, 1910. 11:2975.

Tully (Jno J) Co 929 Whitlock av & Henry Morgenthau Co, 165 Bway with LAWYERS TITLE INS & TRUST CO, 160 Bway. Intervale av, n w cor Beck st, 181.10x100x125x115. Subordination agt. Dec 1. Dec 5, 1910. 10:2711.

Same with Chas Strauss. Same property. Subordination agt. Dec 1. Dec 5, 1910. 10:2711.

Timoney, Ellen to LAWYERS TITLE INS & TRUST CO, 160 Bway. Dawson st, No 774, e s, 250 n 156th st, 25x100. Dec 6, 3 yrs, 5%. Dec 7, 1910. 10:2701.

Valentine Constn Co to Otto Gerdau, at Stamford, Conn. Lafontaine av, w s, 97.6 s 179th st, 37.6x100. Dec 8, 1910, 3 yrs, 5%. 11:3061.

Same to same. Same property. Certificate as to above mt. Dec 8, 1910. gold 28,000

*Wolfson, Herman to Henry Stellman, 1681 Unionport rd, trus of Unionport Lodge, No 859, Independent Order Odd Fellows. Washington av, w s, 723.4 n 2d st, 50x75.2x50.2x86.4. Westchester, except part for av. Dec 6, 3 yrs, 6%. Dec 8, 1910. 1,200

Weil, Isaac, 86 W 119th st with Helen L Alexandre, 26 W 38th st. Hewitt pl, w s, 135 n Macy pl, runs w 100 x n 5 x w 141.11 x n 40 x e 112.6 x n 5.5 x e 129.5 to pl x s 50.5 to beg. Subordination agt. Dec 7. Dec 8, 1910. 10:2695, 2688.

Weither Constn Co, 76 E 86th st to HARLEM SAVINGS BANK, 124 E 125th st. Adams pl, e s, 99.1 n 182d st, three lots, each 33.4 x100. Three mortgages, each \$21,000. Dec 7, 5 yrs, 5%. Dec 8, 1910. 11:3071.

Same to same. Adams pl, No 2216-2224. Certificate as to three mts for \$21,000 each. Dec 6. Dec 8, 1910. 11:3071.

West Mt Vernon Realty Co & Hunts Point Estates, a corpn, 165 Bway, with Lilla Fink. Faile st, w s, 150 n Randall av, 25x100. Subordination agreement. Nov 29. Dec 5, 1910. 10:2769. nom

Wiedhopf Constn Co to Abraham Eisenstein, 361 Clifton pl, Bklyn, N Y. Clinton av, n w cor 175th st, runs n 194 x w 149.10 x s 104 x e 122.10 x s 90 to st, x e 27 to beg. Prior mt \$38,000. Dec 2, due Mar 3, 1911, 6%. Dec 3, 1910. 11:2949. 3,000

Same to same. Same property. Certificate as to above mort. Dec 2. Dec 3, 1910. 11:2949.

Williams, Saml & Saml Grogdinsky, Jos H Schwartz & Isaac Haft to Jas M Anderson, 128 W 2d st, Mt Vernon, N Y, as trustee Jas W Anderson. Brook av, s e cor 162d st, runs e 66.5 x s 109.5 x w 6.11 to av x n 124.11 to beg. Dec 1, 5 yrs, 5%. Dec 2, 1910. 9:2366. 45,000

West Mt Vernon Realty Co to Lathrop Colgate, at Bedford, N Y. Faile st, w s, 100 n Randall av, 25x100. Nov 29, 5 yrs, 5%. Dec 5, 1910. 10:2769.

Same to same. Same property. Certificate as to above mt. Nov 29. Dec 5, 1910. 10:2769.

Same to John L Thomas, 227 Mott av. Faile st, w s, 125 n Randall av, 25x100. Prior mt \$7,000. Nov 27, 1 yr, 6%. Dec 5, 1910. 10:2769.

Same to same. Same property. Certificate as to above mt. Nov 29. Dec 5, 1910. 10:2769.

Same to Lilla Fink, — Spring av, Ridgewood, N J. Faile st, w s, 150 n Randall av, 25x100. Nov 29, due Nov 1, 1913, 5%. Dec 5, 1910. 10:2769.

Same to same. Same property. Certificate as to above mt. Nov 29. Dec 5, 1910. 10:2769.

Same to Kathie Masche, 817 E 227th st. & ano. Faile st, w s, 175 n Randall av, 25x100. Prior mt \$7,000. Nov 29, 1 yr, without interest. Dec 5, 1910. 10:2769.

Same to same. Same property. Certificate as to above mt. Nov 29. Dec 5, 1910. 10:2769.

Weissager, Wm H to Saml A Cunningham, 2350 Bway. Clinton av, e s, 193.2 n McKinley sq, runs e 153 to Boston road x n 101.1 x w 186.11 to av x s 102.1 to beginning. Bldg loan. Dec 3, due Aug 1, 1911, 5%. Dec 5, 1910. 11:2934. 40,000

West Mount Vernon Realty Co to Chas Kuntze, 399 Willis av. Faile st, No 615 w s, 100 n Randall av, 25x100. Prior mt \$7,000. Oct 31, 2 yrs, 6%. Dec 6, 1910. 10:2769.

Same to same. Same property. Certificate as to above mt. Nov 9. Dec 6, 1910. 10:2769.

Walsh, Francis to Florence C Speranza at Bedford, N Y. Nelson av, w s, 125.4 n 166th st, 25x105.6x25x103.9. Dec 6, 1910, 5 yrs, 5%. 9:2514. 7,000

Wilensky (B) Co, 58 Canal st, to Carrie Nauheim, Far Rockaway, N Y. Longfellow av, No 1487, w s, 150 s 172d st, 25x100. Prior mt \$5,000. Dec 7, 1910, due Sept 1, 1913, 6%. 11:3000. 1,600

Same to same. Same property. Certificate as to above mt. Dec 7, 1910. 11:3000.

Wenigman Const Co, 2013 Grand Boulevard & Concourse, to John Eggers, 571 E 140th st. Teller av, e s, 50 n 165th st, 39x107.6 x39x108.2. Prior mt \$25,000. Dec 6, due, &c, as per bond. Dec 7, 1910. 9:2428.

Same to same. Same property. Certificate as to above mt. Dec 6. Dec 7, 1910. 9:2428.

Yung, Adolph to A Hupfels Sons, 161st st & 3d av. Southern Blvd, No 835. Saloon lease. July 7, demand, 6%. Dec 8, 1910. 9:2261. 3,862.22

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 1.

Goerck st, No 31.

Madison st, s s, 95.3 e Scammel st, 24.7x96.

Jennie L Ruffin agt Abraham Hurwitz; Wells & Snedeker, att'y; Chas L Clune, ref. (Amt due, \$1,075.67.)

Lexington av, n w cor 121st st, 17.5x61.9.

Amay A G Montague agt Mary E Mulvihill; Earle & Russell, att'y's; Chas A Oberwager, ref. (Amt due, \$3,243.40.)

3d st, s s, 174 w Av C, 50x103.

Henry S Briggs agt Winifred Edwards; Salter & Steinkamp, att'y's; Henry M Steinert, ref. (Amt due, \$579.43.)

Hughes av, n e cor 179th st, 66.5x95x irreg.

Sarah Cohen agt Garfield Construction Co; Joseph Rosenzweig, att'y; Chas L Hoffman, ref. (Amt due, \$5,285.)

Christie st, No 218.

Lena Ettlinger agt Italian Union Realty & Security Co; Action No 1; Peacock & Steves, att'y's; Maurice S Cohen, ref. (Amt due, \$5,329.11.)

Christie st, No 220.

Same agt same; Action No 2; same att'y; same ref. (Amt due, \$5,329.11.)

Dec. 2.

34th st, Nos 331 & 333 East.

David Israel agt Jas E Brande et al; Isaac J Danziger, att'y; David C Hirsch, ref. (Amt due, \$7,413.68.)

Tiffany st, e s, 79.3 s 167th st, 79.3x74.7.

Nelson Smith agt Geo W Collier; Nelson Smith, att'y; Edwin G Davis, ref. (Amt due, \$3,183.17.)

Dec. 3.

133d st, No 66 West.

Wilson Marshall agt Agnes C MacLean; Dutton & Kilsheimer, att'y's; Walter B Walker, ref. (Amt due, \$16,560.)

129th st, Nos 251 to 255 West.

Moritz Doob agt Eugene McGarr et al; Wm P Buchler, att'y; Leopold Harburger, ref. (Amt due, \$20,787.92.)

Dec. 5.

116th st, No 135 West.

Mary Dux agt Maurice Goldberg; Alexander, Cohn, Sondheim & Ettlinger, att'y's; Francis S McAvoy, ref. (Amt due, \$6,734.64.)

Lot 39, map of Coster Estate, Bronx.

Henry L Smith agt Grace R Reiss et al; Matthies & Eisner, att'y's; Marcel Levy, ref. (Amt due, \$870.57.)

Lot 221, map of Gleason property, Bronx. Association for the Relief of Respectable Aged Indigent Females in the City of N Y agt Conrad W Lofink et al; Frederic de P Poster, att'y; Louis B Hasbrouck, ref. (Amt due, \$4,516.50.)

Broomie st, s s, 70 e Varick st, 21x63.

Susan Van Praag agt Nathan Bassoff; Eisman, Levy, Corn & Lewine, att'y's; Adam Wiener, ref. (Amt due, \$3,285.)

Dec. 6.

Prospect av, w s, 165 n 181st st, 33x150.

Theresa Milleg agt Pasquale Venezia; Julius Heiderman, att'y; Geo F Langbein, ref. (Amt due, \$5,807.78.)

LIS PENDENS.

Dec. 3.

Lexington av, s w cor 83d st, 52x46.1.

Edward Stafford agt Mary R Washburn; action to determine title, &c; att'y's, Hays, Kaufmann & Lindheim.

115th st, n s, 115 w Lenox av, 25x100.

Albert M Hersh agt Harris Mandelbaum et al; partition; att'y's, Eisman, Levy, Corn & Lewine.

Dec. 5.

74th st, No 61 West.

Tressa H Dabiels agt Roselle Holmes et al; partition; att'y's, Wilmer, Canfield & Stone.

Mansion st, n w cor Commonwealth av, 95x75.

Antonio D'Andrea agt Church of St. Anthony, Van Nest, Bronx, N Y City et al; action to foreclose mechanic's lien; att'y's, Neier & VanDerveer.

28th st, No 45 West.

Albert Rocker et al agt Geo M D Kelly et al; action to declare lien; att'y's, Appell & Taylor.

Forest av, n w cor 158th st, 100x87.6.

Gaetano Zingales agt Wm F Rohrig Co; notice of levy; att'y, A Goodman.

Lawrence st, n s, 89.5 e 127th st, 46.3x100.9.

Wm A Shortt agt John Townshend et al; foreclosure of tax lien; att'y, W A Shortt.

Dec. 6.

209th st, s s, 100 e Amsterdam av, 18x99.11.

Rosa Schleissner agt Manhattan Real Estate & Building Ass'n et al; foreclosure of transfer of tax lien; att'y, E Jacobs.

38th st, s w s, 259.8 s e 2d av, 21.2x75.7.

John T Brook agt Marie L Ganton et al; foreclosure of transfer of tax lien; att'y, W Lustgarten.

Dec. 7.

41st st, No 7 East.

Marcus Schlossmann agt Florence D Warner et al; action to foreclose mechanics lien; att'y's, J Rosenzweig.

Dec. 8.

82d st, Nos 218 & 220 East.

Tenement House Dept agt Zacharias Bendheim; notice of levy; att'y, A R Watson.

109th st, s s, 360 e 3d av, 25x100.11.

People of the State of N Y agt Carolina Cupola; notice of levy; att'y, C S Whitman.

1st av, No 1481.

Harry Poinrine agt Emma Hupp; action to foreclose mechanics lien; att'y's, Goldberg & Erenstoft.

West End av, e s, 72.5 s 94th st, —x—. Wm J Whitaker et al agt Geo T Jackson et al; partition; att'y, C S Noyes.

Madison st, n e cor Jefferson st, 23.10x80.

Morris Hochberg agt Louis Shulsky Co et al; action to foreclose mechanics lien; att'y, L Freiman.

116th st, n s, 143 w 5th av, 61x100.11.

Daniel A Doran et al agt Mitral Realty & Construction Co et al; action to declare lien; att'y, E A Alexander.

Dec. 9.

Broadway, s w cor 153d st, 100x150.

Edw Schalle agt Morris Levin; action to foreclose mechanics lien; att'y, C P Hallock.

104th st, Nos 404 to 412 East.

Jos J Brady agt Wm Hauptmann et al; partition; att'y, W J Leitch.

93d st, Nos 58 & 60 East. (Two actions).

Frank G Blumenstock et al agt Yale Parce; actions to foreclose mechanic's liens; att'y, H Doninty.

Mott av, w s, 150 s 150th st, 25x90.

Ida Regel agt August Engelhardt et al; partition; att'y's, Katz & Sommerich.

Washington Square South, No 76.

Fredk Robinson agt Geo W Stevers et al; action to recover possession; att'y, O B Bergstrom.

3d av, s w cor 116th st, 26.8x100.

John Cawein agt Tobias H Burke; notice of attachment; att'y's, Paskus, Cohen & Gordon.

FORECLOSURE SUITS.

Dec. 3.

3d st, No 306 East.

Chas Bloom agt Abraham Leichtag et al; att'y's, Hilquit & Levene.

119th st, Nos 336 & 338 East.

Emanuel Lowinson agt Jennie Stern et al; att'y's, Bloomberg & Bloomberg.

Lots 99 & 100 map of South Belmont, Bronx.

Adele Freese agt Hagemann Construction Co et al; att'y, F C Leubuscher.



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Dec. 5. Prince st, Nos 131 to 135. Phebe W McConihe agt Annie F Brandt et al; att'ys, W McConihe. Walton av, e s, 79.8 n 149th st, 20x102.3. Rutgers V Cadmus exr agt Conveyances Realty Co; att'ys, Thornton & Earle. Tinton av, Nos 591 to 597. Ray Finkelstein agt Tinton Avenue Construction Co et al; att'y, J Gordon. 109th st, s s, 225 w 2d av, 25x100.11. Mary Jange agt Fannie Taus et al; att'y, L J Jacobson. 130th st, No 67 West. Blanche Walter agt Mary F Olcott et al; att'ys, Kiernan & Moore. Bathgate av, w s, lot 36, map of Upper Morrisania, 21x43. Iron Masters' Realty & Construction Co agt Bertha Keating; att'y, N Aleinikoff. 135th st, s s, 125 e 7th av, 25x99.11. Edgar S Appleby agt Baptist Church of the Redeemer et al; att'ys, Cannon & Cannon. 241st st, n s, 335 e Katonah av, 50x100 (two actions). Geo C Smith trustee agt Vegilio D'Ambrosio et al; att'ys, Moody & Getty. 135th st, n s, 125 e St Ann's av, 16.8x100. Margaret Hinners agt Pauline Karash et al; att'y, W R Adams. Concord av, No 383. Mary A McGown extrx, &c, agt Moritz L Ernst et al; att'y, H Meyer. 80th st, n s, 227.11 w Av A, 53.7x102.2. Wilson M Powell trustee agt Nathaniel H Prager et al; att'y, W M Powell. 80th st, n s, 174.4 w Av A, 53.7x102.2. Elsie K Powell et al agt George Harris et al; att'y, W M Powell. 130th st, No 67 West. Blanche Walter agt Mary F Olcott et al; att'ys, Kiernan & Moore. 83d st, No 166 East. Wm McBrien agt Lena Holl et al; att'y, A C Weeks. Columbus av, s e cor Cathedral Parkway, 120.10 x124.8x irreg. Mary Pearsall agt Pellois Leasehold Co; att'y, J H Winans.

Dec. 6. 76th st, No 228 East. Catharine E Weber agt Reuben Mirsky et al; att'ys, Forster, Hotaling & Klenke. 76th st, No 226 East. Same agt Abraham Rukofsky et al; att'ys, Forster, Hotaling & Klenke. Leggett av, s w cor 145th st, 100x75. Robert J Illwitzer agt Dwayne Construction Co et al; att'y, M J Sullivan. Monroe st, s s, 301.5 w Corlears st, 37.2x97.10. Leon Tuchmann agt New Realty Co; att'ys, Manheim & Manheim. Leggett av, s w cor 145th st, 100x75. Michael J Sullivan agt Greenwich Mortgage Co et al; att'y, M J Sullivan. Stanton st, No 328. Clement Le Boutillier agt Henrietta Zodikow et al; att'ys, S B Robinson. Carpenter av, w s, 174.6 s 226th st, 24.9x103. Joseph E Dutey et al agt Gustave Blass et al; att'y, T E Clocke. Lincoln av, n w cor 135th st, 51x100. Moritz Weiss agt Isak Barr et al; att'ys, Strasbourger, Eschwege & Schallek.

Dec. 7. 136th st, No 246 West. Jacob Aaron agt Jno W Harmon et al; att'y, B F Feiner. 8th av, No 291S. Alice E Sloane agt Hersch Frank et al; att'ys, Mullan, Cobb & Mitchel. Perry st, No 8. Catharine McDermott agt Jno McDermott et al; att'ys, Wentworth, Lowenstein & Stern.

Dec. 8. Broadway, s w cor 77th st, 102.2x119. Louis C Neuberger agt Elmer F Woodbury; att'ys, Carell & Henkel. Madison av, w s, 181.10 s 130th st, 18x75. Elizabeth Cunningham admrx agt Wm S McDowell et al; amended; att'y, P J O'Beirne. Hamilton st, No 38. David Lite agt Morris Rosen et al; att'ys, Ginzburg & Picker. 10th av, n w cor 27th st, 24.8x100. Jas Devlin agt Bertha Kommel; att'y, B Zwinge. Delancey st, n w cor Willett st, 88x44.8. Herman Fichter agt Benjamin Grossman et al; att'ys, Freyer, Hyman & Jarmulowsky. Av A, No 1487. Mutual Life Ins Co of N Y agt Margaret A Kolsch et al; att'y, J McKeen. Liberty st, n w cor Nassau st, 86.1x82.1x irreg. Harold Godwin agt Liberty-Nassau Building Co et al; att'ys, Martin, Fraser & Speir. 165th st, n s, 25 w Trinity av, 24.3x100. Lena Faith agt Louisa or Louise Frick et al; att'y, J H Hildreth. Thompson st, No 58. Saverio Chimera agt Nicola Galgano et al; att'ys, Vitale & Vitale.

Dec. 9. 6th st, No 312 East. Chas B Meyers agt Abraham Germansky et al; att'y, A Stern. Fordham av, w s, 110 s Mott st, 54x100. Mary J Archer agt Myron W Cuddeback et al; att'y, H Overington. 99th st, Nos 114 & 116 W. Anna A Gillies agt Victor De La M Earle et al; att'ys, L & A M Zinke.

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. (f) 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.

Dec. 3 Adler, Moses & Henry—Columbia Bank 289.41 5 Amour, Roberto—G Caruson 20.41 5 Adams, Henrietta—H Koehler & Co. 815.14 5 Ackson, Saml—J Auerbach 136.78 6 Ammon, Robt A—A P Voislawsky 534.65

6 Adams, Max et al—S Lindenman et al. 78.09 6 Archer, Archibald W—B H Gladding Dry Goods Co 285.65 6*Abate, Frank P et al—N Zuzzolino 35.30 6 Anker, Wm—Chas R De Boeise Co. 92.43 7 Abelman, Morris—J Resch 5,132.10 8 Argenza, Jas J—J Brodie 30.14 8 Ardizzoni, Arnold, Jr—Swift & Co. 70.47 8 Atkin, Edgar M—M Bier 168.66 8 Authenreith, Edmund—J Meurer 34.91 8 Adler, Jacob P—B Bernstein 1,124.35 8 Apel, Geo E—Pierce, Butler & Pierce Mig Co 33.69 9 Ammon, Robt A et al—N Y Telephone Co 90.81 9 Averbuch, Philip et al—H L Trent et al 117.35 9 Adriz, Sabrie—A H Joline et al. costs, 68.00 3 Brandenburg, Broughton—H Pfannebecker 115.98 3 Becker, Julius et al—G P Sherwood & Co 335.74 3 Blumenthal, Siegfried et al—Borough Cut Stone Co 269.29 3 Ball, Walter T—C L Miller et al 73.29 3 Beardsworth, Richard—R Muller 256.97 3 Brady, Jos E—J H Symmers 215.67 5 Boone, Wm C—J J Kelly 149.10 5 Berkowitz, Benj et al—E M Maltz 142.05 5 Blatt, Rose—Rodgers & Hagerty, Inc. costs, 23.26 5 Burns, Wm—Hedden Construction Co. costs, 23.26 5 Becker, Jno J—A Lust. costs, 78.94 5 Brehm, Eugene A et al—S J Schiff 113.56 5 Bennett, Frank S—Nason Mig Co. 261.97 5 Bayley, Sarah, admtrx—J Bayley. costs, 295.70 5 Brown, Morris D et al—First Nat'l Bank of Rockville Centre 2,059.29 5 Bardash, Morris et al—M Levin 205.96 5 the same—the same 39.32 5 Buchenholz, Saml—Tenement House Dept. 55.00 5 Bangs, Anson M—E R Thomas Motor Branch Co 140.66 5 Brill, David—W W Thompson 33.95 6 Brenner, Jno et al—T R McMann Co. 297.08 6 Bloomfield, Alexander—H Wittner 14.97 6 Bernstein, Edw et al—E V Voske et al. 1,316.08 6*Bier, Carl et al—Jno Kroder & Henry Reibel Co 150.63 6 Beissbarth, Kurt E—C Wolfraht 406.01 6 Brown, Max—N Y Telephone Co. 40.64 6 Burkowitz, Julius—M Loeffler 172.65 6 Brown, Wm F & Wm J, exrs—Bank for Savings in the City of N Y 4,627.55 6 Berta, Marie—M Klaw et al. costs, 23.52 6 Bowen, Emily B—Mark Cross Co. 37.00 6 Black, Wilson M—A E Blackmar et al 702.08 7 Bordin, Jos—H Bade 99.40 7 Baldwin, Geo E—C A Dards 104.02 7 Becker, Julius et al—O Taussig 3,169.41 7 Beattie, Geo M—M J Carroll 301.91 7 Boss, Louis R—J Brodie 25.19 8 Browne, Jos G—C Jewett 118.40 8 Biener, Lazarus—A H Joline et al. costs, 70.00 8 Boden, Otto—A H Joline et al. costs, 73.00 8 Billings, Wm E et al—Forbes Lithograph Mfg Co. 1,529.57 8 Beyers, Louis—B Kimler et al 74.27 8 Bloch, Louis—J Corless 39.87 8 Barry, Walter W—N Y Telephone Co. 50.58 8 Bowler, Robt A et al—the same 62.99 8 Beiderman, Frank—J Fellenstein. costs, 72.29 8 Ball, Henry V—S Friedman 89.83 8 Burr, Nelson B—Jeremiah Skidmore's Sons 129.63 8 Borrelli, Ciro et al—W J Gregory 137.00 8 Bergen, Barney—S Loewensohn et al. 79.41 9 Brady, Geo W et al—N Y Telephone Co. 90.81 9 Burr, Albt E—Wood Harmon Warranty Corp 128.56 9 Braker, Katherine T et al—Pabst Brewing Co, return of chattels and \$132.68 or 622.98 9 Berzinsky, Abraham—Tefft Weller Co. 184.21 9 Biagi, Angiolo M et al—G W McCormick 144.41 9 the same—the same 136.91 9 Buchanan, Martha F L—J E Chandler et al 350.00 9 Brodie, Ethel—J Brodie 43.00 9 Bulman, Robt A—J Levison et al 463.21 3 Cupola, Caroline et al—People, &c. 2,000.00 3 Cohen, Philip et al—the same 500.00 5 Commendinger, Geo V—Colwell Lead Co. 135.18 5 Canevare, Maria—Tenement House Dept. 260.00 5 Cohen, Meyer & Isaac—the same 55.00 5 Curran, Peter—City of N Y 59.41 5 the same—the same 59.41 5 the same—the same 59.41 5 the same—the same 59.41 5 Cohen, Joe—J Brook 156.32 5*Coffin, Fredk S et al—First National Bank of Rockville Centre 2,059.29 5 Castaldo, Domenick—H Moraff 1,607.36 6 Carr, Gillian J—A C Allen Jr et al. costs, 117.58 6 Cuffe, Ezra J & Geo E—V J Larkin 35.00 6 Cellini, Colombo—A Da Forno et al 29.46 6 Clayton, Elias P—J Jacobs et al 113.81 6 Corbett, Chas W Jr—L P Dixon 175.61 6 Clemens, Henry C—Wood & Selick 295.09 6 Cooper, Harry B—Equitable Trust Co of N Y 735.21 6 Culleton, Thos—People, &c. 100.00 6 Coleman, Walter S—M Quinlan 223.15 8 Cohn, Hyman—N Y Edison Co. 107.35 8 Carson, Carl H—E J F Coleman 81.45 8 Creamer, Jos M—H D Winans et al 287.49 8 Cymrot, Jacob et al—D Bravin Tile & Marble Co. 534.41 8 Cohen, Cadish et al—D Bravin Tile & Marble Co. 534.41 8*Carey, Chas A Jr et al—N Y Telephone Co. 83.35

8 Cammann, Jno F—the same 38.41 8 Covington, Myrtle—H B Davis 44.31 8 Comer, Geo W—B G Davis 148.73 8 Ciccarelli, Cipione—A Fellenstein 108.10 9 Conroy, David J—W E Howley 16.83 9 Crompton, Wm—W H Seach 5,914.95 9 Clarke, Herman et al—Bank of N Y et al. costs, 212.99 9 Crook, Jno, rec'r—E E Dawson et al 349.33 9 Caruso, Sebastiano—A Bolognesi et al 10.66 9*Cannon, Ackley C et al—A Sanitas Co, U S A 41.58 9 Custin, Saml* & Abraham—A A Milno 79.41 9 Cantone, Michiore—M Augliaro 244.72 9 Cummings, Jno J—R Acker 277.43 9 Cannon, Arthur B—G Marino 612.38 9 Cobb, Louise L—S Renneck 144.65 9 the same—A Messner 114.75 9 Caminez, Jacob—M Levy et al 331.97 9 De Wilde, Ike—L S Sire 229.98 3 Disch, Emma M—Wilson Trading Co. 90.00 3 Dago, Onofrio—Jas Dempsey Co. costs, 68.13 3 Dwyer, Jno J—People, &c. costs, 209.43 5 Donovan, Jno E—Eureka Fire Hose Mfg Co 537.91 5 Deady, Danl J—Dimock & Fink Co 113.41 5 Dunn, Jno J—City of N Y 59.41 5 Demar, J Edw et al—W L Nichols 535.07 5 Danies, Jno—Julius Kessler & Co. 223.08 5 Dickerson, Geo M—M N Richmond 731.01 5 Dillenbeck, Chas—B K Bloch 274.49 5 Daley, Jas C—B K Bloch 235.23 6 Delaney, Jas J—E George 37.30 6 Dean, Casper W—F R Long Co. costs, 106.30 6 De Luca, Nicola et al—N Yuzzolino 35.30 6 De Luca, Nicola—N Zuzzolino 36.78 6 Decher, Fred W—McClure Co. 31.09 6 Davidson, Mary L—E Emsworth 341.18 6 Drury, Hugh—Mark Cross Co. 43.21 6 Davis, Abraham et al—A Blumberg 89.65 7 Cooper, Isaac et al—I Feigel 32.41 7 Davidson, Mary L—T Emsworth 55.00 7 Davidson, Arthur M—M C Bates 53.29 7 Dickstein, Saml—I Haas et al 50.41 7 Donnelly, Margaret et al—City of N Y 31.72 8 Dugan, Ellen—A H Joline et al. costs, 68.00 8 Dickenson, Jno R et al—International Coffee Co. 24.31 8*Daniels, Maurice et al—L M Cheney 30.15 9 Duckworth, Albt W O—Federal Land & Improvement Co 74.60 9 Duff, Jas—Hannis Distilling Co 86.28 9 Davies, Jack—the same 539.71 9 Deffert, Anna—B K Bloch 423.75 5 Ehrigott, Geo H—Bronx Gas & Electric Co 464.58 5 Eutermark, Peter—B K Bloch 155.84 7 Emanuel, Otto W—S Wilson 1,072.22 8 Epstein, Edwin—S Eltman 550.06 8 Emanuel, Augustine or Ford—G A Steinmuller 522.57 8 Eccles, Chas H—Equitable Trust Co of NY 248.67 8 Epstein, Abe—J Wein 1,022.25 9 Eisenstein, Wm—N Zolinsky 49.31 9 Edwards, Wm B—Bowling Green Distilling Co 234.19 3 Fox, Thos—Central Brewing Co of N Y 800.24 5 Finkel, Nathan et al—E M Maltz 142.05 5 Farnum, Henry G—C De R Moore 415.12 5 Feadergreen, Nathan—Tenement House Dept 260.00 5 Friedman, Jos—M Bernstein 177.65 5 Fernheimer, Louis—R M Robinson 45.27 5 Fennell, Geo W—J M Sprague et al 89.30 6 Feinberg, Herman—Falihee & McCaul, Inc. 53.07 6 Frank, Moses & Nathan—J Sinnott 707.89 6 Fahrbach, Chas—Commercial Reporting Co 24.41 6 Fellows, Elizabeth H—H B Simmons 526.85 7 Fitzgerald, Catherine A—M A Boyle. costs, 138.55 7 Funk, Nelson E—American Machine & Foundry Co. 133.44 7 Fine, Morris—B Bosky et al 3,125.17 7 Floyd, Lee B—J Schreyer 100.41 7 Furcht, Louis—J S Halle et al. costs, 108.95 7 France, Millard H & Chester A—I Abramson 2,276.64 8 Fischer, Alexander L—H H Feiber 154.56 8 Fisher, Bertha—R Davis 46.61 8 Friedman, Mano—N Y Telephone Co. 53.93 8 Fire, David—J Cohen et al. costs, 67.75 8 Flaherty, Frank—American Exchange Cigar Co. 125.41 8 Farrell, Jas—Equitable Trust Co of N Y 90.93 8 Furst, Chas S—City of N Y. costs, 66.85 9 Fulton, Mary B G, extrx, &c—Bank of N Y et al. costs, 212.99 9 Flaherty, Frank—J Josephson et al 91.01 9 Frankel, Chas—S Stiner et al 183.76 9 Fein, Max—A Haas et al. costs, 85.72 9 Feldberg, Morris et al—S Arden 225.61 9 Fletcher, Austin B et al—Pabst Brewing Co, return of chattels and 132.68 or 622.39 3 Garrett, Saml D—Phebe & Geran 73.66 3*Gallagher, Dennis et al—C L Miller 60.92 3 Gunn, Archie—Equitable Trust Co of N Y 279.06 3 Gallup, Michael—S Cohen 44.41 5 Glucklich, Saml et al—K Hershon 46.11 5 Glantzberg, Ernst—Luke Horsfall Co. 68.73 5 Green, Isidore—J M Rodgers et al. costs, 23.26 5 Greenhut, Adolf—J Auerbach 112.44 5 Germansky, Max—J Kommissar 165.22 5 Goldstein, Albina—City of N Y 59.41 5 Ginsberg, Morris—L Wittcoff 692.29 5 Goldberg, Morris—S Siegel 61.06 6 Gluckstern, Louis—Congress Brewing Co, Ltd 43.49 6 Gardner, Barney—S Neiman et al 148.88 6 Graham, Thos H—J E Walker et al. costs, 47.78 6 Grodinger, Jacob H—H Simon. costs, 22.72 6 Ganis, Mathew et al—A Blumberg 89.65 6 Glick, Morris—Jos Stern & Sons Inc. 24.65 6 Gottesfeld, Joe—M Weinstein. costs, 76.88 7 Gilbreth, Frank B—National Park Bank of N Y 19,716.10

Trucking Contractors For Building Materials
JOSEPH F. WHELAN COMPANY, Inc. Telephone, 4680-2931 BRYANT 603 WEST 42d STREET

Table listing trucking contractors and their details, including names, addresses, and phone numbers. The table is organized in three columns and lists various individuals and companies such as Gallo, Guttman, Grunewald, Goldstein, etc.

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- 7 Roberts, Harry et al—American Newspaper Pub Assn150.69
- 7 Rosenthal, Chas H—Revillon Freres...231.92
- 7 Rothschild, Arthur—Morningside Park Co116.26
- 8 Rothschild, Harry S, Bertha,* Harry S* & Louis exrs, &c—W B Dana.....300.25
- 8 Rothschild, Harry S, Bertha,* Harry S & Louis S* exrs—the same447.06
- 8 Rothberg, Jos—S Ershowsky.....costs, 44.28
- 8 Rabinowitz, Rosie—H Cohen.....costs, 51.40
- 8 Ryan, Cornelius—W B Vanderpoel.....125.60
- 8 Rothschild, Sigmund* & Harry—N Y Telephone Co.....220.86
- 8 Rosenberg, Louis B—Upright Co.....244.67
- 8 Rollmann, John—L Vogel9,579.10
- 8 Raab, George et al—J Hudson.....4,145.88
- 8 Rogers, Jas C—F B Reynolds et al.....98.73
- 8 Rapuzzi, Jno—M N Clement.....93.97
- 9 Rose, Jack—S Stiner et al.....312.88
- 9 Rosenthal, Herman—the same115.89
- 9 Redmond, Wm F & Saml G et al—C G Meyer97.77
- 9 Ryan, M A—Flynn Iron Works.....144.46
- 9 Richter, Bernhard—M Kiss167.32
- 3* Smolinsky, Louis et al—Jos Rosenberg et al14.65
- 3 Soffleiss, C Christian—International Heater Co221.36
- 3 Sperling, Sol et al—J Rosenberg.....43.48
- 3* Scharf, Royal et al—J Rosenberg.....43.48
- 3 Sullivan, Jno—S Kraus et al.....45.93
- 3 Schwab, Isaac V—M Morris.....172.41
- 3 Stewart, Jos H—C F De Arden.....34.40
- 3 Sokolski, Abraham & Saml—A I Bleisteff.....costs, 73.78
- 3 Spiegelman, Louis—M Kilian140.15
- 3 Samilson, Jesse M et al—J M Schoenfeld.....694.64
- 3 Schatz, Adam E & Anna I et al—Geo Ringler & Co457.32
- 3 Shapiro, Morris—E Pilpel48.60
- 3 Spaduzzi, Anthony—F Cipriani51.07
- 3 Stevens, Elmer E—L Siegel.....135.32
- 3 Schinasi, Louis & Abraham*—L Rosenblatt et al106.26
- 5 Sachs, Philip—J Blauner64.31
- 5 Springer, Max, gdn—J M Rodges et al.....23.26
- 5 Scherer, Jno H—City of N Y.....59.41
- 5 Spring, Hyman—Tenement House Dept.....55.00
- 5 Simcox, Mary—the same55.00
- 5 Slavensky, Jos et al—M Levin.....215.96
- 5 Scotti, Giovanni—E Marco90.67
- 5 Spiegel, Frank J—B K Bloch.....130.59
- 5 Sullivan, Francis—N Van Valkenburg.....costs, 69.33
- 5 Silverman, Saml et al—Monroe Table Co.....117.30
- 5 Silverstein, Barnett—H Sacks et al.....201.70
- 5 Shapiro, Morris—M Silverstein1,045.33
- 5 Smith, Robt—G F Coshland & Co.....50.41
- 5 Smith, Bernard—G Barney—C S Furst.....49.95
- 6 Snyder, Wm P—J Samuels et al.....224.31
- 6 Springmeyer, Gustav A et al—Jno Kroder & Henry Reubel Co.....150.63
- 6 Sugerman, Louis—Faerber Silberman & Co.....75.85
- 6 Spear, Albt—City of N Y.....48.85
- 6 Steinfeld, Max—the same59.91
- 6 Soener, Geo—the same90.20
- 6 Schreking, Simon—the same29.98
- 6 Schuster, Sigmund J—the same378.11
- 6 Schellenberger, Carl—the same75.69
- 6 Scallen, Chas R—the same48.39
- 6 Silber, Simon—the same33.11
- 6 Simon, Florence M—the same75.69
- 6 Spiegel, Adolph—the same33.11
- 6 Squire, Julian F—the same54.68
- 6 Silverstone, Jos—the same28.43
- 6 Staller, Max—the same39.59
- 6 Stevens, Howard A—City of N Y.....69.96
- 6 Streeter, Benj E—the same47.22
- 6 Strumeyer, Israel—the same108.58
- 6 Stroebel, Henry—the same74.42
- 6 Stuart, David J—the same111.54
- 6 Suess, Adolph—the same32.85
- 6 Sullivan, Maurice—the same204.35
- 6 Silverstri, Paul et al—H W Bell.....148.47
- 6 Siebold, Gottlieb—F T Walton.....358.31
- 6 Schwartz, Fannie & Herman—A Levy et al.....342.41
- 6 Salzman, Conrad—Sulzberger & Sons Co.....210.97
- 6 Schmitt, Gustav Jr—W O Fredenburg et al.....135.16
- 6 Smith, Andrew J—City of N Y.....557.79
- 6 Smith, Jos P—the same198.42
- 6 Smith, Phillip—the same65.76
- 6 Smith, Wilford H—the same32.22
- 6 Smith, Wm B—the same204.35
- 6 Silken, Maurice—A H Joline et al.....costs, 165.38
- 7 Steinschneider, Moritz—J Braudner.....419.40
- 7 Stevens, Fredk—Frawley Taxi Co.....76.53
- 7 Strachstein, Jos et al—O G Fisher et al.....179.04
- 7* Siegal, Adolph et al—the same179.04
- 7 Seiffert, Dorothea H—American Towel Supply & Steam Laundry Co.....costs, 7.41
- 7 Straub, Anna & Frank—Stewart Distilling Co.....304.50
- 7 the same—the same275.14
- 7 Straub, Anna & Frank et al—E F Zimmermann345.57
- 7 the same—the same234.60
- 7 Stuart, Jno & Grace E—Phelps Bros Co.....238.02
- 7 Schwartz, Wolf—H Gertler24.30
- 7 Silverman, Harry et al—L Neugass.....69.63
- 7 Schmidt, Jno H—J Brodie.....69.08
- 7 Stone, Junius H—Socialistic Co.....costs, 88.66
- 7 Slater, Walter—C J Kraemer et al.....92.86
- 7 Smith, Jno—W E Howley15.50
- 7 Smith, Jeanne—I Levy153.31
- 8 Slattery, Edw J—J Brodie.....25.13
- 8 Silverman, Nathan—McKinley Music Co.....69.65
- 8 Suydam, Henry—City of N Y.....111.54

- 8 Schuler, Frank—J J Fogarty.....149.72
- 8* Sullivan, Isaac et al—N Y Telephone Co.....49.18
- 8 Scheinbaum, Abe—G W Chase46.01
- 8 Spannale, Otto L—M M Egan.....costs, 17.41
- 8 Schillo, Carol—J M O'Dea Trucking & Stable Co.....costs, 79.38
- 8 Stoeckins, Carl et al—J Krinski.....342.36
- 8* Smith, Chas V et al—N Y Telephone Co.....62.99
- 8 Smith, Jas F—H Hayden.....171.90
- 9 Smith, Fredk W et al—Sanitary Co U S A41.58
- 9 Sarney, David & Albt A et al—M Sheinert167.38
- 9 Sinonelli, Crenzo et al—J P Donellan.....98.41
- 9 Slattery, Patrick—W E Howley.....31.06
- 9 Slade, Howard—F A Hall47.44
- 9* Smyth, Geo N E et al—N Y Telephone Co.....34.10
- 9 Sweet, Elbert W—R Passarot et al.....492.40
- 9 Schwartz, Jacob et al—F Pelcygar.....76.65
- 9 Schwartz, Max—Van Zandt, Jacobs & Co.....49.48
- 9 Siebert, Julius H—Duroso Co.....214.41
- 9 Schwartz, Augustus* & Emanuel—W B Van Buren493.21
- 9 Stilwell, Van Mater et al—A Arden.....225.61
- 9* Schalle, Minnie et al—S Rosenberg.....119.65
- 9* Shanske, Jacob et al—W Rosenberg et al.....166.55
- 9 Smith, Wallace B et al—Bank of N Y et alcosts, 212.99
- 5 Thode, Wm et al—S J Schiff.....113.56
- 5 Taylor, Hannah—City of N Y.....59.41
- 5 Traver, Mary C—N Nelson.....33.11
- 6 Townsend, Francis H—T R McMann Co.....284.77
- 6 Timberg, Erna—S Reimer.....costs, 89.78
- 7 Talford, Margaret—Varuna Investing Co.....173.58
- 7 Tantillo, Emanuel—Oriental Metal Bed Co.....32.66
- 7 Tobenkin, Harry—S C Powell et al.....costs, 27.41
- 7 the same—the samecosts, 32.41
- 7 Tiedemann, Jno—J Seeman et al.....46.46
- 6 Taggart, Wm H—City of N Y.....206.78
- 8 Taylor, Jno E—the same206.78
- 8 Taylor, Thos W—the same206.78
- 8 Terry, Benj—the same206.78
- 8 Thomas, Saml E—the same206.78
- 8 Timony, Thos J—the same206.78
- 8 Thompson, Chas—the same206.78
- 8 Thwaites, Geo—the same206.78
- 8 Tiffany, Alexander—the same206.78
- 8 Timm, Chas E—the same30.03
- 8 Tims, Ernest—the same206.78
- 8 Tousey, Edw F—the same206.78
- 8 Tompkins, Wm—the same206.78
- 8 Tobias, Saml—the same394.82
- 8 Tomey, Sylvester J—the same206.78
- 8 Trahan, Jos—the same206.78
- 8 Traban, Emily—the same206.78
- 8 Turnbull, Wm—the same206.78
- 8 Tyson, Abraham—the same206.78
- 8 Trapani, Francesco—C Parelli et al.....costs, 111.28
- 8 Troy, Matteo or Troia, Troy, Lioluca or Leoluca Troia—M Mantaguino.....265.96
- 9 Tooker, Jos H—G G Benjamin308.41
- 9 Tranberman, Saml et al—H L Trent et al.....117.35
- 9 Trachtenberg, Jacob et al—B Semel86.41
- 9 Thummel, Eve F—W L Sheaffer184.29
- 9 Timendorfer, Dagobert et al—N Y Telephone Co.....34.10
- 5 Underwood, Herman M et al—Chemical Engraving Co.....149.29
- 8 Underhill, Wm W—City of N Y.....206.78
- 8 Von Rosenberg, Leo—A Sheehan.....108.41
- 8 Von Trepp, Leonard—M J Dwyer.....249.31
- 8 Van Horen, Theodore J—K Press.....98.48
- 5 Vale, Travers & Louise—Otis Lithograph Co.....397.97
- 5 Vokac, Marie—J Ballman.....costs, 22.41
- 7 Vonder Heydt, Chas—H B Hardenburg et al131.77
- 8 Voit, Meyer & Selig—A J L Dolon.....30.02
- 8 Vaughan, Geo W—City of N Y.....206.78
- 8 Vogt, Wm W—the same37.55
- 8 Voorhis, Alfred W—the same206.78
- 8 Vanovera, Frank H—the same206.78
- 8 Volkert, Jessie M—E C Volkert.....costs, 177.50
- 8 Verrell, Royston—N Y Telephone Co.....49.89
- 8 Vroom, Oliver E—A Reid606.07
- 8 Van Cleve, James A—City of N Y.....206.78
- 8 Van Gorden, Irving W—the same206.78
- 8 Van Valkenburg, Walter K—the same206.78
- 8 Van Wart, Geo—the same206.78
- 8 Van Gorden, Ray F—the same206.78
- 9 Von Kada, Lajos et al—Patterson Gottfried & Hunter, Ltd.....91.67
- 9 Valenzano, Donato adm—Erie R R Co.....costs 13.38
- 9 Vermilye, Thos E—A Kurtz161.72
- 3 Weston, Henry—Albt B King & Co.....23.23
- 3 Walden, Henry W—Werner Co.....62.91
- 3 Woerner, Chas F—C H Burmeister et al.....116.48
- 3 Wagner, Alexander—S Greene47.86
- 5 Wing, Chu Fung or Jno Kee—D Marks et al793.36
- 5 Whitney, Clinton E et al—Chemical Engraving Co.....149.29
- 6 Wiener, Felix A—N Y Telephone Co.....30.10
- 6 Wurzel, David—the same22.07
- 6 Warshawsky, Morris—the same24.51
- 6 Weiser, Saml—the same19.43
- 6 Weininger, Sigmund et al—A Blumberg.....89.65
- 6 Wild, Geo W—N Y & Albany Lighterage Co.....152.14
- 6 Wills, Wm—Nassau Bank240.78
- 7 Wiggins, Wm—M N Bill et al.....181.15
- 7 Weissholtz, Jno—I Shetzky et al.....34.65
- 8 Winter, Jacob et al—S L Gottlieb.....131.42

- 8 Wolf, Philip & Sellick et al—N Y Telephone Co.....49.18
- 8 Wheelock, Chas W et al—W Seguire.....1,570.18
- 8 Wasman, Abraham—Y Siegelman.....940.82
- 8 Whittier, Judith or Julia—S Stein et al.....432.79
- 8 Walters, August—Borgia Marble Works.....costs, 78.16
- 9 Worth, Geo L—N Y Telephone Co.....69.21
- 3 Witherbee, Thos S—the same83.95
- 9 Weil, Isaac—Empire State Surety Co.....249.88
- 9 Wendel, Jno G—Royal Ins Co.....costs 115.00
- 9 the same—C T Willis, Inc.....costs 115.00
- 9 the same—Foundation Co.....costs 143.66
- 9 Weisbaum, Harris—J Tabashnik537.45
- 9 Weisbrot, Isidor et al—M L Rogel578.13
- 9 Williams, Frank—L Klein446.65
- 8 Young, Jno W—W Seguire1,587.30
- 5 Zimmer, Philip H & Jno* et al—Plumbers Trade Journal Pub Co.....108.00
- 6 Zeeman, Chas P et al—M Loewenthal.....151.79
- 6 the same—the same151.79
- 6 Zwierling, Mary—N Y Telephone Co.....31.24
- 7 Ziegel, Sigmund—L A Cook328.27
- 8 Zuckerman, Louis et al—J Myer68.31

CORPORATIONS.

- 3 Gerke & Pohl Iron Works, Inc—Manhattan Rolling Co162.41
- 3 Becker Realty Co—Borough Cut Stone Co219.64
- 3 Becker Realty Co et al—Borough Cut Stone Co269.79
- 3 Becker Realty Co et al—G P Sherwood & Co335.74
- 3 Germansky Construction Co—E Burlando.....427.22
- 3 Bronx Security & Brokerage Co—A I Falick7.72
- 3 Home Life Pub Co—American Press Assn41.81
- 3 Economic Folding Box Co—Philip Ruxton Inc358.45
- 3 Georgia Construction Co et al—J M Schoenfeld694.64
- 3 Mme E S Clarke Co—E L Brady Co.....354.59
- 3 Bronx Security & Brokerage Co—A I Falickcosts, 7.72
- 5 C A Parcell Co—M Riger.....76.01
- 5 Chas R Uebelmesser Co—Plumbers Trade Journal Pub Co71.83
- 5 Central Ice Cream Co—Bordens Condensed Milk Co534.41
- 5 Mutual Life Ins Co of N Y—A Goldschmidt et al16,748.36
- 5 Brooklyn Union Elevated R R Co—A Wilson1,090.18
- 5 Niagara Box Folding Co—E G Ward et al7,719.52
- 5 Heyl Bros & Co—S A Pakes.....6,618.12
- 5 J E Demar Co et al—W L Nichols.....535.07
- 5 Eddy Press Corp—W O Mason et al.....184.31
- 5 Milton Construction Co et al—M Levin.....39.32
- 5 the same—the same215.96
- 5 High Top Mining Corp et al—First National Bank of Rockville Centre.....2,059.29
- 5 New York & Pennsylvania Co—W J B Atwater130.13
- 5 American Fidelity Co—Strauss & Co.....1,174.57
- 5 Newman & Bocker—Crandall & Godley Co.....239.12
- 5 Fox-Muller Realty & Construction Co—J H Haas112.22
- 5 Hotel Holding Co—Wetherbee & Wood.....costs, 292.13
- 6 Germansky Construction Co—L Daru et al.....138.06
- 6 North River Ins Co—A Newberger.....costs, 109.83
- 6 A G Hyde & Sons—E Porter Fraser.....costs, 101.48
- 6 N Y Progressive Linen Shrinking Co et al—M Loewenthal151.79
- 6 the same—the same151.79
- 6 Magenta Co—Sharlow Building Co.....545.72
- 6 Timendorfer & Friedman Construction Co—N Y Telephone Co.....31.35
- 6 United States Floor Surfacing Machine Co—the same32.38
- 6 Granite Spring Water Co—I Hartman.....142.44
- 6 Brooklyn Heights R R Co—R Rotenberg.....1,222.45
- 6 Christie Iron Works—E A Williams & Son.....63.95
- 6 Star Hair Supporter Co—Empire State Surety Co16.42
- 6 Bunsen Smokeless Furnace Co of America—S G French1,070.14
- 6 Sirota & Gold—Dorsett De Marrais Co.....760.40
- 6 Riley & Loughney Realty Co—Bushmiller Co430.42
- 7 Onward Construction Co—H E Fanshawe.....costs, 73.98
- 7 H Wolfensohn, Inc—American Looking Glass Co.....299.30
- 7 Harriman Motor Works Inc—W R Patterson250.06
- 7 Interborough Fair & Exposition—Glavanotype Engraving Co.....15.76
- 7 Montague Improvement Co—Union Stove Works192.80
- 7 Becker Distributing Co—S R Risler.....224.14
- 7 N Y Mutual Benevolent Society—J Foley.....costs, 90.65
- 7 S A Whisten Construction Co—H W Bell Co.....95.00
- 7 L W Marks Co, Inc—People, &c.....20.00
- 8 National Explosives Co—Keystone National Powder Co.....19,727.94
- 8 B Peltzold Co, Inc—J Rosenberg et al.....481.52
- 8 Home Street Realty Co et al—Raisler Heating Co329.34
- 8 H M Weill Co—R W Elliott.....986.50
- 8 John Ferguson Co—McDougall & Potter Co.....201.92
- 8 Lettuce Cream Co et al—Forbes Lithograph Mfg Co.....1,529.57

We will be pleased to receive you at our booth in Madison Square Garden, December 14-20, during the New York Cement Show. Our Headquarters during the show will be at the Hotel Victoria, where we will extend the right hand of fellowship to our friends.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

8 Manhattan Auto Car Co—J Moloney.	4,141.50
8 Leclair Pearl Bath Co—N Y Telephone Co.	36.13
8 Haines Realty Corp—the same	128.72
8 Mrs Steam Laundry Co—N Y Telephone Co.	41.36
8 Metropolitan Vaudeville Exchange—the same	463.38
8 Italo Supply Co—the same	61.92
8 Company Editorial Sociedad Anonima El Diario—S D Cloak	304.41
8 Progressive Stationer Co—P Jacobs	33.41
8 Potter & Foubister et al—Colonial Bank	424.19
8 Tide Water Trim & Door Co et al—the same	424.19
8 United States Fidelity & Guaranty Co—City of N Y	10,752.11
9 H J Koehler Sporting Goods Co—D D Bender	546.55
9 American Buckwheat Grits Mills—W S Travis	189.95
9 American Letter Co—Commercial Envelope & Box Co.	154.49
9 Trans-Atlantic Specialty Mfg Co* et al—Patterson, Gottfried & Hunter, Ltd	91.67
9 City of N Y—A M Fitzgerald	79.85
9 the same—M J Barry	62.40
9 Bon Ton Construction Co—W Kerby	235.67
9 Advertising Mirrorgraph Co—G J Salch	28.00
9 City of N Y—C Beckwith	736.25
9 Calders, Belgium Corset Co—M Oppenheimer et al	93.63
9 Witherbee Mfg Co—N Y Telephone Co.	48.64
9 Solomons Independent Consumers Ice Co—J Pollack	390.13
9 Kluth & Gordon, Inc, et al—H Goldstein	118.16
9 Call Press—N Y Telephone Co.	94.27
9 Feldberg Construction Co et al—S Arden	225.61
9 United States Grand Independent Order Sons of Benjamin—O R Pudcell	1,273.90
9 New Amsterdam Casualty Co—W H Weiss	750.00
9 Peoples National Bank of Hackensack—C B Rice et al.	190.32
9 City of N Y—B Dunn	194.05
9 W & J Sloane—D Kern	2,083.52
9 C L Gray Construction Co—G Baum	524.41

Kruse, Henry & Richard Traube—W Freibel et al.	1910	174.91
Liegey, Helen—National Biscuit Co.	1910	108.65
Same—T Stokes.	1910	105.02
Liegey, Helen—H N Rowe.	1910	129.68
Same—M Greenstein.	1910	66.69
Levy, Jacob—L Frank.	1910	123.31
Loebe, Milton T—Guardian Trust Co of N Y.	1910	179.66
Levin, Morris—W H A Rubino et al.	1908	107.85
Lang, Henry, Nathan Weissberger & Jennie Weissberger—People, &c.	1908	1,000.00
Lindlof, Oscar—E Gantzer.	1909	194.82
Lacher, Nathan & George—Laubentracht—Lafayette Trust Co.	1910	1,250.42
Ladocour, Frank A—C H Brown Co.	1909	613.88
Levin, Louis H—W B Brown Co.	1909	60.57
Lahn, Jacob & Saml—Schein—M A Bagen.	1910	292.98
Montag, Abraham—M Resnick.	1910	233.38
Metropolitan Bank—J Potechin.	1910	1,200.81
Marquese, Julius—H N Gitt.	1910	148.11
McNamara, Catharine—J Hardy.	1907	163.00
McGarrigle, Jas J—O Baumann.	1909	40.07
Pescia, Emrico V—L Jackson et al.	1910	108.68
Polisnik, Jos—B Lacher.	1910	2,091.12
Platt, Henry—T J Harris.	1907	102.80
Same—same.	1910	7,083.27
Popper, Kalman—T Goldenthal et al.	1910	105.64
Same—same.	1910	102.63
Same—same.	1908	1,379.37
Ragona, Salvatore—G Dicker.	1908	169.41
Ruckgaber, Florence I—N Y Telephone Co.	1910	38.05
Roth, Hirsch—S Blumenfeld.	1904	57.45
Roseman, Maru—A Bowes.	1910	380.57
Ryan, Geo E—M H Cohen.	1903	123.35
Rock, Mathias—N J Hess et al.	1909	6,596.92
Schultz, Carl R—A H Meyer.	1910	20.06
Scheiber, Philip & Pauline—M Berkman et al.	1907	312.15
Same—same.	1907	299.15
Steinschneider, Moritz—J Brandner.	1910	419.40
Schlessinger, Max & Celia—M Naftal.	1907	28.47
Same—same.	1907	25.97
Scheinhaus, Lippe—Corn Exchange Bank.	1909	1,849.97
Silverson, Abraham, Baithaser Diehle & B Diehle Construction Co—G Colon.	1908	530.51
Scheffler, Jno H—M Malbin.	1910	113.91
Shulman, Saml—I Mintz.	1910	60.81
Salvatto, Frank—C E Heymann.	1910	106.31
Snyder, Theo—Yorkville Realty Co.	1910	149.65
Taylor, Louis R & H Taylor Sherman—Realty Records Co.	1910	410.55
Ullman, Milton—A I Binsky.	1909	33.95
Ullman, Milton—J Seidenfeld.	1910	80.16
Vanderbeek, Frank I—Wyckoff, Church & Partridge.	1910	2,204.60
Vistei, Archie J—Bordens Condensed Milk Co.	1910	113.00
Vassiley, Nicholas D—Geo E Loeffler Co.	1910	74.65
Weiant, Chas—E Tompkins.	1910	307.53
Wild, Geo W—N Y & Albany Lighterage Co.	1910	152.41
Webber, Jos W—Franklin Brewing Co.	1910	115.50
Werner, Gerard B & Fredk K—Franklin National Bank.	1901	113.31
White, Sideriah & Jno C Schemm—Hudson River Yacht Club.	1910	427.41
Wolf, Herman—B Wolf.	1909	279.65
Weinberger, Aaron—O I Mayer.	1910	245.71
Webb, Wm A & Otto J Bloss—D C Weeks & Son.	1910	443.36

City of N Y—G Morgan.	1910	5,276.10
Metropolitan Printing Co—F M Evers.	1910	27.41
Same—same.	1910	220.43
City of N Y—S R Owen.	1910	1,135.12

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

Dec. 3.	
27—Kelly st, Nos 1048 to 1056, Jacob Strum et al agt Boulevard Construction Co & Geo A Frank	154.00
28—Prospect av, w s, 350 n 183d st, 50x96, Salvatore G Arnone agt D'Angelo-Bonagur Construction Co	1,883.00
29—7th av, n e cor 24th st, 86.11x79.2, Somers & Wynkoop agt Manhattan Office Building Co & Bliss & Griffiths	7,200.00
30—White Plains av, e s, 45 n Bartholdi st, 100x100, Morris Marks et al agt Michael Maresca & Jos Pistone	160.00
31—White Plains av, w s, 45 n 221st st, 30x80, Chas E Staker agt Fredk W Trumpler & Jos Troman	2,318.00
32—Clinton av, n s, 200 w 2d st, 75x200 to Willard av, Schwartz Plumbing Supply Co agt Germansky Construction Co & Jno Meier	800.00
33—44th st, No 31 West, Feinberg & Feinberg agt Thos W Slocum & Renovating & Construction Co	133.29
34—24th st, Nos 148 & 150 West, Poletto Bros agt Boreas Realty Co & Peter Guthy	1,870.00
Dec. 5.	
35—Audubon av, w s, whole front between 187th & 188th sts, 190x75, Sam Soffen agt Balland Realty Co & Gottlieb M Karpas & Jos Wittner	1,800.00
36—24th st, Nos 142 to 146 West, Harbison Walker Refractories Co agt District Realty Co & Peter Guthy	1,221.25
37—Bronxwood av, s e cor 229th st, 114x115, Mount Vernon Builders Supply Co agt Eugene Metzger, Hugo N Schloss, Liberty Lace & Netting Works & Jos Zroman	1,700.96
38—Bronxdale rd, s s, intersec n s Rhinlander av, 75x100, Clyde F Howes agt Jno Doe & Chas Bailey	276.76
39—Rhinlander av, s e cor Mulner av, 50x100, Same agt Jno Doe & Chas Bailey	276.68
40—5th st, No 420 East, Alberene Stone Co agt Jno Doe & Herman Kientster	140.00
41—138th st, No 436 East, Fredk Durand agt De Good Realty Co	68.95
42—Hewitt pl, s w cor Macy pl, 50x100, Edw Koscherak agt Higgins & Stanton Construction Co & Chas Rapp	52.25
43—Reiss pl, n e cor Bronx Boulevard, 102.8x 102.8, Reid & Jaeger agt Geo Reiss & Henry Jaeger	270.00
44—Columbus av, n w cor 84th st, 102x100, Nicholas M Wimpie et al agt Angel J Simpson, Solomon Werner, Louis Werner & M S A Wilson	400.00
45—6th st, No 415 East, Jos Bernstein agt Congregation Edath Le' Israel Anselm Meseritz	2,564.90
46—Same property, Wm A Thomas Co agt Congregation Edath Le' Israel Anselm Meseritz & Jos Bernstein	161.93
47—Honeywell av, No 2086, Standard Plumbing Supply Co agt Norbert Leibel & Weissberg & Buchoff	195.58
48—125th st, Nos 604 & 606 West, Abraham Hodes agt Irwin Realty Co, De Good Realty Co & Wm De Good	268.25
49—68th st, Nos 248 to 254 West, Domenic Saccocio agt Jno Miller, Vincenzo La Torre & Pietro Altieri	29.75
50—Same property, Giovanni Pricino agt same	29.75
51—Same property, Guisepp Picinao agt same	29.75
52—Same property, Guisepp Iacabucci agt same	21.50
53—Same property, Fedele De Gregorio agt same	2.50
54—Same property, Guisepp Ziccardi agt same	21.50
55—Same property, Guisepp De Vallo agt same	14.00
Dec. 6.	
56—128th st, No 64 West, Mark Stein agt Henry Holzman & Mrs Holzman	77.70
57—Marmion av, n e cor 176th st, 100x119, Bernard C Murray agt Katonah Construction Co, Stephen G Still & Jos Avallone	6,032.75
58—108th st, No 255 West, Bokman & Shepard agt Chas E McManus & Sigmund Adler, Inc	860.41
59—127th st, Nos 611 to 617 West, Same agt Faultless Construction Co & Sigmund Adler, Inc	1,072.25
60—Robins av, No 449, International Fireproofing Co agt Jos Paldow & Paldow Construction Co	90.00
61—14th st, No 611 East, Jacob Werdinger agt Rosario & Maria M Spina & S V Genovese	37.50

SATISFIED JUDGMENTS.

Dec. 3, 5, 6, 7, 8 and 9.

Alexandre, Francis V—S Alexandre.	1910	192.78
Ambrosino, Raffaele & Munzio—C C Corsi.	1910	70.42
Ambrosino, Munzio—S C Corsi.	1910	51.39
Baumister, Harriet—Julius Breckwoldt & Co.	1910	175.75
Blank, Peter J—Nathaniel Fisher & Co.	1910	96.00
Bock, Jacob—S Shrott.	1910	530.12
Bernstein, Solomon—W Fischer.	1909	769.77
Bonn, Michael—S Sass.	1910	1,058.82
Boyle, E Mortimer—N Y Telephone Co.	1904	78.81
Ball, Walter T—Candee, Smith & Howland Co.	1910	475.22
Bergen, Geo C—W A Taft.	1907	20,465.39
Bunnell, Frank S—N S Squires.	1909	320.92
Coco, Peter M—Star Blue Print Co.	1910	56.00
Cicarella, Vincenzo—V Palumbo.	1910	207.97
Campbell, Jos—H Collins.	1906	94.41
Cuccio, Jos D—J Friedenberg.	1909	114.37
Dixon, Wm P—City of N Y.	1910	260.00
Davidson, Hattie—S Leavitt.	1909	93.11
Denison, Ernest B—R S Batson.	1910	1,067.46
De Cisneros, Eleanor—L Charlton.	1910	212.55
Donahoe, Kernan J—B K Bloch.	1906	81.05
Dickstein, Saml—R L Zimmerman.	1909	14.40
Deegan, Jos E—P W Martin.	1910	158.01
Dunlap, Mrs Hilda L—Kunkelmann & Co.	1909	219.91
Davis, Ralph M—Royal Furniture Co.	1910	73.81
Epstein, Ida—M Krane.	1909	520.94
Fleck, Saml—J Neidel.	1910	128.75
Same—same.	1910	128.75
Fayen, Dora—R F Brooks et al.	1910	14.91
Fitzhenry, Chas J—A Cognato.	1910	17.65
Guttenberg, Jennie—M Wachs.	1910	97.65
Garfinkel, Louis & Sarah Siege—G Segsneider.	1910	115.03
Geddis, Alexander—G E Patterson.	1910	95.06
Hnath, Theodor—A Geminder.	1910	83.35
Harris, Henry Louis Hirsch—D Lichtenstein & Co.	1910	101.97
Harnett, Thos—W F Collins et al.	1909	80.10
Handin, Michael & Moses Drapkin—P Wais.	1910	218.29
Hilliard, Geo—P C Wolfarth.	1906	127.60
Same—same.	1905	2,726.18
Hock, Chas—Standard Plumbing Supply Co.	1908	298.49
Hammerstein, Oscar—R Waldo.	1910	59.72
Haage, Gustavus A—American Radiators Co.	1910	269.45
Harrison, Wm H—H O'Connor.	1910	108.63
Imbrie, Andrew C—Schlicht Combustion Process Co.	1906	887.43
Jackson, David—F Milano.	1902	72.61
Kirsch, Abe & Julius Lewinsky—H Barnett et al.	1910	366.81
Kossman, Peter—T A Kahl.	1910	39.01

CORPORATIONS.

United Dressed Beef Co of N Y—J Toye.	1909	2,138.88
Brien, Chas & the Mintz Realty Co—Mayor, Lane & Co.	1909	528.08
Simonelli & Pizza Co—F H Hutton et al.	1910	87.62
Rehbock Construction Co, August Rehbock & Max Baruffke—Dimock & Fink Co.	1910	598.61
Bay Shore & Brentwood Co, Edw V Slauson & Clifford L Beare—Gotham National Bank of N Y.	1910	2,550.54
V Loewer's Gambrinus Brewery Co—J Fegzelle.	1909	80.00
American Ice Co—City of N Y.	1907	238.90
Archer Piano Co—J Breckwoldt.	1910	114.20
Manning, Noble & Co, Inc—Ocean Accident & Guarantee Corp.	1910	1,592.77
Bohemian Workmen's Gymnastic Assn Sokol—A Lorene.	1909	1,039.99
Hedden, V J & Sons Co—Herbert L Brown Co.	1910	10,362.12
Loeb, Herman, Salomon Bros & Co.	1910	137.95
Same—same.	1908	118.75
Same—same.	1909	121.40
Orpheum Theatre & Realty Co—A Snow.	1910	90.72
Grasheim & Co—Chicago Varnish Co.	1910	193.73
Szel Import & Export Co—J Hirsch.	1910	22.41
United States Fire Ins Co—Arlington Co.	1906	1,394.03
United States Fidelity & Guaranty Co—F Des-cours et al.	1910	14,000.00

KING'S WINDSOR CEMENT

For PLASTERING WALLS AND CEILINGS

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

J. B. KING & CO., 17 State St., N. Y.

BUILDING LOAN CONTRACTS.

62—Robbins av, No 445. David Bradspis agt Paldow Construction Co & Jacob Kessler. 75.00
 63—St Nicholas av, No 921. Louis H Aprlian agt Geo McNally & Wm R Cochran. 75.00
 64—Andrews av, Nos 2202 & 2204. L A Storch & Co agt Jessamine C Bliss & Collins P Bliss. 116.94
 65—16th st, Nos 114 & 116 East. L A Storch & Co agt Second Manhattan Office Building Co & Bliss & Griffiths. 2,807.00

Dec. 7.

66—1st av, n w cor 112th st, 25x100. Wm Strianese agt Jno Doe & Enrico Viggiani. 52.00
 67—Courtlandt av, Nos 786 & 788. Brooklyn Cementing & Improvement Co agt Alfred Koschorak & Harris Gordon. 231.00
 68—90th st, Nos 69 & 71 West. Frank L Davis agt Saml Bloch, Henry Balbrun, Morris I Maibrun & Robt Spero & Harlem Roofing Co. 334.50
 69—So Boulevard, w s, 193.4 s 182d st, 139.11 x132.2x irreg. Standard Fireproof Sash & Door Co agt Katonah Construction Co & Jos Avallone & Stephen G Still. 475.00
 70—80th st, s s, 225 e Av A, —x—. George Woehrl & Son agt Jno Rumore. 44.05
 71—Intervale av, e s, intersec w s Wilkins pl, 311.8x352x180. Frederick Kirsch agt David Herman Construction Co & Sussman, Goldreyer & David Herman. 200.00
 72—Ludlow av, n s, 55 w Havemeyer av, 75x100. Harbison Walker Refractories Co agt Roth Construction Co. 196.00
 73—178th st, No 866 East. Lewis H Woods agt Katonah Construction Co. 144.00
 74—Hughes av, e s, 150 s 189th st, 25x187.6. P F Heaney Co agt Frantantoni & Amabile Realty Co. 511.60

Dec. 8.

75—Crotona av, n w cor 179th st, 25x100. Haynes & Coryell agt Michael F Colwell & Timothy J Rafferty. 77.22
 76—Loring pl, n e cor 183d st, 178.6x104.3. Phillipson Decorating Co agt Wm C Bergen. 55.36
 77—234th st, n s, 185 w Katonah av, 75x100. John Maier agt Germansky Construction Co. 2,400.00
 78—36th st, n s, 150 e 2d av, 110x197.6x irreg. Jos Basile agt St Gabriel's School, Acme Roofing Co & Herdman & Grace. 480.00
 79—111th st, Nos 528 & 538 West. Saml Moskalik agt Harry B Davis & Hyman Peskin. 830.00
 80—3d av, Nos 4065 to 4071. Same agt Jno L Gutttag, Jacob Cohen, Elias Tager & Jacob Katz. 200.00
 81—Crotona Parkway, s e cor 178th st, 40x116.3. Federoe Tile Co agt Katonah Construction Co. 720.00
 82—Seneca av, No 5. Jos Korochinsky agt M S Wilson, A Wilson & Harry Jaffe. 46.00
 83—Hughes av, e s, 150 s 189th st, 25x87.6. Tozzini & Co agt Frantantoni & Amabile Realty Co. 315.00
 84—57th st, No 19 East. Ciril C Job agt 19 East 57th Street Co & Alvan W Perry. 488.12
 85—2d av, Nos 1903 & 1905. Herman Slate Co agt Mathilda F Flitz Simons & D J Comyns & Co. 95.00
 86—157th st, s s, 100 e Bway, 40x120. N Y Asbestos Mfg Co agt McMarrow Engineering & Contracting Co & Leslie Bros. 310.00
 87—142d st, s s, 100 w Lenox av, 100x99.11. Harry Siegel agt Dutchess Construction Co. 45.00
 88—Anthony av, n w cor 175th st, 45x90. J & C Ott agt F A Ten Brook Co. 435.00
 89—128th st, No 58 West. Isaac Tannenbaum agt J L Rosenruff. 12.00
 90—152d st, No 378 East. David Schneider agt Longfellow Realty Corporation. 650.00
 91—3d st, No 308 East. Rubin Fisher et al agt Mindel Leichtag, Abraham Leichtag, & Lena & Mr Feusterbeim. 1,150.00

Dec. 9.

92—Marion av, s w cor 198th st, 50x100.11. Howell & Laurence agt Latham Realty Co. 330.00
 93—Wilkins av, e s, 262.2 n 170th st, 237.6x100. H Herrmann Trim Co agt M F Construction Co. 4,200.00
 94—Andrews av, Nos 2202 & 2204. Thos C Edmonds & Co agt Jessamine C & Collins P Bliss & Bliss & Griffiths. 65.00
 95—Seneca av, No 5. Gus Luckes, Inc, agt M S A Wilson Construction Co. 1,100.00
 96—Columbus av, n w cor 84th st, 102.2x100. Same agt Angel J Simpson, Solomon Werner & Louis Werner & M S A Wilson Construction Co. 160.00
 97—Arlington av, e s, 240 n 227th st, —x—. Jas McConnell agt Maud E Lesley & M E Lesly. 10.00
 98—White Plains rd, e s, 45.3 n Bartholdi st, 50x100. Hudson Woodworking Co agt C Maresca's Sons & Jos Piston. 400.00
 99—165th st, n s, 42 w Summit av, 30x100. Same agt Wm Schlichter, James J Spearing & Son & Jas F Byrnes. 260.20
 100—46th st, No 1 West. American Radiator Co agt Larimore & Co & Francis Celia. 197.26
 101—So Boulevard, n w cor Av St John agt Z Picone, V Oliva. 275.00
 102—Satisfied.
 103—Broadway, Nos 3671. Cyril O Alberga agt Monoton Realty Investing Corp; John Rickarts. 5,161.05
 104—25th st, Nos 146 to 150 W. Antonio Mungo et al agt Gibson-Steingart Construction Co. 2,526.43
 105—Brook av, No 459. Theodore C Wood agt Herman Brand; Philip Goldstein. 655.00
 106—Satisfied.

Union av, n e cor Kelly or 152d st, 50x90. Bellewood Construction Co loans May Holding Co to erect a 5-sty apartment & strgs; 12 payments. 25,000

Dec. 5.

No Building Loans filed this day.

Dec. 6.

Arthur av, n e cor 175th st, 95.10x140.11. Louis Rinaldo loans M F Cusack, Inc, to erect a —sty bldg; — payments. 70,000
 Clinton av, e s, 193.2 n 169th st, 102.2x186.11 to Boston rd, x 101.7x153.1. Saml A Cunningham loans Wm H Weissager to erect a 2-sty theatre; — payments. 40,000
 Mulford av, w s, 225 s Alice st, 25x100. Chas H Stumpfel loans Commercial Finance Co to erect a 2-sty dwg; 2 payments. 2,500

Dec. 7.

No Building Loan Contracts filed this day.

Dec. 8.

Spring st, No 154. Hugo E Distelhurst loans Nathan Harison Realities to erect a 4-sty dwg; 8 payments. 7,300
 Moshulu Parkway, w s, 37 n 203d st, 63x48x34x76. Marie S Messick loans Elise Levy to erect a 3-sty tnt; 4 payments. 8,000
 Vyse av, e s, 50 s 172d st, 50x100. Mary S Croxson loans Jackson Associates to erect a 5-sty bldg; 6 payments. 32,500

Dec. 9.

156th st, s s, 100 e Bway, 125x99.11. Metropolitan Trust Co of City of N Y, loans Karnack Realty Co, to erect a 6-sty apartment; 10 payments. 140,000
 Simpson st, w s, 234.10 s 167th st, 50x100. City Mortgage Co loans J C Gaffney Construction Co to erect a 1-sty bldg, 3 payments. 13,000
 Madison av, No 17. Surety Realty Co loan Pullman Holding Co, to erect a 15-sty loft; 2 payments. 50,000

SATISFIED MECHANICS' LIENS.

Dec. 3.

1 Lexington av, No 223. Harry Applebaum agt H Bagg et al. (Nov 18, 1910). 258.00
 143d st, No 458 East. United Plumbers Supply Co agt Jno Gamp et al. (Aug 19, 1910). 147.66
 Broome st, Nos 568 & 570. Hudson Structural Steel Co agt Jos Shestokas et al. (Nov 30, 1910). 156.00
 Madison av, Nos 76 & 78. H G Vogel Co agt Geo Backer Construction Co et al. (Nov 28, 1910). 4,000.00
 Broome st, Nos 568 & 570. Hudson Structural Steel Co agt Church of Our Lady of Vilna et al. (Nov 30, 1910). 156.00
 180th st, No 701 East. Alessandro Medici agt Amelia Pirk et al. (Sept 14, 1910). 283.00
 Seabury pl, s e cor 172d st. A C Horn Co agt V B Construction Co et al. (Nov 7, 1910). 55.75
 Kelly st, No 1048 to 1056. Geo A Frank agt Boulevard Construction Co et al. (Nov 23, 1910). 490.32
 Same property. Same agt same. (Nov 23, 1910). 750.00
 17th st, No 421 East. Harry Sobel et al agt Pauline Abeles et al. (Oct 20, 1910). 195.00
 Houston st, No 108 East. Otto Friedman agt Jno Doe et al. (Oct 24, 1910). 38.50
 Seabury pl, s e cor 172d st. Bernhard Schnieders agt Vincent Bonigur et al. (Nov 11, 1910). 180.40

Dec. 5.

Washington Square, No 76. Edw Shanken agt Jno Doe et al. (May 10, 1910). 220.00
 Same property. Max Epstein agt F Robinson et al. (June 22, 1910). 152.50
 Same property. C Christensen agt F Robinson et al. (May 9, 1910). 172.50
 Same property. Nathan Lyons agt A Flateau et al. (July 7, 1910). 164.00
 Same property. Bergman, Rosenberg & Rotner Co agt same. (May 4, 1910). 142.00
 Same property. Peter E Moran agt Wm Rowan et al. (May 10, 1910). 510.00
 Same property. Henry Levine et al agt A Flateau et al. (June 23, 1910). 218.00
 Same property. Geo Hardy agt same. (June 23, 1910). 800.00
 Same property. Chas H Van Aken agt same. (May 19, 1910). 561.13
 Nassau st, No 116. Jos Elias agt Levi P Morton et al. (Nov 10, 1910). 1,650.00
 Brook av, s w cor 157th st. Jno Schnitzer agt Boehm Gruensteinmayer et al. (Apr 15, 1910). 544.50
 Faile st, w s, 100 n Randall av. Church E Gates & Co agt West Mt Vernon Realty Co et al. (Aug 5, 1910). 962.43

Dec. 6.

2d av, No 180. Christian Jacobs agt Polish National Alliance of U S et al. (July 18, 1910). 325.00
 242d st, No 249 West. Pittsburgh Plate Glass Co agt Mitchell Lehman et al. (Nov 22, 1910). 280.00
 6th av, No 467. Salkin & Slipian agt Mandelbaum & Lewine. (Feb 15, 1910). 2,500.00

Dec. 7.

22d av, s w cor 7th st. Saml Eichenbaum et al agt Katharine Miller et al. (Nov 9, 1910). 245.42
 61st st, No 125 East. Geo W Story agt Helen M Phelps et al. (Feb 4, 1909). 99.17

3Division st, Nos 79 & 79½. Iverson Gustafson agt Louis Winkler et al. (Aug 19, 1910). 770.56
 4th av, s w cor 25th st. Oscar E Larkin agt Jos Milbank et al. (Nov 23, 1910). 60.00
 20th st, No 40 East. Herman Slate Co agt Fredk H Thorne et al. (Dec 1, 1910). 450.00

Dec. 8.

164th st, s s, 36 w Cauldwell av. F N Du Bois & Co agt Dr Carl Wurm et al. (Feb 18, 1910). 1,588.05
 Minford pl, n e cor 172d st. Thomas C Edmonds & Co agt Ole Olsson et al. (Oct 24, 1910). 275.00
 Same property. Wm Buess agt same. (Nov 2, 1910). 353.50
 229th st, s s, 405 w Barnes av. Jno Maier agt Brill Contracting Co et al. (Aug 31, 1910). 629.00
 Broadway, No 3681. Baldinger & Kupferman Mfg Co agt Morris Levin et al. (Nov 25, 1910). 2,300.00
 22d st, No 237 East. Peter Cramer agt Theresa J Kelly et al. (July 29, 1910). 20.00
 Same property. Same agt same. (July 29, 1910). 40.00
 So Boulevard, s w cor 176th st. Julius S Aehrlin agt La Velle Real Estate Co et al. (Dec 2, 1910). 60.00
 Broadway, s w cor 153d st. Jno A Philbrick & Bro agt Morris Levin et al. (Nov 3, 1910). 142.27
 Mt Hope pl, Nos 14 & 16. Harry Budelman agt Rehbock Construction Co et al. (July 22, 1910). 485.00
 Same property. Sanatile Co agt same. (July 29, 1910). 345.00
 Same property. J A Bengston & Co agt same. (June 30, 1910). 116.00
 Same property. J Wieser & Co agt same. (May 23, 1910). 900.00
 Same property. Edw E Buhler Co agt same. (Feb 18, 1910). 140.25
 Same property. Alfred H Conklin agt same. (May 25, 1910). 1,457.00
 Same property. Hudson Mantel & Mirror Co agt same. (Feb 23, 1910). 282.00

Dec. 9.

Freeman st, n w cor Longfellow av. William Buess agt Albert Gerhards Inc et al. (Mar 16, 1910). 87.47
 Washington Square South, No 76. Bergman Rosenberg & Rotner Co agt Augustus Flateau et al. (May 4, 1910). 142.00
 157th st, No 551 W. Max Litowich agt 157th Street Realty Co et al. (Oct 8, 1910). 176.68
 172d st, No 601 W. S Goldstein agt Barnard Realty Co et al. (Oct 29, 1910). 61.00
 24th st, Nos 142 to 146 W. Henry Krungold agt District Realty Co et al. (Nov 3, 1910). 5,500.00
 Same property. White Van Glahn Co agt same. (Nov 3, 1910). 713.50
 Same property. Duffy & Meager agt same. (Nov 3, 1910). 4,200.00
 Same property. Empire City Gerard Co agt same. (Nov 3, 1910). 3,015.00
 Same property. Reliance Fireproof Door Co agt same. (Nov 5, 1910). 1,625.00
 Same property. Saml Ostergreen & Sons agt same. (Nov 7, 1910). 2,056.00
 Same property. Chas Johnson agt same. (Nov 3, 1910). 1,800.00
 Same property. Michael Larkin & Sons agt same. (Nov 2, 1910). 3,483.81
 Same property. Watson Flagg Engineering Co agt same. (Nov 7, 1910). 1,200.00
 Broadway, Amsterdam av, 69th and 70th sts, intersection. Chas Spangenberg agt James McCreery Realty Corp et al. (By bond). 1,750.00
 157th st, Nos 604 to 608 W. Rose L Middleman agt Gorham Construction Co et al. (Sept 29, 1910). 1,000.00
 Same property. Same agt Sarah Harris et al. (Oct 21, 1910). 1,025.00
 Prospect av, w s, 350 n 183d st. Alberene Stone Co agt D'Angelo Bonagur Construction Co et al. (Dec 9, 1910). 273.00

*Discharged by deposit.
 *Discharged by bond.
 *Discharged by order of Court.

ATTACHMENTS.

Dec. 1.

No Attachments filed this day.

Dec. 2.

Hamilton, Chas K; John H Davis; \$5,500; Agar, Ely & Fulton.

Dec. 3.

No Attachments filed this day.

Dec. 5.

Shewan, Tomes & Co; Wm Pustau & Co; \$5,004.55; Oakes & Schurr.

Dec. 6.

Hupp Motor Car Co; A R Mosler & Co; \$16,568.67; M Sundheimer.
 Smith, Chas E W; Walter J Barnett; \$3,900; MacFarland, Taylor & Costello.

Dec. 7.

Brown, Jno W, Jay Reefer, Jos W Thorn & Waldo P Goff; Archie C Fisk; \$17,600; Simons, Downey & Stoll.
 Haralson County Bank of Buchanan; Jos P Grabfield; \$3,782.55; Breed, Abbott & Morgan.
 "16" Hour Egg Co; Chas H Schock; \$1,574.10; McKelvey & Favour.

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Dec. 1, 2, 3, 5, 6 and 7.

AFFECTING REAL ESTATE.

Boulevard Construction Co. e s Kelly st bet 165th & 167th sts. Lincoln Mantel Co. Fixtures, &c. \$1,500
 Brook Construction Co. e s S Boulevard, 200 w Barretto st. A B See Electric E Co. Elevator. 2,437
 Brook Construction Co. e s S Boulevard 100 w Barretto st. A B See Electric Elevator Co. Elevator. 2,437

Enoch Realty Co. n w cor St Paul pl & Crotona pl. Hyman-Delinsky. Hardware. 185
 Lavelle, J. H. So Boulevard, s w cor 176th st Atlantic Gas & Electric Fix Co. Fixtures, &c. 600
 Matthews, Wm J. 4 St Pauls pl. New Gas Fix Co. Gas Fixtures. 300
 Podow Realty Co. 2268 Washington av. Eureka Chandelier Co. Chandeliers. 190
 Perlman & Bernkow. n s 176th st, 100 w Amst av; n s 177th st 100 w Amst av; s s 177th st 100 w Amst av. Roys System Co. Steam Heating Fixtures. (R) 3,415

Star & Fire Proof Door & Sash Co. 2650-52 Park av. Fairbanks Co. Fixtures, &c. 97
 6th Av & 14th St Realty Co. 35 6th av. Otis Elevator Co. Elevator. 9,675
 Thorne, Fred H. 40 e 20th st. A B See Electric E Co. Elevator. 2,550
 Trautfield, Mark. 161st st & Forest av. Jas W Davis. Fixtures, &c. 500
 Trautfield, Mark. 130th st & Lex av. Jno Bkarlson. Fixtures, &c. 500
 Tratanoni & Amabile Realty Co. e s Hughes av, 150 s 189th st. Atlantic Gas E Fixt Co. Gas Fixtures. 65
 Trautfield, Mark. 672 Westchester av. John J Harrington. Fixtures, &c. 500

NEW REAL ESTATE CORPORATIONS

(Continued from page 994.)

P. Kaplan Realty Co., 44 Court st, Brooklyn; inc. Nov. 16, 1910; capital, \$3,000; directors, Phoebus Kaplan, 267 Stockton st, Brooklyn; Hannan Kaplan, Ida Kaplan.
 Miltner Bros., Incorporated; inc. Nov. 23, 1910; capital, \$500; directors, Frank Miltner, 63 Henry st, Corona, L. I.; Jacob Miltner, 543 Steinway av, L. I. City; John Boyland, 2302 Andrews av, N. Y. C.
 Narada Realty Co., 542 5th av; inc. Oct. 28, 1910; capital, \$25,000; directors, J. C. Blue, 60 Wall st, N. Y. C.; Wilder Goodwin, 128 West 59th st, N. Y. C.; L. V. Whiting, 49 Union st, Jersey City.
 One Forty-Six Fifth Ave. Company, 220 Broadway, N. Y. C.; inc. Nov. 19, 1910; capital, \$25,000; directors, Hugh G. Miller, 220 Broadway, N. Y. C.; Wm. J. Atwood, 220 Broadway; True P. Pierce, 220 Broadway; Don Eure Atwood, 611 West 127th st.
 Pequa Realty Co., 59 Wall st; inc. Nov. 18, 1910; capital, \$50,000; directors, Elwood M. Townsend, 44 Court st, Brooklyn; Edward A. Sidman, 44 Court st, Brooklyn; Henry E. Hess, 59 Wall st, N. Y. C.
 Penn Terrace Realty Co., 59 Wall st; inc. Nov. 18, 1910; capital, \$25,000; directors, Elwood M. Townsend, 44 Court st, Brooklyn; Henry E. Hess, 44 Court st, Brooklyn; Edward A. Sidman, 59 Wall st, N. Y. C.
 Prompt Construction Co., 320 Broadway; inc. Oct. 31, 1910; capital, \$5,000; directors, Morros B. Herman, 136 Av C, N. Y. C.; Jacob Schwartz, 51 East 107th st, N. Y. C.; Hersh Herman, 136 Av C, N. Y. C.
 The Psaty & Tunik Contracting Co., 147 East 125th st; inc. Nov. 4, 1910; capital, \$2,000; directors, Max Psaty, 3 East 107th st, N. Y. C.; Morris Tunik, 57 East 111th st, N. Y. C.; Rebecca Psaty, 3 East 107th st, N. Y. C.
 Rappaport Realty Co., 38 Park Row; inc. Nov. 15, 1910; capital, \$30,000; directors, Bernhard von Rappaport, 342 East 29th st, Brooklyn; Susan von Rappaport, 342 East 29th st, Brooklyn; Aaron Smith, 749 Broadway, N. Y. C.
 Rekna Realty Co., 160 Broadway; inc. Nov. 3, 1910; capital, \$500; directors, Arthur F. Huntington, 337 Tompkins av, Brooklyn; Isaac C. Anker, 343A Tompkins av, Brooklyn; Emil Frankel, 60 West 129th st, N. Y. C.
 Rex Construction Co., 220 Broadway, N. Y. C.; inc. Nov. 23, 1910; capital, \$5,000; directors, Isaac Polstein, 311 West 100th st, N. Y. C.; Alexander S. Wolffe, 950 East 163d st; Morris Kramer, 112 Penn st, Brooklyn.
 Rhine Realty & Improvement Co., 68 William st; inc. Nov. 3, 1910; capital, \$10,000; directors, Joseph M. Rein schneider, 265 Greene st, N. Y. C.; Harry H. Schwartz, 609 Willoughby av, Brooklyn; Solon B. Lilienstern, 68 William st, N. Y. C.

Roberts Company, 141 Broadway; inc. Nov. 3, 1910; capital, \$150,000; directors, J. Calvin Mc. Knight, Bayside, Queens Co., N. Y.; Frank McGovern, Brooklyn, Kings Co., N. Y.; Bertha R. House, Brooklyn, Kings Co., N. Y.
 Rockefeller Co., 332 Lenox Rd., Brooklyn; inc., Nov. 16, 1910; capital, \$2,000; directors, Herbert F. Hogeboom, Nassau, Rens. Co., N. Y.; Cora L. Rockefeller, 332 Lenox Rd., Brooklyn; Justus W. Smith, 60 Wall st, N. Y.
 Rosen Realty Co., 150 Nassau st; inc., Nov. 16, 1910; capital, \$5,000; directors, Hymen Rosen, 182 Orchard st, N. Y.; Isidor Rabinowitz, 1 East 107th st, N. Y.; Morris Bishoff, 37 North Chase av, Rockaway Beach, N. Y.
 Rothwell Construction Co.; inc. Nov. 7, 1910; capital, \$10,000; directors, Courtenay R. Rothwell, 615 St. Marks av, Brooklyn; Peter E. Seib, 87 Hanson pl, Brooklyn; Abram F. Bucher, 18th av and 66th st, Brooklyn.
 Sag Harbor Estates, Richmond Hill, L. I.; inc. Nov. 3, 1910; capital, \$100,000; directors, Chas. L. Reis, Richmond Hill, N. Y.; Arthur L. Reed, Richmond Hill, N. Y.; Alfred J. Hudson, Richmond Hill, N. Y.
 Samoth Realty Co., 132 East 19th st; inc. Nov. 2, 1910; capital, \$50,000; directors, James A. Nelson, 60 Wall st; Philip J. Fitzpatrick, 112 East 66th st; Wm. A. Cooper, Jersey City, N. J.
 Siegfried Realty Co., 206 Broadway; inc., Nov. 10, 1910; capital, \$10,000; directors, Esther Blumenthal, 203 West 11th st, N. Y. C.; Walter S. Becker, 2305 Creston av., N. Y.; Louis Reinheimer, 930 St. Nicholas av, N. Y. C.
 Signet Realty Company, 49 Wall st; inc. Nov. 7, 1910; capital, \$10,000; directors, E. Theo. I. Thygeson, 49 Wall st, N. Y. C.; Geo. W. Jaques, 49 Wall st, N. Y. C.; Frank K. Hoffman, 49 Wall st, N. Y. C.
 John M. Slattery Building and Construction Co.; inc. Nov. 7, 1910; capital, \$1,000; directors, John M. Slattery, 967 Park av, N. Y. C.; Kathleen Slattery, 967 Park av; Thomas Fee, 260 West 10th st, N. Y. C.
 Russel B. Smith, Incorporated; inc. Nov. 2, 1910; capital, \$100,000; directors, Russel B. Smith, 112 N. 18th st, Philadelphia, Pa.; Chas. D. Oliver, 131 Edgecomb av, N. Y. C.; Chas. Berta, 318 West 57th st, N. Y. C.
 Sterling Hills Co., 215 Montague st, Brooklyn; inc. Nov. 17, 1910; capital, \$1,000; directors, Geo. Potts, Jr., 210 Schenectady av, Brooklyn; John Potts, 888 New York av, Brooklyn; Eliza Potts, 888 New York av, Brooklyn.
 S. G. Realty Company, 440 Court st, Brooklyn; inc. Nov. 7, 1910; capital, \$5,000; directors, Samuel Goldstein, 162 East 8th st, Brooklyn; Lena Goldstein, 162 East 8th st, Brooklyn; Edward Snyder, 283 Stratford road, Brooklyn.
 Suburbs Holding Co., 315 Madison av; inc. Oct. 29, 1910; capital, \$50,000; directors, Harley M. Olcott, 2 Broadview

av, New Rochelle, N. Y.; Wm. C. Dornin, 102 West 90th st, N. Y. C.; Nathaniel Brewer, 150 Henry st, Brooklyn.
 Sunrise Trading Co., 140 Nassau st, N. Y. C.; inc. Nov. 23, 1910; capital, \$2,000; directors, Isidor Farer, 723 Caldwell av, N. Y. C.; Joseph Bernbaum, 544 Fox st, N. Y. C.; Jacob Greenberg, 253 Madison st, N. Y. C., and six others.
 The Dordan-Butler Realty Co., 103 Park av, inc., Nov. 16, 1910; capital, \$1,000; directors, John E. Dordan, 103 Park av, N. Y.; John P. Butler, 103 Park av, N. Y.; Martin J. Mulligan, 103 Park av, N. Y.
 The Schaefer Contracting Co., 220 Broadway, N. Y. C.; inc. Nov. 21, 1910; capital, \$2,000; directors, Amelia Schaefer, 25 Union st, Flushing, L. I.; Jacob Kopit, 305 East 100th st, N. Y. C.; Otto Schaefer, 25 Union st, Flushing, L. I.
 The Ten Realty Company; inc. Nov. 4, 1910; capital, \$2,000; directors, George Hauck, 410 East 15th st, N. Y. C.; Thomas F. Coffey, 243 West 107th st, N. Y. C.; Geo. W. Berman, 1120 58th st, Brooklyn.
 The V. W. H. Company; inc. Oct. 29, 1910; capital, \$1,000; directors, Louis Winckler, 458 East 7th st, Brooklyn; Raymond Voorhis, 579 McDonough st, Brooklyn; Franklin C. Haven, 167 57th st, Brooklyn.
 Whipple Security Co., 170 Broadway, N. Y. C.; inc. Nov. 17, 1910; capital, \$2,000; directors, Samuel Gordon, 1120 58th st, Brooklyn; Ellis Getzler, 884 Dawson st, Bronx; David Lichtenstein, 25 Morningside av, N. Y. C.
 Upstate Realty Improvement Co., 140 Nassau st; inc. Oct. 26, 1910; capital, \$5,000; directors, John F. Leddy, 43 Cedar st, N. Y. C.; Jas. A. Craffey, 43 Cedar st, N. Y. C.; Sheldon A. DuCret, 43 Cedar st, N. Y. C.
 Vinton Contracting Co., 165 Broadway; inc. Oct. 26, 1910; capital, \$1,000; directors, Robert G. Jeffrey, 165 Broadway; Fred'k P. Whitaker, 165 Broadway; C. M. Erickson, 165 Broadway.
 The Walter Walton Co., 84 William st, N. Y. C.; inc. Oct. 25, 1910; capital, \$16,000; directors, R. Henry Depew, Plainfield, N. J.; Walter Walton, 84 William st, N. Y. C.; Henry E. Wood, 225 Penn st, Brooklyn.
 West Broadway Construction Company, 1 West Broadway; inc. Oct. 26, 1910; capital, \$1,000; directors, Chas. Pichner, 302 Broadway, N. Y. C.; Solomon Strauss, 302 Broadway, N. Y. C.; Edw. Miller, 302 Broadway, N. Y. C.
 The Wolkins Realty Company, 62 Rivington st, N. Y. C.; inc. Nov. 5, 1910; capital, \$25,000; directors, Geo. Wolkins, 3286 Fulton st, Brooklyn; Benj. Markowitz, 160 Nicholas, Brooklyn; Philip Welt, 187 East Houston st, Brooklyn.
 Woodycrest Realty Construction Co., 150 Nassau st; inc. Nov. 2, 1910; capital, \$10,000; directors, Israel M. Cohen, 1064 Morris av, Bronx; Isidore Cohen, 150 Nassau st, N. Y. C.; Morris Tobias, 1066 Grant av, Bronx.



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