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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

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C. W. SWEET

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No. 2211

THERE has been no lack of seasonable dullness in the real estate market during the past few weeks; but the number of transactions, few as they are, have included several of considerable importance. In one case a retailer now in 23d street leased a corner in the most expensive part of Fifth avenue, which indicates that even at prevailing prices and during dull times business men can be found who can afford to secure locations on the avenue. On the other hand, two arrangements have recently been made by picture dealers for gallery sites on Madison avenue near 42d street, and these announcements show very plainly that only the very wealthiest of the art and furniture dealers can afford to compete for Fifth avenue sites. They always require a large amount of space in which to display their wares; and during several months of the year their sales are reduced to almost nothing at all, which makes a heavy rent peculiarly burdensome. They naturally seek, consequently, locations which are good but which are not excessively expensive. Madison avenue between 39th and 48th streets seems excellently adapted to their purpose, and they may be expected hereafter to gather in that vicinity in increasing numbers. Not only are the picture dealers being crowded off Fifth avenue by the high prices, but the old furniture dealers are being pushed out of lower Fourth avenue, while lower Fifth avenue is becoming less eligible for their business. From all these different sources they are likely to converge upon Madison avenue, north of 39th street—the only difficulty being that there is not very much space for them thereabouts. Eventually, they will spread all the way up Madison avenue to 59th street, but their progress north of 48th street will be slow, because of the nature of the existing improvements on that part of Madison avenue.

ANOTHER interesting development which has gathered headway recently has been the success of Trinity Church in finding business purchasers and tenants for its property in the Greenwich district. It looks as if the long-heralded but long delayed improvement of this section for business purposes had really begun; and there is every reason why it should begin, because whatever its disadvantages it is assuredly the cheapest property in Manhattan available for business. It becomes, consequently, peculiarly desirable for lines of trade which need locations in Manhattan but cannot afford high rents. Business men who have to satisfy such a need will do well to find permanent locations in the Greenwich section during the next few years, because in the course of a comparatively short time prices will advance very considerably. The prolongation of Seventh avenue and the widening of Varick street will necessarily increase both values and rents, if only because property near the improvement will be assessed for its cost. After the district is opened up in this way it will become practically as convenient for many business purposes as is the section on either side of Seventh avenue, north of 14th street; and values will approximate the same level.

THE most interesting single announcement, however, which has been made recently was that of the project for a commercial hotel at Greenwich, Cedar and Liberty streets. The plans of the promoters were said to include a number of new conveniences, intended specially for business men,

which have already been successfully tried in London. As it turned out, the project consisted merely of gossip, but any such enterprise would be attended with a good deal of risk. The location selected is inconvenient to the two railroad stations by which the great majority of business men will leave and reach Manhattan, viz., the stations of the Pennsylvania and of the New York Central Companies. The streets upon which the new hotel will be situated are absolutely dark and dead at night, and, if the business man wants to combine some amusement with his more serious occupations, he will have no better means of reaching 42d street and Broadway than by the Sixth avenue elevated road. Finally, the location is convenient to only a small portion of Manhattan's business district. It will not appeal to a man who comes to New York either to buy or sell goods, because the majority of people with whom he will wish to trade are situated north of Canal street, and before long they will be situated north of Bleecker street. For all these reasons it looks as if the proprietors of a new commercial hotel in this neighborhood might find it difficult to keep all of their four hundred rooms occupied. Their chance of so doing would be much better in case the proposed Seventh avenue Subway were built. Such a tunnel would bring the proposed location within seven minutes of Long Acre Square, and would enable the sojourner in the hotel to reach a far larger range of business and other engagements. On the other hand, it must be remembered that the Astor House is usually well occupied and has remained fairly popular until the present day. It must also be remembered that one consequence of the construction of the Broadway-Lexington avenue Subway may be the destruction of this time-honored hostelry. If it does go, there should be room for a modern hotel to take its place.

THE owners of real estate in the outlying boroughs should read carefully an article which recently appeared in the "Commercial and Financial Chronicle," discussing the construction of Subways and elevated roads by means of assessment bonds. The conclusion reached by the article is that in the majority of cases Subways and elevated roads which are constructed in this manner, will probably eat up and more than eat up any benefit which the property-owner will derive from the construction of the road. The estimate is that it would cost at least \$150 a lot for the construction of the line, probably as much more for its equipment, and possibly as much more for the deficiency from operation. The estimate does not look very sound to the Record and Guide, for we believe that any rapid transit road, built within the limits of New York City, the cost of which was charged off, could be operated profitably by a private company. But making allowance for any errors in the calculations of the "Chronicle" and any exaggerations in its conclusions, it certainly draws up a strong indictment against this method of financing rapid transit construction. The profit accruing to the property-owner from rapid transit construction would, of course, become less in proportion as his property was distant from the central borough; and it is only in the case of remotely situated sections that assessment bonds would be necessary. The result would be, consequently, the distribution of any benefit over a much larger area and a comparatively small increase in value for any one owner. Whether or not, as the "Chronicle" claims, there would be nothing left for the property owner after his assessments were paid, there would certainly be very little; and we imagine that after one or two experiments in rapid transit construction on this method every further attempt to apply it would meet with vigorous resistance from the local property-owners. They will prefer to keep their property and wait for rapid transit until rapid transit can be made to pay for itself. The construction of rapid transit lines by means of assessment bonds is not in their interest, as they will soon learn. It is in the interest of the better distribution of the population of the city, because it will enable comparatively poor people to reach and take up their residence on much cheaper property than they could otherwise afford. The city stands to gain a great deal by this method of financing rapid transit construction, because it diminishes in perpetuity the fixed charges incurred by the passenger routes; but the property-owner stands to lose much more than he thinks; and as soon as he finds how much he stands to lose he will cease to urge the laying out of routes to be financed in this way upon the Public Service Commission.

A REMEDY FOR TRAFFIC CONGESTION.

To the Editor of the Record and Guide:

I have noted the many plans advocated for the relief of the congestion of traffic in our streets, especially in the lower part of the city. It seems very strange to me that the business men have not awakened before this to a very simple remedy which would save many thousands of dollars per year in trucking costs and at the same time make the burden much easier for the men and the horses doing the work.

As you are no doubt aware, it is no uncommon happening for a truck to be in line two, three and even four hours at some of the piers when delivering freight for shipment. This could be largely saved by using the hours from six o'clock to midnight, instead of trying to do all of this work in the afternoon. The trouble now is that everyone wants to do the same thing at the same time and it makes the congestion complained of. There are no real reasons why much of the heavy trucking can-

not be done at night, and there are many why it should be. Foot traffic is practically suspended in the night time, street-car traffic is considerably reduced, business places would be able to get goods in and get other goods out without in any way interfering with ordinary trade. Many other reasons for a working-out of a plan of this kind can be given, and the only real word against it is—"Well, we have never done it that way."

If something along these lines should be adopted, merchants would find that shipments could be made with less delay; transportation companies would have their incoming and outgoing freight handled with less confusion and probably no greater cost, the traffic would be distributed over the greater part of eighteen hours per day (twenty-four would be better) instead of being, as now, crowded into about nine hours. Our streets would be serving their purpose with no greater expense for upkeep and we would have room for everyone and everything for a long time to come.

FRANCIS T. OWENS.

525 6th St., Brooklyn, N. Y.

THE NEW LIABILITY OF EMPLOYERS.

Amendments Become Effective September First—Former Line of Defence No Longer Available, and Employers' Responsibility for Injuries Sustained by Employes Greatly Extended.

THE new Employers' Liability and Workmen's Compensation laws become effective in this State on September 1st next. By these new statutes the legal protection to employees, and the corresponding responsibility of employers, are so changed that the basis of the relations between the two parties will be radically different. The employer, on his part, having to protect himself against loss, will probably find the means in policies of insurance, the cost of which he will indirectly charge up to the owner, the same as he does his office rent and executive expenses. It may not be itemized plainly in the bill, but it will be included in the total for all that.

OPTIONAL COMPENSATION PLAN.

The laws are designated as Chapters 352 and 674. The first is the Employers' Liability and Optional Compensation law, and the second is the Compulsory Compensation law. The optional compensation feature simply is that any employer and employe may enter into a contract whereby the employe waives his statutory or common law rights, in case of accidental injury, upon the employer agreeing to pay certain stipulated amounts, in accordance with a schedule of compensation provided in Section 207 of the law, to an employe injured in the regular course of his employment.

A NEW PRINCIPLE IN LAW.

An important principle enunciated in the new law is that, whereas under the existing statutes the employer is liable only for the negligent act of one whose sole or principal duty is superintendence, while actually superintending the work, the new law makes the employer liable for the negligence of any person entrusted with authority to direct any other employe, even if his position is a very minor one. It removes from the employe the necessity of proving that he was not guilty of contributory negligence, and puts the burden of proof that the employe contributed to his own injury upon the employer. It compels employers to compensate injured workmen irrespective of any negligence on the employer's part. Neither can he defend himself on the ground that the injuries were due to the negligence of a fellow servant.

No action for recovery of compensation for injury or death can be maintained unless notice is given to the employer within 120 days, and the action is commenced within one year of the occurrence. Within eight days an amended notice may be served.

The fact that the employe continued in the service of the employer in the same place and course of employment after he had discovered or had been informed of the danger of personal injury, cannot be taken, as a matter of fact or as a matter of law, an assumption of the risk of injury therefrom; but an employe will not be entitled to compensation under the act if he fail to give information of the danger to the employer or superintendent, unless it shall appear on the trial that such defect or danger was known to the employer or superintendent.

The employer shall not be liable for any injury which does not disable the employe for a period of at least two weeks from earning full wages, and he must be notified of the accident as soon as practical.

AMOUNT OF COMPENSATION: PERSONS ENTITLED.

In case death results from the injury, the amount of compensation under the plan will be:

(a) If the employe leaves a widow or next of kin at the time of his death wholly dependent on his earnings, a sum equal to twelve hundred times the daily earnings of the employe at the rate at which he was being paid by the employer at the time of the accident, but not more in any event than three thousand dollars.

(b) If such widow or next of kin or any of them is in part only dependent upon his earnings, such sum not exceeding that provided in subdivision (a) as may be determined to be reasonable and proportionate to the injury to such dependents.

Where total or partial incapacity for work at any gainful em-

ployment results to the employe from the injury, a weekly payment commencing at the end of the second week after the injury and continuing during incapacity, not exceeding fifty per centum of his average weekly earnings, is specified.

WRITTEN AGREEMENTS.

Employers may enter into written agreements with their employes, entitling injured employees to hold wages during disability, and up to four years' wages in case of death not exceeding \$3,000, in lieu of all other rights of the employe to compensation, and irrespective of the cause of the injuries if it occurs in the employment.

SETTLEMENT OF DISPUTES.

Any question of law or fact arising in regard to application of the plan in determining the compensation payable thereunder or otherwise shall be determined either by agreement or by arbitration as provided in the code of civil procedure, or by an action at law.

REPORTS OF COMPENSATION PLAN.

Each employer who signs with any employe a consent to the plan must within thirty days thereafter file with the Commissioner of Labor a statement thereof, which shall show (a) the name of the employer and his post-office address, (b) the name of the employe and his last known post-office address, (c) the date of and office where the original consent is filed, (d) the weekly wage of the employe at the time the consent is signed; unless such statement is duly filed, such consent of the employe shall not be a bar to any proceeding at law commenced by the employe against the employer.

REPORTS BY EMPLOYER.

Each employer of labor in this State who shall have entered into the plan with any employe must on or before the first day of January, nineteen hundred and eleven, and thereafter, and at such times as may be required by the Commissioner of Labor, make a report to such commissioner of all amounts, if any, paid by him under such plan to injured employees, stating the name of such employees, and showing separately the amounts paid under agreement with the employees, and the amounts paid after proceedings at law, and the proceedings at law under the plan then pending. Such reports shall be verified by the employer or a duly authorized agent in the same manner as affidavits.

THE TRADES AFFECTED.

The article applies to workmen engaged in manual and mechanical labor in the following named employments:

1. The erection or demolition of any bridge or building in which there is, or in which the plans and specifications require, iron or steel framework.

2. The operation of elevators, elevating machines or derricks or hoisting apparatus used within or on the outside of any bridge or building for the conveying of materials in connection with the erection or demolition of such bridge or building.

3. Work on scaffolds of any kind elevated twenty feet or more above the ground, water, or floor beneath in the erection, construction, painting, alteration or repair of buildings, bridges or structures.

4. Construction, operation, alteration or repair of wires, cables, switchboards or apparatus charged with electric currents.

COMPULSORY COMPENSATION.

Under Chapter 674, providing for compulsory compensation, as distinct from optional compensation, the scale of compensation is stated again, substantially as in Chapter 352, and as heretofore quoted.

MEETING OF CASUALTY COMPANIES.

Representatives of casualty companies writing liability insurance were in session this week at the office of the United States Casualty. The new law is expected, by insurance men, to increase the cost of employers' liability insurance on all lines in New York State from 75 per cent. to 100 per cent.

CONSTRUCTION

UNDERWRITERS FAVOR STAIR-TOWERS.

As a Means of Egress in Case of Fire—The Inspiration Comes from Philadelphia—Goldwin Starrett Recommends Interior Fireproof Stairways.

OPINION among the leading interests in matters relating to construction, on the proposition to put fire-escapes on all office buildings, is coming to a point on several phases of the question. For very tall buildings it is the almost unanimous view that ordinary exterior ladders and balconies are not to be considered. The New York Board of Fire Underwriters is understood to be in favor of the so-called Philadelphia "stair tower." This is a form of fire-escape which is divided from the building and is completely enclosed by brick walls that rise from the foundation to a height of at least three feet above the main building.

Under the requirements favored by the underwriters "stair towers" communicating directly with the building may also be used when the tower contains a fireproof vestibule separated from the stairs by a brick or other non-combustible wall, and has openings from this vestibule to stairs protected by standard fire doors. The outer wall of this vestibule may either face a

applied in New York City should not be allowed on any building—especially on high buildings and on street fronts. The majority of these outside fire-escapes existing in New York City he considered unsafe and dangerous from the standpoint of their use by many people in case of fire.

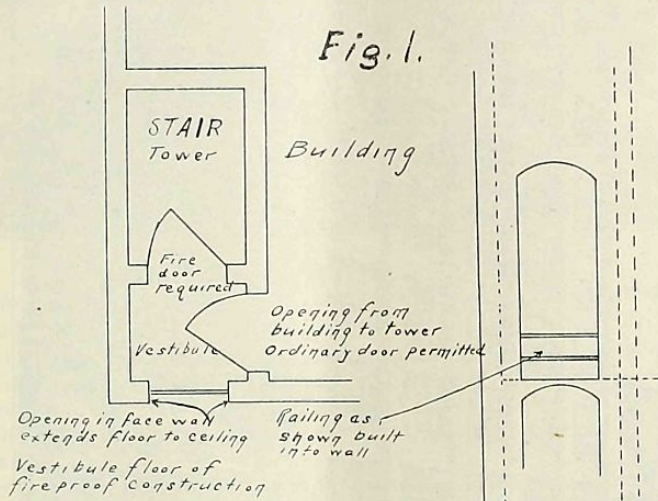
"Where outside stairways are necessary they should be placed on rear courts," said Mr. Starrett, "and be of substantial design and construction—as comfortable and inviting for walking as any regular inside stairway."

"The question of cost in these matters should have no weight as against the importance of safety. The difference in cost between poor ordinary stairways and first-class enclosed fireproof stairways is not actually large and the increased value of the building more than offsets it."

"All stairways should be lighted by separate independent circuit taking current direct from street service (in addition to the usual emergency gas lights); so that at night or in darkness any one can turn on lights throughout the entire run of the stairway."

"In the new buildings all stairways should be enclosed with not less than six-inch block partitions and entered only through Underwriters' standard fireproof doors. They should be continuous and connect on the ground floor either directly with the street or with hallways so accessible to the street as to prevent the possibility of people being trapped at the bottom."

"In the case of old buildings where the stairways are in-

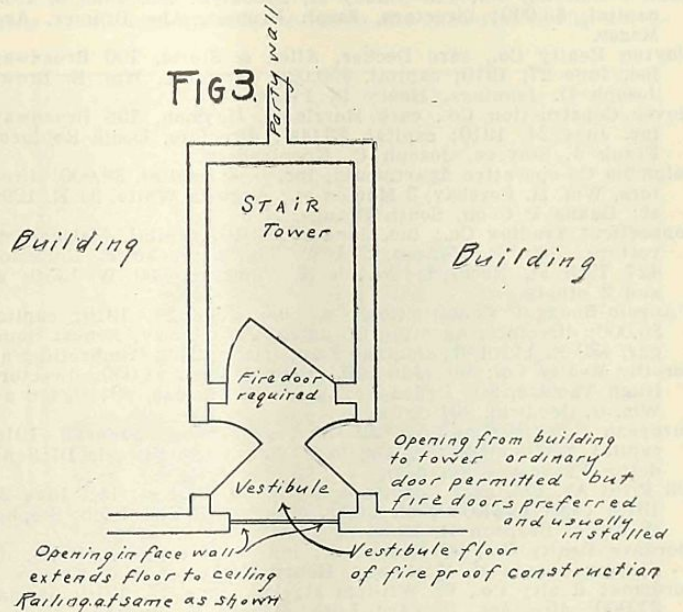


ELEVATION—FIRE TOWER WITH VESTIBULE ENTRANCE.

Walls of brick or other approved material, built solidly from foundations to at least 36 inches above roof. Stair treads, etc., must be of fireproof materials.

street, alley or area, and be open on that side to the full height from floor to ceiling. The entrance from the vestibule of the stair tower to the building need not be protected by a fire door.

When the stair tower is used in conjunction with two separate buildings it does not differ in construction from one used in connection with an independent building, except that the openings between vestibule and buildings are protected by fire



PLAN OF FIRE TOWER, COMMON TO TWO NEIGHBORING BUILDINGS.

adequate or improperly placed, comfortable and substantial rear exterior stairways should be provided, or the existing stairways should be enclosed and made fireproof and adequate.

FAULTS OF THE PHILADELPHIA FIRE TOWER.

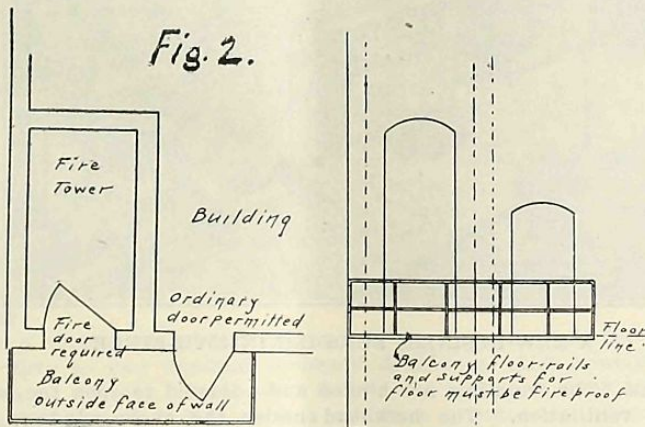
"The exterior fire tower, such as is specified in the Philadelphia building code, is a most excellent provision for safety, but has its faults, and under most conditions is not better than a properly enclosed interior fireproof stairway. It also militates to a great extent against the erection of buildings on small plots—on account of the difficulty of arranging the floor space to any reasonable advantage.

"Generally the arrangement and placing of stairways for quick and safe egress under probable fire conditions is of greater importance than the number of stairways required for a given area."

SUBURBAN GROWTH AND THE AUTOMOBILE.

The Nelson House at Poughkeepsie is to be enlarged at a cost of \$100,000 or more. This constitutes a highly important building operation for the Hudson River counties, which since the panic of 1893, until very recently, were very inactive for builders and real estate operators. Some comparatively large jobs are now in hand, as well as considerable small work, which, taken with the rebuilding of West Point, provide good employment for mechanics, so much so that wages have sharply advanced.

After years of waiting for building costs to return to the



FIRE TOWER PLAN WITH OUTSIDE BALCONY ENTRANCE.

doors. The access to a stair tower must be by a platform of fireproof construction on the outside of a building, and the door to the fire-escape must be a fire door. These towers or fire-escapes are independent of all interior stairways.

AN ARCHITECT FAVORS INTERIOR FIREPROOF STAIRWAYS.

Goldwin Starrett, of Goldwin Starrett & Van Vleck, architects of the Everett Building on Union Square and the new Mills & Gibb building on 4th av, asked for his views on the subject, said he considered that fire-escapes consisting of springy slat platforms and steep stairs with flimsy hand railings as usually

old-century basis, the people of the cities and towns along the Hudson are now coming to a realization that the old order of things has passed away, and that the mechanic content with \$2 or \$2.50 per diem will never return, no more than will hemlock lumber return to its old basis of \$11 per M. Consequently, the \$3,000 cottage, such as father used to build, is also a thing of the past, as a construction proposition, and the project for a new home of equal social status to the old one, is now a matter of double the cost. The barrier between the present and the past which the higher standards of living have raised, is becoming just as apparent to the country as to the city, and is compelling higher rents and better construction, as well as higher wages, all the way up the Hudson River country. The modern flat with its hitherto unknown conveniences is also arriving in the central Hudson cities and promises to be the basis of a considerable building movement.

The automobile traffic is credited with a good share of the activity in building, and is also blamed because it has drawn away some investment money from real estate. The enlargement of the Nelson House is almost a direct effect, as is also the addition of a third ferryboat to the Newburgh-Fishkill line. This is a phase of the general improvement of local transportation, which is steadily stretching the suburbs of the metropolis outward, which virtually inspired the prolongation of the Pallisade Park for fifty miles up the river, and will in time build bridges across and fill the whole country along the Erie, the West Shore, New York Central, Harlem and Northern railroads with the homes of New York commuters.

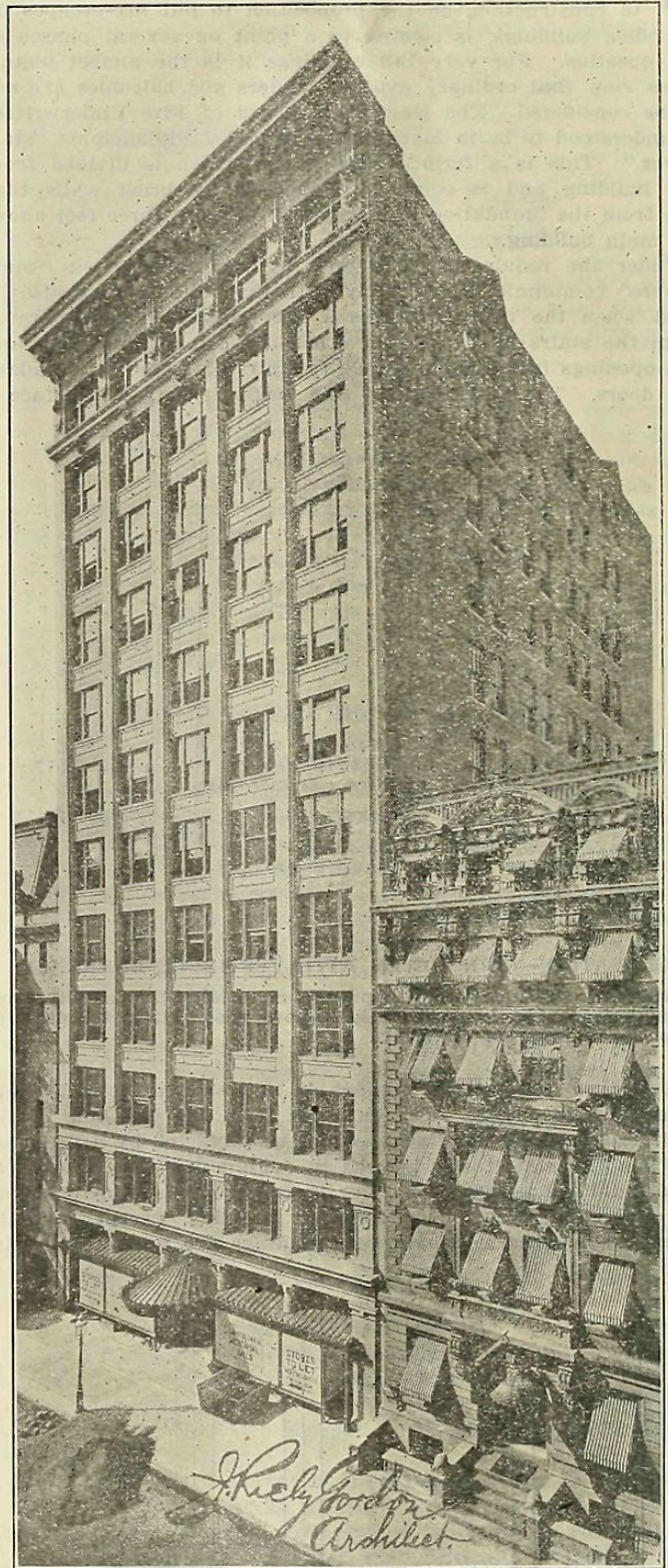
NEW REAL ESTATE CORPORATIONS.

- Anita Construction Co., care L. E. French, 41 Park row; ins. June 23, 1910; capital, \$1,000; directors, Salvatore M. De Pasquale, Marietta De Pasquale, Giuseppe Pisano.
- Barry Bros., 2804 3d av; inc. June 23, 1910; capital, \$20,000; directors, James T. Barry, Edward A. Barry, Arthur J. Barry, Harry A. Barry.
- E. J. Beach & Co.; inc. May 31, 1910; capital, \$25,000; directors, Gaylord D. Hulett, 5 Nassau st; Chas. F. Robertson, 148 E. 123d st; Pauline Shraedman, 5 Nassau st.
- Channel Realty & Construction Co., room 502, 198 Broadway; inc. June 23, 1910; capital, \$2,500; directors, Simon Heilbrunn, Hyman Goldman, Joseph Heilbrunn.
- Chester Building Co., 119 Amboy st, Brooklyn; inc. June 9, 1910; capital, \$3,000; directors, Sarah Brumer, Abe Brumer, Aron Mazer.
- Clayton Realty Co., care Decker, Allen & Storm, 100 Broadway; inc. June 27, 1910; capital, \$50,000; directors, Wm. E. Brown, Joseph D. Jennings, Henry D. Plant.
- Clover Construction Co., care Morris H. Hayman, 198 Broadway; inc. June 24, 1910; capital, \$3,000; directors, Louis Robinson, Frank J. Stevens, Joseph C. Koenigsberg.
- Columbia Co-operative Apartments; inc. —; capital, \$8,000; directors, Wm. H. Forshay, 5 Morton st.; Augusta White, 51 E. 129th st; Duane P. Cobb, South Orange, N. J.
- Connecticut Trading Co.; inc. June 29, 1910; capital, \$50,000; directors, John P. Hopson, 274 W. 71st st; John F. Robinson, 427 79th st, Brooklyn; Joseph N. Tomkins, 609 W 135th st, and 2 others.
- D'Angelo-Bonagur Construction Co.; inc. June 28, 1910; capital, \$5,000; directors, Agostino D'Angelo, 2265 1st av; Ernest Bonagur, 439 E. 116th st; Gaetano Zampariello, 2432 Cambrelling av.
- Dorothy Realty Co.; inc. June 25, 1910; capital, \$1,000; directors, Hugh Thomas, 904 Ogden av; Annie E. Thomas, 904 Ogden av; Wm. G. Goodwin, 904 Ogden av.
- European Construction Co., 623 Crescent av; inc. June 25, 1910; capital, \$500; directors, Angelo Di Benedetto, Vittaria Di Benedetto, Francesca Ferracci.
- 593 Fifth Av. Co., care Corbitt & Stern, 60 Wall st; inc. June 25, 1910; capital, \$1,000; directors, Maurice G. Sternbach, Stephen C. Fiero, Branson H. Holmes.
- Flordave Realty Co., 99 Nassau st; inc. —; capital, \$1,500; directors, Gerson M. Krakower, Henry Krakower, Max Krakower.
- Fordmont Realty Co., 62 William st; inc. June 27, 1910; capital, \$1,000; directors, Bernard Loth, George E. Buckbee, Charles Buckbee.
- Nathan Harrison Realities, care Marks & Marks, 63 Park row; inc. June 24, 1910; capital, \$10,000; directors, Nathan Finkelstein, Saul Amsterdam, Harris Mankin.
- Irwin Realty Co., care Samuel Packard, 99 Nassau st; inc. June 24, 1910; capital, \$1,000; directors, Samuel Packard, Frances Hartig, Winifred I. Cunningham.
- Liberty St. Realty Co., care Crocker & Wickes, 5 Nassau st; inc. June 23, 1910; capital, \$150,000; directors, Romeyn Berry, Timothy Daly, Richard Smith.
- Manhattan Island Realty Co., care Samuel Hoffman, 320 Broadway; inc. June 27, 1910; capital, \$10,000; directors, Benj. Flaum, Adolf Mandel, Harris Hoffman.
- Nelason-Sullivan Realty Co., care Beardsley & Hemmens, 54 Wall st; inc. June 24, 1910; capital, \$10,000; directors, George Tierman, Frank H. Parcells, Robert C. Redlefsen.
- Negley Development Co., 20 Vesey st; inc. June 21, 1910; capital, \$5,000; directors, Albert C. Negley, Jr., Phineas R. Garrison, Gerrit Smith.
- Normal Construction Co., care Kantowitz & Esberg, 320 Broadway; inc. June 22, 1910; capital, \$1,000; directors, Jennie Weill, Korris E. Gossett, Martha W. Weill.
- F. B. Norris Co., 188 Fennimore st, Brooklyn; inc. June 27, 1910; capital, \$15,000; directors, Frederick B. Norris, Susie D. Norris, Frederick S. Martyn.
- O'Hara Realty Co., inc. June 23, 1910; capital, \$5,000; directors, Louis Schmutz, Jr., 496 Flatbush av, Brooklyn; Edward O'Hara, 496 Flatbush av, Brooklyn; Chas. J. Druhan, 578 Bergen st, Brooklyn.
- Orsbee Realty Co., 64 Wall st; inc. June 28, 1910; capital, \$1,000; directors, James A. Martin, Frank A. Spencer, William A. Cooper.
- Queens Boulevard Realty Co., Winfield, L. I.; inc. June 25, 1910; capital, \$30,000; directors, Francis A. Carlson, John Lange, Henry J. Lange, and 4 others.
- Riley & Brice Realty Co., Bryant Park Bldg.; inc. June 29, 1910; capital, \$5,000; directors, Peter B. Riley, Wm. T. Brice, A. Edward Fisher.

THE FORTY-FIFTH STREET EXCHANGE.

The new Forty-fifth Street Exchange Building at Nos. 141 to 147 West 45th st, near Broadway, is now being occupied. This building fronts 68 feet 6 inches in West 45th st, extends back 100 feet and is twelve stories high, of modern steel-skeleton construction. Having central entrances and halls, it has also light on all four sides, giving the advantage of outside light and ventilation to every room in the building, besides the light in the top studios is supplemented by the northerly exposed skylights.

The massive center entrance is protected by a large glass marquee and is flanked on either side by plate glass windows, over which are prismatic transoms reflecting the light into the



A NEW BUSINESS BUILDING IN 45TH STREET.

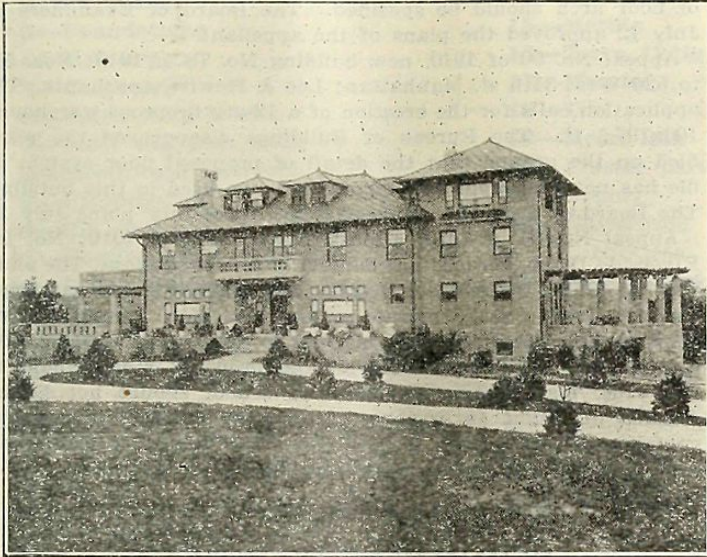
stores. The transoms are hinged and adjusted to open for perfect ventilation. The bulkhead under the show windows is arranged in the same manner for the more thorough ventilation of the basement.

The entrance lobby is floored with marble mosaic, and the walls are wainscoted with Italian marble; the elevators are provided with bronze fronts and there are easy stairways in both the front and rear. The first floor may be used as one or more stores with light and ventilation in the rear and light on the sides in the adjoining courts. The upper floors are mostly divided into offices and lofts, while some have been left to be divided to suit the tenants. Each story contains ample lavatories, toilets, etc., for both sexes, with marble floors, partitions, wainscoting, etc.; the halls and stairways are also wainscoted.

MODERN COUNTRY HOUSES

Circumstances Under Which They Are Being Built—Mr. Walter J. Currie's New House at Ardsley and Its Fireproof Construction.

IMPROVED transportation is obliterating the line between city and country, and yet education in transportation problems is in advance of education in modern building methods, so far as the general public is concerned. In many small centers around New York real estate operators and builders are still waiting for the return of the economic conditions that prevailed twenty years ago, and it is very generally true of the country within commuting distance of New York that the intellectual inspiration and dynamic force for new construction, is being brought there by city people. Most of the new work beyond the "ten-cent zone" is non-speculative, planned by city architects for



RESIDENCE OF WALTER J. CURRIE.

Ardsley, N. Y.

Robert W. Gardner, Architect.

city business men and executed in most cases with the help of city mechanics. The general body of local mechanics and contractors, formerly accustomed to extremely cheap construction, are not yet equal to building the house which modern ideas demand.

Some features of recent work in the vicinity, which may seem at first incidental, are profoundly influencing the building-up of suburban or country property. A home built like Mr. Walter J. Currie's house at Ardsley on the Hudson, for example, adds as much to the comforts and economies of living, as electricity and the motor-car add to the comforts and economies of traveling.

It was difficult without great expense to comfortably heat in winter a country house by the means which were once usually adopted. The house had the ordinary floors of the period, and the heated air would pass easily through from the cellar and out through the roof; and when the furnace burned low the house became chilled. But a house that has an impervious slab of terra cotta and concrete between stories absolutely stops this unregulated circulation. When the floors become warm they stay warm. In other words, the modern country house has an even temperature, which removes one of the terrors of country life in winter.

In the case of Mr. Currie's house, the fireproof floor makes of each story a separate house. The hollow-tile walls keep the winter heat within from radiating, and the summer heat without from penetrating. As far as appearance goes, these fireproof floors look and feel like ordinary floors, but underneath the "wood carpet" is the impervious concrete. It is not a freak house, but just a house in which to be comfortable and one that will not be forever pestering a man by calling for paint and repairs.

It is a notable fact that many men of large wealth—who spend from fifty to two hundred thousand dollars on their houses—have built country homes with hollow tile. Evidences of this choice are to be found in various suburban communities around New York and other large cities. One of the most recent instances of fireproof home construction is the residence of Mr. Walter J. Currie at Ardsley, N. Y., a photograph of which is shown herewith. Robert W. Gardner, of 122 West 29th st, N. Y. C., is the architect. The house contains 18 rooms and 3 baths. The main building is 58 feet long by 34 feet wide, and the extension is 26 feet 8 inches long by 20 feet wide.

The walls of the Currie residence are made of Natco hollow tile blocks, 12x12x8 inches—the smaller dimension being the thickness of the wall. In the floors the blocks are 6 inches thick laid between concrete beams. The spans are 12 and 18 inches in width, with steel rods $\frac{1}{2}$ -inch in diameter for reinforcement.

The exterior surface of the roof is slate. As in the case of hollow-tile houses, the blocks are invisible when the contractor has completed his job. The walls of the Ardsley house are finished with white stucco applied directly to the surface of the terra cotta. Thus, for all the passerby can tell, behind the white covering might be brick or stone or wood.

Another recent terra cotta residence is that of Mr. Kolyer at Summit, N. J. The architect is Richard S. Shapter, of that town. This house is semi-fireproof, having wooden floor construction, but filled-in. The foundations and the walls are of hollow terra cotta and the roof of Spanish tile. The cream-colored stucco covering is waterproofed. The house contains 10 rooms and 3 baths and cost about \$10,000.

In selecting hollow tile for their homes, suburbanites are doubtless influenced by the record of the material gained long before it was ever considered for home construction. For it must be remembered that the hollow-tile block used in dwellings is practically the same article as that which is used in the floors, partitions and column-covering of the "skyscrapers" of New York City. It is no new material at all—only being used in a new way.

The investment value of a fireproof house gives it an additional standing with home builders. It is not subject to the same deterioration as frame and is practically as good 15 or 20 years after it is built as it is when it is new. This insures its ready salability if the occasion for its sale should ever arise. The smaller fire insurance premiums also constitute a powerful recommendation. The rate on a frame house is more than $2\frac{1}{2}$ times as great as the rate on a house of the most modern fireproof construction with no wooden structural members. The builder of a hotel on Long Island found, when he estimated costs, that he would save in five years, in insurance, the difference between cost of wood and hollow tile. He chose hollow tile.

The vast beds of clay in New Jersey, and the improved methods of manufacture, have made the material easily avail-



THE KOLYER HOUSE AT SUMMIT, N. J.

Richard S. Shapter, Architect.

able throughout the East. Water shipment is often possible for hollow tile, and the railroad rates are not heavy.

A FEW POINTERS ON WAYS AND MEANS.

Mr. Currie's house was not built by a specialist in any form of construction, but by a New York builder schooled in the old ways, who has found the new ones easy. The cost of the house was \$24,000. Presumably both owner and builder are satisfied, as that was the amount estimated by the architect in advance. The plumbing, heating and electric work were all done by city sub-contractors, who were willing to fill in the time between heavy city contracts with a light job in the country.

"Walk Into the Parlor," Said the Spider to the Fly.

Ten years ago this was the motto of the real estate broker. He selected an office and waited for business to come to him. That is not the modern business way. Any broker will say that he cannot make money sitting in his office. The publications of the Record and Guide and The Realty Records Co. are designed to show where business can be found. A pamphlet mailed free on application entitled "Methods of Making Money On Manhattan Real Estate" describes these publications and how they should be used in full. If you have new men in your office who need instruction, write for this pamphlet.

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. 41—1910.

MODIFICATION—SECTIONS 143 AND 144, BUILDING CODE.

In re Application No. 381, New Buildings, 1910; premises, Nos. 636-648 West 50th st:

It is proposed to erect a 1-sty temporary structure about seventeen feet by fifteen feet in area, of wood frame filled in between the studs with terra cotta blocks, the roof to be covered with tar paper. The structure is to stand in an open lot away from other buildings, the yard being used for the storage of building materials.

A modification of Sections 143 and 144 of the Building Code is requested and hereby granted, inasmuch as the building stands isolated and is practically for the same purpose as a builder's temporary shed.

Dated New York, June 22, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved,

GEO. McANENY,

President of the Borough of Manhattan.

Bulletin No. 42—1910.

MODIFICATION—SECTION 105, BUILDING CODE.

In re Application No. 899, Alterations, 1910; premises, No. 2 Wall st:

It is proposed to raise in height an 8-sty fireproof office building by adding two stories, and in doing so raising the height of the building from 140 feet to 166 feet to the highest point of the roof beams. The building in question was constructed before the present Building Code went into effect.

A modification of Section 105 of the Building Code is requested and hereby granted, to permit the alteration as proposed without replacing the interior trim and flooring of the existing building with wood treated to render it fireproof, inasmuch as the existing building was constructed before the present Building Code went into effect, and it would mean the practical reconstruction of the entire interior to accomplish this, and it is doubtful whether the law intended to apply to existing buildings to be raised in height.

This modification is granted on the condition that all the new portion of the building will have fireproof trim and flooring or wood treated to render it fireproof.

Dated New York, June 4, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved,

GEO. McANENY,

President of the Borough of Manhattan.

Bulletin No. 43—1910.

MODIFICATION—SECTION 142, BUILDING CODE.

In re Application No. 1023, Alterations, 1910; premises, No. 250 East Broadway:

In a 3-sty and basement two-family dwelling, it is proposed to take down the existing peaked gable walls to the present third story ceiling line, and rebuild the gable walls to about the average height of the peak so as to form a flat roof, and at the same time to raise the front and rear walls to the necessary height. The height of the building as altered would be no more than the average height as now existing.

A modifications of Section 142 of the Building Code is requested and hereby granted, so as to permit this alteration without increasing the wall thickness, although the height of the building as altered is 43 feet 8 inches instead of 40 feet as required by Section 142. The modification is granted, inasmuch as the conditions are being improved from the standpoint of the fire hazard, and that the building will be no higher than it now is, and that the loads on the existing walls are practically not increased.

Dated New York, May 31, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved,

GEO. McANENY,

President of the Borough of Manhattan.

BOARD OF EXAMINERS.

Appeal No. 86 of 1910; new building No. 380 of 1910; Nos. 823 and 825 Park av, Manhattan; Pickering & Walker, appellants. Plans call for the erection of a 12-sty and pent house apartment house for twelve families to cost \$300,000. The objections made by the Building Department were as follows: That the building exceeds 12 stories in height and should be of fireproof construction throughout; also that the walls of the roof should conform to the requirements of sections 27 and 31 of the code. Objection was also made that the definite type of floor arch should be specified. The Board of Examiners on July 12 approved the plans of the appellant.

Appeal No. 90 of 1910, new building No. 78 of 1910; Nos. 514 to 520 West 34th st, Manhattan; Lee & Hewitt, appellants. The application calls for the erection of a 12-sty fireproof warehouse, 100x197.5 ft. The Bureau of Buildings disapproved the plans filed on the ground that the detail of proposed floor system on file has not been approved for spans to be used in this building. The Board of Examiners approved the appellants' plans July 12.

Appeal No. 91 of 1910; alteration No. 1601, of 1910; No. 144 Riverside Drive, Manhattan; John H. Friend, appellant. The plans specify adding an additional story and extending the passenger elevator in the 4-sty private school No. 144 Riverside Drive. The Bureau of Buildings objected to the plans filed on the ground that the 8-inch walls of the proposed story would be unlawful; also that a non-fireproof school should not be increased in height as proposed, unless the building is made to conform to section 105 of the code. The Board of Examiners approved the appellant's plans July 12.

DEPARTMENT OF HEALTH.

Sewerage and Drainage.

Sec. 36. The waste or soil pipe in every lodging house, or other dwelling in the City of New York shall be ventilated by extending the same by means of a pipe of the same size to the height of not less than two feet above the roof of the building.

Sec. 37. No privy vault, or cesspool, shall be allowed to remain on any premises, or shall be built in the City of New York, unless when unavoidable. The sides and bottom of every privy vault, cesspool, or school-sink in the City of New York must be impermeable, and secure against any saturation of the walls or the ground above the same. No water-closet or privy shall be constructed without adequate provision for the effectual and proper ventilation and cleansing thereof.

Sec. 38. No person, persons, company or corporation shall cause, permit or allow any sewage, drainage, factory refuse or any foul or offensive liquid or other material to flow, leak, escape or be emptied or discharged into the waters of any river, stream, canal, harbor, bay or estuary, or into the sea within the city limits, except under low-water mark, and in such manner and under such conditions that no nuisance can or shall be caused thereby or as a result thereof.

Sec. 39. Every person, when cleaning any street, shall clean, and every contractor shall cause to be cleaned, the gutters and parts of the street along which the water will run, before using any water to wash the same; and no substance that could be before scraped away shall be washed or allowed to be carried or be put into the sewer, or into any receptacle therewith connected.

Sec. 40. No person being owner, lessee, tenant or occupant of any building or premises, shall allow any water or other liquid to run from or out of such building or premises upon or across any sidewalk or curbstone, and if such substance is allowed to pass into any street, it must reach the same by a passage, to be kept at all times adequate and in repair, under or through such flag-stone or curb-stone; and no water or other liquid, or ice therefrom, shall be allowed to gather or remain on the upper surface of such curb, flag-stone, or passage; nor shall such person allow any accumulation of such water or liquid, or the ice therefrom, upon any street or place, but shall at all times cause the same to be removed or to pass along the gutter or some proper passage to one of the rivers or into a sewer.

Sec. 41. Every owner, tenant, lessee and occupant of any building or lot (whether vacant or occupied) within or near the built-up portions of said city, shall keep and cause to be kept the sidewalk and flagging, and curb-stone in front thereof, free from obstructions and nuisances of every kind, and shall not allow anything in the area or yard or on or about his premises to become a nuisance, or dangerous or prejudicial to life or health.

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."

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1—Demolishing 2—Excavating 3—Foundations 4—Masonry 5—Carpentry 6—Terra cotta blocks. 7—Steel and iron work 8—Reinforced concrete 9—Fireproofing 10—Tin roof 11—Roofing other than tin 12—Front brick | <ul style="list-style-type: none"> 13—Granite 14—Limestone 15—Marble 16—Terra Cotta 17—Mosaic 18—Tile 19—Metal lath 20—Plaster partition blocks 21—Coping 22—Galvanized Iron skylights and cornices 23—Fire-escapes. | <ul style="list-style-type: none"> 24—Plumbing 25—Heating 26—Elevators 27—Dumbwaiters 28—Electric power. 29—Electric wiring. 30—Lighting fixtures 31—Plate glass 32—Interior woodwork and trim 33—Paints 34—Hardware |
|---|---|---|

M Zipkes, 103 Park av, ar't; 2, 3, 4, 5, 7,*
 Chas C Haight, 452 5th av, ar't; 12, 14, 7.
 Buchman & Fox, 11 E 59th st, ar'ts; 7, 8,
 12, 14.
 Greenwich Investing Co, 69 W 138th st,
 owner; 12, 14.
 Arthur Curtiss James, 99 John st, owner;
 24, 25, 27.
 George Thompson, 157 E 72d st, owner; 24.
 Union League Club, 1 E 39th st, owner; 24.
 Peter C Eckhardt, 693 9th av, owner; 22.
 Herman Markowitz, 211 W 112th st, owner;
 24.
 Dr J Takamine, 334 Riverside Drive; 24.
 T Weissberger, 189 2d st, owner; 24.

Mulliken & Moeller, 103 Park av, ar'ts;
 12, 26.
 F H Thorne, 4633 Park av, owner; 12, 14.
 Thomas Rowe, 140 W 42d st, ar't; 2, 4, 5, 7.
 Diya Realty Co, 150 Nassau st, owner; 4,
 5, 12, 14.
 La Farge & Morris, 25 Madison sq North,
 ar'ts; 12, 16.
 Kafka & Lindenmeyr, 27 E 28th st, ar'ts;
 12, 14.
 Harry G. Wiseman, 104 W 42d st, ar't; 12,
 14, 16.
 Chas I Weinstein Realty Co, 1267 5th av,
 owner; 12, 14, 26.
 A H Olsen, 2708 Heath av, ar't; 12, 14, 26.

McKim, Mead & White, 160 5th av, ar'ts;
 7, 9, 12, 14, 26.
 Wm Hyman, 13 East Houston st, owner; 24.
 Hyde Realty Co, owner; 22.
 J Fleischauer & Bro, 341 E 44th st, own-
 ers; 24.
 F Rhonheimer, 299 7th st, owner; 24, 22.
 H Silberman, 83 Canal st, owner; 24.
 Arthur McGlone, 19 W 65th st, owner; 24.
 Keese Bldg Co, 391 E 149th-st, owner; 4, 5,
 12, 14.
 Martha Const Co, 2015 Boston rd, owner; 12.
 O H Olsen, 1169 Fox st, owner; 1, 7.
 Metral Realty & Const Co, 132 Nassau st,
 owner; 3, 4, 5.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

5TH AV, No. 998, 12-sty bk & stn apart-
 ment house, 100x105 & 115, terra cotta
 roof; cost, \$250,000; ovr, Century Holding
 Co., 141 B'way; arts, McKim, Mead &
 White, 160 5th av. Plan No. 534. No con-
 tract let.

AMSTERDAM AV, n w cor 156th st, 2
 6-sty bk & stn tnts, 52.11x115 & 47x103,
 tin roof; total cost, \$125,000; ovr, Audu-
 bon Improvement Co., 131 Nassau st; art,
 M. Zipkes, 103 Park av. Plan No. 532.
 Harry Aronson, 31 Nassau st, president.

141ST ST, n s, 100 w Lenox av, 6-sty
 bk & stn tnt, 100x86.11, tin roof; cost,
 \$175,000; ovr, Diya Realty Co., 150 Nas-
 sau st; arts, Bernstein & Bernstein, 24 E.
 23d st. Plan No. 526. Barnett Ham-
 burger, 241 E. B'way, Pres. & Treas.;
 Harry Hamburger, Vice-Pres.

Churches.

BROOME ST, Nos. 568-570, 1-sty bk &
 terra cotta church, 45x73, slate & slag
 roof, terra cotta & copper cornices, steam
 heat; cost, \$25,000; ovr, Rev. Jos. L.
 Shestokas, 7 Vandam st; art, Harry G.
 Wiseman, 104 W. 42d st. Plan No. 529.
 No contract let.

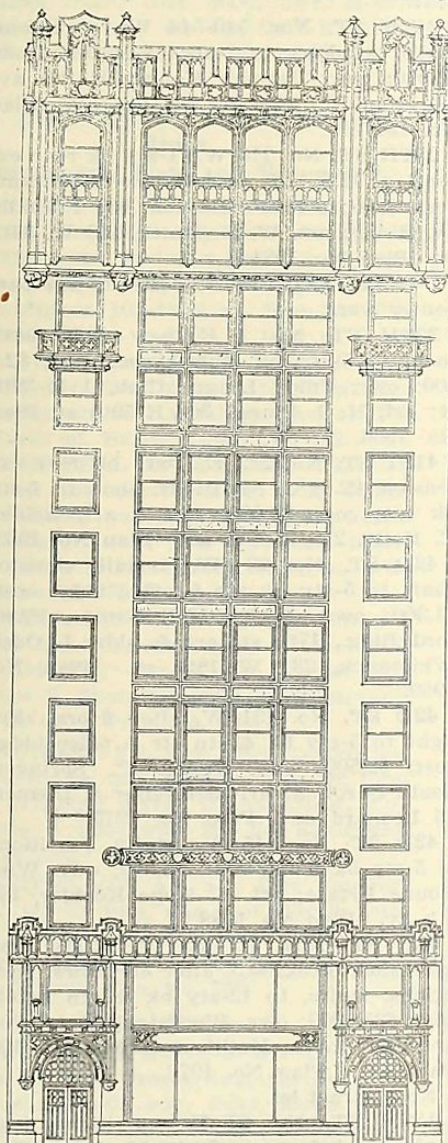
Stores, Offices and Lofts.

VARICK ST, Nos. 101-103, 7-sty bk &
 stn str & loft, 41.9x80, plastic slate roof;
 cost, \$60,000; ovr, Chas. I. Weinstein
 Realty Co., 1267 5th av; art, Geo. Fred
 Pelham, 507 5th av. Plan No. 530. The
 ovr builds.

29TH ST, Nos. 252-258 W., 7-sty bk &
 stn loft, 90x70, tar & gravel roof; cost,
 \$150,000; ovr, O. Herman Olsen, 1168 Fox
 st; art, A. H. Olsen, 2708 Heath av, Bronx.
 Plan No. 533.

4TH AV, s w cor 31st st, 12-sty bk &
 stn loft & stn bldg, 68.2x115, tile roof;
 cost, \$200,000; ovr, The Deforest Estate
 Corp., 66 B'way; arts, Herts & Tallant,

113 E. 19th st. Plan No. 525. Corrigan



Gorman Const. Co., 140 W. 42d st, have
 contract.

5TH AV, No. 106, 4-sty bk & stn str &
 loft, 36.2x80, composition roof; cost, \$10,-
 000; ovr, Jacob Rothschild, 31 W. 57th st;
 art, John Woolley, 100 5th av. Plan No.
 535. Metropole Const. Co., 100 5th av,
 have general contract.

27TH ST, s s, 100 w 10th av, 3-sty brk
 and stn office and storage bldg., 24.9x24.6,
 plastic slate roof; cost, \$3,000; ovr, P. H.
 Kearney, 506 W 27th st; art, W. H. Or-
 chard, 122 W 42d st. Plan No. 531.

PARK PL, No. 60, 4-sty bk & stn str &
 offices, 50.7x12.5, tar and gravel roof; cost,
 \$7,000; ovr, Estate Henry N. Kuesel, 107
 Decatur st, Bklyn; arts, Kafka & Linden-
 meyr, 37 E. 28th st. Plan No. 528.

GREENWICH ST, No. 625, 6-sty brk
 & stn loft bldg., 26.4x63, slag roof; cost,
 \$25,000; ovr, Greenwich Investing Co.,
 69 W 138th st; arts, Gronenberg & Leuch-
 tag, 7 W 22d st. Plan No. 537.

The owner builds.

GREENWICH ST, No. 759, 6-sty brk &
 stn loft, 21x66, slag roof; cost, \$25,000;
 ovr, Greenwich Investing Co., 69 W 138th
 st; arts, Gronenberg & Leuchtag, 6 W 22d
 st. Plan No. 538.

The owner builds.

Factories and Warehouses.

AV B, Nos. 328-334, 2-, 3- and 4-sty
 brick warehouses, 45.6x107x95.6, felt and
 gravel roof; total cost, \$35,000; ovr, John
 U. Brookman, Esopus, N. Y.; art, G. H.
 Chamberlin, 10 South Bway, Yonkers,
 N. Y. Plan No. 536.

Paul Hellmann, 160 E 66th st, has gen-
 eral contract. Jacob Nordinger, 305 E
 9th st, plumbing.

Miscellaneous.

26TH ST, Nos. 244-250 W., 4-sty bk &
 terra cotta transfer station, 84.8x88.9, slag
 roof; cost, \$75,000; ovr, Wells Fargo &
 Co., 51 B'way; arts, La Farge & Morris,
 25 Mad. Sq. N., Plan No. 525. No con-
 tract let.

Stables and Garages.

25TH ST, s s, 400 e 1st av, 1-sty bk & concrete garage, 82x52, asbestos & cement roof; cost, \$10,000; ovr, City of New York; art, I. M. de Varona, 13-21 Park Row. Plan No. 537.

MANHATTAN ALTERATIONS.

BARCLAY ST, No. 54, install dumb waiter to 5-sty bk fty & str; cost, \$400; ovr, Geo. W. Loft, Baldwin, L. I.; art, John B. Mooney, 18 E 42d st. Plan No. 1958.

BROOME ST, No. 245, erect two wash-poles to 6-sty brk tnt; cost, \$200; ovr, Bernard Schlanowsky, 11 W 119th st; art, Max Muller, 115 Nassau st. Plan No. 1944.

DIVISION ST, No. 89, partitions, stairs, windows, show windows to 5-sty bk tnt; cost, \$2,500; ovr, Israel Schlaketski, 37 E. B'way; art, Max Muller, 115 Nassau st. Plan No. 1918.

ELIZABETH ST, No. 192, partitions, toilets, tank, to two 5-sty tnts; cost, \$875; ovr, Fredk. G. Happersberger, 194 Elizabeth st; art, Wm. Furtzer, 192 Bowery. Plan No. 1946.

FORSYTH ST, No. 54, cut windows to 5-sty bk tnt; cost, \$500; ovr, Rebecca Lipschutz, 10 E. 103d st; art, O. Reissmann, 30 1st st. Plan No. 1914.

FULTON ST, No. 127, iron stairs, to 8-sty bk & stn str & stge; cost \$2,500; ovr, Keuffel & Esser Co., 127 Fulton st; art, Geo. S. Kelley, 40 Wall st. Plan No. 1977.

GOVERNEUR ST, No. 66, partitions, windows, skylights, to 4-sty brk tnt; cost, \$1,000; ovr, Chas. W. Hunter, 401 Grand st; art, Max Muller, 115 Nassau st. Plan No. 1945.

HESTER ST, No. 80, toilets, partitions, windows to 5-sty bk str & tnt; cost, \$2,000; ovr, H. Silberman, 83 Canal st; art, David Bleier, 99 Mangin st. Plan No. 1935.

HOUSTON ST, No. 350 E, 3-sty bk rear extension, 12x17.6, partitions, windows, to 3-sty brk str & tnt; cost, \$2,000; ovr, A. Schlesinger, premises; art, H. Horenburger, 122 Bowery. Plan No. 1954.

JAMES ST, No. 45, str windows to 4-sty bk str & dwg; cost, \$250; ovr, Fred Garone, 43 James st; art, A. L. Kehoe & Co., 1 Beekman st. Plan No. 1915.

LIBERTY ST, Nos. 105-107, 2-sty bk side & rear extension, 5.3x100.8, stair case, doors, walls, to 5-sty bk loft; cost, \$25,000; ovr, Geo. M. Robinson, 897 Park pl, Bklyn; art, M. W. Morris, 82 Wall st. Plan No. 1959.

PEARL ST, No. 475, excavate cellar to 5-sty bk tnt & str; cost, \$500; ovr, Mr. Paganino, premises; art, O. Reissmann, 30 1st st. Plan No. 1932.

PITT ST, Nos. 20-24, alter roof to 6-sty bk tnt; cost, \$500; ovr, Henry Breslaur, 83 W 115th st; art, O. Reissmann, 30 1st st. Plan No. 1978.

ST. MARKS PL, No. 5, shafts, windows, partitions to 5-sty bk str & tnt; cost, \$1,000; ovr, Mrs. Maud B. Prentice, 149 B'way; art, H. Horenburger, 122 Bowery. Plan No. 1990.

SULLIVAN ST, No. 116, windows, sinks to 4-sty bk tnt; cost, \$200; ovr, John Cella, 116 Sullivan st; art, A. V. Bourke, 220 B'way. Plan No. 1939.

SULLIVAN ST, No. 179, 1-sty brk rear extension, 25x19, walls to 4-sty bk settlement house; cost, \$3,000; ovr, Miss Helen M. Gould, Irvington, N. Y.; arts, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 1948.

VESEY ST, No. 72, partitions, windows, to 3-sty bk hotel; cost, \$200; ovr, Samuel E. Jacobs, 115 Bway; art, Francis L. Shea, 156 W 105th st. Plan No. 1964.

1ST ST, No. 38, floors to 1-sty bk public school; cost, \$500; ovr, City of New York, City Hall; art, C. B. J. Snyder, 500 Park av. Plan No. 1984.

2D ST, No. 237, shaft, partitions, to 5-sty bk tnt; cost, \$3,000; ovr, Rosa Karmann, premises; art C. H. Dietrich, 25 W 42d st. Plan No. 1967.

2D ST, No. 189, partitions, toilets, windows, to 5-sty bk tnt; cost, \$1,500; ovr, T. Weissberger, 189 2d st; art O. Reissmann, 30 1st st. Plan No. 1974.

9TH ST, No. 435 E., partitions, windows, toilets, skylight to 2 4-sty bk tnt; cost, \$3,000; ovr, F. Rhonheimer, 299 7th st; art, O. Reissmann, 30 1st st. Plan No. 1931.

13TH ST, Nos. 118-120 W, partitions, windows, install low pressure steam plant to two 3-sty bk & stn residences; cost, \$9,000; ovr, Ladies Christian Union, 49 W 9th st; art, O. W. Kritz, 123 E 23d st. Plan No. 1961.

Andrew J. Robinson Co., 123 E 23d st, has the general contract.

14TH ST, No. 61 W, sign to -sty str & tnt; cost, \$200; ovr, James & Owen Derany and John Armstrong, 61 W 14th st. Plan No. 1968.

14TH ST, No. 38 E., partitions to 4-sty bk hotel & cafe; cost, \$500; ovr, Raub Hotel Co., 38 E. 14th st; art, Chas. B. Meyers, 1 Union sq. Plan No. 1912.

14TH ST, Nos. 416-418 W., alter roof to 2-sty bk ice house; cost, \$6,000; ovr, A. Silz, premises; arts, Marvin, Davis & Turton, 303 5th av. Plan No. 1986.

14TH ST, Nos. 132-136 W, erect tank, to 7-sty bk str & loft; cost, \$1,550; ovr, Lowenfeld & Prager, 149 B'dway; art & bldr, The Rusling Co., 39 Cortlandt st. Plan No. 1952.

17TH ST, No. 420 E, partitions, toilets, windows, to 4 and 5-sty bk dwg & str; cost, \$1,200; ovr, Estate of Caroline Beneke, 420 E 17th st; art, Lewis Leining, Jr., 355 E 19th st. Plan No. 1955.

22D ST, No. 170 W., partitions, windows to 4-sty bk str & tnt; cost, \$500; ovr, Nicholas Wernert, premises; art, Geo. Hof, Jr., 721 Melrose av. Plan No. 1937.

24TH ST, Nos. 540-544 W., partitions, stalls, windows to 2-sty bk stable; cost, \$5,000; ovr, Herman Kohn, 191 9th av; art, Paul C. Hunter, 191 9th av. Plan No. 1917.

25TH ST, No. 115 W., 1-sty bk rear extension, 12.8x12.5, to 4-sty bk restaurant; cost, \$400; ovr, F. Clayton, 469 Franklin av, Bklyn; art, W. H. Smith, 163 W. 34th st. Plan No. 1981.

Donald Ross, 165 W. 34th st, has carpenter work.

39TH ST, No. 1 E, new floor, bath room to 5-sty bk club house; cost, \$2,000; ovr, Union League Club, 1 E 39th st; art, H. J. Pingel, 306 E 59th st. Plan No. 1966.

41ST ST, No. 222 E, 1-sty bk rear extension, 22.6x52, partitions, piers to 4-sty bk tnt; cost, \$3,000; ovr & art, Robert E. Kelly, 219 E 39th st. Plan No. 1962.

42D ST, No. 23 W, install elevator shaft to 5-sty bk str & office bldg; cost, \$1,300; ovr, Oakley Hall Estate, Hartford Bldg., 17th st; art & bldr, J. Odell Whitenack, 231 W 18th st. Plan No. 1969.

42D ST, No. 131 W, alter floors, skylight to 5-sty bk & stn str & office bldg; cost, \$2,500; ovr, Emma P. Springer, South Carolina; art, Schweiter & Diemer, 45 Leonard st. Plan No. 1975.

42D ST, No. 145 W., stairs, partitions to 5-sty bk hotel; cost, \$5,000; ovr, Wm. Young Estate; art, V. Hugo Koehler, 489 5th av. Plan No. 1988.

43D ST, Nos. 127-135 W, 12-sty rear extension, 38.9x100.5, alter elevators, partitions, stairs, to 12-sty bk & stn hotel; cost, \$250,000; ovr, Woodstock Hotel Co., premises; arts, Mulliken & Moeller, 103 Park av. Plan No. 1976.

No contract let.

45TH ST, No. 27 E., partitions, iron girders, windows to 5-sty bk dwg, office & str; cost, \$1,800; ovr, H. Phipps, 787

5th av; art, A. Vendrasco, 1851 E 177th st. Plan No. 1929.

45TH ST, No. 338 W., toilets, windows to 5-sty bk tnt; cost, \$2,000; ovr, J. Fleischhauer & Bros., 341 E. 44th st; art, O. Reissmann, 30 1st st. Plan No. 1922.

48TH ST, Nos. 426-428 W, partitions, skylights, to two 5-sty bk tnts; cost, \$1,000; ovr, Peter C. Eckhardt, 693 9th av; art, Henry Regelmann, 133 7th st. Plan No. 1970.

49TH ST, No. 519 W., partitions, toilets, windows to 4-sty bk tnt; cost, \$1,500; ovr, Arthur McGlone, 19 W. 65th st; art, Jno. H. Knubel, 318 W. 42d st. Plan No. 1936.

52D ST, No. 72 W, 2-sty bk rear extension, 11x26.5, stairways, to 4-sty bk residence; cost, \$2,000; ovr, Dr. Robert Wylie, 72 W 52d st; art, Wm. Whitenack, 99 W 5d st. Plan No. 1951.

53D ST, Nos. 127-129 W, 1 & 2-sty bk rear extension, 16x39.2, toilets, stairs, to 4-sty bk hotel; cost, \$10,000; ovr, Interboro Railway Co., 493 8th av; arts, Nast & Springsteen, 21 W 45th st. Plan No. 1956.

56TH ST, No. 64 W., alter walls, dumb-waiter to 4-sty bk residence; cost, \$4,000; ovr, Miss Mabel Smith, Shanteates, N. Y.; art, Woodruff Leeming, 20 Broad st. Plan No. 1923.

63D ST, Nos. 112-114 E, add 1-sty, new front to 3-sty bk warehouse; cost, \$20,000; ovr, Abraham B. Cox, 25 Liberty st; art, Samuel De V. Harned, 848 Herkimer st, Bklyn. Plan No. 1960.

Edwin Outwater, 225 5th av, has general contract.

69TH ST, No. 56 E, install hot water heating, lighting, plumbing, dumb waiter, to 4-sty bk dwg; cost, \$8,000; ovr, Arthur Curtiss James, 99 John st; arts, Parish & Schroeder, 12 W 31st st. Plan No. 1957.

72D ST, No. 152 E, partitions, windows, str front, toilets, to 5-sty bk dwg; cost, \$3,000; ovr, George Thompson, 157 E 72d st; art, Marshall R. Grimes, 39 E 42d st. Plan No. 1965.

74TH ST, Nos. 163-169 E., cut windows, alter stairs, shafts, skylights to 4-sty bk dwgs; cost, \$2,500; ovr, Hyde Realty Co., 320 B'way; art, C. A. Valentine, 346 4th av. Plan No. 1916.

81ST ST, No. 346 E., 1-sty bk rear extension, 21x7.2, partitions, show windows to 4-sty bk tnt & wagon storage; cost, \$1,000; ovr, John McLaughlin, 348 E. 81st st; art, Chas. Stegmayer, 168 E 91st st. Plan No. 1983.

88TH ST, No. 176 E., partitions, show windows to 4-sty bk tnt; cost, \$800; ovr, S. Grodiginsky, 7 W. 22d st; arts, Gronenberg & Leuchtag, 7 W. 22d st. Plan No. 1924.

121ST ST, No. 315 E, partitions, windows, to 4-sty bk tnt; cost, \$1,000; ovr, Chas. Davis, 315 E 121st st; art, Harry Zlot, 230 Grand st. Plan No. 1973.

125TH ST, Nos. 120-122 W., partitions, str fronts to 3-sty bk str & loft; cost, \$2,000; ovr, John J. Freedman, 2 Wall st; art, J. C. Watson, 217 W. 125th st. Plan No. 1934.

129TH ST, Nos. 104-106 E., tank to 6-sty bk loft; cost, \$50; ovr, A. S. Nichols, 2005 Mad. av; arts, Boyer & Co., 220 E. 125th st. Plan No. 1910.

158TH ST, Nos. 537-539 W., walls to 6-sty bk apartment house; cost, \$250; ovr, Elizabeth E. Colby, 523 W 148th st; art & supt., Wm. M. Walker, 135 W. 123d st. Plan No. 1976.

AV A, s w cor 63d st, new floors, windows, to 5-sty bk & stn medical college, cost, \$20,000; ovr, New York Homeopathic College, premises; art, R. F. Almiral, 105 Madison av. Plan No. 1963.

AV B, n e cor 15th st, 1-sty bk rear extension, 8x5.3, partitions, plumbing fixtures to 4-sty bk tnt; cost, \$5,000; ovr, Wm. Hyman, 13 E. Houston st; arts, Sommerfeld & Steckler, 19 Union sq. Plan No. 1913.

AV B, No. 215, partitions, windows, toilets to 5-sty bk tnt; cost, \$2,000; ovr, Mr. Jacobowitz, 217 Av B; art, O. Reissmann, 30 1st st. Plan No. 1942.

AV B, No. 217, light shaft, partitions, skylight to 5-sty bk tnt; cost, \$2,000; ovr, Mr. Jacobowitz, 217 Av B; art, O. Reissmann, 30 1st st. Plan No. 1933.

AMSTERDAM AV, Nos. 13-15, fireproof pavilion, to 5-sty bk tuberculosis pavilion; cost, \$800; ovr, Board of Managers Vanderbilt Clinic, premises; arts, Crow, Lewis Wickenhoefer, 200 5th av. Plan No. 1949.

Rossell & Pfeffer, 1 Madison av, have contract.

AMSTERDAM AV, Nos. 13-15, add 1-sty, partitions, walls, to 1-sty bk medical laboratory; cost, \$6,000; ovr, Board of Managers Vanderbilt Clinic, premises; arts, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 1950.

Rossell & Pfeffer, 1 Madison av, have contract.

BROADWAY, n w cor 100th st, toilet fixtures, windows to 1 3-sty bk str & dwg; cost, \$500; ovr, Peter Doelger, 407 E. 55th st; art, Chas. Stegmayer, 168 E. 91st st. Plan No. 1940.

BROADWAY, Nos. 1255-1261, partitions, doors to 11-sty bk office & loft; cost, \$3,000; ovr, Wm. R. H. Martin, Marble Bridge Bldg.; art & builder, J. J. Robertson, Bronxville, N. Y. Plan No. 1987.

BROADWAY, Nos. 752-754, Astor pl, Nos. 9-11, partitions to 12-sty bk & stn loft; cost, \$475; ovr, Sinclair Realty Co., premises; art, Wm. H. Gompert, 2102 B'way. Plan No. 1989.

CENTRAL PARK WEST, 62d & 63d sts, alter boxes, seats to 7-sty bk & stn theatre; cost, \$15,000; ovr, The New Theatre Co., 25 Pine st; arts, Carrere & Hastings, 225 5th av. Plan No. 1930. Marc Eidlitz & Son, 489 5th av, have contract.

COLUMBUS AV, s w cor 101st st, alter stairs, windows, new toilets, show windows, to 6-sty bk str & hall; cost, \$2,000; ovr, Herman Markowitz, 211 W 112th st; art, F. W. Woolworth & Co., 280 Bway. Plan No. 1971.

LEXINGTON AV, No. 415, 1-sty bk rear extension, 22.4x27, partitions, windows, to 3-sty bk str & tnt; cost, \$4,500; ovr, Fannie J. Kirkwood, 17 E 26th st, Whitestone, N. Y.; art, Wm. Kraiss, 121 s 9th av, Mt. Vernon, N. Y. Plan No. 1953.

PARK ROW, No. 128, alter show windows, partitions to 5-sty bk str & tnt; cost, \$850; ovr, Washington H. Taylor, 124 Park Row; art, Chas. E. Reid, 132 E. 23d st. Plan No. 1919. J. D. Manblatt, 60 John st, carpenter work.

RIVERSIDE DRIVE, No. 334, alter stairs, toilet decorations, to 5-sty bk dwg; cost, \$2,500; ovr, Dr. J. Takamine, premises; art, John V. Van Pelt, 381 4th av. Plan No. 1972.

WEST BROADWAY, No. 455, vent shaft, partitions to 5-sty bk tnt; cost, \$2,500; ovr, Estate Andrea Lertora, 7 Wooster st; art, John H. Knubel, 318 W. 42d st. Plan No. 1925.

WEST BROADWAY, No. 417, toilets, partitions, windows to 5-sty bk tnt; cost, \$5,500; ovr, John A. Schales, 480 Central Park West; arts, Nast & Springsteen, 21 W. 45th st. Plan No. 1982.

1ST AV, No. 1285, partitions, windows to 4-sty bk tnt; cost, \$600; ovr, Geo. Ehret, 235 E. 92d st; art, B. W. Berger & Son, 121 Bible House. Plan No. 1920. Roth & Co., 1st av & 23d st, have contract.

1ST AV, Nos. 228-232, stairs, show windows, to three 5-sty bk str & tnts; total cost, \$3,000; ovr, Morris Devoretzsky 26 Ferry st; arts, Goldner & Goldberg, 704 Jackson av. Plan No. 1947.

2D AV, No. 1428, windows, walls to 4-sty bk tnt; cost, \$1,000; ovr, Cordelia S.

Steward, 25 Liberty st; art, C. H. Dietrich, 25 W 42d st. Plan No. 1991.

2D AV, No. 109, skylight, partitions, show windows to 4-sty bk tnt; cost, \$1,000; ovr, Mrs. Josephine Hirschberg, 109 2d av; art, Henry Regelmann, 133 7th st. Plan No. 1985.

2D AV, No. 1911, bath tubs, windows to 5-sty bk tnt; cost, \$100; ovr, I. Jacobson, 1911 2d av; arts, Bernstein & Bernstein, 24 E. 23d st. Plan No. 1927.

3D AV, No. 1687, skylight to 4-sty bk tnt; cost, \$100; ovr, Rosa Straus, 18 E 120th st; art, Harry Zlot, 230 Grand st. Plan No. 1980.

3D AV, Nos. 1683-1685, skylight to two 4-sty bk tnts; cost, \$100; ovr, Miria Higgins, 2038 Mad av; art, Harry Zlot, 230 Grand st. Plan No. 1979.

3D AV, s w cor 41st st, partitions, windows to 4-sty bk str & tnt; cost, \$500; ovr, P. J. Cuskley, Far Rockaway, L. I.; art, Rudolph Moeller, 1007 Tinton av. Plan No. 1941.

4TH AV, No. 416, partition, toilets to 4-sty bk dwg & str; cost, \$200; ovr, R. I. Brown, 20 Nassau st; art, Wm. J. Smith, 638 Crotona Park. Plan No. 1911. Geo. Corson & Son, 161 E. 84th st, have contract.

5TH AV, No. 425, alter doors, windows to 5-sty bk office bldg; cost, \$100; ovr, Henry A. Siebrecht, 427 5th av; art, Theo. C. Visscher, 425 5th av. Plan No. 1938.

5TH AV, MAD. AV, 100TH & 101ST STS, block, enclose steel girders to 8-sty bk & stn hospital; cost, \$4,000; ovr, Mt. Sinai Hospital, prem; art, A. W. Brunner, 320 5th av. Plan No. 1921. No contract let.

10TH AV, No. 771, dumbwaiter shaft to 5-sty bk str & tnt; cost, \$350; ovr, Geo. Ehret, 235 E. 92d st; art, Chas. Stegmayer, 168 E. 91st st. Plan No. 1928.

11TH AV, e s, 75 n 18th st, 1-sty bk front and side extension, 17x21, to 1-sty bk lunch room; cost, \$600; ovr, Morris Crane, 113 Crosby st; art, Carl P. Johnson, 8 E 42d st. Plan No. 1943.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

CROTONA AV, n w cor 183d st, three 4-sty bk tnts, slag roof, 35x69; total cost, \$105,000; ovr, Audubon Impt. Co., Henry Aronson, 31 Nassau st, Pres.; art, Maximilian Zipkes, 103 Park av. Plan No. 751.

UNION AV, e s, 235.4 n 163d st, 5-sty bk tnt, tar & gravel roof, 75.6x112; cost, \$75,000; ovr, The Union Tinton Impt. Co., 35 Nassau st; art, Abraham Berres, 1513 St. Marks pl, Bklyn. Plan No. 752.

HONEYWELL AV, e s, 76.9 s 179th st, 4-sty bk tnt, plastic slate roof, 44x88; cost, \$35,000; ovr, Nelson Black Const. Co., Nelson Black, 1829 Vyse av, Pres.; arts, Moore & Landsiedel, 148th st & 3d av. Plan No. 753.

LOWELL ST, s s, 80 e Longfellow av, 5 5-sty bk tnts, slag roof, 39x68; total cost, \$140,000; ovr, Usona Const. Co., Clarence S. Shumway, 989 So. Boulevard, Pres. & art. Plan No. 754.

BANCROFT ST, n s, 80 e Longfellow av, 4 5-sty bk tnts, slag roof, 39x68; total cost, \$112,000; ovr, Usona Const. Co., Clarence S. Shumway, 989 So. Boulevard, Pres. & Art. Plan No. 755.

LONGFELLOW AV, e s, 41 n Bancroft st, 3 5-sty bk tnts, slag roof, 39x68; total cost, \$84,000; ovr, Usona Const. Co., Clarence S. Shumway, 989 So. Boulevard, Pres. & Art. Plan No. 756.

Dwellings.

BRONXWOOD AV, e s, 377 n Kingsbridge rd, 2-sty frame dwg, tin roof, 21x54; cost, \$4,500; ovr, John Albus, 2437 Byron av; art, U. S. Baudesson, 2837 Webster av. Plan No. 762.

ROSE ST, w s, 250 n Col. av, 2-sty bk dwg, tin roof, 20x52; cost, \$6,000; ovr,

John B. Dosso, 1742 Adams st; art, B. Ebeling, 1136 Walker av. Plan No. 757.

PALISADE PLACE, n s, 262.3 w Popham av, 2-sty & attric fr dwg, shingle roof, 26x55; cost, \$7,500; ovr, Albert P. Messinger, Palisade pl; art, J. C. Cocker, 2017 5th av. Plan No. 763.

Miscellaneous.

WOODLAWN CEMETERY, Jerome av, 1-sty bk lavatory, slate roof, 18.5x20.2; cost, \$5,000; ovr, Woodlawn Cemetery Co., 20 E 23d st; art, H. Edwards Ficken, 10 W 22d st. Plan No. 760.

WILDER AV, e s, 325 n Strang av, 1-sty bk shop, 20x16; cost, \$500; ovr, Wm. Schradin, on prem; art, B. Ebeling, 1136 Walker av. Plan No. 759.

TURNBULL AV, n s, 205 w Havemeyer av, 1-sty fr barn & shed, 14x89; cost, \$500; ovr, John Lutz, 2258 Hermany av; art, Thos. L. Newman, 2236 Ellis av. Plan No. 765.

Stables and Garages.

220TH ST, n s, 125 w Bronxwood av, 2-sty fr stable, 20x17; cost, \$500; ovr, Albert Waurzyniak, on premises; art, Geo. H. Olphert, Jr., 677 E 224th st. Plan No. 764.

Stores, Offices and Lofts.

COMMONWEALTH AV, w s, 23.4 n Tremont av, 1-sty fr str, 16x16; cost, \$700; ovr, Mary Noonan, on prem.; art, B. Ebeling, 1136 Walker av. Plan No. 758.

3D AV, n e cor Westchester av, 2-sty bk str, 108.7x146.4, slag roof; cost, \$50,000; ovr, Lachman Goldsmith, 35 Nassau st; lessee, Jas. G. McCrorey, 621 Bway; arts, Buchman & Fox, 11 E 59th st. Plan No. 761.

BRONX ALTERATIONS.

135TH ST, n s, 50 e Willow av, steel bridge connecting two 2 & 4-sty bk factories; cost, \$500; ovr, Fredk. Schneer, 135th st & Willow av; art, Edw. L. Middleton, Briggs av. Plan No. 376.

165TH ST, No. 169, 1-sty fr exten, 5.2½ x40.5, to 2-sty fr dwg; cost, \$250; ovr & art, Jas. T. Gaffney, 169 E 165th st. Plan No. 380.

BOSTON ROAD, n w cor Tremont av, new show windows, new partitions to 3-sty fr str & offices; cost, \$500; ovr, Wm. Wray, 1883 Vyse av; art, Chas. S. Clark, 445 Tremont av. Plan No. 377.

COURTLANDT AV, w s, 50 n 158th st, 2-sty bk extn, 22x24, to 3-sty fr str & dwg; cost, \$1,400; ovr, Lena Schulz, on premises; art, Harry T. Howell, 3d av & 149th st. Plan No. 379.

UNION AV, No. 857, new doors, new windows, etc., to 2-sty fr dwg & shop; cost, \$450; ovr, Josephine Hyman, on prem; art, Wm. Huemenberg, 764 Tinton av. Plan No. 378.

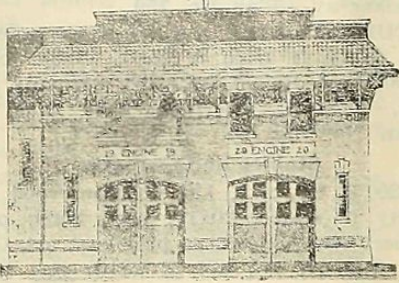
ADVANCE REPORTS.

Addition to the Nelson House, at Poughkeepsie.

POUGHKEEPSIE.—Architect Lloyd will soon have plans ready for figuring on the contract for a 5-sty addition to the Nelson House at Poughkeepsie. The new addition covers 46 ft. by 125 ft. in addition to a rear wing three stories high, for a large new kitchen, laundry and servants' quarters, mechanical plant, etc. In all, 56 chambers and 44 bath rooms will be added to the hotel. Separate dressing rooms and lavatories for automobile parties will be provided on the ground floor and two of the upper floors. The first story of the old building will be entirely remodeled. A large foyer, running north and south, 22 ft. wide by 85 ft. long, with a mosaic tiled floor, fumed oak wainscoting and a beamed ceiling, will occupy most of the ground floor of the old part. Estimated cost, \$100,000. H. N. Bain is the proprietor.

Proposed Jersey Fire House.

JERSEY CITY.—Dodge & Morrison, architects, No. 82 Wall st, N. Y. C., have just completed plans for which it is said will be the handsomest fire house in New Jersey. The building will be erected at Bergen and Van Nostrand avs, in the Greenville section of Jersey City Heights and have dimensions of 50x100 ft. It will be two stories in height and the facades in both streets will be of golden brown waterproof brick with limestone trimmings and blue stone water table, topped out with neat Spanish tile cornice. Accommodations for six horses with feed chutes, drinking troughs, etc.,



will be most conveniently arranged. The stalls will be equipped with automatic release chains so that each horse will be released immediately on the sound of an alarm. The interior of the apparatus room will be lined with a white impervious brick and the floors will be of concrete and rock asphalt. The building will be lighted by electricity throughout and fitted with trip lights which will operate immediately on the sound of an alarm. Plans have been filed in the Bureau of Buildings and estimates will be advertised for at once.

Building for Diamond Match Co.

CLARKSON ST.—The Diamond Match Co., of No. 111 Broadway, of which Edward R. Stettinius, is president, and Howard F. Holman, secretary, has leased from plans an 8-sty fireproof loft building, 80x106 ft., to be erected by the Trinity Church Corporation, 187 Fulton st, at Nos. 39-41 Clarkson st, to cost about \$300,000. Plans are still in progress at the office of Chas. C. Haight, architect, No. 452 5th av. No figures have yet been taken or contract let.

Plans are also being designed by Mr. Haight, for an 8-sty warehouse, 50x97 ft, to be erected in Beach near Hudson st, also to cost about \$300,000. W. Harrison, of 62 William st, represents the owner. The building contract has not been awarded.

Costly Apartment for West End Av.

WEST END AV.—George and Edward Blum, architects, 505 5th av, are completing plans for the immediate erection of another costly elevator apartment house to accommodate 48 families, measuring 100x162 ft, to be erected by Messrs. Johnson & Kahn, at the southeast corner of West End av and 90th st, to cost a total of \$800,000. Frank Worthington, 601 West 111th st, will be the steel engineer. The owners will handle the general contract. Plans have also been prepared by the same architects for the improvement of the northwest corner of Broadway and 89th st, a plot 150x100.8 ft, with a 12-sty apartment house for the same builders to cost in the neighborhood of \$1,200,000. (See also issue June 25, 1910.)

New Dwellings for Ozone Park.

OZONE PARK, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for six 3-sty brick and limestone dwellings and store buildings to be erected on the block front of Broadway, including the corners of Ocean and Lawn avs, Ozone Park, L. I. The corner build-

ing at Ocean av will have an extension on the first floor, making the building 89 ft. in all. The first floor will be designed for a saloon and cafe, bowling alleys and billiard room. The facades will be of tapestry brick laid in a Flemish bond with raked joints designed in Colonial style. Steam heat, electric lighting and all other modern conveniences. F. Richtberg, in care of the architects is the owner. Operations will begin at once.

Apartment for 5th Av and 53rd St.

5TH AV.—The "Five Hundred and Seventy-Six Fifth Avenue Co.," represented by A. B. Ashforth, of 10 East 33d st, contemplate the erection of a 12-sty fireproof apartment house to measure 65x125 ft, at the northeast corner of 5th av and 53d st. No architect has yet been commissioned, but in all probability one will be announced by the early part of August. The cost of the proposed building has not been estimated and of course no figures have been taken. The location is immediately opposite the site of St. Thomas's Church.

Fuller Co. to Erect Savings Bank.

BROADWAY.—The Geo. A. Fuller Co., 115 Broadway, has just received the general contract to erect the new office building which the East River Savings Institution, No. 280 Broadway, is to erect on the plot, 66.3x124 ft, at the northwest corner of Broadway and Reade st, to cost approximately \$1,000,000. Work on the foundation is already under way. The entire ground floor and basement will be reserved for the bank's accommodation. The building will have 20 stys with facades of light brick, terra cotta and granite.

New Building for Mirror Co.

MORTON ST.—The Trinity Church Corporation, 187 Fulton st, is having plans prepared by Chas. C. Haight, architect, 452 5th av, for another 6-sty high-class loft building to measure 100x120 ft., to be erected at the southwest corner of Morton and Hudson sts, at a cost of about \$300,000. The facade will be of light brick and Indiana limestone and will contain every modern improvement. The Mirror Candy Co., 360 Washington st, is the lessee. The architect has not set a date for taking the bids.

Bids for Brooklyn School.

BROOKLYN.—The Board of Education opened bids on July 25 for the general construction of Public School No. 165, Brooklyn. The bid of James MacArthur, amounting to \$219,447, was the lowest received. Other bidders were: Peter Cleary, William Werner, P. M. O'Brien, J. F. Walsh Construction Co., H. C. Stowe Construction Co., Charles Wille, Kerr & Krenkle, Geo. F. Driscoll, T. A. Clarke Co., A. J. Guidone & Co., Keenan & Corrigan, Chas. H. Peckworth, Richard E. Heningham.

Bids Wanted by Architect.

NEW YORK CITY.—Maximilian Zipkes, 103 Park av, states that he is ready to take estimates on all sub-contracts for the erection of a modern 12-sty steel and brick building for the Frambo Realty Co. at Nos. 318-24 East 32d st. Also for the erection of a 6-sty elevator apartment house at the corner of Haven av and 179th st, the Bronx, for the Zipkes Construction Co. Plans can be seen at the office of the architect.

Turkish Bath Building.

115TH ST.—The Metral Realty & Construction Co., Louis Starr, president, 132 Nassau st, will soon take bids on the general contract for a 5-sty turkish bath

building, 40x90 ft., to be erected in the north side of 115th st, 125 ft. east of St. Nicholas av, to cost in the neighborhood of \$30,000. Gronenberg & Leuchtag, 7 West 22d st, have prepared these plans.

New Store for the Bronx.

WESTCHESTER AV.—Buchman & Fox, 11 East 59th st, are preparing plans for a 2-sty brick and stone store building, 108x146 ft, for J. G. McGrorey & Company (dry goods), No. 621 Broadway, to be erected at the northeast corner of Westchester and 3d avs, the Bronx. to cost about \$50,000. The architects will receive all figures.

To Enlarge Catering Establishment.

115TH ST, N. Y. C.—S. Altes, 1614 Washington st, has received the general contract for additions and alterations to the catering establishment Nos. 27-29 West 115th st for Herman Herrstadt, of 27 West 115th st. Charles Volz, 160 5th av, is the architect. The work consists of adding a rear extension 36x37 ft. and a new ball room.

West End Avenue Improvement.

WEST END AV.—Plans have been completed by E. E. Waid, 1 Madison av, for the improvement of the northwest corner of West End av and 82d st, with a 12-sty high class elevator apartment house, to measure 102.2x89.2 ft. The cost is estimated at about \$550,000. Harry Schiff, 320 West 113th st, is the owner.

West End Av and 89th St.

WEST END AV.—The West End Construction Co., 73 East 90th st, is having plans prepared by Messrs. Schwartz & Gross., 347 5th av, for a 12-sty high-class elevator apartment house, 100.1x irregular, to be erected at the northeast corner of West End av and 89th st. The cost will be in the neighborhood of \$325,000.

Apartments, Flats and Tenements.

29TH ST, N. Y. C.—John B. Mooney, 18 East 42d st, has completed plans for a 5-sty tenement, 35x86.9 ft, for the East 29th Street Co., 18 East 42nd st, to be erected at Nos. 319-321 East 29th st, to cost \$30,000.

WOODYCREST AV, N. Y. C.—Sommerfeld & Steckler, 19 Union sq, are preparing plans for a fireproof flat house for the Civic Realty & Const. Co., 150 Nassau st, to be erected on Woodycrest av, to cost about \$50,000.

ST. NICHOLAS AV, N. Y. C.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 5-sty tenement, 42x 88 ft, for Donald Robertson, 312 West 109th st, to be erected on the east side of St. Nicholas av, 58 ft. north of 136th st, to cost \$45,000.

SIMPSON ST, N. Y. C.—Harry T. Howell, 149th st and 3d av, is now making plans for two 5-sty flats in the east side of Simpson st, 100 ft. south of 167th st, 44x88 ft. each, to cost \$80,000. The Keese Building Co., owner, 391 East 149th st, will receive the bids.

HOE AV, N. Y. C.—The Altro Realty Co., 1148 Tiffany st, Vincent Rozzano, president, will erect a 5-sty 16-family tenement, 25x100 ft., at the northwest corner of Hoe av and 172d st, from plans by Goldner & Goldberg, 704 Jackson av. Estimated cost, \$35,000. The owner builds.

YONKERS, N. Y.—Fred Hammond, 391 East 149th st, is preparing plans for five 3-sty six-family houses and one 4-sty eight family house to be erected on the south east corner of Martha av and 242d st, Yonkers, N. Y. Total cost, \$70,000. The Martha Con. Co., Chas. Knauf, president, 2015 Boston road, is the owner.

WASHINGTON AV, N. Y. C.—Schaefer & Jaeger, 1916 Webster av, are preparing plans for a 5-sty 21-family flat, 45x98 ft., to be erected on the west side of Washington av, 145 ft. south of 170th st, Bronx, to cost \$45,000. J. H. Buscall, 1825 Anthony av, is owner and builder. Bids will be received on separate contracts and materials.

141ST ST, N. Y. C.—The Diva Realty Co., 150 Nassau st, Barnett Hamburger, 241 East Broadway, president and treasurer, and Harry Hamburger, vice-president, will soon begin the erection of a 6-sty flat, 100x86.11 ft., in the north side of 141st st, 100 ft. west of Lenox av, to cost \$175,000. Bernstein & Bernstein, 24 East 23d st, are the architects.

Contracts Awarded.

56TH ST, N. Y. C.—McDermott & Hanigan, 31 West 42d st, have obtained the general contract for alterations to the residence 64 West 56th st for Dr. Jelliffe, owner, Woodruff Leeming, architect.

33D ST, N. Y. C.—The Ajer Co., 152 Madison av, has the contract to erect the 2-sty brick office building, 34x48 ft., at Nos. 45-47 East 33d st, for the Pennsylvania Railroad Co., from plans by Warren & Wetmore, 3 West 33d st.

5TH AV, N. Y. C.—The Metropole Construction Co., 100 5th av, has obtained the general contract to erect the 4-sty store and loft building, 36.2x80 ft., at No. 106 5th av, to cost \$10,000. Jacob Rothschild, 31 West 57th st, is the owner, John Woolley, 100 5th av, architect.

63D ST, N. Y. C.—Edwin Outwater, 225 5th av, has received the general contract for enlarging the storage warehouse, Nos. 112-114 East 63d st, for Abraham B. Cox, of 25 Liberty st. Samuel De V. Harned, 848 Herkimer st, Brooklyn, prepared the plans. The estimated cost is \$20,000.

BROOKLYN.—John W. Hetherington, 422 Bainbridge st, Brooklyn, has received the general contract to erect the 4-sty bachelor apartment house, brick and marble, 20x70 ft., at No. 322 Livingston st, from plans by Chas. I. Berg, 571 5th av, N. Y. C. Chas. A. Wilkinson, on premises, is the owner.

13TH ST, N. Y. C.—The Ladies Christian Union, 49 West 9th st, has awarded to the Andrew J. Robinson Co., 123 East 23d st, the general contract for renovating the two 3-sty brick residences Nos. 118-120 West 13th st. O. W. Kritz, 123 East 23d st, prepared these plans. The estimated cost is about \$10,000.

AMSTERDAM AV, N. Y. C.—Russell & Pfeffer, 1 Madison av, have the contract to erect a fireproof pavilion and enlarge the tuberculosis pavilion and medical laboratory for the board of managers of the Vanderbilt Clinic, Nos. 13-15 Amsterdam av, from plans by Crow, Lewis & Wickenhoefer, 200 5th av.

CENTRAL PARK WEST, N. Y. C.—Marc Eidlitz & Son, 489 5th av, have received the general contract for making changes to the boxes and seats in the New Theatre, at Central Park West, 62d and 63d sts. Carrere & Hastings, 225 5th av, prepared these plans. The New Theatre Co., 25 Pine st, is the owner.

MADISON AV, N. Y. C.—Chas. A. Cowen & Co., 1123 Broadway, has received the mason contract for the new 15-sty office building to be erected at No. 17 Madison av by the Pullman Holding Co., of No. 141 Broadway. Wm. E. Gompert, 2102 Broadway, is the architect; Pattison Bros., 949 Broadway, steam and electrical engineers.

AV B, N. Y. C.—The general contract has been awarded to Paul Hellmann, 160 East 66th st, for the erection of two 3 and 4-sty brick warehouses at Nos. 324-334 Av B for John U. Brookman, of Esopus, N. Y., from plans by G. H. Cham-

berlin, of 10 South Broadway, Yonkers, N. Y. Jacob Nordinger, 305 East 9th st, has the plumbing work.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a reinforced concrete factory for the Alling & Cory Co., of Rochester, at Buffalo, N. Y. To be L shape, 153.5x65 ft., with a wing 117.10x53.5 ft. Both buildings to be 6-stys. The same company has also received the contract to erect a reinforced concrete reservoir for the Jacob Dold Packing Co. at Buffalo. This will be 68x40 ft., and is designed to carry a 3-sty building to be constructed later. Work will be undertaken at once.

Churches.

PARK AV, N. Y. C.—McDermott & Hanigan, 31 West 42d st, have received the general contract for the alteration to St. Ignatius Church at Park av and 84th st, from plans by I. E. Ditmars, architect.

BROOME ST, N. Y. C.—H. G. Wiseman, 104 West 42d st, has completed plans for a 1-sty brick and terra cotta edifice, 45x73 ft., to be erected at Nos. 568-570 Broome st by the Rev. Joseph L. Sheshtokan, of 7 Vandam st. Estimated cost is \$25,000. No contract has yet been issued.

Dwellings.

71ST ST.—Harry Allen Jacobs, 320 5th av, is taking estimates for a 5-sty brick and limestone residence, 24x90 ft for Mrs. I. Van Rensselaer, 12 East 37th st, to be erected in the southside of 71st st, 350 ft east of 5th av, to cost about \$60,000.

NEW HAVEN, CONN.—Plans by Architect Walter R. Shiner for the 2-family house for M. J. Faughnan are being estimated. The house will have 12 rooms, with furnace or hot water heat, and every improvement.

ZEREGA AV, N. Y. C.—Koppe & Daube, 830 Westchester av, are preparing plans for a 2-sty brick dwelling and stores to be erected on a plot 25x92 ft. on the south side of Zerega av, for Rosa Bonanno, 1711 Zerega av, Unionport.

MILLBURN, N. J.—The Security Realty Co., care Architect F. A. Wright, 110 East 23d st, N. Y. C., has awarded to Fred P. Craig, of Millburn, the general contract to build the 2½-sty frame and stucco residence here. Estimated cost, \$25,000.

MIDDLETOWN, N. Y.—A new parsonage is to be erected at 299 Court st by the North Congregational Church. A building committee has been appointed to secure plans for the building. Governor Frank B. Weeks is chairman of the committee.

NEW CANAAN, CONN.—The H. Wales Lines Co., of Meriden, has the contract for building a \$60,000 residence for Dr. J. W. McLane. Ewing & Chappell, of N. Y. C., are the architects. The building will be 100x50, of terra cotta blocks and stucco. The sub-contracts have not been let. The heating will be let by the owner and the rest of the sub-contracts by the Lines Co.

Miscellaneous.

43D ST, N. Y. C.—Mulliken & Moeller, 103 Park av, have completed plans for a 12-sty addition, 38.9x100.5 ft, and other interior changes to the 12-sty hotel Nos. 127-135 West 43d st, for the Woodstock Hotel Co. No contracts have yet been awarded. The estimated cost is \$250,000.

BLOOMFIELD, N. J.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., are preparing plans for a 3-sty bank and office building, 18x53x75 ft., to be erected by the Bloomfield Trust Co., at the southwest corner of Bloomfield and Glenwood avs. Wm. H. White, 1 Broad st, is president of the bank. Bids have not yet been received.

HARTFORD, CONN.—Bids will be received until Sept. 6, at the Mayor's office, for the new infirmary to be erected by the city of Hartford. Separate bids will be received for the mason and carpenter work, painting, plumbing, steam heating and electric work. Plans and specifications may be seen at the office of the Board of Charity Commissioners, 222 Pearl st. L. D. Bayley is the architect. The plan provides for an administration building 35x40 ft., 2-stys, a ward room 32x71 ft., 1-sty, and a sun play room, 31x30 ft. Brick with slate roof, steam heating, electric lights, etc.

Stables and Garages.

NEW HAVEN, CONN.—Plans have been made by the New York, New Haven & Hartford Railroad Co. for a new round house to be erected at the Cedar Hill yard. The building will be of brick and will have 47 stalls.

63D ST, N. Y. C.—Henry D. Thrush, Jr., architect, 115 Broadway, is ready to receive bids on the general contract for the automobile garage which Henry D. Thrush, Sr., is about to erect at Nos. 146-150 West 63d st, to cost \$75,000.

Stores, Offices and Lofts.

29TH ST, N. Y. C.—Bids on razing and steel work will soon be received by O. Herman Olsen, owner, 1169 Fox st, for the 7-sty loft building to be erected at Nos. 252-258 West 29th st, at a cost of about \$150,000.

20TH ST, N. Y. C.—F. H. Thorne, 4633 Park av, owner and architect, has completed plans for the 7-sty store and loft building, 25x82 ft., to be erected at No. 40 East 20th st, to cost about \$40,000. No contract has yet been awarded.

VARICK ST, N. Y. C.—The Chas. I. Weinstein Realty Co., 1267 5th av, will award all sub-contracts for the 7-sty store and loft building, 41.9x80 ft., at Nos. 101-103 Varick st, from plans by Geo. Fred Pelham. Estimated cost, \$60,000.

6TH AV, N. Y. C.—Bids will soon be received by Buchman & Fox, architects, 11 East 59th st, for the 4-sty store and loft building, 92x81 ft., to be erected by David Price, of 286 6th av, at the southeast corner of 6th av and 18th st, at an estimated cost of \$150,000.

HARTFORD, CONN.—Architect L. W. Robinson, of New Haven, is preparing plans for a new office building to be erected in Pearl st for the Southern New Eng-

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land Telephone Co. It will be five or six stories high, about 48x125 ft., of brick and steel fireproof construction. Complete details have not been decided.

Bids Opened.

BRONX.—John P. Hansen, at \$4,173, submitted the lowest bid for furnishing and erecting three portable school houses on premises of P. S. 8, the Bronx.

QUEENS.—The New York Construction Co., at \$10,473, submitted the lowest bid for installing electric equipment in the addition to and alterations in P. S. 58, Queens.

MANHATTAN.—The School Board opened bids on July 25 for repairs, alterations and additions to the electric equipment in P. S. 103, Manhattan. The New York Construction Co., \$6,430, submitted the lowest bid.

BRONX.—The following were the lowest bids received for (Item 1) installing heating and ventilating apparatus, and (Item 2) installing temperature regulation in P. S. 44, the Bronx: Item 1, Blake & Williams, \$31,971; Item 2, John Service Co., \$3,057.

QUEENS.—Bids opened by the Board of Education July 25, for (Item 1), installing heating and ventilating apparatus, and (Item 2) installing temperature regulation in old and new buildings of P. S. 58, Queens, were as follows: Item 1, Blake & Williams, \$32,749; Item 2, Johnson Service Co., \$3,666.

Brief and Personal.

The U. S. Civil Service Commission announces an examination on August 24-25, for applicants desiring the position of draftsman on marine engines and boilers.

Dock Commissioner Tomkins is expected to submit plans to the Sinking Fund Commission in the Fall for a municipal drydock big enough to hold any vessel coming to this port.

The Hill Dryer Co., 47 West 13th st, New York, whose plant is at Worcester, Mass., recently secured orders for dryers to be shipped to Panama, Korea and Russia. Other large contracts keep the manufacturing departments operating to full capacity.

The result of the damage done by thieves to the twenty-two dwellings

owned by the American Real Estate Co., in the Hunt's Point section of the Bronx the past week, did not turn out quite as disastrously as at first reported. The hall lights in each of the dwellings were carried off, but no other interior fixtures or chandeliers were troubled. It is thought that boys are responsible for the work. The loss has not yet been actually determined.

The outing committee of the C. J. O'Brien Employees Assn., has sent out the following invitation to their annual outing and games: "Your jolly good company is requested at the Annual 'Get-Together' of the C. J. O'Brien Employees, to be held at Queens Avenue Park, Flushing, on Saturday, August 6, 1910, beginning at 9 a. m. An excellent program has been arranged, and generous provision made for the entertainment of the ladies and little folks. It would give us great pleasure to have you and your family with us on this day." John D. Pugh, is chairman, and Vincent T. Donohue, secretary. The affair is usually an enjoyable one and should be attended by every one fortunate enough to obtain an invitation.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

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.

Prices Current in the Metropolitan Market.

SOMETHING must have been going on in the inner circles of world finance the nature of which is unknown to the public. Otherwise there is nothing to account for the strange conduct of the security market, if due to anything more than an attempt by the big interests to bluff the Government in regard to railroad rates and the anti-trust law suits. Continued liquidation with occasional outbursts of panicky selling of railroad and industrial securities had continued for months. Since Tuesday's break an assurance has been given by influential interests that "the matter," whatever it was, has been "patched up." War with Japan, a damaged corn crop, Government interference with business, and automobile extravagance, have all been mentioned as causes of the long-continued decline of securities in the face of industrial recuperation.

But for this the Metropolitan market for building materials would be more healthy than it is, except for the effects of a readjustment of certain fundamental relations which is plainly in progress. As the case stands, there is less than a normal amount of construction in lower Manhattan, and consequently the trades which depend mostly on first-class fireproof construction for contracts do not consider the times as propitious as do wood-working concerns, which, on account of the large activity in the surrounding country are having the best year of their lives. During the boom of 1906-7 contractors generally had plenty to do, but they didn't

get their money in every case. This year they are making sure about the money.

As indicative of conditions in the material markets, it may be noted that nearly all the mechanical building trades are busy. One of the exceptions is the brick-laying trade, the members of which are only about 60 per cent. employed. There has been considerable substitution of other materials for brick, it is true, but the authorities in the trade consider that their setback is due mainly to a falling-off in tenement house and office building construction on Manhattan Island. "If it were not for the work offering in Newark, Jersey City, Long Island and the suburbs generally, not more than 35 per cent. of our men would be working," said the general secretary.

The amount of work, with the consequent demand for materials, which the surrounding cities and towns are producing is very marked this year. Most of the new work in a growing town is necessarily on the edges of that town, and as the growth continues the builders get farther and farther away from the hub. Thirty years ago the field of operations for New York builders was no farther away than the "West End" and Yorkville, with some credit allowed to Harlem, Tremont and other railroad points as outlying centers. But the main building zones were within five miles of the City Hall, while nowadays a mechanic must hunt his job miles and miles farther out, even to the uttermost parts of Long Island, the distant Bronx and New Jersey sections.

Out of this latter-day growth certain problems are arising for Manhattan building and real estate interests. For one thing the growth of the city beyond the fire limits means less brick building for a while, and a corresponding increase in those old and new forms of construction which prevail in outlying sections—until certain new conditions arise which will reverse the process. Manhattan is beginning to feel certain effects from the vast improvements of the Pennsylvania and Long Island railroads, the McAdoo and Belmont and other interests which are tunneling and bridging the rivers which

once hemmed in the city. The movement to Long Island, New Jersey and Westchester County which these works have engendered will continue until the city does something that will offset it.

Cement is having what may prove to be the biggest year in its history, and the demand is largely from the outside. The demand for common brick continues slow in the city, and if we count six dollars per thousand as a normal price for good Hudson River brick, when sold by first hands, then conditions in the trade are below the line of normal prosperity. The increasing retail demand for lumber has only begun to pull on the supplies at shipping points, and consequently we get two sets of reports from this trade, one from the retail yards of a vigorous movement in the suburbs, and the other from wholesale shippers noting only a moderate movement of cargoes as yet. Structural steel and iron are nationally and locally still in good form, though the July movement is less than was reported in June.

Brick.

In years not long past the quantity of common brick that is now being sold in this market would have been the cause of a boom. Yet under present circumstances it is not sufficient to raise the price to dealers for good Hudson Rivers above \$5.50 a thousand.

Under a good demand shipments are equal to the normal of good years. The number of cargoes left over on Saturday, July 16, was 8; during the following week there arrived 57 more, making a total supply of 65 for the week. Of these 58 were sold, with seven left over on Saturday, July 23d.

On Monday of this week 25 boats arrived and 23 were sold; on Tuesday 3 arrived and 5 were sold; Wednesday, 7 arrived and 11 sold; Thursday, 11 arrived and 10 sold, leaving only 4 on hand on Friday morning. Two weeks ago 77 cargoes were sold in six days.

While this is fair business, it does not constitute a lively, pressing, snappy demand, such as would indicate that all lines of brick building were thoroughly well employed. The weather has been

exceptionally good for manufacturing, and a big crop of anything usually means low prices for that commodity.

The distribution of the supply has no very unusual feature, except that the Brooklyn business has not been brisk this year. Opposed to this is the new business that is coming from Queens, Long Island and Jersey points.

In Manhattan and the Bronx the supply is being very widely distributed. There is more demand from some sections and less from others than was the case early in the season. Operations in the financial district give signs of starting up again, and loft building is spreading rather generally on the east and west sides of lower Manhattan.

Quotations on Hudson Rivers, common hard, range from \$5.00 to \$5.50, in cargo lots to dealers, at the wharf. New Jersey brick is having a large home demand this season, especially from Newark and Jersey City. Raritan Rivers are quoted in that market at \$5.37½ to \$5.87½.

A Big Year in Cement.

In the experience of some houses in the cement trade, this present year is likely to prove the biggest they have known; certainly the best since 1907, when only the volume of trade is considered. For prices, the current market does not compare with the market of 1902, when \$2.25@2.50 was the prevailing quotation at the height of the season.

But in the year 1902 we produced in this country only 17,000,000 bbls. of Portland cement and 8,000,000 of natural cement, whereas we are now putting out over 50,000,000 bbls. of Portland alone. We had imported less than a million barrels in 1901, the year preceding the great boom, but when the price bounded up the following summer, foreign cement was welcomed here to the extent of nearly 2,000,000 bbls. The foreign article came over so fast that it eventually broke the market, or helped to. The end of the great boom came in the spring of 1903, when the employers in the building and material trades joined forces against the unions and locked out every building mechanic and material handler in the city. For a time there wasn't a trowel in use in New York, and but little was doing for months. In fact, 1903 was almost entirely given over to industrial war.

For cement, 1907 was a bigger year than 1906, notwithstanding the panic that came in the Fall. Out of the mills that year came 52,230,000 bbls. of cement of all kinds, valued at \$55,900,000, whereas the output in 1906 was but 51,000,445, and the total value \$600,000 less than in 1907.

It is of advantage sometimes to summarize complete statistics relative to any industry. Only ten years ago about as much natural cement at Portland was being manufactured — some 8,000,000 apiece annually.

The dull times of 1908 in the usual building lines made the cement manufacturers begin a systematic search for new fields for their product, and they have succeeded in greatly enlarging the number of things that the public considers it good for. It was a case of only a little more here and there at first, but the total aggregate sold nowadays where it was not before is big. In after years, if the price keeps reasonable, this enlarged use by the outside public will score heavily for the manufacturers when building operations and public works are dull in the cities.

Iron and Steel.

New business in structural steel is not quite up to general expectation, mostly because of its "spotty" character. Large orders seem to be increasing in number as the season advances, but there is a diminution of apartment house work in

some quarters, for which compensation has not yet appeared. Work in the Ft. Washington section, after four years of activity, which at times was intense, has slowed down very noticeably of late. It is surprising that it continued so long at the rate it was going.

Middle Broadway and the West End section are expected to produce a good number of large operations, though anything like a general movement is not to be expected any more in that part of the city. When confidence is fully restored in the financial section of the city, there is likely to be a resumption of office building there. The loft construction in midtown continues to take a good supply of material.

Bids for ten thousand tons of structural steel for the south section of the main building of the Grand Central Depot were opened and the contract is expected to go to the American Bridge Co. The 1,400 tons required for the underwriters' building, at the corner of John and Dutch sts will be furnished by the Eastern Steel Co. The Thompson-Starrett Co. is the general contractor. The Hinkle Iron Works have booked an order for 500 tons to go into an apartment house in 121st, near Broadway. Levering & Garrigues, fabricators, have the order for the New York Plate Glass Insurance Co.'s building which is to be built at William and John sts.

The American Bridge Co., which shipped 50,000 tons in June, expects to ship as much during July. Specifications on old contracts have recently been heavy, but the new business on the whole is lessening. Structural steel and bar iron are the most active items in the steel and iron list. Quotations are as follows: Plain structural material and plates, 1.61c. to 1.66c.; steel bars, 1.61c., and bar iron, 1.50c. to 1.55c., all New York.

The quarterly report made this week by the United States Steel Corporation is pretty near the best ever, and indicates that the business has got back close to where it was before the panic of 1907. The report shows earnings of \$40,170,960, which is \$2,554,000 ahead of the report made on March 31. This figure is about \$800,000 less than the earnings reported last December, but it is \$1,924,000 greater than the earnings shown in the statement of last September and \$10,830,000 ahead of last year at this time.

A slight improvement in the demand for foundry iron is noted, but at minimum prices. For iron bars we see a quiet and featureless market. There is a steady call for tin plate and prices rule firm, but without quotable change. Fairly good sales are holding the copper market firm at \$11.75@12 for spot.

The machinery market is very active, and an increased buying movement is expected in a few weeks. If it were not for the undefined fears which Wall Street pretends to have, and about which bankers manifest extreme reticence, all kinds of business is in shape to bound ahead. Numerous concerns are planning improvements to their machinery equipment. Most of the foundries in this vicinity that make machinery castings have all they can do. The instances in machinery lines where business is light is counterbalanced by the good demand experienced by the trade in general.

Lumber.

Though the retail yards in the Metropolitan district are not having as a general proposition, what they consider a full midsummer measure of business, they are still moving a large quantity of lumber. If a strong pull on wood-piles has not yet got around to everybody, it is only a question of time, for reports to the Record and Guide from large wood-working concerns are to the general effect that they are well employed. They will soon be in the position of having used

up their stocks of material. Suburban carpenter-builders are drawing heavily on their local yards, as activity in construction lines is fully up to the average for this season of the year.

Reports reaching here from other parts of the country tell of a seasonable movement of lumber from practically all wholesale centers except Philadelphia and Pittsburgh, to which New York must be added on some accounts. Free, speculative buying has not yet been noticed in any amount here, orders for immediate needs being the rule. The attitude of the local retail dealers is no doubt influenced by the pessimistic sentiment which has been emanating from Wall street, when there is nothing fundamentally weak in our commercial structure.

A very good trade in Pennsylvania hemlock from New Jersey, Westchester and Long Island is reported by shippers. The base price (New York City delivery) continues at \$21. Lath from the East have been arriving freely. The standard slab variety has been selling at \$3.50 to \$3.75. North Carolina Pine finds a rather slow market here, and the Yellow Pine trade is still characterized by dullness.

Hardwoods are having a very good sale locally, especially for classes of oak, inch poplar of the better grades mahogany and chestnut. Maple, beech and birch are also good sellers. The hardwood list is naturally the strongest in the city trade, and so far as we can learn the general state of affairs in the department is very satisfactory.

The Lumbermen's Club will move next week from 6 West 24th st to the Hoffman House, where the members and their friends will have the exclusive use of a large dining-room on the first floor and a social room (50x80 ft) on the second floor, in the 25th street and Broadway corner, with a smaller room adjoining. This is strictly a dining and social organization. The dues are \$50 per annum for city members, and \$20 for non-residents. The board of governors is making a special effort to have the lumber trade make the freest possible use of this lumbermen's headquarters, as every facility has been installed to enable the members to meet and transact business, and by means of private telephones keep in touch with their offices or customers as closely as if they were seated at their own office desks.

The officers of the club are: President, Waldron Williams, of I. T. Williams & Sons; vice-president, William P. Youngs; treasurer, George M. Stevens, Jr., of Stevens, Eaton Company, and secretary, Arthur E. Lane. The board of governors includes I. N. Burdick, Patrick Moore, S. E. Slaymaker, J. Sherlock Davis, of Cross, Austin & Ireland Lumber Company; E. F. Perry, C. O. Shepherd, W. A. Crombie, W. W. Lockwood, and Richard S. White, of John C. Orr Company.

On July 1 the new 1910 rules for inspecting and grading short-leaf pine plank came in force. Their chief value is that they establish a standard to be followed in all markets. A new compilation of the hardwood rules has also been issued.

Stone.

The trade reports are of a seasonable character, with quotations unchanged. There are signs of an improving demand for building stone in Manhattan, on which the stone men mostly depend. Some large granite contracts are being figured. The 42d st section of the Grand Central depot will go to John Peirce Company under their general contract for all the granite work in the new terminal. The stone work in the Pennsylvania terminal, under the general contract of the George A. Fuller Company, seems to be about finished.

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Total No. for Manhattan.....	182	Total No. for Manhattan.....	144
No. with consideration.....	19	No. with consideration.....	8
Amount involved.....	\$947,675	Amount involved.....	\$571,900
Number nominal.....	163	Number nominal.....	136

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Total No. Manhattan, Jan. 1 to date.....	6,570	Total No. Manhattan, Jan. 1 to date.....	6,839
No. with consideration, Manhattan, Jan. 1 to date.....	613	No. with consideration, Manhattan, Jan. 1 to date.....	550
Total Amt. Manhattan, Jan. 1 to date.....	\$36,095,797	Total Amt. Manhattan, Jan. 1 to date.....	\$33,640,240

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Total No. for the Bronx.....	121	Total No. for the Bronx.....	134
No. with consideration.....	10	No. with consideration.....	12
Amount involved.....	\$99,075	Amount involved.....	\$133,682
Number nominal.....	111	Number nominal.....	122

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Total No., The Bronx, Jan. 1 to date.....	4,184	Total No., The Bronx, Jan. 1 to date.....	4,487
Total Amt., The Bronx, Jan. 1 to date. . .	\$3,626,215	Total Amt., The Bronx, Jan. 1 to date. . .	\$2,646,284
Total No. Manhattan and The Bronx, Jan. 1 to date.....	10,754	Total No. Manhattan and The Bronx, Jan. 1 to date.....	11,326
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$39,722,012	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$38,286,524

Assessed Value Manhattan.

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Total No. with consideration.....	19	Total No. with consideration.....	8
Amount involved.....	\$947,675	Amount involved.....	\$571,900
Assessed value.....	\$688,500	Assessed value.....	\$534,500
Total No. nominal.....	163	Total No. nominal.....	136
Assessed value.....	\$20,655,600	Assessed value.....	\$18,949,500
Total No. with consid., from Jan. 1 to date	613	Total No. with consid., from Jan. 1 to date	550
Amount involved.....	\$36,095,797	Amount involved.....	\$33,640,240
Assessed value.....	\$30,561,000	Assessed value.....	\$27,168,500
Total No. nominal.....	5,957	Total No. nominal.....	6,280
Assessed value.....	\$365,216,930	Assessed value.....	\$348,625,229

MORTGAGES.

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Manhattan.	Bronx.	Manhattan	Bronx
Total number.....	121	Total number.....	141
Amount involved.....	\$4,278,789	Amount involved.....	\$3,615,079
No. at 11%.....	137	No. at 11%.....	120
Amount involved.....	\$1,041,807	Amount involved.....	\$896,220
No. at 6%.....	137	No. at 6%.....	120
Amount involved.....	\$20,655,600	Amount involved.....	\$18,949,500
No. at 6 1/2%.....	613	No. at 6 1/2%.....	550
Amount involved.....	\$36,095,797	Amount involved.....	\$33,640,240
No. at 6%.....	613	No. at 6%.....	550
Amount involved.....	\$30,561,000	Amount involved.....	\$27,168,500
No. at 5 1/2%.....	5,957	No. at 5 1/2%.....	6,280
Amount involved.....	\$365,216,930	Amount involved.....	\$348,625,229

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Total No., Manhattan, Jan. 1 to date.....	5,428	Total No., Manhattan, Jan. 1 to date.....	5,955
Total Amt., Manhattan, Jan. 1 to date.....	\$206,554,594	Total Amt., Manhattan, Jan. 1 to date.....	\$196,780,098
Total No., The Bronx, Jan. 1 to date.....	4,162	Total No., The Bronx, Jan. 1 to date.....	4,610
Total Amt., The Bronx, Jan. 1 to date.....	\$40,213,979	Total Amt., The Bronx, Jan. 1 to date.....	\$40,261,409
Total No. Manhattan and The Bronx, Jan. 1 to date.....	9,590	Total No. Manhattan and The Bronx, Jan. 1 to date.....	10,565
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$246,768,573	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$237,041,507

EXTENDED MORTGAGES.

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	37	Total number.....	6
Amount involved.....	\$3,921,500	Amount involved.....	\$17,500
No. at 6%.....	4	No. at 6%.....	6
Amount involved.....	\$19,500	Amount involved.....	\$131,500
No. at 5 1/2%.....	1	No. at 5 1/2%.....	1
Amount involved.....	\$28,500	Amount involved.....	\$2,500
No. at 5%.....	23	No. at 5%.....	3
Amount involved.....	\$2,835,500	Amount involved.....	\$9,500
No. at 4 3/4%.....	8	No. at 4 3/4%.....	1
Amount involved.....	\$55,000	Amount involved.....	\$55,000
No. at 4 1/2%.....	8	No. at 4 1/2%.....	7
Amount involved.....	\$1,030,000	Amount involved.....	\$308,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$699,539	Amount involved.....	\$699,539
No. at 3 3/4%.....	1	No. at 3 3/4%.....	2
Amount involved.....	\$10,000	Amount involved.....	\$5,500
No. with interest not given	13	No. with interest not given	6
Amount involved.....	\$8,326,500	Amount involved.....	\$225,000

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
Total No., Manhattan, Jan. 1 to date....	1,490	Total No., Manhattan, Jan. 1 to date....	1,172
Total Amt., Manhattan, Jan. 1 to date....	\$65,275,794	Total Amt., Manhattan, Jan. 1 to date....	\$50,314,765
Total No., The Bronx, Jan. 1 to date....	879	Total No., The Bronx, Jan. 1 to date....	365
Total Amt., The Bronx, Jan. 1 to date....	\$4,897,440	Total Amt., The Bronx, Jan. 1 to date....	\$2,998,285
Total No. Manhattan and The Bronx, Jan. 1 to date.....	1,869	Total No. Manhattan and The Bronx, Jan. 1 to date.....	1,537
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$70,178,234	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$53,313,050

PROJECTED BUILDINGS.

1910.		1909.	
July 23 to 29, inc.		July 24 to 30, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	15	Manhattan.....	11
The Bronx.....	26	The Bronx.....	48
Grand total.....	41	Grand total.....	59
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$1,175,000	Manhattan.....	\$422,440
The Bronx.....	627,200	The Bronx.....	491,625
Grand total.....	\$1,802,200	Grand total.....	\$914,065
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$494,450	Manhattan.....	\$228,320
The Bronx.....	3,100	The Bronx.....	29,430
Grand total.....	\$497,550	Grand total.....	\$257,750
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	567	Manhattan, Jan. 1 to date.....	715
The Bronx, Jan. 1 to date.....	1,147	The Bronx, Jan. 1 to date.....	1,562
Mhhtn-Bronx, Jan. 1 to date	1,714	Mhhtn-Bronx, Jan. 1 to date	2,277
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$70,092,320	Manhattan, Jan. 1 to date.....	\$95,333,265
The Bronx, Jan. 1 to date.....	24,397,420	The Bronx, Jan. 1 to date.....	25,387,985
Mhhtn-Bronx, Jan. 1 to date	\$94,489,740	Mhhtn-Bronx, Jan. 1 to date	\$120,721,250
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$9,165,503	Mhhtn-Bronx, Jan. 1 to date	\$9,416,864

BROOKLYN.

CONVEYANCES.

1910.		1909.	
July 21 to 27, inc.		July 22 to 28, inc.	
Total Number.....	479	Total Number.....	523
No. with consideration.....	22	No. with consideration.....	28
Amount involved.....	\$178,080	Amount involved.....	\$147,125
Number nominal.....	457	Number nominal.....	498
Total number of Conveyances, Jan. 1 to date.....	16,101	Total number of Conveyances, Jan. 1 to date.....	17,192
Total amount of Conveyances, Jan. 1 to date.....	\$9,362,789	Total amount of Conveyances, Jan. 1 to date.....	\$8,298,310

MORTGAGES.

Total number.....	516	Total number.....	496
Amount involved.....	\$1,627,875	Amount involved.....	\$2,181,799
No. at 7%.....	.....	No. at 7%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 6%.....	334	No. at 6%.....	249
Amount involved.....	\$735,370	Amount involved.....	\$892,842
No. at 5 1/2%.....	64	No. at 5 1/2%.....	46
Amount involved.....	\$189,792	Amount involved.....	\$163,920
No. at 5%.....	1	No. at 5%.....	.....
Amount involved.....	\$1,500	Amount involved.....	.....
No. at 5%.....	89	No. at 5%.....	170
Amount involved.....	\$642,887	Amount involved.....	\$964,260
No. at 4 1/2%.....	.....	No. at 4 1/2%.....	3
Amount involved.....	.....	Amount involved.....	\$71,500
No. at 4%.....	2	No. at 4%.....	.....
Amount involved.....	\$7,450	Amount involved.....	.....
No. at 3%.....	1	No. at 3%.....	.....
Amount involved.....	\$770	Amount involved.....	.....
No. with interest not given.....	25	No. with interest not given.....	28
Amount involved.....	\$50,108	Amount involved.....	\$89,277
Total number of Mortgages, Jan. 1 to date.....	15,290	Total number of Mortgages, Jan. 1 to date.....	15,722
Total amount of Mortgages, Jan. 1 to date.....	\$74,801,566	Total amount of Mortgages, Jan. 1 to date.....	\$67,522,420

PROJECTED BUILDINGS.

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
No. of New Buildings.....	108	No. of New Buildings.....	188
Estimated cost.....	\$1,011,725	Estimated cost.....	\$958,625
Total Amount of Alterations.....	\$56,124	Total Amount of Alterations.....	\$64,470
Total No. of New Buildings, Jan. 1 to date.....	3,815	Total No. of New Buildings, Jan. 1 to date.....	5,754
Total Amt. of New Buildings, Jan. 1 to date.....	\$22,525,207	Total Amt. of New Buildings, Jan. 1 to date.....	\$32,856,261
Total Amount of Alterations, Jan. 1 to date.....	\$2,801,065	Total Amount of Alterations, Jan. 1 to date.....	\$2,774,660

QUEENS.

PROJECTED BUILDINGS.

1910.		1909.	
July 22 to 28, inc.		July 23 to 29, inc.	
No. of New Buildings.....	110	No. of New Buildings.....	133
Estimated cost.....	\$412,943	Estimated cost.....	\$536,080
Total Amount of Alterations.....	\$8,175	Total Amount of Alterations.....	\$10,000
Total No. of New Buildings, Jan. 1 to date.....	2,465	Total No. of New Buildings, Jan. 1 to date.....	2,789
Total Amt. of New Buildings, Jan. 1 to date.....	\$8,790,950	Total Amt. of New Buildings, Jan. 1 to date.....	\$10,939,585
Total Amount of Alterations, Jan. 1 to date.....	\$446,396	Total Amount of Alterations, Jan. 1 to date.....	\$423,678

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Location.	Per cent.	Value.	Size.	Per cent.	Value.
Front, 25x25.....	43	\$430	25x 25	43	\$430
2d, 25x25.....	24	240	25x 50	67	670
3d, 25x25.....	19	196	25x 75	88	860
4th, 25x25.....	14	140	25x100	100	1,000
Total, 25x100.....	100	\$1,000			

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

THE WEEK.

ANOTHER week has passed and still no announcement on the part of the Public Service Commission! If these officials begin to realize that they have made a mistake in determining upon the Tri-Borough route, the long-suffering public has not been made aware of their change of mind. Meanwhile taxpayers, real estate brokers, speculators and investors are awaiting action. The time for advertising the contracts for the Tri-Borough route has been postponed again and again. The Commissioners have offered no explanation and the public is kept in the dark as to their future action. Owners of property along the proposed new subway route are betwixt and between. They do not know if they should sell, speculators do not know if they should buy and operators do not know if they should build.

An article by Mayor Gaynor on the New York subway situation, published in the "Outlook" this week, does not clear the situation. The Mayor states that the subway question has now reached a critical point. "We are at the parting of ways," he says. "Shall we construct another subway line, disconnected from and independent of the city's present subway system, or shall we construct the natural extensions and branches of the present subway system?"

The Mayor does not commit himself to any one of the different plans, but states the advantages to be derived and the drawbacks to be encountered by each of the two projects. While he lays emphasis on the fact that both he and the Fusion members of the Board of Estimate were elected on platforms calling for subways built by city money, the present margin of the credit is only about \$60,000,000, and it has been estimated that the Tri-Borough system will cost in the neighborhood of \$150,000,000 to build, as against an estimated \$70,000,000 for the extensions of the Interborough.

"I have not yet come to a conclusion," the Mayor writes. "A most careful consideration of this great matter by the intelligent public and press is earnestly hoped for, and I am quite certain that the conclusion reached in that way will be followed by the city officials. All bickering and heated contention only postpone the final decision."

Not once does the Mayor refer to the Public Service Commission. Is this body of high-priced officeholders not worthy of mention in such an important matter as the discussion of transit facilities? If the Mayor has ignored the Commission for such reasons, he has accepted the view of the public in respect to the value of the services heretofore rendered by the Commission.

Owners of apartment houses may have to pay higher water rentals if the present administration can carry out its policy of installing meters in all buildings over five stories in height. The decision of the Appellate Division in the test suit commenced by Uriah Herman against former Water Commissioner O'Brien, who had threatened to cut off the water supply after the landlords refused to pay meter charges, will give the Water Register the required authority to enforce the policy. Assistant Corporation Counsel Curtis A. Peters, who has won the case for the city, is of the opinion that the appeal taken by Mr. Herman will be finally decided this Fall, as the city's cases are placed on the preferred calendar. Should the Court of Appeals unexpectedly decide in favor of the landlord the Water Register will probably ask the Board of Aldermen to pass an ordinance clothing him with power to install water meters. That this power is lacking, was the contention of Mr. Herman. In a suit commenced this

week by the Johnson-Kahn Co. against Water Commissioner Thompson the same issue is raised. Judge Page granted a motion for an injunction pendente lite to restrain the Water Commissioner from cutting off the supply of water from the "Chatsworth," the property of the Johnson-Kahn Co., upon condition that the Commissioner be allowed to install meters in the premises in order that the amount of water actually used during that period may be ascertained in case the final decision is against the plaintiffs. Two water meters had been installed therein by the Commissioner, but were removed by the Johnson-Kahn Co. Thereupon the Water Department threatened to cut off the supply. To prevent him from doing so the action was brought. The Johnson-Kahn Co. contends that it can only be charged at frontage rates. In granting the temporary injunction Judge Page says:

"The Board of Aldermen adopted an ordinance whereby is established a minimum annual rent based upon a front width from 16 feet and under and up to 50 feet, and from one to five stories in height, with certain additional charges, based upon additional families and then provides: 'Water meters shall be placed at the discretion of the Commissioner of Water Supply, Gas and Electricity for all stores, workshops, except private dwellings; the charge for water measured by meter to be ten cents per 100 cubic feet. All charges not herein mentioned or fixed are reserved for special contract by and with the Commissioner of Water Supply, Gas and Electricity.' The construction of this ordinance was before the Appellate Division of this court in a case decided at the May term, 1910 (Matter of Herrman), in which Mr. Justice McLaughlin said: 'I have grave doubts whether the ordinance applies at all to the modern apartment house.' The question did not necessarily arise in that case, but in this it is squarely presented. As shown above, the Legislature has given all power to fix water rates to the Board of Aldermen. But so far as apartment houses of more than five stories in height and 50 feet in width, that power has never been exercised by that Board. The ordinance adopted by the Aldermen attempts to delegate the power not exercised to the Commissioner of Water Supply, Gas and Electricity, and thus, instead of having a uniform rate applicable to all buildings of the same class, which was the evident intent of the Legislature, each owner of buildings not covered by the ordinance was relegated to the uncertainty of a 'special contract,' uncontrolled by any standard. The power given by the Legislature to the Board of Aldermen cannot be by it delegated to an officer of the city. This is elementary and rests upon the principle that where a power the exercise of which requires judgment and discretion has been delegated to a person it cannot be by that person delegated to another."

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 35 of which 7 were below 59th st, 21 above, and 7 in the Bronx. The sales reported for the corresponding week last year were 52, of which 16 were below 59th st, 22 above, and 14 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 121, as against 146 last week, and in the Bronx 137, as against 155 last week. The total amount was \$5,320,506, as against \$6,834,632 last week.

The amount involved in the auction sales this week was \$1,036,436, and since January 1, \$39,361,420. Last year the total for the week was \$359,906, and from January 1, \$44,291,172.

34th ST. WIDENING DEFERRED

Improvement of 23d St. Also Postponed Until Next Spring.

Widening of the roadways of 23d and 34th sts has been postponed until next Spring. The Board of Estimate at yesterday's meeting decided to allow the matter to rest until Borough President McAneny can submit new recommendations. The opposition of business men against the tearing up of streets at the beginning of the busy season was given as one of the reasons for the abandonment of the improvement at the present time. At the hearing last Tuesday held by Mr. McAneny all of the principal merchants on the two thoroughfares voiced their protest. They said that they would agree to reducing the width of the sidewalk, but they did not want the Fall season injured.

Mr. McAneny, in asking for postponement of the work on 34th st, said that at the hearing it was pointed out to him that the effect upon traffic conditions, both on the roadway and the sidewalks, with the opening of the Pennsylvania terminal station in September cannot be very well prejudged, and that it was urged that no action be taken by the city, at least, until this extra traffic has been turned into the street and until opportunity has been afforded to properly gauge it. "I feel," he said, "that there is a great deal of force in this suggestion. I am further convinced that when the widening of the roadway of 34th st is undertaken, it should be confined, for the present, at least, to the section between Lexington and 8th avs, rather than to the area originally proposed."

Mr. McAneny said that difference of opinion was also expressed as to the advisability of widening 23d st; first, as to the section of the street which should be embraced within the proposed improvement; and, second, as to the width of the sidewalk to be cut away. As a result of the discussion, and a further examination of the street itself, he thinks that the widening operation, when undertaken, should be confined to the area between 2d and 7th avs. Whether or not it should be extended farther westward to cover the block between 7th and 8th av is, at least, he said, debatable; but he does not feel that the need for such an extension at the present time is pressing. The matter of the relative width of roadway and sidewalk to be recommended was left in abeyance until next Spring.

Upon recommendation of the Borough President, the Board of Estimate decided to broaden the roadway of 42d st between Lexington and Park avs. The Board has already fixed the roadway width of 42d st between Park and 8th avs and work on this improvement will commence within a few weeks. In recommending the extension to Lexington av, Mr. McAneny said that the presence of the pillars of the elevated railroad extension throughout this stretch will require that the roadway from Vanderbilt av eastward shall be 60 feet in width and the sidewalks 20 feet.

The vault spaces beneath the sidewalks throughout the district affected by the proposed improvement need not necessarily be disturbed, he said, and he suggested that such vault spaces be continued at their present width where the owners or occupants of the vaults are willing to reinforce the roofs thereof at their own expense so as to make possible the physical changes proposed in the roadway above.

Important to Bronx Property Owners.

Valuable advice is offered to owners of property in the Bronx by the Borough President in another column of this week's issue of the Record and Guide.

PRIVATE SALES MARKET.

SOUTH OF 59TH STREET.

19TH ST.—Alois Fuchs has sold to Emil Faas the five-sty flat 314 E 19th st, on lot 25x100.8.

20TH ST.—Brody, Adler & Koch are reported to have sold the new 12-sty building at 37 to 45 West 20th st, on plot 160x92, adjoining the Church of the Holy Communion at the northeast corner of 6th av and 20th st. The entire building is under long lease to S. Steinfeld & Co., wholesale dry goods merchants. The present transaction is said to involve about \$1,000,000.

25TH ST.—James N. Well's Sons and Furey & Co. resold for A. M. Wilkinson 418 to 426 West 25th st and 421-423 West 24th st, abutting. The property is occupied by a coal yard and a group of 3-sty tenements; it has a frontage of 125 ft. on 25th st and 50 ft. on 24th st. The McKeon Realty Co. is the buyer, and it is said will erect a 12-sty mercantile building.

26TH ST.—Joseph T. Mulligan sold for Ellenora Bunne 363 West 26th st, a 4-sty dwelling on a lot having a frontage of 18 ft., to Edward J. O'Shaughnessy, who is the owner of the plot at the northeast corner of 9th av and 26th st.

29TH ST.—Eliza T. Parr sold 309 East 29th st, a 4-sty tenement, on lot 20x98.9, to John J. Welstead, who recently purchased No. 311 adjoining, and now controls a plot 40x98.9.

56TH ST.—Michael Dreicer sold the 5-sty dwelling 6 West 56th st, on lot 25x100, between 5th and 6th avs. The house is under lease to Dr. F. Le Roy Satterlee. The parcel is separated by the Goin house from a large plot at the southwest corner of 5th av and 56th st, which is to be used by Charles Duveen as an art establishment. The lower part of 2 West 56th st, with an "L" to 5th av, will be occupied by Charles Schumann's Sons.

7TH AV.—Frost, Palmer & Co. sold for William F. Newkirk to the Kaywood Realty Co. 365 and 367 7th av, 3 and 4-sty buildings, on plot 41.8x75, between 30th and 31st sts. No plans have been decided upon for the future of the property. It is near the new depot and has been owned by the seller since 1897.

NORTH OF 59TH STREET.

65TH ST.—Pease & Elliman, in conjunction with Folsom Bros., sold for Mrs. Nellie Harjens Gardiner 114 East 65th st, a 5-sty American basement dwelling, on lot 20x100.5, to Miss J. K. Frazer, the present tenant.

70TH ST.—Herman Joveshof, as executor, sold 501 to 505 East 70th st, a 5-sty building, on plot 75x100.5, to the Monogram Realty Co.

73D ST.—The Douglas Robinson, Charles S. Brown Co. sold for James D. Layng 172 East 73d st, a 3-sty stable, on lot 25x102.2. It will be used as a private stable by the new owner.

75TH ST.—Montgomery & Seitz sold for the Spero estate 167 East 75th st, a 5-sty flat, on a lot 20x102.2.

81ST ST.—The Legal Realty and Mortgage Co. (Peter Herter, president) bought from the Surety Land Co. (L. Werner, president) 37 and 39 West 81st st, a dwelling and a vacant lot, making a plot 50x104, directly opposite the Museum of Natural History. The property will be improved with a 12-sty apartment house. William C. Osborn, who owned 39, purchased from Daniel A. Loring the adjoining lot at 37. The combined plot was then sold to the Surety Land Co., which now sells it to the Legal Realty and Mortgage Co.

Site for a West End Improvement.

84TH ST.—The Herald Square Holding Co. (Arnstein & Levy and George Backer) bought from the various owners 274 to 282 West 84th st, southeast corner of West End av, five 3-sty and basement dwellings occupying a plot front 62.2 ft. on the avenue and 83.4 on the street. The sellers of the various houses are: 274, Sophia R. Eaton and others; 276, Charles W. Drake; 278, Adeline Molyneaux, and 280 and 282, Henry I. Du Puy. It is planned to put up a 12-sty house with the apartments arranged for one family on a floor, which are to contain as nearly as possible all of the improvements to be had in a private residence.

88TH ST.—S. Steingut & Co. sold for S. Katz to Mrs. M. Grafles 210 East 88th st, a 5-sty tenement on lot 25x100.8.

90TH ST.—Nathan H. Weil sold for Joseph Wunsch to a client of John Lucker 312 East 90th st, a 5-sty double flat, on lot 25x100.8.

96TH ST.—A. W. Jackson sold for Beke Schneider 210-212 East 96th st, a 6-sty flat, on plot 48.3x100.8.

113TH ST.—Miller, McMann & Donley sold for Louis C. Tiffany, guardian of Dorothy T. Tiffany, 339 and 341 East 113th st, a 6-sty new law tenement, on plot 33.4x100.11, between 1st and 2d avs. The seller obtained the property as plaintiff in a foreclosure action in April for \$30,000.

122D ST.—Louis Isaacs sold the 3-sty and basement dwelling at 349 West 122d st, on lot 15x100.11.

132D ST.—Edward A. Kraussman sold 249 W 132d st, a 3-sty and basement stone front dwelling, on lot 20x99.11, between 7th and 8th avs.

136TH ST.—The Stuart Dodge estate sold 144 and 146 West 136th st, two 3-sty and basement dwellings, on plot 34x99.11, between Lenox and 7th avs.

152D ST.—Thomas J. Meehan sold 533 West 152d st, a 3-sty and basement brick dwelling on lot 16.8x99.11, between Broadway and Amsterdam av. The buyer will occupy the house.

Bought for Protection.

BROADWAY.—The Broadway and 113th Street Co., George F. Johnson, president, and George F. Johnson, Jr., vice-president, has bought from John W. Butler 2915 Broadway, southwest corner of 114th st, a 5-sty flat, on lot 25.11x100. The Messrs. Johnson have just completed the 12-sty Forrest Chambers apartment house on the remainder of the Broadway front, 175x100, extending to 113th st, which is now ready for occupying. The house just acquired by the company will be used to protect the light and air of the larger structure.

PARK AV.—David B. Baum sold for the owner to Emma Werner and Lillian Pankus 1221 Park av, northeast corner of 95th st, a 5-sty flat, with stores, on lot 25.8x90.

Activity at the "West End."

RIVERSIDE DRIVE.—Frederick Zittel & Sons sold for Alanta E. Gillette 317 Riverside Drive, southeast corner of 104th st, a 5-sty American basement dwelling, on lot 22x100, to a client who will occupy the house. The property has been held at \$90,000.

WEST END AV.—Jesse C. Bennett sold for Richard F. Carmen 528 West End av, a 4-sty dwelling on lot 19x100. The buyer is said to be Franklin Pettit, who owns adjoining property.

WEST END AV.—The Douglas Robinson, Charles S. Brown Co. sold for Emma S. Beers the Jensico, an 8-sty elevator apartment house, on plot 48.10x100, at 829 West End av, between 101st and 102d sts. The purchaser is an investor who will occupy an apartment.

BRONX.

168TH ST.—W. E. & W. I. Brown, Inc., in conjunction with Calder & Nassoit, sold for Mathew M. Edelman, the vacant block front of sixteen lots on the south side of East 168th st, between College & Findlay avs, being in size 200x200.

BRADHURST AV.—The Legal Mortgage & Realty Co. sold to Gerleit & Meyer Building Co., a client of Jos. Toch, the vacant triangle at the junction of Edgecombe and Bradhurst avs and 142d st. The plot covers an area of 8,700 sq. ft., and will be improved with a 6-sty elevator apartment house.

CLAY AV.—Paul Bultmann has sold for A. J. Schwarzler Co., to an investor No. 1276 Clay av, a 6-sty double flat, on a lot 40.3x80.

GRANT AV.—George F. Picken sold to an investor 991 Grant av, a 3-sty frame

INDEX

TO THE

RECORD AND GUIDE

VOL. LXXXV., JANUARY-JUNE, 1910

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dwg, on plot 45x84. B. H. Weisker, Jr., of J. L. Libby's office, was the broker.

Colored Broker Buys on Kingsbridge Terrace.

KINGSBRIDGE TERRACE.—John M. Royall, a negro real estate broker, bought from Mrs. Sarah Christopher her residence at 2260 Kingsbridge terrace, between 230th and 231st sts, a Queen Anne cottage, on plot 50x100. Mr. Royall will probably rent the house to colored tenants.

TIEBOUT AV.—Ernst & Cahn and J. J. Pittman have sold for Curtis P. Byron the 2-sty dwg, 2239 Tiebout av.

VYSE AV.—John A. Steinmetz sold for August Krabo & Aug. Ernest 2070 Vyse av, a 4-sty double apartment, on lot 35x112, to Henry Boschen.

WHITE PLAINS RD.—W. E. & W. I. Brown, Inc., sold to a client for the estate of Frederick J. dePeyster the southwest corner of White Plains rd and Neried av, a vacant plot in size 105x101x105x90.

LEASES.

Sheldon & Becker have leased the Rocky Mountain Realty Co. to Johan Mattheis the 3-sty building 116 West 44th st for a term of years.

William H. Archibald has leased for the owner the store, n w corner of 24th st and 9th av, for a term of ten years. The lessee will remodel the premises.

M. & L. Hess have leased for the 29th St. Realty Co., the 7th and 8th lofts, Nos. 134-140 West 29th st, to Charles F. Simons, Inc., for the 25th St. Construction Co., the 7th loft, 152-156 West 25th st, to Ben Lubin & Co., and the 6th loft, to Franklin, Rosenbluth & Brown.

M. & L. Hess have leased the store and basement 110-112 West 26th st to J. Lodevich & Co.; in conjunction with William H. Whiting & Co., the 6th loft 13 East 16th st to Jack Lipshitz; for the A. & S. Construction Co. the 6th loft 118-120 West 27th st to A. J. Piroznick & Co., and for the estate of Charles A. Coe the 2d loft 1 East 27th st to John R. Williams.

Lawyers Title Insurance & Trust Company
CAPITAL AND SURPLUS \$9,500,000
\$5,000,000 added to surplus in last 18 years

160 Broadway, New York 188 Montague St., Brooklyn

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon. Depository for moneys paid into Court and for money of bankrupt estates.

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For Sale at Public Auction

Aug. 20, 1910. On premises. Farm, 100 acres, in Litchfield Hills, near Sharon, Conn.; 3 1-2 miles from Harlem Div. N. Y. C. & H. R. R. Desirable for agricultural purposes or summer residence. A rare opportunity. For photos and particulars address **BAKER & KIRBY**, Sharon, Conn.

Gentleman at present having charge of 25 Manhattan Apartment houses, including collecting and renting, desires making a change in like capacity. Is a thorough systemizer and organizer with executive ability and an all around Real Estate man. Can furnish best of references and security bond for any amount. Address "Competent," care of Record & Guide.

SUBURBAN.

NEWARK, N. J.—James H. Cruikshank resold to Henry J. Berry the premises 764 South 18th st, Newark, N. J., occupied by a dwelling, on plot 50x100x irregular. Mr. Cruikshank recently took this property in exchange for his fire-proof building 10 Beach st.

Deal for a Seashore House.

MONMOUTH BEACH, N. J.—Pease & Elliman sold for Mrs. Arthur B. Proal her residence on the ocean front at Monmouth Beach, N. J. The property extends from high-water mark across Ocean av to the railroad. The house is directly on the water. In the rear are the stable and garage. The purchaser is W. A. Jamison, of Arbuckle Bros., who will occupy the house immediately. It is considered one of the finest places on the Jersey coast.

REAL ESTATE NOTES.

A meeting of the 23d Ward Property Owners' Association will be held on Friday, Aug. 5, 1910, at their headquarters, Protection Hall, Courtland av and 152d st.

Good opportunity for an active energetic experienced mortgage loan broker is offered in our Wants and Offers page, in this issue.

The Title Guarantee & Trust Co. loaned this week on first mortgage \$40,000 to the estate of John McKean, on the 4-sty brownstone dwelling located at 44 West 37th st. The mortgage is for 5 years at 4 1/2 per cent.

The litigation in relation to the property of the late W. Wheeler Smith, has finally been ended. The property involved was at 84 Broadway and 3, 5 and 7 Wall st, surrounding the southeast corner of Broadway and Wall st, Mr. Smith willed the property to St. Luke's Hospital. The court decided that the will was invalid in relation to one-half of the property; fourteen heirs get one half and the hospital the other. The property cannot, however, be sold until the death of the widow, who has an annuity in it.

Duross Company have leased the 3-sty and basement private house, 428 W 24th st, to assemblyman Peter P. McEllgott, who will occupy the house for his residence. Also the south store in the new building at the corner of 17th st and 11th av, to Daniel H. Pollock for a term of years, and the house 206 W 15th st, for Morris E. Stern to Leonia Durlam for a term of years.

The Chas. F. Noyes Co. has leased for the Mutual Life Insurance Co. to the National Surety Co. the ground floor and basement at 71 William st. The premises will be used by the Leasing Co. as an underwriting branch. The Noyes Co. has also leased a loft at 134 William st for S. A. Cohen to Sigmund Willner; the 3d and 4th floors at 206 Pearl st for A. H. Frankel to William J. Bauer and offices in 21-3 Ann st to the Howard Press.

Denzer Bros. have leased for the Theo. Starrett Co. to a manufacturer of waists and dresses the 10th loft containing 7,000 sq. ft. at 137-9 West 25th st; also for the Twenty-fifth Construction Co. to Mautner Bros. the 9th loft containing 6,000 sq. ft. at 152-6 West 25th st; also for the Smith Realty Co. the building at 142 West 32d st; also for Charles Brendon & Co. to a manufacturer of petticoats 5,000 sq. ft. at 120-2 West 18th st; also for Oscar Hermann to M. A. Katz & Co. the 3d loft at 24 East 22d st, and for Rosie Haberman to Irving Care space at 27 East 21st st.

H. C. Senior & Co. have rented for Elfriede C. Brewer the 3-sty dwelling 63 West 90th st to Dr. Ernst Danziger; for G. Sidenberg the store and basement 344 Columbus av to the estate of Thomas Keyes; for Burt Cochran, in conjunction with William C. Walker & Sons, the 4-sty dwelling 125 West 64th st to M. Montnot; for Catherine Lowther the 3-sty dwelling 139 West 95th st to Eleanor Monynihan; for Susie Scott Hall the 3-sty dwelling 109 West 63d st to Mrs. Mary Rigney, and for Dr. T. J. Talbot the 4-sty dwelling 37 West 68th st to Elmira Greer, all for a term of years.

"EXCESS CONDEMNATION" TO BE URGED

REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK CITY

Economic Financing of Public Improvements the Object of a Constitutional Amendment—Real Estate Interests Apathetic to this Proposed Reform.

PUBLIC IMPROVEMENTS otherwise impossible will become feasible after an amendment to the constitution, permitting local authorities to condemn additional adjacent land when opening or widening a new street or park shall have passed the next Legislature and been approved by popular vote. The amendment was passed by the last Legislature but before it can be submitted to the people it must be approved by the next Senate. To bring about a favorable result the City Club, the New York Tax Reform Association, the Citizens' Union, the Municipal Art Society and other organizations are agitating this reform, and in a circular published this week the City Club announces that "a special committee is undertaking an exhaustive study of excess condemnation by which London and other European cities have been enabled to make public improvements."

The Municipal Art Society, through its chairman, John DeWitt Warner, has in former years urged the Charter Revision Commission to extend the scope of the Charter definition of "public use" to provide for what is known as "Excess Condemnation," that is, the city to be empowered to include in its condemnation for streets, parks and public buildings other property or interests in the vicinity of the precise area required. As the constitutionality of this proposed charter amendment is questioned the above-mentioned organizations have decided to amend Section 6 of Article I. of the State Constitution by adding the following clause:

"When private property shall be taken for public use by a municipal corporation, additional adjoining or neighboring property may be taken under conditions to be prescribed by the Legislature. Property thus taken shall be deemed to be taken for public use."

In a memorandum submitted to the Legislature in relation to the above amendment, Mr. Lawson Purdy, president of the Tax Board, has stated:

"The advantages to be derived are so well set forth by the Record and Guide that I quote the editorials of January 30 as follows:

... "Its object is, of course, to enable the city by the purchase of property contiguous to a proposed improvement, which will be chiefly benefited thereby, to reimburse itself for the expense of the improvement. Of its desirability in the interest of economic financing of certain public improvements there can be no doubt. The increase in the value of land of recent years has been so considerable that the extension of existing streets or their widening has become impossibly expensive. The prolongation of 6th or 7th av south at least as far as Varick st would be of enormous business advantage to an undeveloped district of lower Manhattan and would greatly simplify the laying out of future longitudinal subways; but such plans, although their economic desirability is recognized, cannot, under existing conditions, be even seriously considered."

The city administration is in sympathy with the movement to amend the constitution. It is known that Mayor Gaynor and Borough President McAneny are giving the subject of traffic congestion a great deal of study, and the recent resolution passed by the Board of Estimate to extend 7th av to Varick st is the first of a number of improvement schemes which the present administration expects to put through, with but little expense to the taxpayers, in case the principle of "Excess Condemnation" should become a part of our constitution.

Real estate interests will be vitally affected by subsequent civic improvements which the amended constitution will make possible. Yet the Board of Brokers, the taxpayers' organizations and affiliated societies have not bestirred themselves to assist the Municipal Art Society and the City Club in advocating the amendment. No steps have been taken to insure the election of legislators friendly to the proposed changes. Political conventions will not take place before the end of September, but the agitation for this reform should commence immediately. The City Club has already started a campaign, and surely, the organized real estate owners who will be chiefly benefited should not stand aloof and look idly on while others do the work. The object of the amendment is solely that enough land may be taken in cutting through new streets to avoid unsightly and useless lots which entail heavy damages; to facilitate proper planning of streets and of park surroundings, and otherwise reduce the cost of public improvements. The details will be regulated by the Legislature.

CITY PLANNING IN EUROPE.

Berlin is Rebuilding Its Playgrounds and Hospitals Along American Lines.

THE tendency of people to congregate in large cities at the expense of the country has made the housing problem more and more difficult. European nations have recently enacted town-planning provisions and exhibitions similar to one held in the 22d Armory in New York a year ago designed to arouse interest in the subject, are organized in many cities of England and Germany. The most interesting exhibition in city planning that has ever been held has just closed in Berlin, and George B. Ford, writing in the "Survey," says "that none can compare with this one for seriousness or extent." One series dealt with the relation of rent to income, he writes, and here it was very interesting to note that in Schoenberg, a typical manufacturing suburb of Berlin, one-quarter of the people with incomes of 1,200 to 1,500 marks a year, spend nearly one-half of their income for rent. Also that above or below this income people spend a decreasing proportion for rent. In another chart comparing the proportion of rent to income through different periods of time, it was to be noted that during the last ten years people with an

income below 1,000 to 1,500 marks a year have been spending an increasing proportion for rent, while above 1,000 to 1,500 marks a year people had been devoting a decreasing proportion for rent. In another very interesting chart which showed the number of people and the kinds of families living in apartments of different sizes, we found that in Berlin with a population of three and one-half millions there are 190,000 people living in two rooms, of which 40,000 are living four people in two rooms, and 50,000 three people in two rooms.

In another chart we saw the comparative growth of the cities of different sizes throughout the German Empire. It was quite unexpected to find that the larger cities had increased so uniformly at the expense of the smaller—in fact, in towns below 5,000 to 10,000 inhabitants the actual number of residents had decreased while the total population of the empire had greatly increased, and it was further true that the larger the city the greater the increase of the population.

The garden city has had its commencement and reached its highest development in England, but the idea of it so appeals to the other nations of Europe that, one and all, they are trying experiments on similar lines. In Germany the most interesting cities of this sort are Hellerau, near Dresden; Essen, which is already well known; and Parlach, near Munich. In Switzerland a new garden city is being created near Berne, and there is one in France at Dourges. All are modeled on English prototypes, but in their details of streets and buildings they follow local traditions. Hellereau is co-operative.

Many other suburbs similar to garden cities have grown up around industrial plants. In every case these are the result of private enterprise and constructed by private capital, but many cities are, as municipalities, directly interested in the development of their suburbs and many own land on their outlying districts or in their immediate surroundings. This land is leased by the city or sold under restrictions for the erection of dwelling houses for the working classes.

At the closing meeting of the exhibition the leading speaker made the main point of his address the desirability and the necessity of removing all the hospitals and barracks from the crowded portions of the cities and changing these spaces into playgrounds. Already Berlin, Cologne and Dusseldorf have started laying out playgrounds along American lines. Heretofore the idea of organized play has not been operative on the continent, but they are awakening to a realization of its advantages, where the spontaneous play of the country is impossible.

This exhibition has set us a splendid pace. It remains for America to do something which will surpass it. That the plans are already laid for such an exhibition in America is clearly evidenced when we consider the arrangements made for the great civic-social exhibit to be held in Boston in 1915.

MUNICIPAL IMPROVEMENTS

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

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,
90 West Broadway.

Monday, August 1.

HAVEN AV, from 170th st to Fort Washington av; 10 a. m.

BAKER AV, from Baychester av to City Line; 11 a. m.

4TH AV (Richmond), from Monroe av to Tompkins av; 2.30 p. m.

Tuesday, August 2.

WILSON AV, Queens (assessment); 2.30 p. m.

Wednesday, August 3.

MAGENTA ST, from White Plains road to Colden av; 10 a. m.

PUBLIC SERVICE COMMISSION,
154 Nassau St.

Monday, August 1.

New York, New Haven & Hartford Railroad Company—Service and station facilities, Harlem River Branch. Commissioner Eustis; 2.30 p. m.

BOARD OF ESTIMATE.

At yesterday's meeting of the Board of Estimate the following public improvements and other municipal matters were considered and approved.

ROCHAMBEAU AV.—Closing Rochambeau av, from Gun Hill rd to E 210th st. The Montefiore Home acquired two entire blocks of property, upon which they propose to build a hospital. The Home asked that the street be closed and the Trustees have offered to pay all of the assessments which have been levied, while all of the awards for property taken are to be paid. The property owners within the area of assessment will have their street without expense, although its continuity will be broken through the block between Gun Hill road and 210th st. The Trustees also agree to pay to the city such sum for the city's title to the bed of the street as the Commissioners of the Sinking Fund may fix, and also to reimburse the city for the loss in taxes on the portion of the street to be closed, from the time title was vested in the city. They further agree that the amount of damage to the owners of property between Bainbridge av and Gun Hill rd, or others, who have been assessed in the opening proceeding now pending shall be determined by a Board of Arbitration and that they will pay to the property owners who have suffered loss, such compensation as may be determined by the Board of Arbitration, as representing the damage done to them by the closing of this one block; also that the city shall retain an easement to maintain the sewer in Rochambeau av.

THROGGS NECK.—Vesting title to Throggs Neck boulevard, between Eastern boulevard and Shore drive. Edward W. Murphy, representing the Estates Development Company, the Sound Heights Corporation and the Jackson Estate Improvement Company, owners of 80 per cent. of the land to be acquired, have executed new petitions to the Board asking for the vesting of title to the lands required on the 30th day of July, 1910. In consideration of such vesting of title, the above companies agree to waive interest upon any and all awards that may be made to them in the opening proceeding.

BRONX BOULEVARD.—Vesting title to land at the intersection of Bronx boulevard with Gun Hill rd. A part of the

land at the intersection is included in the Gun Hill rd proceeding, and the entire area is included in the Bronx boulevard proceeding. Title to so much of the Bronx boulevard proceeding as falls within the street intersection shall be vested in the city in order that there may be no confusion as to the scope of each of the two independent commissions which are now estimating the damage involved. The proceeding for acquiring title to Bronx boulevard, between the old Boston Post road and East 242d st, was authorized in 1905, and the oaths of the Commissioners of Estimate and Assessment were filed on May 23, 1906. Title to the land within the lines of this street between the northerly line of Gun Hill rd and the southerly line of Gun Hill rd shall be vested in the city on August 1, 1910.

PRELIMINARY WORK AUTHORIZED.

129TH ST.—Receiving basin at the southwesterly corner of 7th av and W 129th st, removal of surface drainage on W 129th st. The outlet sewer is built. Estimated cost, \$200. Assessed valuation, \$535,000.

FORDHAM RD.—Receiving basin at the southeasterly corner of Aqueduct av and Fordham rd. This basin is needed for the removal of surface drainage along the lines of the streets named, each of which has been macadamized. The outlet sewer is built. Estimated cost, \$400. Assessed valuation, \$174,350.

MT. VERNON AV.—Regulating and grading Mount Vernon av, from E 23d st to the City line. A narrow roadway is in use, but the abutting property is almost entirely unimproved. The entire frontage on the westerly side is occupied by Van Cortlandt Park; it is believed that four buildings on the easterly side fall partly within the street line. Estimated cost, \$58,300. Assessed valuation, \$268,680.

CROMWELL AV.—Regulating and grading Cromwell av, from Jerome av to Macomb's rd. An ungraded roadway is in use in the northerly block and the abutting property is here partially improved. Estimated cost, \$23,500. Assessed valuation, \$223,100.

LONGFELLOW AV.—Paving with asphalt block, and curbing where necessary Longfellow av, from Freeman st to E 172d st. The street is regulated and graded, the abutting property is partially improved, and all of the necessary sub-surface construction has been provided. Estimated cost, \$14,300. Assessed valuation, \$340,900.

FINAL AUTHORIZATION OF CONSTRUCTION.

The preliminary work has been authorized and has been performed, and all of the conditions imposed by the board have been complied with in the matter of the following local improvements. The entire cost of the improvement is to be assessed upon the property benefited.

151ST ST.—Regulating and grading W 151st st, from Broadway to Riverside dr. Estimated cost, \$3,700.

CLAREMONT AV.—Regulating, grading and paving with asphalt block Claremont av as widened at the northwesterly corner of West 116th st. Estimated cost, \$3,700.

VILLA AV.—Paving with asphalt block and curbing Villa av from Bedford Park boulevard to Van Cortlandt av. Estimated cost, \$18,400.

AV ST. JOHN.—Paving with asphalt Av St. John from Prospect av to Southern boulevard. Estimated cost, \$16,400.

150TH ST.—Paving with asphalt block, and curbing where necessary, E 150th st, from Robbins av to Prospect av. Estimated cost, \$11,200.

TINTON AV.—Paving with asphalt block, and curbing and recurbing, Tinton av, from Southern boulevard to E 149th st. Estimated cost, \$10,900.

CITY ISLAND AV.—Paving with bituminous macadam City Island av, between the approach to the City Island Bridge and Long Island Sound. Estimated cost, \$55,600.

EAST 178TH ST.—Paving with asphalt block, curbing and recurbing, East 178th st from 3d av to Hughes av. Estimated cost, \$9,700.

SEWERS IN THE FOLLOWING STREETS.

WESTCHESTER AV.—Westchester av, from Pugsley av to Olmstead av, and from Zerega av to Castle Hill av.

GLOVER ST.—Glover st, from Westchester av to Lyon av.

DORIS ST.—Doris st, from Westchester av to the summit northerly therefrom.

LUDLOW AV.—Ludlow av, from Pugsley av to Zerega av.

CASTLE HILL AV.—Castle Hill av, from Ludlow av to Blackrock av.

177TH ST.—East 177th st, from Ludlow av to Havemeyer av.

WIDENING ROADWAYS.

SENECA AV.—Fixing the roadway width of Seneca av, from Hunts Point rd to Bronx River, Borough of The Bronx, at 42 feet, the roadway to be centrally located.

PARK AV WEST.—Fixing the roadway and sidewalk widths of Park Av West, E 178th st, E 179th st, E 180th st and E 181st st. This street has been laid out to have a width of 50 feet and the curbing has been set so as to provide a 33-foot roadway with a 13-foot sidewalk on the westerly side and a 4-foot sidewalk on the easterly side. A number of the intersecting streets have been graded and curbed with roadway widths which do not conform with the ordinance of December 23, 1909.

The roadway of Park Av West, from E 177th st to E 189th st, to be 33 feet wide and to adjoin a 13-foot sidewalk on the westerly side of the street. The roadway of (a) E 178th st and of (b) E 179th st, from Valentine av to Park Av West, to be 24 feet wide and to be centrally located. The roadway of E 180th st, from Webster av to Park av W, to be 42 feet wide and to be centrally located. The roadway of E 181st st, from Webster av to Park av W, to be 24 feet wide and to be centrally located.

178TH ST.—Fixing the roadway width of East 178th st, from 3d av to Hughes av, at 24 feet.

LOCAL IMPROVEMENTS.

REPORTS COMPLETED.

The Commissioners of Estimate and the Commissioners of Assessment appointed in the following proceedings have completed their estimate of damage and benefit. A copy of the final report has been filed with the County Clerk, there to remain for inspection. The report will be presented for confirmation to the Supreme Court on the day mentioned.

TELLER AV.—Opening and extending of Teller Avenue, at a width of 60 feet, from E 170th st to Morris av, in the 23d and 24th Wards, Borough of The Bronx, July 29.

BILL OF COSTS.

The Commissioners of Estimate and the Commissioners of Assessment ap-

TO AVOID ASSESSMENTS IN THE BRONX.

Property Owners Can Save Money by Ceding Land to City—The Borough President's Advice.

THE following letter is an invitation to property owners, owning land within the boundaries of the streets named to cede the land to the city and avoid the expense of condemnation. No Commissioners have been appointed:

To the Record and Guide:

"Opportunity is now given to property owners to cede their land which lies within the lines of the following proposed streets, Borough of the Bronx, title to which has not as yet been vested in the City of New York. By so doing they will avoid assessments usually levied by the Commissioners of Estimates and Assessment who are appointed by the Supreme Court to condemn the land. The following is a list of proceedings for acquiring title to streets and avenues in the Borough of the Bronx, initiated by the Board of Estimate and Apportionment, and for which Commissioners of Estimate and Assessment have not yet been appointed.

"Any property owner interested in this matter may obtain the necessary forms at the Bureau of Information, Borough Hall, the Bronx. These forms have been approved by the Corporation Counsel of the City of New York.

"Very truly yours,

"CYRUS C. MILLER,

"President of the Borough of the Bronx."

Adams st—Berriman st to N. L. of right-of-way of the N. Y., N. H. & H. R. R.
 Aqueduct Av East—West 180th st to West 184th st.
 Beach av—Gleason av to Bronx River.
 Beach av—Gleason av to West Farms road.
 Blackrock av—Virginia av to B. H. L. of Westchester Creek.
 Blondell av—Westchester av to land of the N. Y., N. H. & H. R. R. at Barlow st.
 Cambridge av—235th st to West 236th st.
 Chaterton av—Virginia av to B. H. L. of Westchester Creek.
 Cottage pl—Crotona Park South to 170th st.
 Corlear av—West 230th st to West 240th st.
 Cornell av—Classon Point road to Pugsley av.
 Davidson av—Grand av to West 177th st.
 Ellis av—Virginia av to Zeraga av.
 Ellis av—Tremont av to Pugsley av.
 Filmore st—Van Nest av to Morris Park av.
 Garfield st—West Farms road to Morris Park av.
 Gilbert pl—Hunts Point road to Faile st.
 Gleason av—Metcalfe av to Zeraga av.
 Grand av—McCombs road to Tremont av.

Grand av—Burnside av to Fordham road.
 Henry Hudson Memorial Bridge.
 Havemeyer av—Macombe av and Westchester av.
 Haviland av—Virginia av to Zeraga av.
 Houghton av—Bolton av to B. H. L. of Westchester Creek.
 Herminey av—Bolton av to B. H. L. of Westchester Creek.
 Kinsella av (street)—Matthews (Rose) av to Bear Swamp road.
 Lafayette av—from a line distant 150 ft. northerly from and parallel with the N. E. of Edgewater road to Classon Point road.
 Leland av—West Farms road to Westchester av.
 Leland av—Ludlow av to Patterson av.
 Liebig av—Mosholu av to City Line.
 McGraw av—Beach av to Unionport road.
 Melville st—Morris Park av to N. L. of right-of-way of N. Y., N. H. & H. R. R.
 Minerva pl—Jerome av to Grand Boulevard and Concourse.
 Newbold av—Virginia av to Zeraga av.
 Newbold av—Tremont av to Pugsley av.
 North st—Jerome av to Aqueduct Av East.
 Olmstead av—Protectory av to B. H. L. of Pugsley Creek.
 Odell st—(Jackson) Unionport road to Protectory av.
 East 156th st—Southern Boulevard to Truxton st.
 West 176th st—McCombs road to Jerome av.
 West 177th st—Jerome av to Tremont av.
 West 180th st—Aqueduct Av East to Davidson av.
 Patterson av—B. H. L. of Bronx River to proposed B. H. L. of Pugsley Creek.
 Public place—Bounded by Parkside pl and Webster av and also of those portions of Parkside pl and East 207th st (discontinuance requested May 11, 1910).
 Pugsley av—McGraw av to Classons Point road.
 Purdy st (Washington st)—Westchester av to Protectory av.
 Powell av—Virginia av to Zeraga av.
 Pugsley av—McGraw av to Classon Point road.
 Quimby av—White Plains road to B. H. L. of Westchester Creek.
 Seward av—Classon Point road to White Plains road.
 Story av—White Plains road to B. H. L. of Westchester Creek.
 St. Raymonds av—Protectory av to Williamsbridge road.
 Taylor av—Westchester av to West Farms road.
 Theriot av—Gleason av to Classon Point road.

Theriot av—West Farms road to Gleason av.
 Tibbett av—West 230th st to West 240th st.
 Turnbull av—White Plains av to B. H. L. of Westchester Creek.
 Truxton st—Legget av to Longwood av.
 Tyndall av—Mosholu av to West 260th st.
 East 207th st—Woodlawn road to Perry av.
 East 211th st—Woodlawn road to Perry av.
 East 212th st—Jerome av to Woodlawn road.
 East 217th st—White Plains road to Oakley av (formerly Ash av).
 East 236th st—1st st (Bullard av) to Barnes av.
 East 237th st—Bullard av (1st st) to Barnes av.
 West 235th st—Spuyten Duyvil Parkway to Riverdale av.
 West 236th st—Cambridge av to Riverdale av.
 Van Buren st—Morris Park av to N. L. of right-of-way of the N. Y., N. H. & H. R. R.
 Van Nest av (Columbus av)—West Farms road to Bear Swamp road.
 Watson av—Classon Point road to Havemeyer av.
 Waterbury av—Westchester av to Zeraga av.
 White Plains road—West Farms road to B. H. L. of the East Rived.
 White Plains road—Bet. a point near the old Unionport road and a point near Thwaites pl.

List of proceedings for acquiring title to streets and avenues in the Borough of the Bronx, resolutions for which were adopted by the Local Boards from January 1, 1909, to June 30, 1910, and forwarded to the Board of Estimate and Apportionment:

- 1—ARLINGTON AV, from West 256th st to a line 600 ft. north of the north line of 256th st.
- 2—BAKER AV, from Garfield st to Van Nest av at Matthews av.
- 3—DRAKE ST, between Randall av and Eastern Boulevard.
- 4—EXTERIOR ST, from 179th st northerly to the end thereof.
- 5—FOWLER AV, between Walker av and the suburban division of the N. Y., N. H. & H. R. R. opp. Morris Park station.
- 6—HOE AV, between Whitlock av and a point about 445 ft. 6 ins. s of Aldus st.
- 7—LONGFELLOW AV, between Hunts Point av and Spofford av.
- 8—MATTHEWS AV, from N. Y., N. H. & H. R. R. yards to Bear Swamp road.
- 9—WEST 172D ST, between Inwood av and Jerome av.
- 10—WEST 179TH ST, from west side of Cedar av to Exterior st.
- 11—WEST 256TH ST, from Independence av to Mosholu av.
- 12—VON HUMBOLDT AV, from Mosholu av north to the N. L. of the City of New York.

pointed in the following proceedings give notice that they will present bills of costs, charges and expenses for taxation to the Supreme Court on the day mentioned. A copy of the bills has been filed with the County Clerk for inspection.

ST. NICHOLAS AV.—Opening and extending of an addition to St. Nicholas Park, between the westerly line of Hamilton terrace produced and the easterly line of Convent av, and between the center line of St. Nicholas terrace and the southerly line of W 141st st, August 4.

ZERAGA AV.—Opening and extending of Zeraga av, from Castle Hill av, near Harts st, to Castle Hill av, at or near West Farms rd, being the whole length of Zeraga av (including Av A and Green lane), in the 24th Ward, Borough of The Bronx.

ASSESSMENTS.

DUE AND PAYABLE.

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

18TH ST.—Restoring asphalt pavement, in front of 232 and 234. Area of assessment: South side of 18th st. between 7th and 8th av's, known as Lot No. 15, in Block 767, Section 3, Sept. 23.

HAMILTON PL.—Restoring asphalt pavement, east side, north of 136th st. Area of assessment: East side of Hamilton pl, north of 136th st, known as Lot No. 148, in Block 1988, Sept. 23.

FAILE ST.—Regulating, grading, setting curb, flagging sidewalks, laying crosswalks, building approaches, drains, walls and placing fences, from Aldus av (st) to Garrison av. Area of assessment: Both sides of Faile st, from Aldus av, to Garrison av, and to the extent of half the block at the intersecting avenues, Sept. 19.

PARKER AV.—Drain, commencing at the existing drain in said Parker av, north of Lyon av, and running to the existing drain south of Lyon av, and in Lyon av, from Parker av, easterly to connect with existing drain in Lyon av. Area of assessment: Both side of Lyon av, between Parker av and Green av, and north side of Parker av, between Westchester and Glebe avs, and south side of Green av, extending about 100 feet east of Lyon av, Sept. 19.

THE TITLE INSURANCE CO., OF NEW YORK

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

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

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

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OFFICE, 45 WEST 34th STREET
NEW YORK
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ADVERTISED LEGAL SALES.

July 30.
No Legal Sales advertised for this day.
Aug. 1.
125th st, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stn tnt & str. Henry H Jackson agt Mary Grolig et al; Joseph A Kent, att'y, 37 City Hall Place; Francis S McAvoiy, ref. (Amt due, \$9,872.29; taxes, &c, \$—.) Mt recorded Sept 1, 1909. By Joseph P Day.
Aug. 2.
8th av, No 750 n e cor 46th st, 25.5x100. 46th st, No 249
8th av, No 752, e s, 25.5 n 46th st, 25x100. 46th st, No 247, n s, 100 e 8th av, 25x100.5. 6-sty brk office loft and store building. Sheriff's sale of all right, title, &c, which Metropolitan Mercantile & Realty Co had on Oct 29, 1909, or since; Frederick C Pitcher, att'y, 56 Pine st; John S Shea, sheriff. By Daniel Greenwald.
Mohegan av, e s, 209.3 s 180th st, 41x145.3, 5-sty bk tnt. Elsie Stahl agt Louise Noschese et al; G Arnold Moses, att'y, 38 Park Row; Richard H Arnold, ref. (Amt due, \$4,082.35; taxes, &c, \$65.44; sub to a first mt of \$2,000.) By John S. Mapes.
Aug. 3.
31st st, No 13, n s, 160.7 w Madison av, 21.10 x98.9, 4-sty stn school. Fred L Richards et al agt Chas F Richards et al; Thos W Butts, att'y, 51 Chambers st; J Sidney Bernstein, ref. (Partition.) By Samuel Marx.
Aug. 4.
146th st, s s, 275 w Lenox av, 75x99.11, vacant. Mutual Life Ins Co of N Y agt Julius Bachrach et al; Jas McKeen, att'y, 55 Cedar st;

Louis B Hasbrouck, ref. (Amt due, \$16,964.30; taxes, &c, \$352.38.) Mt recorded Dec 12, 1904. By Herbert A Sherman.
130th st, Nos 121 & 123, n s, 80 w Lexington av, 80x99.11, two 6-sty bk tnts. Jacob Korf agt Meyer Sacks et al; Benj Swartz, att'y, 170 Broadway; Abraham Brekstone, ref. (Amt due, \$8,116.97; taxes, &c, \$—.) Mt recorded Oct 29, 1909. By Danl Greenwald.
Clay av, No 1059, w s, 275 n 165th st, 25x100, 2 & 3-sty bk dwgs Emma C Bernhardt agt Mary P Kugel et al; Edw J Glennon, att'y, 42 Broadway; Irving M Dittenhoefer, ref. (Partition.) By Jos P Day.
Bathgate av, No 2233, w s, 25 n 182d st, 24x97, 2 & 3-sty fr dwg. Wm A Cameron agt Nicola Roberti et al; Wm D Cameron, att'y, 1901 Bathgate av; James Oliver, ref. (Amt due, \$2,205.65; taxes, &c, \$838.37; sub to a mt of \$2,500.) Mt recorded Oct 25, 1904. By Herbert A Sherman.

Aug. 5.
52d st, No 427, n s, 339 e 1st av, 20x62.9x—x 66.4, 4-sty stn tnt & str. Lena Garland et al agt Valentine Ebel et al; Paul Gross, att'y, 302 Broadway; James Kearney, ref. (Amt due, \$1,212.47; taxes, &c, \$12.20.) Mt recorded Jan 21, 1908. By Chas A Berrian.
Clinton st, No 127, w s, 125 n Broome st, 25x100, 3-sty fr bk ft tnt & str & 4-sty bk tnt in rear. Louis Silverman agt Saml Richard et al; Alfred B Jaworower, att'y, 119 Nassau st; Simon M Roeder, ref. (Partition.) By Danl Greenwald.
Madison av, No 747, e s, 33.9 s 65th st, 16.8x 60, 4-sty & b stn dw. Edward Born et al agt Hubbard W Mitchell; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; Wm A McQuaid, ref. (Amt due, \$8,146.95; taxes, &c, \$10.) By Joseph P Day.
Valentin avle s, 610.5 s Fordham or Highbridge Tiebout av rd, runs s 200 x e 125 x n 100 x e 125 to Tiebout av, x n 100 x w 250 to beg, vacant. Harford W H Powel, trustee et al, agt Chas H Collins et al; Butts & Vining, att'ys, 51 Chambers st; Henry J. Goldsmith, ref. (Amt due, \$5,000; taxes, &c, \$2,900.) By Samuel Marx.

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

SLAWSON & HOBBS
Real Estate
284 COLUMBUS AVENUE

DIVIDEND NOTICE

BOND AND MORTGAGE GUARANTEE CO.
175 Remsen St., Brooklyn, July 25, 1910.
A QUARTERLY DIVIDEND of three per cent. has this day been declared payable on Aug. 15, 1910, to the stockholders of record at the close of business on Aug. 6, 1910. CLINTON D. BURDICK, Treasurer.

Aug. 6.
No Legal Sales advertised for this day.

Aug. 8.
8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day.
223d st, No 771, n s, 80.6 w Barnes av, 25x100, Wakefield. Sarah O Mason agt Elizabeth Smithson et al; Wm C Arnold, att'y, 120 Broadway; Wm R De Lano, ref. (Amt due, \$4,013.46; taxes, &c, \$178.24.) By Jos P Day.
Jerome av | s w cor Buchanan pl, 50x100, Buchanan pl cant. Berent C Gerken agt Emanuel Sonnabend et al; Saml S Marcus, att'y, 1589 Washington av, Bronx; Jos D Edelson, ref. (Amt due, \$2,825.50; taxes, &c, \$406.20.) Mt recorded Feb 18, 1908. By Jos P Day.
Front st, No 124, w s, 72.1 n Wall st, runs w 72.11 x n 18.2 x e .06 x n 8 x 74.6 x s 18.4 to beg, 6-sty bk office bldg. Carrie Kauffmann agt Henry L Toplitz et al; Edw Jacobs, att'y, 25 Broad st; Henry M Goldfogle, ref. (Amt due, \$33,386.14; taxes, &c, \$1,115.60.) Mt recorded Aug 25, 1908. By Saml Goldsticker.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending July 29, 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 Advertised Legal Sales.
*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

30th st, No 35, on map Nos 33 to 37, n s, 175 e Madison av, 65x98.9, 9-sty bk tnt. (Amt due, \$37,921.94; taxes, &c, \$5,600; sub to a first mt of \$310,000.) L A Wilson.357,000
Barnes av, e s, 62.4 s 215th st, 31.2x105.1x30x113.6, Wakefield. (Amt due, \$3,059.28; taxes, &c, \$180.) Anna Habicht et al, defendants.3,500
*Reade st, Nos 176 to 196 | n e cor West st, runs n 70.7 to Duane st, West st, Nos 187 to 189 | x e 270.3 to Washington st, x s 70.8 to Duane st, Nos 202 to 220 | Reade st, x w 266.8 to beg, ten 4-sty bk Washington st, Nos 300 to 306 | storage bldgs & str & 3-sty bk storage bldg & str. (Amt due, \$211,533.38; taxes, &c, \$14,191.46; sub to a first mt of \$271,000.) Edw Roche464,420
49th st, No 341, n s, 206.3 w 1st av, 18.9x100.5, 3-sty bk dwg. (Amt due, \$5,386.83; taxes, &c, \$200.) Saml Rosenberg.6,600
*Marvin pl, e s, 100 n St Raymonds av, 44.10x78.10x37.9x73.5, Westchester. (Amt due, \$1,212.67; taxes, &c, \$—.) Antonio Plescia.1,000
150th st, n s, 700 w Courtlandt av, 75x118.5, vacant. (Amt due, \$10,424.88; taxes, &c, \$1,200.) Isidore Oshlag12,200

*1st av, No 352, e s, 46 s 21st st, 23x68.8, 3-sty bk tnt & str. (Amt due, \$6,640.94; taxes, &c \$201.36; sub to a first mt of \$7,000.) Louis Fooks10,058

SAMUEL MARX.

*123d st, Nos 409 & 411, n s, 125 e 1st av, 37.6x100.10, two 3-sty bk dwgs. (Amt due, \$9,945.65; taxes, &c, \$471.96.) Susan Van Praag.7,604
70th st, No 512, s s, 286 e Av A, 73x100.5, 6-sty bk tenement. (Amt due, \$8,141.46; taxes, &c, \$1,477.29; sub to a mt of \$24,000.) Withdrawn

BRYAN L. KENNELLY.

152d st, No 464, s s, 229.2 e Am av, 50x99.11, 3-sty fr dwg. (Voluntary.) M H Shup.24,500
125th st, No 228, s s, 255 w 2d av, 25x100.11, vacant. Withdrawn.

DANIEL GREENWALD.

*101st st, No 332, s s, 150 w 1st av, 25x100.11, 6-sty bk tnt. (Amt due, \$6,332.09; taxes, &c, \$575.07; sub to a first mt of \$18,650.) Irving Bachrach21,850
*123d st, Nos 333 to 341, n s, 220.3 w 1st av, 103.9x100.11, three 6-sty bk tnts & str. (Amt due, \$39,053.04; taxes, &c, \$400; sub to three mts aggregating \$87,000.) Cornelius Daniels.127,660
Brook av, Nos 300 & 302, e s, 131.1 s 141st st, 52x99.6x48.1x99.7, 6-sty bk tnt. Sheriff's sale of all right, title, &c. Jennie Weill.35

Total \$ 1,036,436
Corresponding week, 1909. 359,906
Jan. 1st, 1910, to date. 39,361,420
Corresponding period, 1909 44,291,172

REAL ESTATE RECORDS

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

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.
6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.
7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.
8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.
9th.—T. S. preceding the consideration in a conveyance means that the conveyance is recorded under the Torrens system.

CONVEYANCES

July 22, 23, 25, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Beach st, No 10, s s, abt 120 w West Broadway, 27.3x73.7x25x 85 w s, 7-sty bk loft & str bldg. St Johns Park Realty Co to Jacob Marx. Mt \$50,000. July 26. July 27, 1910. 1:190—38. A \$14,000—P \$30,000. O C & 100
Bethune st, Nos 40 to 44, n s, 82.8 e Washington st, 44.10x80, 3 3-sty & b bk dwgs. The E H Ogden Lumber Co to the East River Mill & Lumber Co. All title. B & S. July 25. July 27, 1910. 2:640—74 to 76. A \$13,500—\$16,500. nom

Centre st, No 142, e s, abt 115 n White st, 26.4x105.8x26.8x103 n s, vacant.
Centre st, No 144, e s, abt 145 n White st, 26.4x103x26.8x100.4, n s, vacant.
Centre st, Nos 146 to 150 | s e s, at s w s Walker st, 75.3x75.8 Walker st, Nos 111 to 115 | x80.3x66.2, vacant.
Walker st, No 117, s w s, 66.2 e Centre st, 25x82x25x80.3, vacant.
Walker st, No 119 (123), s w s, abt 95 e Centre st, 25x100, 4-sty bk str.
Walker st, No 121, s w s, abt 120 e Centre st, 25x100, 4-sty bk str.
The City of N Y by Public Service Commission for the First District to John H Hallock. Sub to perpetual easement for subway structure. July 25. July 27, 1910. 1:198—3 to 5 & 7 to 9. A \$241,000—\$251,000. 251,000

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Centre st, Nos 133 to 137 | n w cor White st, 90.11x58.4x89x54.6.
White st, Nos 112 & 114 | vacant.

Centre st, Nos 139 to 143, w s, 75 s Walker st .71.9x96.2x69.3
x92.8, vacant.

Walker st, Nos 107 & 109 | s s, 127.1 e Lafayette st, late Elm
Centre st, Nos 145 to 149 | st, old line, 44.10 to w s Centre st
x75x43.11x75,

Walker st, No 105, s s, 101.8 e Lafayette st, late Elm st, old
line, 25.5x75, 7-sty bk loft & str bldg.

The City of N Y by Public Service Commission for the First
District to Abington Construction Co, a corp. Subject to
perpetual easements for subway structure, &c. July 25, July
27, 1910. 1:197-11 & 17. A exempt-exempt. 210,000

Cherry st, No 448, n s, 100 e Jackson st, 25x100, 3-sty bk stable.
Jas Fitzgerald to Mary J Fitzgerald. Q C. July 21, July 22,
1910. 1:263-42. A \$15,000-\$18,000. nom

Same property. Jno Fitzgerald et al to same. Q C. Apr 4, 1904.
July 22, 1910. 1:263. nom

Columbia st, No 408, e s, 300 n Rivington st, 25x100, 4-sty bk tnt
& str & 3-sty bk tnt in rear. Max Wolff to Meyer Israelowitz.
Mt \$16,000. July 22, July 23, 1910. 2:334-51. A \$18,000-
\$24,000. 100

Chrystie st, No 211, w s, abt 85 n Stanton st, runs w 50 x s 25 x
e 25 x s 3.6 x e 25 to st x n 25 to beginning, 5-sty bk tnt & str.
FORECLOS, July 21, 1910. Martin C Ansonge referee to Sigmund
Wechsler. July 21, 1910. 2:427-41. A \$16,000-\$21,000. 100

Same property. Sigmund Wechsler to Salvatore Cannariato. Mt
\$17,750. July 22, July 23, 1910. 2:427. nom

Same property. Domenico Bonomolo to Sigmund Wechsler. Q C.
July 11, July 22, 1910. 2:427. nom

Cherry st, No 384 | n w cor Scammel st, 25x101.10x25x100.2.
Scammel st, Nos 45 & 47
Also lot adj, 25x20, and being portion of above street Nos.
6-sty bk tnt & str.

Eugenie Gordon to Sophia Frankel. 1/2 right, title & interest.
Mts \$58,125. Mar 16, 1909. July 26, 1910. 1:261-6. A \$25,-
000-\$50,000. O C & 100

Same property. Sophia Frankel to Louis Wovsamker. 1/2 right,
title & interest. Mts \$58,125. July 25, July 26, 1910. 1:261.
O C & 100

East Broadway, No 248, n s, abt 118 w Montgomery st, 23x1/2 blk,
2-sty bk dwg. Chas Greenberg to Sophia Frankel. Mt \$6,500.
Mar 19, 1909. July 22, 1910. 1:286-55. A \$14,000-\$16,000.
O C & 100

Ft Charles pl W, late Van Corlear pl, e s, 313.4 s w 227th st, late
Wicker pl, 30x80, 2-sty fr dwg. Maria I McShane to Savings In-
vestment Co of East Orange, N J. Mt \$5,750. July 22, July 23,
1910. 13:3402-425. A \$2,500-\$6,000. nom

Franklin st, No 48, n s, 100 w Lafayette st, 25.10x100, 5-sty stn
loft & str bldg. Chas Laue to Jno S Sutphen. Mt \$31,250.
July 18, July 22, 1910. 1:172-27. A \$31,000-\$47,000.
O C & 100

Gansevoort st, No 34, s s, 96 e Greenwich st, 25x89x25x88.8, 5-
sty bk tnt & str & 3-sty bk tnt in rear. Edwd O'Hara, DE-
VISEE, &c, Mary A McBride to Cath F McBride, of Bklyn. B
& S. June 15, July 26, 1910. 2:627-7. A \$11,500-\$20,000.
nom

Hester st, No 46, s s, 62.6 e Ludlow st, 25x50, 3-sty fr & bk tnt
& str. Release mt. Edwd S Clinch to Cornelia K Averill.
35-64 parts. June 16, July 26, 1910. 1:297-15. A \$16,000-
\$19,000. nom

Same property. Cornelia K Averill to Ella V Eadie & Clara &
Sara L Banks, of Borough of Richmond, & Adelaide Reading, of
Kingston, N Y. 35-64 parts. Mt \$17,000. June 16, July 26,
1910. 1:297. nom

Jackson st, No 91 | n w cor South st, -x-, 6-sty bk tnt & str.

South st, Nos 386 & 387 | General release of dower. Celia wife
Adolph Schlesinger to said Adolph Schlesinger. All title. Q C.
May 18, 1905. Rerecorded from June 14, 1910. July 28, 1910.
1:243-24. A \$25,000-\$75,000, 3:905. nom

Lewis st, No 193, n w s, abt 100 n 5th st, 19.7x75.4x19.5x78, s w
s, 3-sty bk tnt & str. Abra Bayer to Minnie Wollner. Mt
\$7,500. July 7, July 26, 1910. 2:360-58. A \$6,500-\$8,500.
O C & 100

Leonard st, No 50, s s, abt 130 e West Broadway, 24.4x100, 5-
sty str loft & str bldg. Margt Pettit widow to Emma V Solley,
of Philadelphia, Pa. 11-24 parts. Mts \$18,700. July 22, July
27, 1910. 1:176-23. A \$-\$. 4,000

Mott st, No 122, e s, 100 n Hester st, 25x94, 5-sty bk tnt & str
& 5-sty bk tnt in rear. Serafino Manfredonia to Josephine wife
Serafino Manfredonia. 1/2 part. All liens. July 27, July 28,
1910. 1:238-3. A \$18,000-\$30,000. nom

Mercer st, No 235 (209), w s, abt 125 s 3d st, 25x100, 6-sty bk
loft & str bldg. Amanda A Tiger to W Russell Osborn. B & S.
All liens. June 7, July 28, 1910. 2:533-21. A \$29,000-\$48,-
500. nom

Market st, Nos 31 & 33, w s, 50 n Madison st, 50x88, 6-sty bk
tnt & str. FORECLOS, June 22, 1910. Jos Pool, ref to Jac
Cohen. Mt \$57,000. July 21, July 22, 1910. 1:277-22. A
\$38,000-\$75,000. 22,600

Mott or Striker Lane (closed), n s, 100 w Broadway, runs w 25 x s
- to s s said lane x e 25 x n - to beg. Lucy R Ball to Jas S
Lawson, Q C & C a G. June 24, July 22, 1910. 4:1241-part lot
55 1/2. A \$-\$. O C & 100

Pearl st, No 192, the business. Power of attorney. Harriet
Melillo to Anthony F Melillo. July 25, July 26, 1910. —

Rivington st, No 333, s s, 49.1 w Mangin st, 25x75, 6-sty bk tnt
& str. Jos Gans, of Bklyn, N Y, to Delia L Gans his wife of
same place. Mt \$24,500. July 21, July 22, 1910. 2:323-16.
A \$13,500-\$26,000. O C & 100

Rivington st, No 230. Assignment of all money realized by set-
tlement from loss by fire. Hirsch Bleier to Saml Wang of Bklyn.
All title. July 27, July 28, 1910. 2:339. 950

St Nicholas pl, No 87, w s, 133.10 s 155th st, 51.6x112x46.5x
112.1, 6-sty bk tnt. Bella Kaufmann to Nathaniel Meyers. Mt
\$87,750. July 27, 1910. 7:2069-14. A \$-\$. O C & 100

South st, No 53, n w s, at n e s Jones lane, 22.1x59.9x21.9x58.9.
1-3 part.

Jones lane, No 8, n e s, 58.9 n w South st, 21.3x64.8x irreg x
irreg, 1-3 part.

Pier 14, East River, with wharfage rights and land under water,
&c, in front of Nos 51 to 53 South st. All title.

Broadway, No 737 | n w s, 108 n e Waverly pl, 39.7x200 to

Mercer st, Nos 294 & 296 | s e s Mercer st. 1-3 part. Mt
\$150,000.

South st, No 111, n w s, 16.8x75x16.9x74.7, 1-3 part, with all title
to land under water East River, bet Maiden lane & Burling slip,
being 53.4 on South st in front of Nos 83, 84 & 85 South st,
with wharves, etc.

23d st, s s, 133.8 w 5th av, 27.4x98.9, all of. Mt \$150,000.

Front st, No 224, n w s, 24.10x72.10x25x72.10. 1-3 part.

11th st, n s, 244.3 e 5th av, 26.11x103.3, all of. Mt \$20,000.

Agreement appointing new TRUSTEE, &c, under deed of trust
recorded May 17, 1894. Frederic R & Mary C Jones to Henry
E Jones & Edward J Hancy in trust for Beatrix C & Mary C
Jones. July 27, 1910. 1:35-36-73 and 97; 2:548 & 569; 3:824. nom

Wall st, Nos 3, 5, & 7 | s w cor New st, -x-, 11 & 12-sty bk & stn
Broadway, No 84 | office & str bldg.

New st, No 1

Wall st, No 71 | s s, abt 190 e Hanover st, -x-, 7 & 8-sty
Beaver st, Nos 93 & 95 | bk & stn office & str bldg.

Pearl st

Bertha H Smith to Chas M Whitney of Centreport, L I. 1/4 of
right, title & interest. Q C. Apr 5, July 28, 1910. 1:23-12.
A \$1,635,000-\$1,900,000. 27-17. A \$390,000-\$450,000. nom

Same property. Lois H Pfeiffer to same. 1/4 right, title & inter-
est. Q C. Apr 5, July 28, 1910. 1:23 & 27. nom

Same property. Chas M Whitney & Emma S his wife to Willard
N Baylis, of East Neck at Huntington, L I. 1/4 part of right,
title & interest of Lois H Pfeiffer. Q C. Apr 8, July 28, 1910.
1:23 & 27. nom

Same property. Same to same. 1/4 part of right, title & interest
of Bertha H Smith. Q C. Apr 8, July 28, 1910. 1:23 & 27.
nom

Same property. Sarah A Egerton to same. 1/4 part of right, title
& interest. Q C. Feb 15, July 28, 1910. 1:23 & 27. nom

Same property. Walter Smith to Willard N Baylis, of East Neck
at Huntington, L I. 3/4 parts. Jan 29, July 28, 1910. 1:23 &
27. nom

Walker st, Nos 119 & 121. General release of claim to ownership
of buildings, &c. Moe Levy et al to John H Hallock. July 25,
July 27, 1910. 1:198. nom

4th st E, No 81, n e s, abt 155 w 2d av, 25x96.2, 5-sty bk tnt &
strs. Isidor Sender to Rebecka Mihlrat. Mt \$35,000. Aug 25,
1909. July 23, 1910. 2:460-46. A \$17,500-\$32,000. nom

4th st E, No 95.

West End av | n w cor 68th st, -x-.

68th st

Lenox av, Nos 600 to 606.

3d av, No 2101.

Lenox av, Nos 344 & 346.

17th st E, No 203.

Lenox av, No 444.

12th st E, No 435.

Amsterdam av, No 2140.

Rand farm at Borough of Queens.

Declaration by Charles Yung that title to above in his name is
owned jointly by said Charles Yung & estate of Anna L Yung,
his wife, now dec'd. Mar 1, 1909. July 27, 1910. 2:440-446,
3:898, 4:1180, 6:1659-1725-1739-1730. 8:2111. nom

6th st E, No 407, n s, 91.5 e 1st av, 21.5x90.10, 4-sty bk tnt &
str. George Reif and Theresa C his wife to Mathilda, Chas,
Eugene & Emelia Reif. 1-6 part. All title. July 26, July 27,
1910. 2:434-54. A \$14,500-\$18,000. O C & 100

Same property. Henry Reif & Hannah L his wife to same. 1-6
part. All title. July 26, July 27, 1910. 2:434. O C & 100

9th st E, No 624, s s, 313 e Av B, 20x76, 4-sty bk tnt & str.
Annie Golden to David L Michlowitz. Mt \$12,000. July 28,
1910. 2:391-19. A \$12,000-\$14,000. O C & 100

9th st E, Nos 808 & 810, on map No 810, s s, 120.9 e Av D, 40.9x
93.11, 6-sty bk tnt & str. Rachel Solow to Bertha Dworsky &
Cela Kirsh. Mt \$42,250. June 29, July 22, 1910. 2:365-
12. A \$-\$. O C & 100

11th st E, No 625, n s, 308 w Av C, 25x103.3, 5-sty bk tnt. Anna
M wife of & Chas E Warren to Emile Runge, of Flushing, L I.
July 20, July 26, 1910. 2:394-56. A \$16,000-\$21,000. 15,500

Little West 12th st W, No 15, n s, 150 w 9th av, 25x103.3, 4-sty
bk tnt & str & 4-sty bk tnt in rear. Edw O'Hara, DEVISEE
Mary A McBride to Cath F McBride, of Bklyn. B & S. June
15, July 26, 1910. 2:645-52. A \$12,000-\$15,000. nom

12th st E, Nos 504 & 506. Assign rents. Hyman Katz & ano to
Frank Gens. All title. July 18, July 23, 1910. 2:405. nom

15th st W, Nos 253 & 255, n s, 143.6 e 8th av, 50.1x103.3, 2 1/2-sty
bk tnts. Melchior Hoffmann to Matilda D Minck. Mt \$40,000.
July 7, July 22, 1910. 3:765-8 & 9. A \$24,500-\$60,500.
O C & 100

15th st E, No 314, s s, 167 e 2d av, 26x103.3, 4-sty stn tnt. Sol
Riener to Patk Kenney. Mt \$28,000. July 21, July 23, 1910.
3:921-56. A \$18,000-\$27,000. nom

16th st E, No 528, s s, 270.6 w Av B, 25x103.3, 5-sty bk tnt &
strs. Julius Berkowitz to Kalman Popper. Mts \$25,250. July
28, 1910. 3:973-42. A \$9,000-\$20,000. nom

20th st W, Nos 219 & 221, n e s, abt 240 w 7th av, 50x78.4x50x
79.6, two 5-sty stn tnts.

20th st W, No 217, n e s, abt 215 w 7th av, 25x79.6x25x80.1 s e
s, 2-sty fr tnt & str & 2-sty fr tnt in rear.

Albert F Hyde to Caroline Realty Co. B & S & C a G. June
30, July 22, 1910. 3:770-28 to 30. A \$32,000-\$62,500. nom

20th st W, No 355, n s, 130 e 9th av, 22x74, 3-sty & b stn dwg.
Gertrude R Cushman to Chas A Cushman. All title. June 7, July
25, 1910. 3:744-9. A \$9,000-\$13,000. nom

20th st W, No 406, s s, 125 w 9th av, 21.5x104, 3-sty & b bk dwg.
Chas A Cushman to Gertrude R Cushman. All title. June 7, July
25, 1910. 3:717-47. A \$9,500-\$13,500. nom

20th st W, No 357, n s, 108 e 9th av, 22x74, 3-sty & b stn dwg.
Gertrude R Cushman to Chas A Cushman. All title. June 7,
July 25, 1910. 3:744-8. A \$9,000-\$13,000. nom

20th st W, No 404, s s, 100 w 9th av, 25x109, 3-sty & b fr bk ft
dwg. Chas A Cushman to Gertrude R Cushman. All title. All
liens. June 7, July 25, 1910. 3:717-46. A \$12,000-\$16,500.
nom

21st st W, No 142, owned by Butler Estates.

21st st W, No 140, owned by Eliza A Newell.

21st st W, No 138, owned by Lillian E Banks & Gladys E B
Kobbe.

21st st W, Nos 132 to 136, owned by Rexton Realty Co.

DENNIS G. BRUSSEL ELECTRIC WIRING AND APPARATUS FOR LIGHT HEAT POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors Telephone, 3060 Mad. Sq. 15 West 29th St., New York

21st st W, Nos 128 & 130, owned by Christopher Postera. 21st st W, No 120, owned by Sophie Mayer & Martin Newman. 21st st W, Nos 114 & 116, owned by Charles Hartung. 21st st W, Nos 112, 118, 122, owned by Island Realty Co. 21st st W, Nos 124 & 126, owned by Island Realty Co. Agt as to release of restrictions, etc. Each with the other as above. Aug 24, 1909. Re-recorded from Apr 25, 1910. July 26, 1910. 3:796. nom 22d st E, n s, 516.8 w 4th av, strip or gore, runs n 98.9 x s — to st x e 0.1 to beg. Mary C Ripley to Jos E Goldberg, of Yonkers, N Y, & Louis Kramer, N Y. Q C. July 20. July 26, 1910. 3:851. nom 22d st E, n s, 516.8 w 4th av, strip or gore, runs n 98.9 x s 98.9 to st x e 0.1 to beg. Jos E Goldberg et al to Flemish Realty Co. B & S. All liens. July 27. July 28, 1910. 3:851. nom 25th st W, Nos 250 & 252, s s, 300 e 8th av, 50x98.9, 2 3-sty bk dwgs. Florence Cahen to Margt E Weill. An 18 1/4% interest. Mt \$50,000. July 23. July 26, 1910. 3:774-67 & 68. A \$27,000-\$34,000. O C & 100 26th st W, No 363, n s, 58 e 9th av, 18x22, 4-sty bk tnt. Ellenora Dunne to Edward J O'Shaughnessy. Mt \$3,500. July 26. July 27, 1910. 3:750-part lot 1. A \$—\$. O C & 100 26th st W, Nos 114 to 120. Power of attorney. Aaron Coleman to Morris Cooper. June 21. July 25, 1910. — 27th st W, No 513, n s, 200 w 10th av, 25x98.9, 4-sty bk tnt & str. Jas A Allen to Jennie L Garvey. Mt \$10,000. July 25. July 26, 1910. 3:699-24. A \$8,000-\$12,000. 15,625 29th st E, No 49, n s, 60 w 4th av, 20x98.9, 4-sty stn dwg. David Lydig to Christian P Schmid. May 14. July 26, 1910. 3:859-37. A \$35,000-\$43,500. nom 29th st E, No 112, s s, 231.3 w Lex av, 21.10x98.9, 3-sty stn dwg. Julia Harriman widow to Isidor Wels. July 26. July 28, 1910. 3:884-78. A \$19,500-\$24,500. nom 33d st E, Nos 234-238, s s, 181.3 w 2d av, 75x98.9, 3 5-sty bk tnts. Sol Reiner to Patk Kenney. Mt \$96,000. July 21. July 23, 1910. 3:913-44 to 46. A \$34,500-\$81,000. O C & 100 33d st E, No 248, s s, 83.4 w 2d av, 16.8x74, 3-sty bk dwg. Susan W Trost et al HEIRS, &c, of Louisa Trost to Mamie Boyce of Brooklyn. 1/2 part. July 26. July 27, 1910. 3:913-39. A \$7,800-\$9,000. 100 37th st W, Nos 5-9, n s, 195 w 5th av, 75x98.9. 37th st W, Nos 11-19, n s, 270 w 5th av, 118x98.9. 8 4-sty stn dwgs. Release covenants. Mahlon W Newton with Mary L Hall et al. June 13. July 23, 1910. 3:839-30 to 36. A \$623,500-\$711,500. nom Same property. Release covenants. Henrietta Ingber with Mary L Hall et al. May 13. July 23, 1910. nom 37th st W, Nos 5-9, n s, 195 w 5th av, 75x98.9. 37th st W, Nos 11-19, n s, 270 w 5th av, 118x98.9. Release restrictions. Henrietta Ingber to Mary L Hall et al. May 13. July 22, 1910. 3:839-29 to 36. A \$623,500-\$711,500. nom Same property. Release restrictions. Same to same. May 13. July 22, 1910. 3:839. nom Same property. Release restrictions. Same to same. May 13. July 22, 1910. 3:839. nom Same property. Release restrictions. Same with same. May 13. July 22, 1910. 3:839. nom 42d st No 442 | s s, 275 e 10th av, runs s 98.9 x w 25 x s 41stst, Nos 439 & 441 | 98.9 to n s 41st st x e 50 x n 197.6 to s s 42d st x w 25 to beg, 4 & 6-sty bk loft & str bldg. Thos Sharlow to Sharlow Bldg Co. All liens. B & S. Jan 18, 1909. July 28, 1910. 4:1051-11 & 53. A \$40,000-\$77,000. 100 46th st W, No 43, n s, 410 e 6th av, 20x100.5, 4-sty stn dwg. Edwin H Rushmore to Mary A & Eliz P Keena. Mts \$55,000. July 27, 1910. 5:1262-17 1/2. A \$49,000-\$55,000. 100 47th st W, Nos 243 & 245, n s, 325 e 8th av, 50x100.5, 2 & 5-sty bk loft & str building. Eliz A Bickelhaupt to George Bickelhaupt. 1-10 part. Q C. All liens. July 26. July 27, 1910. 4:1019-14. A \$60,000-\$65,000. gift 47th st W, Nos 145 to 155, n s, 240 e 7th av, 120x100.5, 3 9 & 10-sty bk tnts. Longacre Realty Co to Potter & Bro, a corpn. Mt \$408,000. July 27. July 28, 1910. 4:1000-11. A \$250,000-\$560,000. 100 47th st W, Nos 243 & 245, n s, 325 e 8th av, 50x100.5, 2 and 5-sty bk loft & str bldg. Release dower. Louise E Bickelhaupt widow to Geo Bickelhaupt. July 21. July 23, 1910. 4:1019-14. A \$60,000-\$65,000. 15,000 49th st W, No 127, n s, 350 w 6th av, 22x100.4, 2-sty bk stable. Pauline A Drew et al to Julius Braun. Mts \$29,000. July 22. July 26, 1910. 4:1002-18. A \$28,500-\$30,000. O C & 100 49th st E, No 57, n s, 72 w Park av, 18x100.5, 5-sty bk dwg. Murray W Dodge to N Y State Realty & Terminal Co. Mt \$40,000 & all liens. July 25. July 26, 1910. 5:1285-34 1/2. A \$30,000-\$48,000. O C & 100 49th st E, No 55, n s, 90 w Park av, 18x100.5, 5-sty bk dwg. Harold Barclay to N Y State Realty & Terminal Co. Mt \$35,000 & all liens. July 25. July 26, 1910. 5:1285-34. A \$30,000-\$50,000. O C & 100 49th st E, No 59, n s, 53 w Park av, 19x100.5, 5-sty bk dwg. Evelena D Stevens to N Y State Realty & Terminal Co. Mt \$25,000 & all liens. July 25. July 26, 1910. 5:1285-35. A \$28,000-\$44,000. O C & 100 56th st W, Nos 157-159, n s, 125 e 7th av, 50x100.10, 2 & 3-sty bk stable. Frank Work to Andrew Carnegie. July 20. July 22, 1910. 4:1009-6. A \$65,000-\$95,000. nom 56th st E, No 68, s s, 174 w Park av, 20x100.5, 4-sty & b stn dwg. Albert G Milbank to Geo L Nichols of Katonah, N Y. B & S. June 22. July 28, 1910. 5:1291-44. A \$41,000-\$48,000. 100 Same property. Geo L Nichols to Harold Barclay. B & S. June 27. July 28, 1910. 5:1291. 100 56th st E, No 56, s s, 100 e Madison av, 22x100.5, 4-sty & b stn dwg. Carl Victor to Ernestine Victor. B & S & C a G. Mt \$25,000. July 28, 1910. 5:1291-48. A \$45,000-\$55,000. nom 57th st W, No 17, n s, 325 w 5th av, 25x100.5, 4-sty & b stn dwg. Commonwealth Real Estate Co to Frank P Frazier. Mt \$140,000. July 27, 1910. 5:1273-24. A \$107,000-\$140,000. O C & 100 57th st E, Nos 235 to 241, n s, 126.8 w 2d av, 73.4x100.5, 3-sty stn hotel. Chas W Logeling to C W L Realty Co, a corpn. Mts \$36,000. July 22. July 25, 1910. 5:1331-17 to 19. A \$36,000-\$65,000. nom

64th st E, No 230, s s, 180 w 2d av, 25x100.5, 6-sty bk tnt. Blanche Rolston to Harry Hellinger. Mt \$26,900. July 19. July 22, 1910. 5:1418-32. A \$12,000-\$32,500. nom 69th st W, No 250, s s, 200 e West End av, 25x100.5, 2 & 3-sty bk stable. Geo A Kessler to Daisy B Brown. Mt \$13,000. June 27. July 23, 1910. 4:1160-56. A \$10,000-\$22,000. O C & 100 69th st W, Nos 315 to 323, n s, 225 w West End av, 124.8x100.5, 3 6-sty bk tnts & str. Bedford Park Construction Co to Pasquale M Sinni. Mt \$127,200. July 21. July 22, 1910. 4:1181-19, 23. A \$39,000-\$120,000. O C & 100 70th st E, No 132, owned by party 1st part. 70th st E, No 130, owned by party 2d part. Party wall agreement. Julius Goldman to Wilson M Powell, Jr. July 14. July 22, 1910. 5:1404. nom 70th st E, No 328, s s, 216 w 1st av, 28x100.5, 4-sty stn tnt. May Janss to Henry H Burke. Mt \$15,000. June 10. July 22, 1910. 5:1444-35. A \$10,500-\$20,000. O C & 100 70th st E, Nos 501 to 505, n s, 98 e Av A. 75x100.5, 2 & 5-sty bk loft bldg. Herman Joveshof & ano EXRS Jno G Jenny to Monogram Realty Co. Mt \$21,000. June 29. July 22, 1910. 5:1482-5. A \$20,000-\$38,000. 38,750 Same property. Helen A Wissmann to same. Q C. July 19. July 22, 1910. 5:1482. nom 74th st E, No 248, s s, 116.8 w 2d av, 16.8x102.2, 4-sty bk dwg. Jastrow Alexander to Edw A Aronson. Mts \$7,500. Nov 2, 1907. July 25, 1910. 5:1428-29 1/2. A \$7,000-\$10,500. 100 74th st E, No 416, s s, 288 e 1st av, 25x102.2, 7-sty bk tnt & str. Elias Miller et al to Michael Miller of Bklyn. Mt \$28,250. July 27. July 28, 1910. 5:1468-37. A \$8,000-\$32,000. nom 76th st E, No 22, s s, 79 w Mad av, 19x102.2, 4-sty stn dwg. David Cohen to Golde & Cohen, a corpn. Mt \$50,000. July 23. July 25, 1910. 5:1390-59 1/2. A \$54,000-\$62,000. O C & 100 76th st E, No 22, s s, 79 w Mad av, 19x102.2, 4-sty stn dwg. FORECLOS, June 22, 1910. Royal E T Riggs ref to David Cohen. July 18. July 22, 1910. 5:1390-59 1/2. A \$54,000-\$62,000. 55,000 80th st E, No 230. Assign rents to extent of \$650. Anna Orenstein to Isidor Leipzig. July 18. July 22, 1910. 5:1525. nom 80th st E, No 226, s s, 266 w 2d av, 18.11x102.2, 5-sty bk tnt & str. FORECLOS, July 7, 1910. Royal E T Riggs ref to Ellen Egan. July 21. July 22, 1910. 5:1525-35 1/2. A \$8,500-\$21,000. 15,000 81st st E, No 239, n s, 125 w 2d av, 25x102.2, 4-sty stn tnt. Max Kameny et al to Nathan Tuckman. Mts \$15,700. July 21. July 28, 1910. 5:1527-19. A \$11,000-\$17,000. nom 84th st W, No 3, n s, 100 w Central Park West, 19x102.2, 4-sty & b stn dwg. Annie Davis to Jennie M Beattie of Bklyn. Mt \$25,000. July 25. July 26, 1910. 4:1198-28. A \$13,000-\$24,000. O C & 100 85th st W, No 116, s s, 188 w Col av, 17.6x102.2, 3-sty & b bk dwg. Wm H Chapman to Selma K Hume. Mt \$10,500. July 25. July 26, 1910. 4:1215-40 1/2. A \$9,500-\$17,000. nom 86th st W, No 20, s s, 312 w Central Park West, 25x102.2, 5-sty bk dwg. Wm W Hall to Richard C Bondy. June 18. July 28, 1910. 4:1199-45. A \$—\$. O C & 100 87th st W, No 35, n s, 350 e Col av, 20x100.8, 4-sty & b stn dwg. Karoline Buchsbaum to Louis Golde. July 21. July 22, 1910. 4:1201-15. A \$13,500-\$31,000. O C & 100 88th st E, No 217, n s, 260 e 3d av, 25x100.8, 5-sty bk tnt. Rosa Jacobs to Jennie Kaliski. Mt \$20,500. Nov 19, 1909. July 26, 1910. 5:1534-12. A \$10,000-\$22,000. nom 92d st E, No 129, n s, 73 w Lex av, 17x100.8, 3-sty stn dwg. Moses L Blumberg to Saml Blumberg. All liens. July 18. July 28, 1910. 5:1521-14. A \$10,000-\$14,000. nom 95th st W, s s, abt 100 e Bway, also bounded e by c l Bloomingdale rd closed x w by w s Bloomingdale rd closed x 75.6, vacant. Paul F Mottelay, EXR Susan I Mottelay to Chelsea Realty Co. All title. July 16. July 26, 1910. 4:1242-38B. A \$17,500-\$17,500. 58,22 99th st E, No 222, s s, 335 e 3d av, 25x100.11, 5-sty bk tnt. Morris Fogel to Rosie Kasper. All title. July 22. July 23, 1910. 6:1648-35. A \$9,000-\$21,000. nom 100th st E, Nos 322 to 328, s s, 303.4 e 2d av, 98.8x100.11, two 6-sty bk tnts & str. Ida Ashner to Harris Friedman & Barnett Feinberg. Mts \$86,000. July 21. July 25, 1910. 6:1671-37 & 39. A \$30,000-\$111,000. O C & 100 105th st E, No 220, s s, 230 e 3d av, 15x100.9, 2-sty stn dwg. FORECLOS, July 20, 1910. Francis W Pollock referee to Esther Engel. July 20. July 22, 1910. 6:1654-39 1/2. A \$5,500-\$7,000. 8,000 106th st E, Nos 202 & 204, s s, 70 e 3d av, 40x59.11, 1 3 & 1 4-sty fr tnts & str. Emmor K Adams EXTRX, &c, Emmor K Adams to Frank C Elliot of Arlington, N J. July 8. July 22, 1910. 6:1655-44 1/4 & 4 1/2. A \$12,500-\$16,000. 16,000 106th st E, No 227, n s, 250 w 2d av, 25x100.11, 5-sty bk tnt & str. Anna Kurz to Abraham Harris. Mt \$22,500. June 16. July 25, 1910. 6:1656-14. A \$10,000-\$24,000. O C & 100 107th st E, Nos 218 & 220, s s, 244.4 e 3d av, 43.8x100.11, 6-sty bk tnt & str. FORECLOS, June 15, 1910. Peter B Olney ref to Adrian H Jackson. Mt \$40,500. June 20. July 27, 1910. 6:1656-38. A \$15,000-\$50,000. 8,000 107th st E, Nos 214 & 216, s s, 200.8 e 3d av, 43.8x100.11, 6-sty bk tnt & str. FORECLOS, June 15, 1910. Peter B Olney ref to Henry H Jackson. Mt \$40,500. June 20. July 27, 1910. 6:1656-39. A \$15,000-\$50,000. 8,000 109th st W, No 310, s s, 182 w Broadway, 18x100.11, 5-sty bk dwg. Emma H Dorman to Anna A Cole of Bklyn. Mt \$25,000. July 27. July 28, 1910. 7:1893-24. A \$12,200-\$31,000. exch 110th st E, Nos 223 to 227, n s, 308.4 w 2d av, 41.8x100.11, 6-sty bk tnt & str. FORECLOS, July 7, 1910. Maurice B Blumenthal, ref to Franziska Rohmann. July 27. July 28, 1910. 6:1660-11. A \$13,500-\$17,000. 45,800 110th st E, Nos 229 & 231, n s, 266.8 w 2d av, 41.8x100.11, 6-sty bk tnt & str. FORECLOS, July 7, 1910. Maurice B Blumenthal, ref to Franziska Rohmann. July 27. July 28, 1910. 6:1660-13. A \$13,500-\$17,000. 45,900 112th st E, No 176, s s, 100 w 3d av, 19.6x100.10, 5-sty bk tnt & str. Jeremiah Sheehan to John J Kennedy. Mt \$13,000. Jan 2, 1907. July 27, 1910. 6:1639-40 1/2. A \$8,000-\$14,500. O C & 100



Tel., 1094 Rector

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

114th st E, No 28, s s, 79 w Mad av, 20x50.11, 5-sty bk tnt.
 114th st E, No 26, s s, 99 w Mad av, runs s 50.11 x w 1 x s 50 x w
 18 x n 100.11 to st x e 19 to beginning.
 5-sty bk tnt & str.
 Josephine Miller to Eli G Cohen. Mt \$36,200. July 22. July
 23, 1910. 6:1619-59½ & 60. A \$15,500-\$30,000. 100
 Same property. Eli G Cohen to Arthur H Rothschild. Mt \$36,200.
 July 22. July 23, 1910. 6:1619. O C & 100
 115th st W, No 119, n s, 225 w Lenox av, 25x100.11, 5-sty stn
 tnt. Schneider Groceries Trading Co & ano to Mary E & Fran-
 ciska Bachmann. Mts \$26,000 & all liens. July 19. July 28,
 1910. 7:1825-22. A \$12,000-\$27,000. 100
 116th st E, No 342, s s, 191.8 w 1st av, 16.8x100.11, 3-sty stn
 dwg. Cornelius J Reilly to Joseph Neuman. Mt \$8,200. Apr
 22. July 22, 1910. 6:1687-34. A \$6,000-\$9,500. O C & 100
 117th st E, No 61, n s, 227 e Madison av, 32.6x100.11, 5-sty bk
 tnt. Maximilian J Averbeck, EXR Celeste Moll to Abraham
 Cook, of Bklyn. July 25. July 26, 1910. 6:1623-30. A \$14,-
 500-\$32,000. O C & 100
 Same property. Abr Cook to The Murray Estate. Mt \$22,000.
 July 25. July 26, 1910. 6:1623. nom
 118th st W, Nos 146 to 156, on map Nos 148 & 154, s s, 125 e
 7th av, 150x100.11, 2 6-sty bk tnts. Harris Friedman et al to
 Sigmund Ashner of Bklyn. Mt \$217,000. July 25, 1910. 7:1902-
 53 & 56. A \$72,000-\$260,000. O C & 100
 119th st E, Nos 331 to 339, n s, 325 e 2d av, 99.11x100.10, 5 4-
 sty brk tnts. Mark L Abrahams to Louis J Jacobs, of New Can-
 aan, Conn. B & S & C a G. All liens. July 25, 1910. 6:1796
 -15 to 18. A \$27,500-\$62,500. nom
 123d st E, Nos 348 to 352, s s, 175 w 1st av, 37.6x100.11, 3 4-sty
 bk dwgs. Mary Meagher to Park Ridge Realty Co, a corpn of
 N J. Mt \$13,000. July 25. July 26, 1910. 6:1799-38 to 39.
 A \$12,000-\$19,500. nom
 132d st W, No 69, n s, 210 e Lenox av, 25x99.11, 5-sty bk tnt.
 Jeannette P White to Philip Lotze. Mts \$22,000. July 27,
 1910. 6:1730-10. A \$10,000-\$28,000. O C & 100
 134th st W, No 223, n s, 233.4 w 7th av, 16.8x99.11, 3-sty & b
 stn dwg. Isidore Hirsch to Jennie T Welcome. Mts \$8,500.
 July 25. July 27, 1910. 7:1940-22. A \$7,300-\$9,500. nom
 137th st W, No 55, n s, 275 e Lenox av, 25x99.11, 5-sty bk tnt.
 Wm Herzberg to Ignaz Herman & David Fried. Mt \$20,000. July
 20. July 22, 1910. 6:1735-13. A \$9,000-\$24,000. O C & 100
 138th st W, No 525, n s, 350 w Am av, 50x99.11, 5-sty bk tnt.
 Peter Korn to Fritz & Max Singer. ½ part. Mts \$57,000 & all
 liens. July 18. July 26, 1910. 7:2070-17. A \$12,000-
 \$48,000. O C & 100
 143d st W, No 239, n s, 300 w 7th av, 25x99.11, 5-sty bk tnt.
 Wm Grossman to Berney Realty Co. Mt \$25,000. June 11.
 July 22, 1910. 7:2029-19. A \$8,500-\$20,000. O C & 100
 143d st W, Nos 118 & 120, s s, 266.8 w Lenox av, 41.8x99.11, 6-
 sty bk tnt & str. Abraham Rosenblum to Geo Rosenzweig. All
 liens. July 23. July 25, 1910. 7:2011-45. A \$15,000-\$48,000.
 O C & 100
 144th st W, No 307, n s, 125 w 8th av, 24.6x99.11, 5-sty bk tnt.
 Elizabeth Schuhmann to Mary Appel. Mt \$14,000. June 10.
 July 28, 1910. 7:2044-27. A \$5,400-\$15,500. nom
 145th st W, No 310, s s, 130.2 w 8th av, 25.6x99.11, 5-sty bk tnt
 & str. FORECLOS, July 21, 1910. Herman Hoffman ref to
 Hulda Stein. Mt \$18,000. July 22, 1910. 7:2044-37½. A
 \$8,000-\$21,000. over mt, 7,100
 147th st W, No 422, s s, 276 w St Nicholas av, 19x99.11. Power
 of attorney. Mary M Trask et al to Thomas E Murphy. Apr
 16, 1910. July 27, 1910. P A.
 147th st W, No 422, s s, 276 w St Nicholas av, 19x99.11, 3-sty & b
 stn dwg. Olive A Trask to Margt F Murphy, of Phila. Pa. All
 title. All liens. July 25. July 26, 1910. 7:2061-44. A
 \$5,300-\$16,000. 7,166.66
 Same property. Olive A & Dorothy A Trask by Saul J Baron,
 GUARDIAN to same. All title. July 25. July 26, 1910. 7:-
 2061. 14,333.34
 Same property. Wayland Trask to same. ¼ part. All liens. July
 23, 1909. July 26, 1910. 7:2061. 100
 Same property. Release dower. Q C, &c. Mary M Trask
 widow to same. July 23, 1909. July 26, 1910. 7:2061. nom
 148th st W, Nos 502 to 508, s s, 100 w Am av, 83.4x99.11, 2 5-
 sty bk tnts. Edw I Samuels to Harris Friedman & Barnet Fein-
 berg. Mts \$102,000. June 15. (Re-recorded from July 8, 1910).
 July 25, 1910. 7:2079-38 & 39. A \$33,000-\$86,000. O C & 100
 150th st W, Nos 209 & 211, n s, 175 w 7th av, 75x99.11 (owned
 by party 2d part).
 150th st W, n s, adj above on east (owned by party 1st part).
 Party wall agt. Bisch-Hoef Realty & Const Co to Channel
 Realty & Const Co. July 21. July 26, 1910. 7:2036. nom
 150th st W, Nos 209 & 211, n s, 175 w 7th av, 75x99.11, 2 5-sty
 bk tnts. Mary A Palmer to Channel Realty & Const Co. All
 liens. July 22. July 26, 1910. 7:2036-part lot 22. A \$-
 \$. O C & 100
 150th st W, Nos 209 & 211, n s, 175 w 7th av, 75x99.11, 2 5-sty
 bk tnts. FORECLOS May 31, 1910. Maurice Meyer, ref, to
 Mary A Palmer. Mts \$48,000. July 8. July 26, 1910. 7:2036-
 part lot 22. A \$-\$. 1,090 over & above mts
 163d st W, Nos 449-453, n s, 275 e Am av, 75x112.6, 2 6-sty bk
 tnts. Danl J Mendelson et al to Hannah Rosenblum. All
 liens. July 11. July 22, 1910. 8:2110-96 and 98. A \$24,000
 -\$82,000. nom
 Av B, No 253 | n e cor 15th st, 22.10x88, 4-sty bk tnt &
 15th st, Nos 601 & 603 | str & 1 & 2-sty bk & fr stable in st. Wm
 Hyman et al to Max Silverstein. Mts \$17,500. July 27. July
 28, 1910. 3:983-1. A \$12,500-\$15,500. nom
 Amsterdam av, No 491, e s, 52.2 s 8th st, 25x90.10, 5-sty bk tnt
 & str. Louise W Hansen to Leopold Saalberg. July 28, 1910.
 4:1214-63. A \$19,000-\$32,000. nom
 Amsterdam av, No 998 on map Nos 998 & 1000, w s, 60.10 n 109th
 st, 40x100, 6-sty bk tnt & str. Wm Hafner to Renam Realty
 Co. Mt \$52,000. June 21. July 25, 1910. 7:1881-32. A \$32,-
 000-\$70,000. nom
 Amsterdam av, Nos 1430 & 1432, w s, 24.11 s 131st st, 37.6x100,
 6-sty bk tnt & str. David Chernoff to Simon Shapiro. Mt \$47,-
 500. June 28. July 22, 1910. 7:1985-35. A \$18,000-\$50,000.
 O C & 100
 Broadway, w s, 590.10 n 187th st, 50x100.3, vacant. Anna B Gilson
 to Emanuel Felman. July 19. July 22, 1910. 8:2180-part lot
 488. A \$-\$. O C & 100
 Same property. Release mt. Edw W Browning to Anna B Gilson.
 July 19. July 22, 1910. 8:2180. nom
 Broadway, Nos 1931 to 1939 | s w cor 65th st, 116.1x194.11x100.5x
 65th st, Nos 110 to 122 | 136.7, 2 3-sty & b stn dwgs & 4 &
 6-sty bk & stn office & str bldg. Empire Square Realty Co to
 Rellim Construction Co. Mt \$420,000. July 22, 1910. 4:1136-
 33 to 41. A \$304,000-\$386,000. O C & 100
 Broadway, w s, extends from n s to s s Mott cr Striker Lane, -x
 100. Lucy R Ball to Wm R Peters. C a G. June 24. July 22,
 1910. 4:1241-part lot 55. A \$-\$. O C & 100
 Broadway, w s, 690.10 n 187th st, 37.1x100.3x37.2x100.3.
 Bennett av, e s, 654.8 n 187th st, 37.4x100.3, vacant.
 Anna B Gilson to Ensinger Realty Co. July 19. July 22, 1910.
 8:2180-part lot 488. A \$-\$. O C & 100
 Same property. Release mt. Edw W Browning to Anna B Gilson.
 July 19. July 22, 1910. 8:2180. nom
 Broadway | s w cor 90th st, 100.8x162.6. Restriction agreement.
 90th st | Broadway-West End Co with 89-90 Co, a corpn. June
 9. July 27, 1910. 4:1237. nom
 Broadway | n w cor 89th st, 100.8x150. Mt \$325,000.
 89th st |
 West End av | s e cor 90th st, 100.8x162.6, Mts \$175,000.
 90th st |
 several 1-sty fr bldgs & vacant.
 Broadway-West End Co to 89-90 Co, a corpn. June 9. July 27,
 1910. 4:1237-part lot 1. A \$-\$. O C & 100
 Columbus av, Nos 673 to 677 | s e cor 93d st, -x-, 5-sty stn tnt &
 on map Nos 671 to 679 | str. Harold L Jacobs to John A
 93d st, No 72 | Gault, of Swampscott, Mass. All title.
 July 6. July 23, 1910. 4:1206-64. A \$65,000-\$90,000. nom
 East End av, No 83, e s, 26 n 83d st, 25.4x76, 4-sty bk tnt & str.
 Max L Harris to Simon Klein. July 11. July 26, 1910. 5:-
 1590-37. A \$8,000-\$14,500. O C & 100
 Haven av, e s, 129.1 s 170th st, 51.8x114.9x50x127.9, vacant. Jno
 H Springer Realty Co to Hanover Estates, a corpn. Mt \$8,000.
 July 19. July 22, 1910. 8:2139-142. A \$7,600-\$7,600. nom
 Lexington av, No 1940, w s, 40.11 s 120th st, 20x64.10, 4-sty stn
 tnt. Henry Posner et al HEIRS. &c. Rosalie Posner to Henry
 Cohen. Q C. Mt \$900. Oct 17, 1908. July 26, 1910. 6:1768-
 57. A \$7,000-\$12,000. O C & 100
 Same property. Henry Cohen & Minnie his wife to Jennie Cohen.
 Q C. Mt \$10,900. May 27. July 26, 1910. 6:1768. O C & 100
 Lenox av, Nos 103 to 109 | n w cor 115th st, 100.11x100, 6-sty bk
 115th st, No 101 | tnt & str. Meyer A Bernheimer to Sig-
 mund Wechsler. 1-3 part. Mts \$195,000. July 26. July 27,
 1910. 7:1825-29. A \$110,000-\$235,000. O C & 100
 Madison av, No 279 | n e cor 40th st, runs n 34.8 x e 74.8 x n 6.8
 40th st | x e 25.7 x s 41.4 to n s 40th st x w 100 to
 beginning, 4-sty stn dwg.
 40th st, No 25, n s, 100 e Mad av, 25x98.11, 2-sty bk stable.
 40th st, No 27, n s, 255 w Park av, 24.10x98.9x24.9x98.9, 1 &
 3-sty bk stable.
 Julia Billings of Woodstock, Vt, to Frederick Billings of Wood-
 stock, Vt, & Richard Billings, of N Y, as joint tenants. B & S.
 July 23. July 27, 1910. 5:1275-23 to 25. A \$245,000-\$291,-
 000. nom
 Madison av, No 2137 | n e cor 134th st, 99.11x35, 6-sty bk tnt
 on map Nos 2141 to 2147 | & str. Max J Klein et al to Newport
 134th st, No 43 | Realty Co. All liens. July 22. July
 27, 1910. 6:1759-21. A \$19,000-\$50,000. O C & 100
 Madison av, No 2095 | s e cor 132d st, 25x96, 5-sty bk tnt & str.
 132d st, No 40 | 6:1756-49. A \$18,000-\$42,000.
 5th av, No 2236 | n w cor 136th st, 25x85, 5-sty bk tnt & str.
 136th st | 6:1734-33. A \$15,000-\$35,000.
 101st st W, No 62, s s, 225 e Col av, 25x100.11, 5-sty bk tnt &
 str. 7:1836-55. A \$12,000-\$26,000.
 Geo Harris to Geo Harris & Annie N his wife as joint tenants.
 All liens. July 25. July 26, 1910. nom
 Madison av, Nos 507-511 | s e cor 53d st, 100.5x47.9, 2 8-sty bk tnts
 53d st, Nos 26 & 28 | with str on av. St Catherine Corpn
 to Fredk A Richardson of Burlington, Vt. Mt \$250,000. July
 21. July 23, 1910. 5:1288-51. A \$140,000-\$240,000. O C & 100
 Riverside Drive, w s, lots 32 & 33 map 33 lots of Bedford Est at
 Fort Washington. Eugene L Bushe & ano EXRS Fredk Bedford
 et al to Alberto Hemphill. July 20. July 22, 1910. 8:2178.
 6,600
 Private road, closed, which formerly extended from Bloomingdale
 road, now closed, to West End av, extends from Broadway to
 West End av, -x-. Wm D Holloway to Lucy R Ball. B & S.
 All title. May 19. July 22, 1910. 4:1241-63¼, 63½ & part
 lots 52 to 60. A \$-\$. nom
 Same property. Wm H Bibby et al to same. B & S. All title.
 July 22, 1910. 4:1241. nom
 Same property. Adelaide Hamilton to same. B & S. All title.
 May 26. July 22, 1910. 4:1241. nom
 Same property. Marie L Strong et al to same. B & S. All title.
 May 20. July 22, 1910. 4:1241. nom
 Same property. N Y Life Ins & Trust Co to same. B & S. All
 title. June 24. July 22, 1910. 4:1241. nom
 Same property. Adelaide Hamilton & ano EXRS, &c, Charlotte A
 Hamilton to same. All title. May 26. July 22, 1910. 4:1241.
 707.64
 Same property. Zengendal Realty Co to same. B & S. All title.
 May 3. July 22, 1910. 4:1241. nom
 Same property. Wm H Harris & ano EXRS Alice Hamilton to
 same. All title. June 1. July 22, 1910. 4:1241. nom
 Same property. Louis T Ewen to same. B & S. All title. July
 22, 1910. 4:1241. nom
 Same property. Grenville A Smith to same. B & S. All title.
 May 7. July 22, 1910. 4:1241. nom
 Same property. Emma G Hamilton et al EXRS Schuyler Hamilton
 to same. All title. June 1. July 22, 1910. 707.68
 Same property. Thos G Taylor to same. B & S. All title. May
 9. July 22, 1910. 4:1241. nom
 Same property. Jas W Holloway to same. B & S. All title.
 May 19. July 22, 1910. 4:1241. nom
 Same property. Release mort. Jas A Deering to same. June 23.
 July 22, 1910. 4:1241. nom
 Same property. Grace R Johnson to same. B & S. All title.
 May 7. July 22, 1910. 4:1241. nom
 Same property. Jennie L Gillmer to same. B & S. All title.
 May 19. July 22, 1910. 4:1241. nom
 Same property. Martha J Taylor widow to same. B & S. All
 title. May 6. July 22, 1910. 4:1241. nom
 Riverside Drive, No 154, e s, 75 s 88th st, 25.8x100, vacant.
 Wm B Walker to Charter Construction Co, a corpn. Mt \$20,000.
 May 25. July 27, 1910. 4:1249-60. A \$32,000-\$32,000. 100

NORWOOD TWO MILES street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO.
45 WEST 34th STREET

West End av, No 528, e s, 83.2 s 86th st, 19x100, 4-sty & b bk dwg. Richard F Carman to Leicestershire Realty Co. Mt \$20,000. July 22, 1910. 4:1233-64. A \$14,500-\$27,500. nom

West End av, e s, at n s Mott or Striker Lane (closed), — to c l said lane, x—. Lucy R Ball to Wm S Champ. Q C & C a G. June 24, 1910. 4:1241—part lot 63 1/4. A \$—\$—, O C & 100

West End av, No 114, e s, 25.1 s 65th st, 25.1x100, 2-sty bk stable. Annie M Campbell to Frida Horkimer. July 13, 1910. 4:1156-62. A \$8,000-\$11,500. nom

Same property. Frida Horkimer to Thos Campbell. July 13, 1910. 4:1156. nom

1st av, No 1847, w s, 75.8 n 95th st, 25x80, 5-sty bk tnt & str. FORECLOS, June 24, 1910. Chas L Hoffman ref to Frank Dvorak & Frances Mosner. Mt \$11,000. July 21, 1910. 5:1558-26. A \$9,000-\$17,000. 3,650

1st av, No 1841 n w cor 95th st, 25.8x80, 5-sty bk tnt & str. 95th st, No 339 | FORECLOS, June 24, 1910. Chas L Hoffman referee to Frank Dvorak & Frances Mosner. Mt \$17,000. July 20, 1910. 5:1558-23. A \$14,000-\$22,000. 2,350

1st av, No 1067, w s, 25.1 n 58th st, 25.1x75, 4-sty bk tnt & str. John Volz to Mary Lysaght. B & S. Mt \$15,000. July 2, 1910. 5:1351-24. A \$11,000-\$17,000. O C & 100

2d av, No 590, e s, 74 n 32d st, 24.8x100, 4-sty bk tnt & str. FORECLOS, June 30, 1910. Algernon S Norton ref to Carrie B Cawley. July 21, 1910. 3:938-4. A \$14,000-\$16,500. 21,900

2d av, No 408, e s, 72.2 n 23d st, 26.6x100, 4-sty bk tnt & str & 2-sty bk tnt in rear. Hyman Gotschel to Jennie wife Robt Benjamin. July 25, 1910. 3:929-4. A \$16,500-\$20,500. O C & 100

2d av, No 2000 n e cor 103d st, 25.5x74.7, 4-sty bk tnt & str. 103d st | FORECLOS, June 16, 1910. Richard M Henry ref to Anna Schmidt. July 26, 1910. 6:1675-1. A \$13,000-\$23,000. 21,400

3d av, Nos 1919 to 1923 s e cor 106th st, 59.11x70, 2-sty bk & fr 106th st | tnt & str & 2 3-sty fr tnts & str. Emmor K Adams EXR, &c, Emmor K Adams & ano to Frank C Elliot. July 8, 1910. 6:1655-45 to 46 1/2. A \$40,000-\$53,000. 56,000

Same property. Frank C Elliot to Jas T Pangburn. Mt \$36,000. July 8, 1910. 6:1655. 36,000

3d av | s e cor 106th st, 59.11x110. Declaration of trust. Jas 106th st | T Pangburn to Wm H Pangburn as TRUSTEE. July 8, 1910. 6:1655. 36,000

4th av, Nos 426 to 430 | w s, 23 n 29th st, runs n 63 x w 60 x s 29th st, No 51 | 86 to n s 29th st x e 20 x n 23 x e 40 to beg, 3 4-sty bk tnts & str & 1 4-sty stn dwg in st. Jas P Lee to Christian P Schmid. B & S. Mt \$70,000 & all liens. July 22, 1910. 3:859-38 & 40 to 42. A \$113,000-\$135,500. nom

4th av, No 432, w s, 86 n 29th st, 21.6x60, 4-sty bk tnt & str. Jas C Parrish to Christian P Schmid. B & S. Mt \$25,000 & all liens. July 25, 1910. 3:859-43. A \$36,500-\$46,000. nom

4th av, Nos 426 to 432 | w s, 23 n 29th st, runs n 84.6 x w 60 x s 29th st, Nos 49 & 51 | 8.9 x w 20 x s 98.9 to n s 29th st x e 40 x n 23 x e 40 to beg, 4 4-sty bk tnts & str & 2 4-sty stn dwgs in st. Christian P Schmid to Rodisi Holding Co. Mts \$273,000 & all liens. July 25, 1910. 3:859-37, 38 & 40 to 43. A \$184,500-\$225,000. O C & 100

7th av, No 2528, w s, 80.7 n 146th st, 19.3x100, 5-sty bk tnt & str. Geo V Morton to Sophia M Hayes. Mt \$15,000. July 7, 1910. 7:2032-32. A \$11,000-\$20,000. O C & 100

8th av, No 290, e s, 49.4 s 25th st, 24.8x100, 3-sty bk tnt & str with 1-sty bk extension. Morris Weinstein to Hugh Roberts of Jersey City, N J. Mt \$23,000. Apr 28, 1910. 3:774-85. A \$22,000-\$25,000. O C & 100

8th av, No 2915, w s, 49.11 n 154th st, 25x100, 5-sty bk tnt & str. Eugene L Bushe et al EXRS &c Fredk Bedford to Leonard Weill. July 20, 1910. 7:2047-31. A \$8,000-\$21,000. 21,100

8th av, No 2915, w s, 49.11 n 154th st, 25x100, 5-sty bk tnt & str. Leonard Weill to Ph Krauss. July 21, 1910. 7:2047-31. A \$8,000-\$21,000. nom

8th av, No 2573, w s, 24.11 n 137th st, 25x100, 5-sty bk tnt & str. FORECLOS, Feb 9, 1910. Jas W Dean, ref, to Chas F Bauerdorf. Mar 9, 1910. 7:2041-17. A \$14,000-\$30,000. 30,000

8th av, No 2915, w s, 49.11 n 154th st, 25x100, 5-sty bk tnt & str. Philip Krauss to Leonard Weill. Mt \$16,000. July 21, 1910. 7:2047-31. A \$8,000-\$21,000. nom

8th av, No 2192, e s, 25.11 n 118th st, 25x80, 5-sty bk tnt & str. 7:1924-2. A \$17,000-\$26,000.

St Nicholas av, No 222, e s, 32.4 n 121st st, 29.4x100x25x84.8, 5-sty bk tnt & str. 7:1927-2. A \$16,500-\$25,000.

8th av, No 2200, e s, 50.11 s 119th st, 25x80, 5-sty bk tnt & str. 7:1924-63. A \$17,000-\$26,000.

126th st, No 239, n s, 42.5 e 8th av, 25x99.11, 4-sty stn tnt. 7:1932-18. A \$11,000-\$17,500.

Chas Simon et al HEIRS Marcus Simon to Saml, August & Louis Simon also HEIRS same. All title. Q C & C a G. All liens. June 30, 1910. nom

Lot 44 map (No 272) of Isaac M Dyckman at Marble Hill in Sec 13 blk 3402. Power of attorney. Mary T Masterson to Jurgen Johannsen. July 23, 1910. P A.

MISCELLANEOUS.

Agreement confirming appointment of TRUSTEES. Mary H Johnston et al with Robt W De Forest. Oct 24, 1906. July 22, 1910. nom

Power of attorney. Lucia Giuseffi, of Potenza, Italy, to Giuseppe A Giuseffi, of N Y. July 9, 1910. P A.

Power of attorney. Lucy R Ball to Sheldon W Ball. Sept 21, 1909. July 22, 1910.

Power of attorney. Frank Miller to Rich H Murphy. Oct 1, 1903. July 23, 1910.

BOROUGH OF THE BRONX.

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

Bush st, n s, 110 e Creston av, runs n 92.4 x e 47.8 to c l former old Morris av, closed, x s 91.5 to st x w 48.4 to beginning, 2 2-sty fr dwgs. Robt S Ament to Geo E Buckbee. All liens. June 24, 1910. 11:2808. 100

Beck st, No 778, e s, 42.5 n 156th st, 25x100, 2-sty bk dwg. Broad Realty Co to Goldie Cowen. Mt \$6,500. July 27, 1910. 10:2707. O C & 100

Fox st, Nos 1184 to 1192 | e s, 280 n Home st, runs e 100 x n 120 Intervale av | x w 91.9 to e s Intervale av x s w 14.1 to e s Fox st x s 108.6 to beginning, 3 5-sty bk tnts with str in No 1192. John J Tully Co to The Picone & Oliva Construction Co. Mts \$96,000. July 20, 1910. 11:2974. nom

*Harrison st, e s, 230.4 n Davis st, 50x100. Giuseppe A Giuseffi et al HEIRS, &c Giovanni Giuseffi to Carmine Sementa. Mt \$500. July 25, 1910. O C & 1,000

Simpson st, No 1149, w s, 221.8 n 169th st, 25x100, 2-sty fr dwg. Max Woolf to Meyer Israelowitz. Mt \$6,600. July 22, 1910. 10:2719. 100

*South Elizabeth st, s s, 43.4 e City Island av, 100x100, City Island. Saml J Wood to Alice D Arenfred. Mt \$3,000. July 25, 1910. O C & 100

*South Elizabeth st, s s, 43.4 e City Island av, 100x100, City Island. Frank X Lelong to Saml J Wood. Q C. July 25, 1910. nom

*8th st, s s, 105 e Av D & being east 1/2 of lot 174 map Unionport, 100x100. Guiseppo Marrone to Antonio Florio. 1/2 part. Mt \$2,500. July 21, 1910. nom

134th st, Nos 293 & 297, n s, 225.1 e Lincoln av, 49.11x100x50x100, 2 5-sty bk loft bldgs. FORECLOS, July 21, 1910. Edw L Parris, ref, to Margaret Marx, of Bklyn. July 27, 1910. 9:2310. 25,000

135th st, No 285 old No 529, n s, 125 e Lincoln av, 25x100, 5-sty bk tnt. FORECLOS, June 29, 1910. Franklin Bien, ref to Carl Fischer. July 25, 1910. 9:2311. 13,000

138th st, No 339, n s, 76.10 e Alexander av, 25.11x100, 5-sty bk tnt & str. Alphons Dryfoos to Blanche D Katz. Mts \$10,000. June 30, 1910. 9:2301. O C & 100

139th st, No 522, s s, 159.1 e Brook av, 37.6x100, 6-sty bk tnt. FORECLOS, June 28, 1910. Geo Haas ref to Franconia Realty Co. Mt \$25,000. June 29, 1910. 9:2266. 6,000

142d st, s s, 200 e Brook or Clifton av, 50x100, vacant. Sisters of the Poor of St Francis to S Niewenhaus, Inc, a corpn. July 28, 1910. 9:2268. 11,000

144th st, No 212, s s, 139.7 e Park av, 25.4x92.3, 2-sty bk dwg & 1-sty fr stable in rear. Mary Poldow to Mary Cleares. All liens. July 21, 1910. 9:2340. nom

146th st, No 340, s s, 275 w 3d av, 25x100, 5-sty bk tnt. Release mt. Chas Maini to Clara Wottrich. July 1, 1910. 9:2326. 2,000

163d st, s s, 115 e Ogden av, 50x100, vacant. Cath L Wynne to Summit Bldg Co. July 28, 1910. 9:2511. nom

165th st, No 659 (853), n s, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & str. Laura Selje to Mary E M Mulligan. Mt \$30,000. July 1, 1910. 10:2633. O C & 100

168th st, No 817, n s, 160 e Union av, 20x126.5, 2-sty & b bk dwg. Caroline Dillenberg to Eliz Dillenberg. Mt \$6,000. July 21, 1910. 10:2682. O C & 100

168th st, Nos 111 & 113, n s, 98.2 e Walton av, 50x106x50.6x98.7, 2 2-sty fr dwgs. Elmer Realty Co to Geo E Buckbee. All liens. May 26, 1910. 9:2540. O C & 100

169th st, No 364, s s, 40 w Teller av, 20x90, 3-sty fr dwg. Andrew Burgbacher of Guttenburg, N J, to Mary Burgbacher his wife, of Guttenburg, N J. Mts \$6,800. July 26, 1910. 9:2431. nom

178th st, n s, new line | bet Grand Boulevard & Concourse & Creston Ash st, n s, old line | av. Release easements to strip of land bet old & new lines of st. Geo A Steinmuller with Richard J Sheerin et al. Jan 26, 1910. 11:2808. nom

180th st, s s, 10 w Vyse av, 80x110, vacant. Hans F N Truelsen to Krabo-Ernst Realty Co. Mt \$12,000 & all liens. July 26, 1910. 11:3127. nom

206th st, n s, 314.11 w Perry av, 25x100, vacant. Michl J Hynes to Nellie J Hynes his wife. July 22, 1910. 12:3342. nom

*214th st, n s, 100 e Paulding av, 25x100, Laconia Park. Release mt. Frank C Mayhew & ano TRUSTEES Levi H Mace to Nicola Ruggeri. July 1, 1910. 285

*224th st, No 641 East, n s, 25x114, Wakefield. Andrew G Anderson to Elmer Schoonmaker, Jno P Cole & Jno C Batstone. Mt \$4,000. July 25, 1910. O C & 100

236th st, s s, 100 e Keppler av, 25x100, vacant. Jas B Powers to Augustus L Hayes. July 20, 1910. 12:3376. O C & 100

239th st, No 443, n s, 209.1 w Verio av, 75x100, 2-sty fr dwg & 1-sty fr stable in rear. Bronx Investment Co to Katie wife Christian Herrlich. C a G. Mt \$8,750. July 22, 1910. 12:3393. 100

240th st, No 414, s s, 150 e Martha av, 25x100, 2-sty fr dwg. Eugene H Hammond to Chas Braun. Mt \$5,000. July 26, 1910. 12:3393. O C & 100

*Ash av, s s, 476 e Elm st, 25x100, Laconia Park. Michl Doyle to Thos Callahan. July 22, 1910. O C & 100

Aqueduct av, e s, 76 s Fordham pl, 25.4x104.9x25x100.6, vacant. Mary A wife Thos F Costello to Mosholu Realty Co. Mt \$700. July 19, 1910. 11:3210. O C & 100

*Arthur av, s s, 175 w 5th av, 25x147.3x27.3x158.2. Mamie Feldman to Michele Agugliaro. Mt \$250. July 23, 1910. 1,150

Beaumont av, w s, 100 n 183d st, 60x100, vacant. Beaumont av, w s, 200 n 183d st, 100x100, vacant. The Sisters of the Poor of St Francis to Siebrand Niewenhaus. July 28, 1910. 11:3089. 15,000

*Beech av, n s, 501 e Elm st, 25x100, map (No 981 in Westchester Co) of Laconia Park. Annie Dillon to Goldfein Realty & Const Co. July 6, 1910. O C & 100

Brook av, No 548, e s, 25 s 150th st, 25x100, 5-sty bk tnt & str. Louis Lustgarten to Emile P Lazarus. All title. July 21, 1910. 9:2276. O C & 1,000

Boston road | s s, at c l of subway connection at West Longfellow av | Farms of N Y, Westchester & Boston Ry Co, West Farms road | runs s w to Longfellow av x s w & n e to West Farms road x n w to Boston road x s to beginning. Walker av, s e cor West Farms road, runs s e — x e — x n e — x n e — to av x n w — to beginning.

Walker av, n w cor Bronx st, —x—x—x—x—.

Walker av, n e cor Bronx st, runs n w — x e — to w s Bronx River x s w to av x n w — to beginning.

Bronx River, e s, at dividing line bet land N Y & Port Chester R R Co & land City & County Contract Co, runs s w — x n e — to said dividing line x n w — to beginning.

DRAUGHTING

OTTO G. LINDBERG (Tel. 7811 Cort.) 9 Church Street

Special attention given to the preparing of **MAPS AND OTHER DRAWINGS** required in **REAL ESTATE TRANSACTIONS, SUBDIVIDING PROPERTIES, ETC.**

Syracuse av, s e cor Birch st, runs n e — x s e — x — x n w — to beginning.

Devoe av, s e cor 179th st, runs s w — x s w to line bet property hereby conveyed & land C H Graham x — to 179th st x n w — to beginning.

179th st, s s, 50 s from c l of main line of N Y, Westchester & Boston Railway, runs n w — x s e — x n e — to beginning.

Devoe av, n e cor 179th st, runs n e — x — to s s Lebanon st x s e — to 179th st x n w — to beginning.

Lebanon st, n s, 50 n c l subway connection at West Farms of the N Y, Westchester & Boston Ry, runs n w — x s e — x n e — x s w — to n s Lebanon st x n w — to beginning.

Plot begins at c l block bet Lebanon & 180th sts, distant 50 n from c l of main line of N Y, Westchester & Boston Railway, runs n e — to s s Bronx Park, produced, x s e — to c l Berrian st x s w — x s w — x n w — to beginning.

Berrian st, c l, 50 n from c l of main line of N Y, Westchester & Boston Railway, runs n e to c l Adams st x s e — x s w — to c l Berrian st x n e — to beginning.

Brown av, w s, at line bet lots 149 & 150 on map Lott G Hunt estate, runs n w — x n e — x s e — to w s Brown av x s w — to beginning.

Walnut st, w s, 50 s e from c l of main line of N Y, Westchester & Boston Railway, runs — to line bet lots 132 & 145 on map Arden property x s w — to c l of blk x n w — x n e — to w s Walnut st x s e — to beginning.

Walnut st, e s, at line bet lots 118 & 131 on same map, runs n e — x s w — to st x n w — to beginning.

Boston Post road, n s, near Schieffelin lane, at n w cor land City & County Contract Co, runs n e — x s w — to said dividing line x n w — to beginning.

Plot begins at line bet property formerly L Napoleon Levy and property formerly of T B Halsey estate, distant 50 n from c l main line of N Y, Westchester & Boston Railway, runs — to line bet premises hereby conveyed & land now or formerly Antoinette Wood x s e — x s w — to line bet property of Levy & T B Halsey estate x n w — to beginning.

Plot begins at dividing line bet property formerly of Antoinette Wood & property formerly of L N Levy, distant 50 n from c l of main line of N Y, Westchester & Boston Railway, runs n e — to Kingsbridge road x s e — x s w — to said dividing line x n w — to beginning.

City & County Contract Co to N Y, Westchester & Boston Railway Co. July 22, 1910. 11:3016-3021-3139 & 3141 & *. nom

Boston road, No 1442, s s, 94.6 e Prospect av, 25x90, 4-sty bk tnt & str. Minnie Levy to David Davidsohn. Mt \$17,900. July 7, 1910. 11:2963. O C & 100

Bryant av | the blk, being 157.8 on Bryant av, 120.5 on Home Home st | st & 203.11 on road, vacant. Surety Land Co West Farms road | to Whalen Hadley, Inc. Mt \$16,000. July 19, 1910. 10:2753. O C & 100

Same property. Alfred C Bachman to Surety Land Co. Mt \$13,000. June 2, 1910. 10:2753. O C & 100

*Bronxdale av, w s, 177 s 187th st, 25x100. Edw J Cahill to Anton Weissfeld & Minnie his wife tenants by entirety. Mt \$4,000. July 23, 1910. 11:3000. O C & 100

Bryant av, No 1480, e s, 315 s 172d st, 20x100, 3-sty bk dwg. Morris Steinfeld to Annie Davis. Mts \$9,500. July 25, 1910. 11:3000. O C & 100

Bryant av, No 1536, e s, 250 n 172d st, 25x100, 3-sty fr dwg. Henry Hoffman to Jos Reichwein of Brooklyn. Mt \$5,000. July 15, 1910. 11:3001. nom

Bergen av, No 599, w s, 150 s 152d st, 25x100, 4-sty bk tnt. Thos F Maloney to Simon Katzenstein. Mt \$10,000. July 25, 1910. 9:2362. nom

*Clarence av, s s, 325 w Philip av, 50x100. Bruce-Brown Land Co to Wm J Hoffmann. July 23, 1910. O C & 100

*Clarence av, n s, 126.4 e Gridley av, 25x150. Bruce-Brown Land Co to Wm C Hettler. July 23, 1910. O C & 100

*Clarence av, n s, 225 w Philip av, 50x150. Bruce-Brown Land Co to Matilda J Logan, of Yonkers, N Y. July 23, 1910. O C & 100

*Clarence av, s s, 84.6 e Gridley av, 50x100. Bruce-Brown Land Co to John J Lynch. July 23, 1910. O C & 100

*Clarence av, s s, 134.6 e Gridley av, 75x100. Bruce-Brown Land Co to Walter W Tolley. July 23, 1910. O C & 100

*Clarence av, s s, 150 w Philip av, 50x100. Bruce-Brown Land Co to Jennie L & Anna V Eddy. July 23, 1910. O C & 100

*Clarence av, n s, 200 w Philip av, 25x150. Bruce-Brown Land Co to Louis La Bissonniere. July 23, 1910. O C & 100

*Clarence av, n s, 176.4 e Gridley av, 25x150. Bruce-Brown Land Co to Prosper M Ghys. July 23, 1910. O C & 100

Clay av, No 1276, e s, 35.3 s 169th st, 40.3x80, 5-sty bk tnt. A J Schwarzer Co to Oscar Kechele. Mts \$23,000 & all liens. July 26, 1910. 9:2427. O C & 100

Clinton av, e s, 132 n 181st st, 66x150, except part for av, vacant. Giesue Galiani to Enrichetta Vernaglia of East Boston, Mass. Mt \$4,000. July 26, 1910. 11:3097. O C & 100

Crescent av | s w cor 187th st, 107.10x88.4x71, gore, except part 187th st | for av, vacant. FORECLOS, July 6, 1910. Lawrence E Sexton referee to Jeannette G Rogers. All liens. July 13, 1910. 11:3074. 1,000

*Edgewater terrace, w s, 150 s Town Dock rd, being lots 7 & 8 map (No 1131A) of St Josephs Orphan Asylum, 50x92.10x50x92.1. Alonzo N Rose to Alma E Bertram. July 26, 1910. 11:3074. nom

*Edison av, e s, 465 n Liberty st, 50x57x76x115. Theodore Prince to Bertha Kaufmann. ½ part. B & S. July 12, 1910. 11:3074. nom

*Same property. Edwin L Kalish to same. ½ part. B & S. July 2, 1910. 11:3074. nom

*Fort Schuyler road, e s, being plot begins at point the co-ordinates of which are n 17,641.00 ft & w 21,239.95 ft, runs s w 879.4 to Fort Schuyler road x n 461.8 x n e 904.1 x s e 460 to beginning.

Plot begins at a point the coordinates of which are n 18,732.04 ft & w 20,718.52 ft, runs n e 767.6 x n e 111.2 to original high water line x s e 377.4 x s e 129.1 x s w 530.7 x s e 180 x s w 185 x n w 813.6 to beginning.

Plot begins at original high water mark, the co-ordinates of which are n 18,588.15 ft & w 19,773.69 ft, runs n w 129.1 & 377.4 x n e 186.7 x s e 153.10 x s e 317.7 x s w 188.11 to beginning.

Estates Development Co to Bruce Brown Land Co. Correction deed. July 21, 1910. 11:3074. nom

*Fowler av, w s, 387.6 s Neil av, 25x98.11. Anton Weissfeld to Edward J Cahill. July 23, 1910. O C & 100

Fulton av, No 1555, w s, 42.9 n Wendover av, 39x100, 5-sty bk tnt. Isaac H Feinberg to Jac I Markowitz. Correction deed. Mts \$32,000. July 16, 1910. 11:2929. 100

Grand av, No 2531, w s, 250 s 192d st, 50x106, to e s old Croton Aqueduct, 2-sty fr dwg. Thos H Thorn to Edna A Hoffman. Mort \$8,000 and all liens. July 25, 1910. 11:3214. nom

*Gridley av | n e cor Clarence av, 50.4x94.6x50x101.4. Bruce-Clarence av | Brown Land Co to Benj Finkel. July 23, 1910. O C & 100

*Gridley av | s e cor Wilcox av, 25.2x98.3x25x94.10. Bruce-Brown Wilcox av | Land Co to Lena Turbin. July 23, 1910. O C & 100

*Gridley av, e s, 25.2 s Clarence av, 25.2x91.3x25x87.11. Bruce-Brown Land Co to Wm Wood. July 23, 1910. O C & 100

*Gridley av, e s, 50.4 n Wilcox av, 25.2x101.6x25x104.11. Bruce-Brown Land Co to Alfred Ford. July 23, 1910. O C & 100

Intervale av | e s, at w s Wilkins pl, or av, runs along Intervale Wilkins av | av 311.1 x e 180.6 to pl or av x n w 352.5 to beginning, 5 5-sty bk tnts & strs. David Herman to David Herman Construction Co. Mt \$257,500. July 20, 1910. 11:2976. O C & 100

Intervale av, Nos 1324 & 1326, e s, 212.5 n Freeman st, 50x88.9x50.9x100.3, 5-sty bk tnt. Jennie Tackney to Jennie Wormer & Sophie Mayer. Mts \$49,000 & all liens. July 27, 1910. 11:2976. O C & 100

Jerome av, Nos 3116 & 3118 | n e cor 204th st, 50x100x48.1x100, 2 204th st | 3-sty fr tnts & strs. Mary A wife Thos F Costello to Mosholu Realty Co. Mt \$18,000. July 19, 1910. 12:3322. O C & 100

*Jones av, e s, 475 s Jefferson av, 50x100, Edenwald. Land Co A of Edenwald to Nathan Frank. Apr 12, 1910. nom

*Johnson av, w s, 325 n Nelson av, 25x100, Edenwald. Land Co "D" of Edenwald to Mary D Sheehan. July 5, 1910. nom

Locust av | n e cor 132d st, runs n 106.6 x e — to high water line 132d st | East River x s — to st x w to beginning, also all title to land under water East River adj above, vacant. City Real Estate Co to Consolidated Gas Co of N Y. B & S & C a G. July 22, 1910. 10:2583. nom

*Livingston av, w s, 481 n Jefferson av, 25x87 & being lot 69 map (No 1098) of 125 lots of Ruser Estate. Giuseppe Gilormino to Hudson P Rose Co. July 25, 1910. nom

Morris av, No 626, e s, 76 n 151st st, 16x70.3, 4-sty bk tnt & str. Frances E Day to Martino Mariani. July 21, 1910. 9:2411. O C & 100

*Monticello av, w s, 350 s Randall av, 50x100. Lawrence O'Connor to Wm P F White. Mt \$930. July 19, 1910. O C & 100

Morris av, No 1064, e s, 310 n 165th st, 20x95, 3-sty brk dwg. Marion G Hoey to Israel M Cohen. Mts \$9,500. July 20, 1910. 9:2437. O C & 100

Morris av, No 1978, e s, 200 s 179th st, 20x100, 3-sty bk dwg. Joseph Lahres to Beatrice Rosenbaum. Mts \$9,000. July 27, 1910. 11:2807. O C & 100

Ogden av, s w cor Union st, 50x50, 1-sty fr dwg & vacant. Edw McDonald to Ellen McDonald. ½ part. All title. July 25, 1910. 9:2526. nom

Park av, No 4462, e s, 175 s 182d st, 25x141, 4-sty bk tnt. Wm Guggolz Construction Co to Peter Ringen. Mt \$19,750. July 21, 1910. 11:3037. O C & 100

*Philip av, w s, 75 s Clarence av, 25x100. Bruce-Brown Land Co to Herman C Schwarzer. July 23, 1910. O C & 100

*Philip av, w s, 25 s Clarence av, 50x100. Bruce-Brown Land Co to Virginia L Gordon. July 23, 1910. O C & 100

*Philip av, w s, 25 n Clarence av, 125x100. Bruce-Brown Land Co to Alfred A Cook. July 23, 1910. O C & 100

*Philip av, w s, 75 s Wilcox av, 25x100. Bruce-Brown Land Co to Walter H Reynolds. July 23, 1910. O C & 100

*Philip av | s w cor Wilcox av, 25x100. Bruce-Brown Land Co to Wilcox av | Leopold Fichter. July 23, 1910. O C & 100

*Philip av | n w cor Clarence av, 25x100. Clarence av | Gridley av | s e cor Clarence av, 25.3x87.11x25x84.6. Clarence av | Bruce-Brown Land Co to Wm Wegler Jr. July 23, 1910. O C & 100

Ryer av, No 2034, e s, 135.4 n Burnside av, 24x95, 2-sty bk dwg. Morell Realty Co to Anna M Von Diezelski. Mt \$7,000. July 26, 1910. 11:3144. O C & 100

*Sands av, s s, 195 e Schuyler pl, 60.11x100x70.6x100.5. The Warranty Realty Co to Edw L Pappé. June 2, 1904. Re-recorded from June 11, 1904. July 28, 1910. nom

*Same property. Saml Cohen to Edwin L Kalish. Mt \$1,000. July 27, 1910. nom

*Same property. Edw L Poppe to Saml Cohen. Mt \$1,000. July 25, 1910. O C & 100

*South Chestnut Drive, n s, 485 e North Chestnut Drive, Bronxwood Park, 42.2x100. Bronxwood Realty Co to Chas L Halberstadt. Mt \$700. July 19, 1910. O C & 100

*Schofield av, n s, 400 w Main st, 25x119, City Island. Lizzie D Merritt et al to Florence Lawrence. July 8, 1910. O C & 100

*St Raymond av, s s, 150 e Lafayette st, 25x100. Release mt. Frank Gass to Vincenzo Angelostro. May 18, 1910. 500

*Stillwell av, e s, 50 n Saratoga av, 50x100. Carmine Tornatore et al to Lizzie Larsen. July 22, 1910. O C & 100

*Starling av, No 2214, s s, 100 w Glebe av, 25x111. Wm Buhl to Louise wife of & Chas E Greene. Mt \$5,000. July 11, 1910. O C & 100

St Anns av, No 775 | s w cor 158th st, 25x100, 4-sty bk 158th st, No 568, old No 776 | tnt & str. FORECLOS, July 21, 1910. Edw L Parris, ref, to Margaret Marx, of Bklyn. July 27, 1910. 9:2360. 15,000

*Shore Drive, s s, 181.8 w Philip av, 51.10x163.4x50x156.3. Shore lots 35A & 36A blk 20, adj above on north. Bruce-Brown Land Co to Henry Amling. July 23, 1910. O C & 100

*Shore Drive, s s, 285.7 w Philip av, 25.11x191.6x25x184.5. Shore lot 39A blk 20, adj above on north. Bruce-Brown Land Co to Aug Baur. July 23, 1910. O C & 100

LONG BEACH

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*Shore Drive, s s, 363.5 w Philip av, 51.10x219.6x50x205.6.
Shore lots 42A & 43A blk 20, adj above on north.
Bruce-Brown Land Co to Louisa Spieth. July 23. July 28, 1910. O C & 100

*Shore Drive | s w cor Philip av, 77.10x128.3x75x107.2.
Philip av
Shore lots 28A, 29A & 30A blk 20, adj above on north.
Bruce-Brown Land Co to Anna A Schulz. July 23. July 28, 1910. O C & 100

*Shore Drive, s s, 233.7 w Philip av, 51.10x184.5x50x170.4.
Shore lots 37A & 38A blk 20, adj above on north.
Bruce-Brown Land Co to Robt C Kraft. July 23. July 28, 1910. O C & 100

*Shore Drive, s s, 129.8 w Philip av, 51.10x156.3x50x142.3.
Shore lots 33A & 34A blk 20, adj above on north.
Bruce-Brown Land Co to Peter Sexton. July 23. July 28, 1910. O C & 100

*Shore Drive, s s, 415.3 w Philip av, 51.10x233.7x50x219.6.
Shore lots 44A & 45A blk 20, adj above on north.
Bruce-Brown Land Co to Marguerite D Morgan. July 23. July 28, 1910. O C & 100

Trinity av, w s, 99.5 s 166th st, runs w 35 x n 0.4 x e 35 to beg. Release mt. Lawyers Title Ins & Trust Co to Wahlig & Sonsin Co. July 20. July 26, 1910. 10:2633. nom

Tiebout av, w s, 128.1 n 182d st, 111.5x76.3x108.5x67.10, vacant. Hagemann Construction Co to Robt S Ament. All liens. June 9. July 25, 1910. 11:3145. nom

Tiebout av, w s, 128.1 n 182d st, 111.5x76.3x108.5x67.10, vacant. Robt S Ament to Geo E Buckbee. Mt \$4,500. July 24. July 25, 1910. 11:3145. O C & 100

*Unionport road, w s, 525 n Archer av, 58.5x88.7x50x120. Olmstead av, w s, 100 s Lyvere st, 25x105, and being lots 7, 8 & 256 map property N Y Catholic Protectory. N Y Catholic Protectory to John McCarthy. June 3. July 23, 1910. 2:175

Valentine av, No 2046, e s, old line 275.3 n 179th st, 25x—x25x78, 3-sty fr dwg. FORECLOS, July 21, 1910. Moses J Stroock ref to Ely J Rieser. Mt \$7,000. July 22. July 23, 1910. 11:3142 & 3144. 900

Villa av, Nos 3183 & 3185, w s, 138.4 s Van Courtlandt av, 50x100, 3-sty fr tnt & str & 1 & 2-sty fr rear bldg. Release mt. Louisa Balsler EXTRX Wm Balsler to Concetta Natale. Q C. July 19. July 25, 1910. 12:3322. nom

Woodlawn rd, e s, 25.5 s 207th st, 25.5x100, vacant. Isabel W Niles to Rudolph J Helbing. July 20. July 27, 1910. 12:3342. 100

Wilkins av, e s, 500 n 170th st, 50x100, vacant. Joseph W Meyer to Charles Herrmann & Co, a corpn. Mts \$6,500. July 27, 1910. 11:2966. 100

*Westchester av, n s, 646.6 w Unionport rd, —x—. Westchester av, n s, adj above on west. Westchester av, n s, adj above on east. Agreement as to boundary line. Jas V Ganly with Martin Lipps & Michael Ganly. July 25. July 27, 1910. nom

*Westchester av, n s, 646.6 w Unionport rd, runs n 34.3, 135.3 & 87.7 x w 40.6 x s 258.3 to av x e 37 to beg. Wm Callahan to Jas V Ganly. All title. Q C. June 29. July 27, 1910. nom

*Wilder av, e s, 300 n Jefferson av, 25x100. Land Co "A" of Edenswald to Julius Magidson of Bklyn. June 16. July 27, 1910. nom

*Williams av, e s, 225 s Mad av, 25x100, Tremont Terrace. Release mt. Washington Savings Bank to Bankers Realty & Security Co. July 15. July 27, 1910. nom

*Same property. Bankers Realty & Security Co to Vincenzo Gerbasio. All liens. July 15. July 27, 1910. 100

Woodycrest av | e s, 299.2 n 164th st, 53x200 to proposed Anderson av | son av, vacant. Adolph Hirsch to Hyman & Isidore Cohen. July 15. July 23, 1910. 9:2508. O C & 100

*White Plains road | n w cor Reiss pl, 100.9x107.1x100x119.6. Peter Reiss pl | Ringen to Wm Guggolz Construction Co. July 21. July 22, 1910. 100

*White Plains turnpike, s e s, at w s Eastchester Landing road, runs s 159.10 x n w 152.4 to turnpike x e 111.11 to beginning. PARTITION, June 1, 1910. J Hampden Dougherty ref to Wm Hayes. June 30. July 22, 1910. 2:150

Washington av, No 2156, e s, 432.11 s 182d st, 23.9x106x24x110, 2-sty fr dwg. Benjamin Schoen to Carrie Schoen. 1/2 right, title & interest. Mts \$5,200. July 14. July 26, 1910. 11:3049. nom

Washington av, Nos 1414 & 1416, e s, 100.8 n e 170th st, 50.8x150.3x52.4x150.1, except part for av, 2 2-sty fr dwgs. PARTITION, June 22, 1910. Algernon S Norton, ref to Chas H Cronin. July 27. July 28, 1910. 11:2911. 11,300

Wilkens av, w s, 50 n Jennings st, runs n abt 300 x w 101 x s 225 x e 70.7 x s 50 x e 97.3 to beg, except part lot 796 as is included in 170th st on amended map Sec C of Vyse Estate, vacant. Picone & Oliva Const Co to Jno J Tully Co, a corpn. Mts \$60,870. July 20. July 25, 1910. 11:2965. exca

*Wilcox av, s s, 94.10 e Gridley av, 25x100. Bruce-Brown Land Co to Edwin Brady. July 23. July 28, 1910. O C & 100

Woodycrest av | e s, 299.2 n 164th st, 53x200 to w s Anderson av, Anderson av | vacant. Hyman & Isidore Cohen to Civic Realty & Construction Co. Mt \$13,000. July 23. July 26, 1910. 9:2508. O C & 100

3d av, No 3888, e s, 119 s 172d st, 27x125, 4-sty bk tnt & str. Wendel Weindorf to Marie wife Wendel Weindorf. Mts \$19,000. July 19. July 25, 1910. 11:2929. O C & 100

*Eastchester Creek, s e s, plot in 24th Ward N Y C & Mt Vernon, N Y, being part of parcel B & all of parcels J, K & O on map (No 1356 in Westchester Co) of Franklin A Wilcox in N Y, Mt Vernon & Pelham, begins at s e s of Eastchester Creek at point B on said map, runs — 339 to point A x s e 50.2 x s w 42 x again s w 35.2, 38.5, 87.8, 108.7, 186.7, 65.10, 55.6, 70.10 & 23 to e s of said creek x n w 29.2 x n e 193.10 & 440 to beg. Eastchester Docks Co to Mt Vernon Builders Supply Co of Mt Vernon, N Y. Q C. July 16. July 28, 1910. nom

Lot begins 99.5 s 166th st and 115 w Trinity av, a strip, runs w 40 x n 1.6 x e 40 x s 1.1 to beginning. Release mt. Lawyers Title Ins & Trust Co to Wahlig & Sonsin Co, a corpn. July 20. July 26, 1910. 10:2633. nom

Lot begins 99.5 s 166th st and 75 w Trinity av, a strip, runs w 40 x n 1.1 x e 40 x s 0.9 to beginning. Release mt. Same to same. July 20. July 26, 1910. 10:2633. nom

Lot begins 99.5 s 166th st and 35 w Trinity av, a strip, runs w 40 x n 0.9 x e 40 x s 0.4 to beginning. Release mt. Same to same. July 20. July 26, 1910. 10:2633. nom

*Lots 334 & 347 map (No 1106 in Westchester Co) of Arden property at Eastchester, each plot being 100x100. Hermann R Meister to Geo H Janss. All liens. July 18. July 26, 1910. nom

Lot begins 83 e Crotona av & 115.7 n 177th st, runs e 13.1 x n 0.11 x e 74 x n 24.10 x w 87.3 x s 25 to beginning, with right of way to Crotona av over north 3 ft lying bet above & e s Crotona av, 1 & 2-sty fr bldgs. Jno Boll to Elisabeth wife Jno Boll. All liens. July 21. July 26, 1910. 11:3092. nom

*Lot 108 map of re-subdivision of lots 93, 94 & 108 on map (No 1371) of 108 lots, Coster estate. Felix De Canio to Alemanno, Attilio & Silvestra Tozzini. All liens. Apr —, 1910. July 26, 1910. nota

*Lots 333 to 336 map of Eliz R B King at City Island, except part for Main st. Helen C wife Geo Bardes to Arline R & John H. Keirns. All liens. July 20. July 27, 1910. O C & 100

*Old Eastchester Creek, land under water in front of & adjacent to upland of the grantee herein & at line bet City of Mt Vernon & City of N Y, contains all lands within parcels J & O on map filed with application at Albany, N Y. The People of State of N Y to Eastchester Docks Co. Jan 26. July 27, 1910. letters patent

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.

July 22, 23, 25, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Allen st, No 26, all. Nathan Cohen to Harris & Isidor Brainsky; 5 yrs from May 1, 1910. July 28, 1910. 1:300.....3,400

Broome st, No 259. Assign lease. Jac Miller to Saml Epstein and ano. June 30. July 26, 1910. 2:413.....nom

Chrystie, No 211, store & basement. Salvatore Cannariato to Baldassare Ingardia; 5 yrs, from Aug 1, 1910. July 26, 1910. 2:427.....960 & 1,020

Franklin st, No 184, store floor. Ludwig Mayer to Aronson & Besthoff; 5 yrs, from July 1, 1910. July 26, 1910. 1:187.....1,020

John st, Nos 64 & 66 | Assign lease. Robt E Lane of Bklyn to William st, No 107 | Robert E Lane Co, a corpn. July 7. July 25, 1910. 1:67.....nom

John st, No 60, grade floor & cellar. Geo R Branson to Frederick Haims; 5 yrs, from May 1, 1911. July 25, 1910. 1:67.4,500 to 5,000

Same property. Same to Simon Stern; 2 yrs, from May 1, 1909. July 25, 1910. 1:67.....3,000

John st, No 60. Assign lease. Simon Stern to Frederick Haims. All title. July 22. July 25, 1910. 1:78.....900

Mulberry st, No 109, str & b. Fiorentino Vesce to Jos Casti; 1 10-12 yrs from July 20, 1910. July 28, 1910. 1:206.....1,800

Rivington st, No 111, stoop store. Mania Neustaedt to Jacob & Boris Cooper; 3 yrs, from Aug 1, 1910. July 26, 1910. 2:410.720

Sullivan st, Nos 209 & 211, 4 lofts. Rachel McCreery widow to Simon Lesser & ano doing business as The Glens Falls New Shirt & Waist Laundry; 5 yrs from Feb 1, 1912. July 28, 1910. 2:539.....4,000

Stanton st, No 293, str. Barnet Cohen to Louis Mitchell; 5 yrs from May 1, 1910. July 28, 1910. 2:329.....600

Sullivan st, Nos 30 to 40. Surrender lease. Atlantic Glass Co to Chas Burkelman. July 25. July 28, 1910. 2:477. nom

4th st E, No 167, n s, 175 w Av A, 25x96.2, 5-sty bk tnt & str with 1-sty bk extension. Leasehold. FORECLOS, May 12, 1910. Jos P Morrisey, ref, to Henry Cassellius. July 27. July 28, 1910. 4:432.....2,400

10th st, No 110, s w s, 153.4 s e 3d av, 22x63.3. Consent to assign lease. Hamilton Fish Corpn to Jane E Manahan. July 25. July 27, 1910. 2:465.....

Same property. Assign lease. Jane E Manahan to Anna Boettner. July 20. July 27, 1910. 2:465.....nom

11th st, Nos 504 to 510 E, all. Rubin Satinstein & ano to Sam & Hyman Lippman; 3 4-12 yrs, from Jan 1, 1910. July 25, 1910. 2:404.....6,000

21st st, No 34 W. Assign lease. Hyman Berkowitz to Louis Herman. All title. July 7. July 27, 1910. 3:822.....nota

22d st, n s, 675 w 10th av, 50x98.8. Assign lease. Clausen-Planagan Brewery to Frank O'Rourke. Dec 15, 1909. July 25, 1910. 3:694.....nom

24th st, Nos 125 & 127 E, 1st flat west side. Bernhard J Ludwig or Ludwig to Dr R H Brazier; 4 yrs, from Oct 15, 1908. July 26, 1910. 3:880.....950

25th st, Nos 48 to 54 West, 6th to 9th floors. Alcourt Realty Co to Max Rubel & Co; 5 yrs from May 1, 1911. July 28, 1910. 3:826.....25,000

26th st, No 29 West, str & b. Edgar Lehman to Abr Pines & Michl Gerstel; from Aug 1, 1910, to Jan 31, 1916. July 28, 1910. 3:829.....1,800 & 2,500

29th st, No 205 W. Assign lease. Andrew Schlaeppli to Emile Bugnon. All title. June 15. July 22, 1910. 3:779.....nom

34th st, No 42 W. Assign lease to secure liabilities. Siegfried Blumenkrohn & S Blumenkrohn Co to Bernhardt J Ludwig. July 25, 1910. 3:835.....nom

50th st, No 242 W, all. Eliz A O'Keefe to Catharine Colville & Henrietta V Schmit; 5 yrs from Nov 1, 1912. July 28, 1910. 4:1021.....2,000 to 2,200

Same property. Same to same; 8 5-12 yrs from June 1, 1904. July 28, 1910. 4:1021.....for term, 11,465

71st st, No 441 E, all. John Schmidt to John Michalek; 5 yrs, from June 1, 1910. July 22, 1910. 5:1466.....770

113th st, No 333 E. Assign lease. Giovanni Russo to Pasquale Magliari. July 25. July 28, 1910. 6:1685.....nom

168th st, No 518 W. Assign lease. Arthur Seaman & ano to Jas De Fago. July 25. July 26, 1910. 8:2123.....nom

Broadway, Nos 1271 & 1273 basement & 1st floors. English-32d st, Nos 54 & 56 West | American Realty Co to Weber & 6th av, No 536 | David, a corpn; 5 yrs, from Oct 1, 1910. July 27, 1910. 3:833.....30,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

Brooklyn, No 1418, same part as in lease recorded Nov 19, 1898. Peter Duffy to Felix Isman, of Phila, Pa; 10 yrs renewal from Oct 1, 1908. July 28, 1910. 3:815.....7,000

Columbus av, No 815. Assign lease. John D Haase to John Coghlan. All title. July 14, 1910. 7:1835.....nom

Convent av, Nos 380-386, part of room on first floor. New York Telephone Co to Holmes Electric Protective Co; 3 yrs, from May 1, 1910. July 25, 1910. 7:2061.....500 to \$13

Lenox av, No 476, south store. Chas Tschanett to Ing Quen; 5 yrs, from Dec 1, 1910. July 22, 1910. 6:1731.....840

Riverside Drive | n e cor 93d st, 8th floor east. Ferguson Bros & 93d st | Forshay to Moses H Grossman; 3 yrs from Oct 1, 1910 (2 yrs renewal). July 28, 1910. 4:1252.....2,200

1st av, No 1277, south str & part cellar. Edw F Beinhauer & ano EXRS Louis Parisette to Otto F Safarik; 5 yrs from May 1, 1910. July 28, 1910. 5:1443.....480

1st av, No 314, e s, 63 n 18th st, 14.6x90. Assign lease & bldg erected on leasehold premises. Mathias Wirth as ADMRX Felicitas Degehhardt to Thos Wirth. Apr 20. July 27, 1910. 3:950.....nom

2d av | n e cor 10th st, 25x105, leasehold. FORECLOS, June 7, 10th st | 1910. Collin W McLennan, ref, to Benj Silverman. June 29. July 26, 1910. 2:45223,275

2d av, No 475, store, floor above store & part cellar. Rachel Levinson EXTRX George Levinson to Gustav A Schmidt; 3 10-12 yrs, from July 1, 1910. July 25, 1910. 3:907.....780

3d av, No 1572, all. Louis Malthaner TRUSTEE Louis Halk to David Steigerwald; 5 yrs, from May 1, 1910. July 22, 1910. 5:1517.....2,500

4th av, No 234 | n w cor 19th st. Assign lease. Herman F Sie- 19th st | mers to Chas Hoerber. June 16. July 28, 1910. 3:848nom

4th av, No 234 | n w cor 19th st, all. Albert Pittis et al to Herman 19th st | F Siemers & Chas Hoerber; 2 yrs extension of lease, from May 1, 1913. July 25, 1910. 3:848, taxes, &c, & 6,750

7th av, No 785, store & part basement. Susan B Olcott to Jno J Maloney; 3 yrs, from May 1, 1910. July 27, 1910. 4:1004.....1,320

9th av, No 689, all. Emma Kay to Meta Niclas; 3 yrs, from May 1, 1910. July 23, 1910. 4:1057.....2,340

10th av, No 507, store floor & basement. David Duncan to Ascher Rosenbluth; 5 yrs, from May 1, 1910. July 26, 1910. 3:710.....1,320 & 1,440

Assign lease made by Ranger to Little, dated July 1, 1910. Clinton E Little to Hulse Garage Co. July 21. July 22, 1910. 7:2076.....nom

BOROUGH OF THE BRONX.

*Garfield st, No 1653, all. Nicola Faraone to Angelina F Ricca; 5 yrs, from Aug 1, 1910. July 27, 1910.....600

134th st, No 909 | n w cor Locust av, all.nom

Locust av | 134th st, No 907 East, 2d floor.....nom

The Port Morris Market Co to Louis Gleischmann; 5 yrs, from Aug 1, 1910. July 27, 1910. 10:2594.....1,200 to 2,000

174th st, No 513 E, all. Julia Drescher & ano to Abr Paltrowitz; 3 1-12 yrs, from Aug 15, 1910. July 26, 1910. 11:2922.....3,300

Arthur av | s e cor 178th st, 100x98, all. Louisa Schultz to Arthur 178th st | H Oosterheld; 5 yrs, from April 1, 1910. July 25, 1910. 11:3068924

Brook av | n w cor 153d st, runs n 213.5 to s e s Bergen av x s 153d st | w158 to c 1 Mill brook x s 59.10 to n s 153d st x e Bergen av | 44.7 to beg, contains 6,470 sq ft, all. Jno J Gillen to The Cudahy Packing Co, a corp of Illinois; 20 yrs from Apr 1, 1910. July 28, 1910. 9:2363.....6,470

Brook av | n w cor 153d st, runs n 213.6 to Bergen av x s w 158 Bergen av | to c 1 Mill brook x s 59.10 to st x e 44.7 to beg. 153d st | Assign lease. Jno J Gillen to Dollar Savings Bank. July 21. July 28, 1910. 9:2363.....nom

Courtlandt av, Nos 719-721, cor store. Onyx Realty & Construction Co to Henry Haltermann; 7 yrs, from July 1, 1910. July 22, 1910. 9:2415.....720 & 780

*Clasons Point Park, space No 3, 15x72, at shore end of dock at Clasons Point. Clinton Stephens to Adambery L Beales Evrotas; from May 1, 1910 to Nov 1, 1915. July 25, 1910...for term 3,800

*Morris Park av | s w cor Bronxdale road. Assign lease. Arthur Bronxdale road | G Freeland to Geo M Schmitt. All title. July 25. July 26, 1910nom

Prospect av, Nos 568 & 570, str. Philipp Freudenmacher to Louis G Aquilino; 4 9-12 yrs from Aug 1, 1910. July 28, 1910. 10:2683480

*Westchester av, n s, 50 w Zerega av, 1-sty bk bldg, 25x82. See-wacha Realty Co to Levino Santoro. July 25, 1910; 5 yrs, from completion of bldg. July 26, 1910.....720 to 960

*Westchester av | s e cor Walker av, all. L Eugene Field to Fred Walker av | M Weiss and Richard H Arnold; 5 yrs, from May 1, 1910. July 25, 1910600

Westchester av | n e cor Longwood av, 28x irreg x23x59, cor store Longwood av | & basement. Kellwood Realty Co to Wm R Ehler; 10 yrs, from Sept 1, 1910. July 27, 1910. 10:2689.....4,000 to 6,000

Webster av, No 2508. Assign lease. Martin Meyer to Chas V Lamerdin. All title. July 21. July 22, 1910. 11:3033.....nom

Abingdon Construction Co to Chas Brownold. Same prop. Prior mt \$150,000. July 25, 3 yrs, 6%. July 26, 1910. 1:197. 100,000

Abingdon Construction Co to TITLE GUARANTEE & TRUST CO. White st, Nos 112 & 114, n w cor Centre st, Nos 133 to 137, 54.6x89.1x58.6x90.6. P M. July 25, due, &c, as per bond. July 26, 1910. 1:197. 50,000

Abingdon Construction Co to TITLE GUARANTEE & TRUST CO. Centre st, Nos 139 to 149, w s, 147.4 s Walker st, runs w 83.10 x n 71 x e 15 x n 75.4 to Walker st, Nos 105 to 109, x e 70.2 to Centre st, x s — to beg. P M. July 25, due, &c, as per bond. July 26, 1910. 1:197. 100,000

Blanc Realty Co to Harry Bachrach. 115th st, Nos 31-35, n s, 400 e Lenox av, 74.5x100.11. July 20, 2 years, 6%. July 22, 1910. 6:1599. 7,500

Same to same. Same property. Certificate as to above mt. July 20. July 22, 1910. 6:1599.

Briggs, James H, Jr, to Margaret Knox. 3d av, No 132, w s, 77.8 n 14th st, runs w 100 x n 46.4 x s 29.3 x e 79.8 to 3d av x s 25.7 to beginning; 48th st, No 112, s s, 145 w 6th av, 20x 100.5. July 21, 1 yr, 6%. July 22, 1910. 4:1000. 3:870. 1,500

Bickelhaupt, Geo to TITLE GUARANTEE & TRUST CO. 47th st, Nos 243 & 245, n s, 325 e 8th av, 50x100.5. July 22, due, &c, as per bond. July 23, 1910. 4:1019. 56,000

Braun, Julius to Wm H Archibald. 49th st, No 127, n s, 350 w 6th av, 22x100.4. Prior mt \$26,000. July 26, 1910, 1 yr, 6%. 4:1002. 3,000

Beattie, Jennie M to Annie Davis. 84th st, No 3, n s, 100 w Central Park West, 19x102.2. P M. Prior mt \$25,000. July 25, due Jan 25, 1911, 6%. July 26, 1910. 4:1198. 2,700

Bauerdorf, Chas F to Wolter J Bauerdorf. 8th av, No 2573, w s, 24.11 n 137th st, 25x100. July 25, due Aug 1, 1915, 5%. July 26, 1910. 7:2041. 25,000

Brazier, Cath F, Angela C, Thos J, Wm A & Amos T to whom it may concern. Barrow st, No 27. Estoppel certificate. July 26. July 28, 1910. 2:590.

Burkelman, Chas to Jno A Brown, Jr. Watts st, Nos 41 to 51, s w cor Sullivan st, Nos 26 to 32, runs s 140.6 x w 72 to an alley x n 42.7 x n — x n w 5 x s w — x n 76 to Watts st x e 116.8 to beg. July 27, 3 yrs, 4 1/2%. July 28, 1910. 2:477. 95,000

Same to Lillian Bradley. Same property. Prior mt \$95,000. July 27, 2 yrs, 6%. July 28, 1910. 2:477. 20,000

Brady, Sarah A to MANHATTAN SAVINGS INSTN. 58th st, Nos 552 to 556, s s, 100 e 11th av, 75x100.5. July 14, due, &c, as per bond. July 28, 1910. 4:1086. 50,000

Blumenkrohn, Siegfried & Bernhard J Ludwig with Louise Booss. 135th st, No 521, n s, 420 w Am av, 40x99.11. Subordination agt. July 27. July 28, 1910. 7:1988. nom

Blumenkrohn, Siegfried to Louise Booss. 135th st, No 521, n s, 420 w Am av, 40x99.11. June 6, 5 yrs, 5%. July 28, 1910. 7:1988. 42,000

Brazier, Cath F, Angela C, Thos J, Wm A & Amos T heirs Thos Brazier to Thos H Kelly. Barrow st, No 27, s s, abt 110 e Bleecker st, 37.6x80. July 23, 3 yrs, 5%. July 28, 1910. 2:590. 20,000

Brazier, Cath F, Angela C, Thos J, Wm A & Amos T to Daniel Leary. Barrow st, No 27, s s, abt 110 e Bleecker st, 37.6x80. Prior mt \$20,000. July 25, due, &c, as per bond. July 28, 1910. 2:590. 3,300

Bachrach, Julia & Harry exrs, &c, Abram Bachrach to Daniel K De Beixodon. 8th av, Nos 2605 & 2607, w s, 19.11 s 139th st, 40x75.4. July 19, 5 yrs, 5%. July 27, 1910. 7:2041. 32,000

Burlington Transfer & Storage Co to Geo Kern. Certificate as to consent of stockholders to mt dated July 27, 1910.

Bannon, May E with UNION DIME SAVINGS BANK. 47th st, Nos 145 to 155, n s, 240 e 7th av, 120x100.5. Extension of \$480,000 mt until May 1, 1915, at 4 1/2%. July 27. July 28, 1910. 4:1000. nom

Caroline Realty Co to Albert F Hyde. 20th st, Nos 219 & 221, n e s, abt 240 w 7th av, 50x78.4x50x79.6 on s e s; 20th st, No 217, n e s, abt 215 w 7th av, 25x79.6x25x80.1, s e s. P M. July 22, 1910, due, &c, as per bond. 3:770. 49,000

Same to same. Same property. P M. Prior mt \$49,000. July 22, 1910, due, &c, as per bond. 3:770. 6,000

Cassellius, Henry to Olga Wolkenmuth, extrx Jno Wolkenmuth. 4th st, No 167, n s, 175 w Av A, 25x96.2, leasehold. July 27, 2 yrs, 6%. July 28, 1910. 2:432. 2,000

Cannariato, Salvatore to Lorin S Bernheimer extrx of Simon Bernheimer. Chrystie st, No 211, w s, abt 85 n Stanton st, runs w 50 x s 25 x e 25 x s 3.6 x e 25 to st x n 25 to beginning. P M. Prior mt \$15,000. July 22, due May 15, 1912, 6%. July 23, 1910. 2:427. 2,750

Cohen, Jacob to Chas Bernstein. Market st, Nos 31-33, w s, 50 n Mad st, 50x88. Prior mt \$57,000. July 21, 3 yrs, 6%. July 22, 1910. 1:277. 12,000

Cohen, David to Chas Remsen. 76th st, No 22, s s, 79 w Mad av, 19x102.2. July 18, 3 yrs, 4 1/2%. July 22, 1910. 5:1390. 50,000

Cawley, Carrie B to Ruth Lowrey. 2d av, No 590, e s, 74 n 32d st, 24.8x100. P M. July 21, 3 yrs, 5%. July 22, 1910. 3:938. 15,000

Coleman, Aaron with Sender Jarmulowsky. 26th st, Nos 114 to 120, s s, 171.5 w 6th av, 85.8x98.9. Subordination agreement. July 22. July 25, 1910. 3:1801. nom

Cornu, Wm T to Livingston Wetmore. 103d st, No 15, n s, 127.6 e Manhattan av, 27.6x100.11. Prior mt \$25,000. July 22, 1 yr, 6%. July 26, 1910. 7:1839. 4,500

Cook, Abr to Marie L Wight. 117th st, No 61, n s, 227 e Mad av, 32.6x100.11. P M. July 25, 5 yrs, 5%. July 26, 1910. 6:1623. 22,000

Campbell, Annie to Blanche Fehheimer & ano. West End av, No 114, e s, 25.1 s 65th st, 25.1x100. July 21, due, &c, as per bond. July 22, 1910. 4:1156. 8,000

Canalizo, Renee H of Freeport, L I, to Margt E Hughes. 3d av, No 2341, n e cor 127th st, No 203, 22x80. Prior mt \$—. Sept 24, 1909, demand, 6%. July 26, 1910. 6:1792. 6,500

Channel Realty & Construction Co to North American Mortgage Co. 150th st, Nos 209 & 211, n s, 115 w 7th av, 75x99.11. July 25, 10 yrs, 6%. July 26, 1910. 7:2036. 26,000

Same to same. Same prop. Certificate as to above mt. July 25. July 26, 1910. 7:2036.

Same & Julius Bacharach with same. Same prop. Subordination agreement. July 18. July 26, 1910. 7:2036. nom

MORTGAGES

July 22, 23, 25, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Abingdon Construction Co to Chas Brownold. White st, Nos 112 & 114; Walker st, Nos 105-109; Centre st, Nos 133-149. Certificate as to mt for \$100,000. July 25. July 26, 1910. 1:197. —

Same to Centre-White Co. Same prop. Certificate as to above mt. July 25. July 26, 1910. 1:197.

Abingdon Construction Co to Centre-White Co. White st, Nos 112 & 114, n w cor Centre st, Nos 133 to 149, runs w 54.6 x n 89 x w 25.3 x n 71.1 x e 14.11 x n 75.3 to Walker st, Nos 105 to 109, x e 70.1 to Centre st, x s — to beg. Bldg loan. Prior mt \$250,000. July 25, due July 1, 1913, 6%. July 26, 1910. 1:197. 210,000

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS

**239 VERNON AVENUE
LONG ISLAND CITY NEW YORK**

Davis, Annie to City Real Estate Co. 84th st, No 3, n s, 100 w Central Park West, 19x102.2. July 25, due, &c, as per bond. July 26, 1910. 4:1198. 25,000

District Realty Co to METROPOLITAN LIFE INS CO. 24th st, Nos 142 to 146, s s, 225 e 7th av, 53.3x98.9. July 22, due Oct 1, 1915, 6%. July 23, 1910. 3:799. 210,000

Same to same. Same property. Certificate as to above mt. July 22, July 23, 1910. —

Dunn, Jas J with Pauline Diederich. 47th st, No 339, n s, 100 w 1st av, 25x100.5. Extension of \$14,000 mt until July 25, 1913, at 5%. July 25, 1910. 5:1340. nom

Dolfini, Minnie to Joseph F Tunney. 116th st, No 106, s s, 62.3 e Park av, 37.9x100.11. Prior mt \$36,000. July 26, 3 yrs, 6%. July 27, 1910. 6:1643. 10,000

Dvorak, Frank & Frances Mosner to Bertha Dreyfus. 1st av, No 1841, n w cor 95th st, No 339, 25.8x80. Prior mt \$17,000. July 26, due, &c, as per bond. July 27, 1910. 5:1558. 1,250

Ensign Realty Co to Arch Lybolt. Broadway, w s, 690.10 n 187th st, 37.1x200.6x37.3x200.6. July 21, 3 yrs, 5%. July 22, 1910. 8:2180. 4,400

Same to same. Same property. Certificate as to above mt. July 21, July 22, 1910. 8:2180. —

S9-90 Co, a corpn, to Broadway-West End Co. Broadway, n w cor 89th st, 100.8x150; West End av, s e cor 90th st, 100.8x162.6. P. M. Prior mt \$325,000. June 9, 5 yrs, 6%. July 27, 1910. 4:1237. 200,000

Eagan, Ellen to Geo Ehret. 80th st, No 226, s s, 266 w 2d av, 18.11x102.2. P. M. July 21, 3 yrs, 5%. July 22, 1910. 5:1525. 16,000

Same to same. Same property. P. M. Prior mt \$16,000. July 21, 1 yr, 5%. July 22, 1910. 5:1525. 1,828.82

Elliot, Frank C to Hebrew Orphan Asylum of the City of N Y. 3d av, Nos 1919 to 1923, s e cor 106th st, Nos 200 to 204, 59.11x 110, P. M. July 8, 5 yrs, 4 1/2%. July 22, 1910. 6:1655. 36,000

EAST RIVER SAVINGS INSTN with Mary Healy. Peck slip, No 9. Extension of \$7,000 mt until Nov 1, 1915, at 5%. July 22, July 25, 1910. 1:106. nom

Elbogen, Chas with Harriet Jones. 48th st, No 209, n s, 145 e 3d av, 17.1x100.5. Extension of mt for \$2,000 to July 1, 1913, at 6%. June 16, July 25, 1910. 5:1322. nom

Fasola, Tony & Tony Slitzo to Clausen-Flanagan Brewery. New Chambers st, No 73. Saloon lease. July 25, July 26, 1910. 1:-2,536.30

FULTON TRUST CO of N Y with Harriet Jones. 48th st, No 209, n s, 145 e 3d av, 17.1x100.5. Extension of \$5,000 mt until June 16, 1913, at 4 1/2%. June 16, July 25, 1910. 5:1322. nom

Friedman, Harris & Barnett Feinberg to Sigmund Ashner. 100th st, Nos 322 to 328, s s, 303.4 e 2d av, 2 lots, each 49.4x100.11. 2 morts, each \$5,000; 2 prior morts, each \$43,000. July 25, 1910, 5 years, 6%. 6:1671. 10,000

Fitzgerald, Mary J to Wm H English exrs of G Radford Kelso. Cherry st, No 448, n s, 100 e Jackson st, 25x100. July 21, 5 yrs, 5%. July 22, 1910. 1:263. 11,000

Fellman, Emanuel to Anna B Gilson. Broadway, w s, 590.10 n 187th st, 50x100.3. P. M. July 21, due, &c, as per bond. July 22, 1910. 8:2180. 4,970

Foley, Jno to NORTH RIVER SAVINGS BANK. 111th st, No 21, s s, 149.9 w Madison av, 25.3x100.11. Prior mt \$10,000. July 28, 1910, 3 yrs, 4 1/2%. 6:1616. 2,000

Golland, Amelia to GERMAN SAVINGS BANK. Baxter st, No 66, n w cor Franklin st, Nos 2 & 4, 25x69x25x70. July 28, 1910, 5 yrs, 4 1/2%. 1:167. 20,000

Gans, Delia L & Joseph with Robert Maynicke et al exrs & trustees of Henry D Schmidt. Rivington st, No 333. Subordination agreement. July 21, July 22, 1910. 2:323. nom

Gans, Delia L wife of Joseph to Robert Maynicke et al exrs & trustees of Henry W Schmidt. Rivington st, No 333, s s, 49.1 w Mangin st, 25x75. July 21, 5 yrs, 5%. July 22, 1910. 2:323. 20,000

Golde, Louis to Karoline Buchsbaum. 87th st, No 35, n s, 350 e Col av, 20x100.8. P. M. July 31, 5 yrs, 5%. July 22, 1910. 4:1201. 35,000

GREENWICH SAVINGS BANK with Jacob Hirsch & ano. 10th av, Nos 601 & 603. Extension of \$40,000 mt until July 1, 1913, at 5%. July 13, July 23, 1910. 4:1072. nom

GREENWICH SAVINGS BANK with Nora Steinreich. 99th st, No 18 W. Extension of \$16,500 mt until Aug 1, 1913, at 5%. July 20, July 25, 1910. 7:1834. nom

GREENWICH SAVINGS BANK with George Margraf. 114th st, Nos 104 & 106 W. Extension of 2 mts for \$17,500 each until July 1, 1915, at 4 1/2%. July 25, 1910. 7:1823. nom

Garvey, Jennie L to James A Allen. 27th st, No 513, n s, 200 w 10th av, 25x98.9. P. M. Prior mt \$10,000. July 25, due Mar 1, 1913, 6%. July 26, 1910. 3:699. 3,500

Gervertz, Ida & Alexander & Henry Spitzer to John E Schermerhorn et al exrs Katie T Schermerhorn, 102d st, No 303, n s, 74.10 e 2d av, 25.2x75.10. July 26, 1910, 5 yrs, 5%. 6:1674. 16,000

Galland, Eugene & Jacob H Loewenstine to United Hebrew Charities of City N Y. 7th av, Nos 1961 to 1969, n e cor 11th st, No 159, 100.11x100. July 22, 3 yrs, 4 1/2%. July 26, 1910. 7:1903. 117,000

Hawley, Wm & Alan R as legatees Isabella M Hawley with Chas Remsen. 76th st, No 22, s s, 79 w Mad av, 19x102.2. Subordination agreement. July 21, July 22, 1910. 5:1390. nom

Hanover Estates, a corpn, to John H Springer Realty Co. Haven av, e s, 129.1 s 170th st, 51.8x114.9x50x127.9. Prior mt \$8,000. July 19, 1 yr, 6%. July 22, 1910. 8:2139. 4,000

Harburg Realty & Amusement Co to Max Rothbart & ano. 99th st, n s, 100 w Col av, 75x100. Leasehold. July 19, due Mar 20, 1911, 6%. July 22, 1910. 7:1854. notes, 1,500

Henshaw, Mary A & John H trus John McKeon to TITLE GUARANTEE & TRUST CO. 37th st, No 41, s s, 310 e 6th av, 20x98.9. July 26, 1910, due, &c, as per bond. 3:838. 40,000

Holmes, Amanda V wife Geo F of Little Silver, N J, to Ella Ne-carsulmer. 42d st, No 635, n s, 410 w 11th av, 21x100.5. Prior mt \$5,000. July 26, 1910, due, &c, as per bond. 4:1090. 2,500

Hickey, Adelaide B to NEW YORK LIFE INS CO. 102d st, No 311, n s, 160 w West End av, 20x100.11. July 25, due Oct 21, 1913, 5%. July 26, 1910. 7:1890. 5,000

Hoerber, Chas to Geo Ehret. 4th av, No 234, n w cor 19th st. Saloon lease. June 16, demand, 6%. July 28, 1910. 3:848. 5,000

Hennessy Realty Co to Sender Jarmulowsky. 107th st, No 210, n s, 100 w Amsterdam av, 50x100.11. July 26, 1910, 1 yr, 6%. 7:1879. 80,000

Same to same. Same prop. Certificate as to above mt. July 26, 1910. 7:1879. —

Isenberg, Esther to Wm Jay, trus Mary E B Field. 39th st, No 436, s s, 300 e 10th av, 25x98.9. July 28, 1910, 5 yrs, 4 1/2%. 3:736. 24,000

Same & Jonas Weil & Bernhard Mayer with same. Same prop-erty. Subordination agt. July 25, July 28, 1910. 4:1229. 4,145

Johnson, Eva L to Anna M E Creveling. 5th av, No 553, e s, 78.5 n 45th st, 22x51. Prior mt \$75,000. July 27, 1910, due Jan 20, 1913, 5%. 5:1281. 8,000

Jones, Jackson F to Central Brewing Co. 82d st, No 200 W. Sa-loon lease. July 23, demand, 6%. July 25, 1910. 4:1229. 4,145

Krauss, Philip to American Mortgage Co. 8th av, No 2915, w s, 49.11 n 154th st, 25x100. P. M. July 21, 5 yrs, 5%. July 22, 1910. 7:2047. 16,000

Kerber, Marks to Sigmund Kraus. Columbia st, No 118, e s, 46.6 n Stanton st, 21.9x75.3. Prior mt \$2,500. July 20, 3 yrs, 6%. July 22, 1910. 2:335. 1,500

Kaughran, Thomas F as trus & Annabella McC Kaughran as sub trus John E Kaughran for benefit Thomas F Kaughran to Wm F Morgan Jr as exr, &c, Ellen R Morgan. 14th st, No 207, n s, 148 e 3d av, 29x103.3. July 25, 5 yrs, 5%. July 26, 1910. 3:896. 35,000

Kirby Construction Co to TITLE INSURANCE CO of N Y. St Nicholas av, Nos 672 & 674, e s, 308.9 s 145th st, 100x100. July 20, 5 yrs, 5%. July 26, 1910. 7:2051. 140,000

Same to same. Same prop. Certificate as to above mt. July 20, July 26, 1910. 7:2051. —

King, Thos A to DRY DOCK SAVINGS INSTN. Lex av, No 139, e s, 16.9 n 29th st, 16.4x85. June 21, due as per bond. July 28, 1910. 3:885. 15,000

Karnack Realty Co to City Mort Co. 151st st, n s, 150 w Broad-way, 75x99.11. Bldg loan. July 26, demand, 6%. July 28, 1910. 7:2098. 70,000

Same to same. Same property. Certificate as to above mt. July 26, July 28, 1910. 7:2098. —

Kirby Construction Co to Solomon Rothschild. St Nicholas av, Nos 670 to 676, e s, 308.9 s 145th st, 100x100. Prior mt \$—. July 26, due July 1, 1913, 6%. July 27, 1910. 7:2051. 17,500

Same to same. Same prop. Certificate as to above mort. July 26, July 27, 1910. 7:2051. —

LAWYERS TITLE INS & TRUST CO with Wilhelmina Fuhr. Goerck st, No 94. Extension of \$20,000 mt until June 15, 1913, at 5%. July 1, July 27, 1910. 2:324. nom

Lawyers Mortgage Co with Aaron & Simon Hirsch. Henry st, No 322. Extension of \$23,000 mt until June 30, 1913, at 5%. July 7, July 27, 1910. 1:267. nom

Lawyers Mortgage Co with Dora & Albert Sokolski. Orchard st, No 31. Extension of \$26,000 mt until June 28, 1915, at 5%. June 6, July 27, 1910. 1:299. nom

Lawyers Mortgage Co with Nathan Kirshanbaum. Stanton st, No 66. Extension of \$25,000 mt until June 30, 1915, at 5%. July 6, July 27, 1910. 2:417. nom

Lawyers Mortgage Co with Karl Fischer. 49th st, No 532 W. Extension of \$15,000 mt until June 30, 1915, at 5%. July 6, July 27, 1910. 4:1077. nom

Levine, Aaron H & Jos M, John Van Praag & Abraham Schulmar with Meyer & Louis Jarmulowsky. 101st st, No 129 W. Ex-tension of \$10,000 mt until July 27, 1913, at 6%. July 18, July 27, 1910. 7:1856. nom

Lawyers Mortgage Co with Morris Mandel. 101st st, No 309 E. Extension of \$14,000 mt until May 22, 1913, at 5%. May 13, July 27, 1910. 6:1673. nom

Lawyers Mortgage Co with Annie Jacobs. 83d st, Nos 226 & 228 E. Extension of \$44,000 mt until June 29, 1915, at 5%. July 12, July 27, 1910. 5:1528. nom

Lawyers Mortgage Co with Salvatore Soraci & ano. 113th st, Nos 327 to 331 E. Extension of \$45,000 mt until May 17, 1913, at 5%. July 18, July 27, 1910. 6:1685. nom

Lawyers Mortgage Co with Max Lipman & Max Gold. 126th st, Nos 514 & 516 W. Extension of \$43,000 mt until June 21, 1915, at 5%. July 22, July 27, 1910. 7:1980. nom

Leicestershire Realty Co to Richard F Carman. West End av, No 528, e s, 83.2 s 86th st, 19x100. P. M. Prior mt \$20,000. July 22, 1 yr, 6%. July 27, 1910. 4:1233. 9,000

Lawyers Mortgage Co with May Belle Realty Co. 1st av, No 1120. Extension of \$16,000 mt until June 30, 1913, at 5%. July 19, July 27, 1910. 5:1456. nom

Lawyers Mortgage Co with Isaac Feinberg, Rafael Block & Tillie Saperstein. Forsyth st, No 67. Extension of \$26,500 mt until June 30, 1915, at 5 1/2%. July 27, 1910. 1:305. nom

Lawyers Mort Co with Abr & Louis Reubenstone. Lenox av, Nos 137 & 139, s w cor 117th st, No 100, 50.11x100. Extension of \$110,000 mt until June 30, 1915, at 5%. July 19, July 27, 1910. 7:1901. nom

Lux, Abraham to Wm Zimmer. 7th st, No 193, n s, 193 s e Av B, 20x65.3x21.5x57.5. Prior mt \$6,000. July 21, 5 yrs, 6%. July 26, 1910. 2:390. 6,000

Lawyers Mortgage Co with Laura Lehman. Hamilton terrace, No 28. Extension of \$10,000 mt until June 30, 1915, at 5%. July 14, July 25, 1910. 7:2050. nom

Lawyers Mortgage Co with Jacob & Julia Gildenberg. 105th st, No 251 E. Extension of \$15,000 mt until June 29, 1913, at 5%. June 9, July 25, 1910. 6:1655. nom

Lawyers Mortgage Co with Monogram Realty Co. 2d av, No 1631. Extension of \$14,000 mt until June 30, 1915, at 5%. June 24, July 25, 1910. 5:1530. nom

Liebeskind, Clara W with Hyman Watchstein. Eldridge st, No 136, s w s, 25x87.6. Extension of \$2,500 mt until June 10, 1912, at 6%. July 6, July 22, 1910. — nom

Lawler, Hugh J to Christopher C Keenan. Broadway, s w cor 169th st, No 600, 90x150. Prior mt \$265,000. Apr 12, due, &c, as per bond. July 23, 1910. 8:2138. 25,000

Minck, Matilda D to Melchior Hoffmann. 15th st, No 255, n s, 143.6 e 8th av, 25.1x103.3. Prior mt \$25,000. July 7, 5 yrs, 6%. July 22, 1910. 3:765. 9,000

Minok, Matilda D to GERMAN SAVINGS BANK in the City of N Y. 15th st, No 255, n s, 143.6 e 8th av, 25.1x103.3. July 7, 5 yrs, 5%. July 22, 1910. 3:765. 25,000

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- Minck, Matilda D to THE GERMAN SAVINGS BANK in City of N Y. 15th st, No 253, n s, 168.7 e 8th av, 25x103.3. July 7, 5 years, 5%. July 22, 1910. 3:765. 25,000
- Minck, Matilda D to Melchior Hoffmann. 15th st, No 253, n s, 168.7 e 8th av, 25x103.3. P M. Prior mt \$25,000. July 7, 5 years, 6%. July 22, 1910. 3:765. 9,000
- Meyer, Lena wife of & Abr to THE GREENWICH SAVINGS BANK. 142d st, Nos 155-157, n s, 107 e 7th av, 2 lots, each 27x99.4. 2 mts, each \$20,000. July 22, 1910, due, &c, as per bond. 7:2011. 40,000
- Murphy, Andrew to EMIGRANT INDUSTRIAL SAVINGS BANK. 9th av, No 621, s w cor 44th st, Nos 400-402, 25x100. Prior mt \$15,000. July 21, 5 yrs, 5%. July 22, 1910. 4:1053. 10,000
- Maickel, Catherine A to EMIGRANT INDUSTRIAL SAVINGS BANK. 89th st, No 323A, n s, 250 w 1st av, 25x100.8. July 22, 1910, 3 years, 5%. 5:1552. 7,000
- Martin, Edmund P to Homer N Martin. Pine st, No 77½, s w cor Pearl st, Nos 167 & 169, runs w 73.9 x s 45 x e 73.1 x n 44 to beginning. Prior mt \$55,000. July 21, due, &c, as per bond. July 25, 1910. 1:40. 10,000
- Manzella, Rocco with Frank Verrastro. Prince st, No 21, n s, 40 w Elizabeth st, 20.10x73.2x20x75.9. Extension of \$5,000 mt until June 1, 1911, at 6%. July 23, 1910. 2:508. nom
- MERCANTILE TRUST CO & Wm B Baldwin as trus Moses G Baldwin with Harvey N Weed. Cedar st, No 1, and Pearl st, No 191. Extension of \$30,000 mt until July 1, 1912, at 5%. June 29, July 26, 1910. 1:42. nom
- MERCANTILE TRUST CO with Griscom-Spencer Co. West st, Nos 229 & 230. Extension of \$85,000 mt until June 27, 1913, at 4½%. June 29, July 26, 1910. 1:186. nom
- McAlpin, Edwin A, Geo L, David H, & Chas W exrs David H McAlpin to FARMERS' LOAN & TRUST CO. 23d st, Nos 136 to 140, s s, 362.6 w 6th av, 62.6x98.9. July 26, 1910, 3 yrs, % as per bond. 3:798. 125,000
- Murphy, Margt F to LAWYERS TITLE INS & TRUST CO. 147th st, No 422, s s, 276 w St Nicholas av, 19x99.11. P M. July 25, 5 yrs, 5%. July 26, 1910. 7:2061. 15,000
- MERCANTILE TRUST CO with Jas B Haggin. Broadway, s w cor Broome st, "Silk Exchange Bldg." Extension of \$375,000. Mt until Aug 14, 1911, at 4½%. July 5. July 26, 1910. 2:474. nom
- Manhattan Mutual Realty Co to Frank H Wells & ano as exrs. Certificate as to mt for \$4,000 covering land in Queens Co, N Y. July 22, July 26, 1910. —
- Mahedy, Jno J to METROPOLITAN SAVINGS BANK. 18th st, No 439, n s, 90 w Av A, 25x92. July 27, 5 yrs, 4½%. July 28, 1910. 3:950. 4,000
- Magliari, Pasquale to Henry Elias Brewing Co. 113th st, No 333 E. Saloon lease. July 25, demand, 6%. July 28, 1910. 6:1685. 1,019
- Murphy, Mary heir of Wm F Kearns of Bklyn, to Wm J Boesch. Market st, e s, 100.2 n Cherry st, runs n 23.9 x e 60.8 x e 25 x n 23.7 x w 85.8 to st x 23.9 to beg; also land in Kings Co. All title. July 5, 1 yr, 6%. July 22, 1910. 1:253. 500
- Nunn, Wm E to Laura B Lee. 104th st, No 81, n s, 50.3 e Columbus av, 16.6x100.11. July 26, 5 yrs, 5%. July 27, 1910. 7:1840. 13,500
- Newport Realty Co to Fredk Lese. Mad av, Nos 2137, on map Nos 2141 to 2147, n e cor 134th st, No 43, 99.11x35. P M. Prior mt \$41,000. July 22, due Jan 25, 1911, 6%. July 27, 1910. 6:1759. 4,000
- Nolan, Bessie H to Clausen-Flanagan Brewery. 53d st, No 405 W. Saloon lease. July 21, demand, 6%. July 22, 1910. 4:1063. 5,481.49
- New York & Lindenhurst Estates Co to David M Edsall. Certificate as to mt for \$1,000 covering land in Queens Co. July 21, July 26, 1910. nom
- O'Brien, John F to Geo Ehret. Amsterdam av, n w cor 75th st, Saloon lease. July 25, 1910, demand, 6%. 4:1167. 10,000
- O'Connell, Jerome A with National Academy of Design. Morning-side av E, e s, 25.5 s 118th st, 25x100. Extension of \$18,000 mt until Oct 1, 1915, at 5%. July 15, July 22, 1910. 7:1944. nom
- O'Reilly, Thos, Fannie R Holland, Chas J, Geo J, Kathryn A & Ellen M O'Reilly & Mary E Donahue to Richd L Hand. 17th st, Nos 524 to 528, s s, 309.11 e Av A, 71.1x92. July 1, 3 yrs, 5%. July 28, 1910. 3:974. 16,000
- O'Brien, Joseph to FARMERS' LOAN & TRUST CO. Audubon av, s w cor 187th st, 25x100. July 21, 3 yrs, % as per bond. July 27, 1910. 8:2157. 6,000
- Park, Hobart J et al trus Jos Park with Isidore Lasser. 111th st, Nos 88 & 92 E. Extension of \$48,000 mt until June 23, 1915, at 5%. May 27, July 27, 1910. 6:1616. nom
- Picken, Geo F with HARLEM SAVINGS BANK. 141st st, No 475, n s, 35 e Amsterdam av, 17x99.11. Subordination agt. July 25, July 28, 1910. 7:2058. nom
- Picken, Clara to HARLEM SAVINGS BANK. 141st st, No 475, n s, 35 e Am av, 17x99.11. July 25, 5 yrs, 4½%. July 28, 1910. 7:2058. 14,000
- Price, Richd to TITLE GUARANTEE & TRUST CO. 2d av, No 1202, n e cor 63d st, No 301, 20.5x80. July 21, due, &c, as per bond. July 22, 1910. 5:1438. 15,000
- Rose, Wm G to Adele Kneeland exr & trus Chas Kneeland. 60th st, No 246, s s, 200 e West End av, 25x100.5. July 20, 1 yr, 5%. July 23, 1910. 4:1151. 6,250
- Runge, Emile of Flushing, N Y, to Anna M Warren. 11th st, No 625, n s, 308 w Av C, 25x103.3. P M. July 13, due Nov 1, 1910, 5%. July 26, 1910. 2:394. 13,000
- Rohmann, Franziska to Lawyers Mort Co. 110th st, Nos 223 to 231, n s, 266.8 w 2d av, 2 lots, each 41.8x100.11. Two P M mts, each \$37,500. July 27, 3 yrs, 5%. July 28, 1910. 6:1660. 75,000
- Rockton Construction Co to Union Mort Co. 27th st, Nos 122 to 130, s s, 281.3 w 6th av, 98.9x98.9. Bldg loan. July 27, due Apr 7, 1911, 6%. July 28, 1910. 3:802. 400,000
- Same to same. Same property. Certificate as to above mt. July 27, July 28, 1910. 3:802. —
- Rossett, Moritz exr Louis A Rosett with Mary M A O'Sullivan. 133d st, No 211 W. Extension of mt for \$10,000 to Jan 2, 1911, at 6%. July 27, 1910. 7:1939. nom
- Roberts, Hugh, of Jersey City, N J, to Morris Weinstein. 8th av, No 290, e s, 49.4 s 25th st, 24.8x100. P M. Prior mt \$23,000. July 26, due Jan 26, 1911, 6%. July 27, 1910. 3:774. 1,000
- Schmidt, Anna to Arvilla Einstein et al trus Moses Einstein. 2d av, No 2000, n e cor 103d st, 25.5x74.7. P M. July 26, 3 yrs, 5%. July 27, 1910. 6:1675. 17,000
- Same to Pauline S Schimmer. Same prop. P M. Prior mt \$17,000. July 26, 2 yrs, 6%. July 27, 1910. 6:1675. 2,000
- Salisbury Realty Co to METROPOLITAN LIFE INS CO. West End av, Nos 771 to 777, s w cor 98th st, No 300, 75.8x100. July 26, due Oct 1, 1915, 6%, until completion of bldgs & 5½% thereafter. July 27, 1910. 7:1887. 350,000
- Same to same. Same prop. Certificate as to above mt. July 26, July 27, 1910. 7:1887. —
- Swift Building Co to Fredk Grasmuck. St Nicholas av, No 660, e s, 558.9 s 145th st, 50x100. July 26, demand, 6%. July 27, 1910. 7:2051. 5,000
- Same to same. Same prop. Certificate as to above mt. July 26, July 27, 1910. 7:2051. —
- Schlesinger, Adolph to Wm Jay as trus Mary E B Field. 24th st, No 231, n s, 200.2 w 2d av, 29.4x98.9. July 28, 1910, 5 yrs, 4½%. 3:905. 32,000
- Same & Adolph Schlesinger with same. Same property. Subordination agt. July 26, July 28, 1910. 3:905. nom
- Seymour Realty Co with Martin H Goodkind. 85th st, No 149 W. extension of \$17,000 mt until Aug 1, 1915, at 4½%. July 26, July 28, 1910. 4:1216. nom
- Saalberg, Leopold to Louise W Harison. Am av, No 491, e s, 52.2 s 84th st, 25x90.10. P M. July 28, 1910, 3 yrs, 5%. 4:1214. 30,000
- Spiro, Joachim, Adolph Hirsch & Bernhard Fink & Harris Levy with WEST SIDE SAVINGS BANK. 102d st, No 310, s s, 200 e 2d av, 25x100. Subordination agt. July 22, July 28, 1910. 6:1673. nom
- Spiro, Joachim, Adolph Hirsch & Bernhard Fink to WEST SIDE SAVINGS BANK. 102d st, No 310, s s, 200 e 2d av, 25x100.11. July 15, due, &c, as per bond. July 28, 1910. 6:1673. 17,000
- Same & Augusta Levy with same. Same property. Subordination agt. July 22, July 28, 1910. 6:1673. nom
- Schmidt, Regina & Augusta Breitwieser with TITLE GUARANTEE & TRUST CO. 47th st, Nos 243 & 245 W. Subordination agreement. July 20, July 23, 1910. 4:1019. nom
- Swartz, Julia to John J Fallon. 121st st, No 232, s s, 321 w 7th av, 18x100.11. July 5, 5 yrs, 5%. July 22, 1910. 7:1926. 14,000
- Swartz, Julia & Harris L Rosenthal with John J Fallon. 121st st, No 232, s s, 321 w 7th av, 18x100.11. Subordination agreement. July 22, 1910. 7:1926. nom
- Sheehy, Frank P to Patk Darcy. 2d av, No 1601, n w cor 83d st, No 247, 26.6x73.2. July 12, 2 yrs, 6%. July 22, 1910. 5:1529. 7,000
- Smith, Andrew A to Jas C Thompson. 8th av, No 862, e s, 40.5 s 52d st, 20x80. July 21, due Dec 1, 1913, % as per bond. July 22, 1910. 4:1023. 7,000
- Sandrowitz, Bernard to Bronx Security & Brokerage Co. 5th st, No 811, n e s, 138 s e Av D, 26.8x97. July 21, installs, 6%. July 22, 1910. 2:360. 360
- Sixth Av & 4th St Realty Co to SAVOY TRUST CO. 4th st, s w cor 6th av, Nos 33-39, runs s 105 x w — x n — to Cornelia st, Nos 2-8, x e 115.5 to 4th st x s 9.2 to begin. Prior mt \$60,000. July 21, due, &c, as per bond. July 22, 1910. 2:589. 40,000
- Same to same. Same property. Certificate as to above mt. July 21, July 22, 1910. —
- Schlesinger, Adolph to Jonas Weil & ano. 50th st, Nos 512 & 514, s s, 200 w 10th av, 50x100.5. Prior mt \$—. July 22, demand, 6%. July 25, 1910. 4:1078. 5,000
- Swartz, Julia to Harris L Rosenthal. 105th st, No 169, n s, 175 w 3d av, 25x100.11; 105th st, No 143, n s, 415.5 e Amsterdam av, 33.5x134.10. Prior mt \$52,000. July 22, due, &c, as per bond. July 25, 1910. 6:1633, 7:1860. 3,000
- Samuels, Ephraim et al exrs Moritz Samuels with Wm Sibbert. 127th st, No 132 E. Agreement modifying terms of mt. July 19, July 25, 1910. 6:1775. nom
- Schmid, Christian P to David Lydig. 29th st, No 49, n s, 60 w 4th av, 20x98.9. July 25, due, &c, as per bond. July 26, 1910. 3:859. 45,500
- Schmid, Christian P to James P Lee. 4th av, Nos 426 to 430, w s, 23 n 29th st, runs n 63 x w 60 x s 86 to n s 29th st, No 51 x e 20 x n 23 x e 40 to beginning; 4th av, No 432, w s, 86 n 29th st, 21.6x60. P M. Prior mt \$95,000. July 25, 2 yrs, 5%. July 26, 1910. 3:859. 132,500
- Sinclair, Phebe S to ALBANY COUNTY SAVINGS BANK of City of Albany, N Y. 4th av, Nos 367 to 373, e s, 98.9 s 27th st, runs s 49.4 x e 79 x s 49.4 to n s 26th st, Nos 103 & 105, x e 41.10 x n 98.9 x w 120.10 to beg. July 25, 5 yrs, 4½%. July 26, 1910. 3:882. 300,000
- Stacey, J Lewis of Geneva, N Y, to Maria T Stacey. Front st, No 39, s e cor Coenties Slip, No 19, 20x50. 1-8 part. July 12, due July 1, 1911, 6%. July 26, 1910. 1:5. 1,500
- Thirty-Fifth Street & Fifth Avenue Realty Co with METROPOLITAN LIFE INS CO. 5th av, Nos 366 to 370, s w cor 35th st, No 2, 85.9x150. Extension of \$2,200,000 mt until May 1, 1915, at 5%. July 22, 1910. 3:836. nom
- Tompkins, Julie C et al with THE BOWERY SAVINGS BANK. Eldridge st, Nos 166-168. Extension of \$33,000 mt until July 7, 1915, at 4½%. July 7, July 22, 1910. 2:415. nom
- 227 W 17th St Co to 133 W 19th St, a corpn. 17th st, Nos 227-239, n s, 280 w 7th av, runs w 120 x n 40 x e 120.4 x s 42.4. Prior mort \$115,000. July 22, 1 year, 6%. July 23, 1910. 3:767. 7,500
- Same to same. Same property. Certificate as to above mt. July 22, July 23, 1910. —
- Taft Construction Co to Johanna M Moller & ano. Certificate as to 3 mts for \$2,500 each, covering land in Kings Co. July 12, July 22, 1910. Genl mts. nom
- Upright Co to THE GREENWICH SAVINGS BANK. 94th st, No 310, s s, 238 w West End av, 62x100.8. July 22, 1910, due, &c, as per bond. 4:1252. 108,000
- Same to same. Same property. Certificate as to above mt. July 20, July 22, 1910. 4:1252. —
- Valenstein, Moses to Laib Cohen. 59th st, No 322, s s, 325 w 1st av, 25x100.5. Prior mt \$20,000. July 18, 5 yrs, 6%. July 25, 1910. 5:1351. 4,000
- Welstead, John J to The Brooklyn Childrens Aid Society. 29th st, No 311, n s, 175 e 2d av, 20x98.9. July 22, 1910, 1 yr, 5%. 3:935. 8,000

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Weis, Carrie et al exrs of Moses Weis with Nathan Schlessel & ano. 92d st, Nos 320 & 322, s s, 300 e 2d av, 50x100.8. Extension of \$42,000 mt until June 30, 1915, at 5%. July 14. July 22, 1910. 5:1554.
Wetterau, Emma A, John B & Daniel to Bella C Peterkin. 1st av, No 137, n w cor St Marks pl, Nos 79 to 83, 85.11x75. July 8, 3 yrs, 5%. July 26, 1910. 2:450. 3,000
Welcome, Jennie T to Isidore Hirsch. 134th st, No 223, n s, 233.4 w 7th av, 16.8x99.11. P M. Prior mt \$—. July 25, due Aug 1, 1913, 6%. July 27, 1910. 7:1940. 2,000
Wallace, Walter heir of Wm F Kearns of Bklyn to Wm J Boesch. Market st, e s, 100.2 w Cherry st, runs n 23.2 x e 60.8 x e 25 x n 23.7 x w 85.8 to M st, —23.9 to beg; also land in Kings Co. All title. July 13, 1 year, 6%. July 22, 1910. 1:253. 300

BOROUGH OF THE BRONX.

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

*Arenfeld, Alice D to Saml J Wood. South Elizabeth st, s s, 43.4 e City Island av, 100x100, City Island. P M. July 25, due May 25, 1911, 6%. July 26, 1910. 3,000
Apmann, Hermann to DRY DOCK SAVINGS INSTN. Willis av, n w cor 139th st, 49.9x73x49.8x73. July 27, due, &c, as per bond. July 28, 1910. 9:2302. 30,000
*Agugliaro, Michele to Frank E Guild. Arthur av, s s, 175 w 5th av, 25x147.3x27.3x158.2. July 27, due Oct 1, 1913, 5½%. July 28, 1910. 4,200
*Brady, Edwin to Bruce-Brown Land Co. Wilcox av, s s, 94.10 e Gridley av, 25x100. P M. July 23, due, &c, as per bond. July 28, 1910. 455
*Baur, Aug to Bruce-Brown Land Co. Shore Drive, s s, 285.7 w Philip av, 25x191.6x25x184.5; Shore lot 39A blk 20, adj above on north. P M. July 23, due, &c, as per bond. July 28, 1910. 1,365
Bay, August to Bernard Galewski. 154th st, Nos 608 & 610, s s, 100 e Courtlandt av, 50x100. Certificate as to reduction of mt. July 25, July 26, 1910. 9:2400.
Ball, May E to BRONX SAVINGS BANK. Park av, n e cor 178th st, No 441, 78x16.8. July 27, 1910, 3 yrs, 5%. 11:3035. 5,000
Braun, Charles to Eugene H Hammond. 240th st, No 414, s s, 150 e Martha av, 25x100. P M. Prior mt \$5,000. July 26, 1910, 2 years, 6%. 12:3393. 1,150
Badanes, Bernard to James G King. Monroe av, w s, 70 n 173d st, 25x95. July 25, due Aug 1, 1915, 5%. July 26, 1910. 11:2792. 4,000
Becker, C Adelbert with Johanna M Moller. Park av, w s, 251.8 s 187th st, 36x½ blk. Subordination agt. July 22. July 23, 1910. 11:3031. nom
Same with Matilda Protzmann. Park av, w s, 215.8 s 187th st, 36 x½ blk. Subordination agt. July 22. July 23, 1910. 11:3031. nom
Bedford Boulevard Construction Co to Theo Wentz. Briggs av, n e cor 194th st, 100x25. Building loan. July 22, demand 6%. July 23, 1910. 12:3294. 20,000
Same to same. Same property. Certificate as to above mt. July 19. July 23, 1910. 12:3294.
*Callahan, Thos to Michl Doyle. Ash av, s s, 476 e Elm st, 25x100. lot 88 map Laconia Park. P M. July 22, 1910, 5 yrs, 6%. 650
Cohen, Hyman & Isidore to Adolph Hirsch. Woodycrest av, e s, 299.2 n 164th st, 53x200 to Anderson av. P M. July 15, 1 yr, 6%. July 23, 1910. 9:2508. 13,000
Cohen & Eckman Corpn to Wm H Pool. Franklin av, w s, 269.10 s 170th st, 40.1x208. July 22, 1910, 5 yrs, 5%. 11:2931. 38,000
Same to same. Same property. Certificate as to above mt. July 22, 1910. 11:2931.
Cohen & Eckman Corpn to J Lawrence Pool. Franklin av, w s, 229.9 s 170th st, 40.1x208. July 22, 1910, 5 yrs, 5%. 11:2931. 38,000
Same to same. Same property. Certificate as to above mt. July 22, 1910. 11:2931.
*Cook, Alfred A to Bruce-Brown Land Co. Philip av, w s, 25 n Clarence av, 125x100. P M. July 23, due, &c, as per bond. July 23, 1910. 3,062.50
*Cohen, Saml to Edw L Poppe. Sands av, s s, 195 e Schuyler pl, 60.11x100x70x100.5. P M. July 25, 3 yrs, 6%. July 28, 1910. 1,000
Cronin, Chas H to Josephine Mulholland. Washington av, e s, 100 n 170th st, 50x150x52x150, except part for av. P M. July 27, 3 yrs, 5½%. July 28, 1910. 11:2911. 8,000
Dohm, Bertha to Albert Rodler, Jr. Clay av, No 1066, e s, 384 n 165th st, 27x80. Prior mt \$1,500. Aug 3, 1909, 1 yr, % as per bond. July 27, 1910. 9:2425. 850
Dumas, Mary with Anna Schadt & ano. Teller av, n w s, 208.10 n e 169th st, 25x100. Extension of \$5,500 mt until Apr 19, 1913, at 5½%. Mar 31. July 22, 1910. 11:2782. nom
*Doughty, Frank B to Lillian G Sullivan. Robertson pl, n e s, at s w s Huguenot st, 66.8x100. July 22, 1 yr, 6%. July 23, 1910. 500
*Ehrlich, Otto Jr to Canrobert E T Muller. Coster st, e s, 618.6 n Kingsbridge rd, 50x100. July 25, 1910, due, &c, as per bond. 1,800
*Florio, Antonio to Guiseppe Marrone & ano. 8th st, s s, 100 e Av D, and being e ½ lot 174 map Unionport, 100x100. July 21, 5 yrs, % as per bond. July 26, 1910. 1,500
*Frank, Nathan to Jos Levy & ano. Jones av, e s, 475 s Jefferson av, 50x100. P M. Prior mt \$—. Apr 13, 1 yr, 6%. July 22, 1910. 207.93
Feuchtwanger, Emma with Winnie Realty & Const Co. Fox st, e s, 210 n Longwood av, 23.4x100. Extension of \$17,500 mort until July 22, 1913, at 5%. July 22, 1910. 10:2721. nom
Franklin, Emil to Adolph Landau. 136th st, s s, 318.9 e Willis av, 18.9x100. Prior mt \$9,000. June 18, 2 yrs, —%. July 28, 1910. 9:2280. 3,000
*Fichter, Leopold to Bruce-Brown Land Co. Philip av, s w cor Wilcox av, 25x100. P M. July 23, due, &c, as per bond. July 28, 1910. 630
*Finkel, Benj to Bruce-Brown Land Co. Gridley av, n e cor Clarence av, 50.4x94.6x50x101.4. P M. July 23, due, &c, as per bond. July 28, 1910. 1,190

*Ford, Alfred to Bruce-Brown Land Co. Gridley av, e s, 50.4 n Wilcox av, 25.2x101.6x25x104.11. P M. July 23, due, &c, as per bond. July 28, 1910.
Franklin, Emil & Sandor Herzog to Walmaur Realty Co. 136th st, No 436 East. Bond given to secure performance of contract. Apr 30, due as per bond. July 28, 1910. 9:2280. 3,700
Gelichmann, Louis to The F & M Schaefer Brewing Co. 134th st, No 909, n w cor Locust av, —; also 134th st, No 907 East. Saloon lease, &c. July 26, demand, 6%. July 27, 1910. 10:2594. 1,575
Grummon, Gertrude I of Englewood, N J, to Edw A von Sothen. Willis av, No 370, e s, 130 n 147th st, 20x100. Prior mt \$10,000. July 26, due Nov 1, 1910, 6%. July 27, 1910. 9:2287. 500
*Ganly, James V to DOLLAR SAVINGS BANK of City N Y. Westchester av, n s, 646.5 w Unionport road, runs n 34.3 x n 135.3 x n 87.7 x w 40.6 x s 258.3 to av x e 37 to beginning. July 27, 1910, due June 1, 1913, 5½%. 4,000
*Goldfein Realty & Const Co to Louis Frankenthaler. Beech av, n s, 501 e Elm st, 25x100. Prior mt \$—. July 6, 3 yrs, 6%. July 28, 1910. 350
*Guglielmo, Raffaele to Josephine S Hewitt. Pierce av, s s, 225 e Deane pl, lot 80 map partition Est Maria F Pierce & others at Westchester No 913, 25x—x—x191. July 20, due Dec 1, 1913, 6%. July 22, 1910. 1,000
*Guggolz (Wm) Const Co to Peter Ringen. White Plains rd, n w cor Reiss pl, 100.9x107.1x100x119.6. P M. July 21, 3 yrs, 5½%. July 22, 1910. 2,500
*Greene, Patk to Beadleston & Woerz. Ft Schuyler rd or Main st, n w cor Pelham rd or Appleton av. Saloon lease. July 22, demand, 6%. July 23, 1910. 100
Gillen, Jno J to Ed W Dufft. Brook av, n w cor 153d st, runs n 213.6 to Bergen av x s w 158 to c l Mill Brook x s 59.10 x e 44.7 to beg. Prior mt \$51,000. July 22, 1910, 3 yrs, 6%. 9:2363. 8,000
Goldschmidt, Edw, trustee of Deborah P Lowrey with Winnie Realty & Const Co. Fox st, e s, 276.8 n Longwood av, 33.4x100. Extension of \$17,500 mt until July 22, 1913, at 5%. July 22, 1910. 10:2721. nom
Goldschmidt, Edw, trustee of Deborah P Lowrey with Winnie Realty & Const Co. Fox st, e s, 243.4 n Longwood av, 33.4x100. Extension of \$17,500 mt until July 22, 1913, at 5%. July 22, 1910. 10:2721. nom
*Grossmann or Grosman, Carl to Stephan Parker. Commonwealth av, e s, 50 s Mansion st, 25x100, except part for av. July 25, 3 yrs, 5%. July 26, 1910. 4,000
Gotham Investors Co with Chas A Hammann. 3d av, No 4068. Subordination agreement. July 18. July 27, 1910. 11:2930. nom
*Hardy, Patk to Patk Conway. Morris Park av, s s, 25 e Lincoln st, 25x100. July 1, 10 yrs, 5%. July 22, 1910. 2,000
Herrlich, Katie wife of & Christian to Bronx Investment Co. 239th st, No 443, n s, 209.1 w Verio av, 75x100. P M. July 22, 5 yrs, 5%. July 23, 1910. 12:3393. 8,750
Hayes, Katherine G to Jane E Taylor. Palisade av, s e cor South st, 172x312.8x183.8x304.4. July 25, due Nov 1, 1910, 6%. July 26, 1910. 13:3424. 3,000
*Hoffmann, Theresa wife of & Adam Hoffmann to Wm Beaman. Ellison av, e s, 325 s Latting st, 25x134.6x26.5x125.11. July 26, 1910, 3 years, 5½%. 4,200
*Hardie Daniel to Jas E Dougherty as trustee Wm D Reilly. Willett (3d) av, w s, 300 n 216th (2d) st, 25x100. July 26, 5 yrs, 5%. July 27, 1910. 5,000
*Halberstadt, Chas L to Bronxwood Realty Co. South Chestnut Drive, n s, 485 e North Chestnut Drive, 42.2x100, Bronxwood Park. P M. July 19, 2 yrs, 6%. July 23, 1910. 225
Helbing, Rudolph J to Isabel W Niles. Woodlawn road, e s, 25.5 s 207th st, 25.5x100. P M. July 26, due Dec 26, 1910, 5½%. July 27, 1910. 12:3342. 1,330
*Husson, Matthew A to Edw Scofield. Newman st, s e cor 150th st, 75x100. July 22, 1 yr, 6%. July 23, 1910. 1,200
*Hettler, Wm C to Bruce-Brown Land Co. Clarence av, n s, 126.4 e Gridley av, 25x150. P M. July 23, due, &c, as per bond. July 28, 1910. 630
*Hoffmann, Wm J to Bruce-Brown Land Co. Clarence av, s s, 325 w Philip av, 50x100. P M. July 23, due, &c, as per bond. July 28, 1910. 1,085
Irving, Frank with Matilda L Sheldon. Hull av, e s, abt S36 s Gun Hill rd, 25x100. Extension of \$2,000 mt until May 28, 1915, at 5½%. May 26. July 23, 1910. 12:3351. nom
*Janss Geo H to Herman R Meister. Lot 334 map No 1106 Arden property. P M. July 18, 3 yrs, 5½%. July 26, 1910. 400
*Johnston, Selema J to Matthias Haffen. 223d st, n s, 105.5 e White Plains road, 25x114.3. Building loan. July 25, 3 yrs, 6%. July 26, 1910. 3,500
*Jackle, Michael to Sam'l A Knapp. 229th st, s s, 105 w Prospect Terrace, 100x114, Wakefield. July 20, 3 yrs, 6%. July 25, 1910. 2,000
*Kaufman, Philip to Chas R Strong. Starling av, s w cor Odell st, 85x105. July 25, 1910, 3 yrs, 5½%. 2,500
*Koenig, Marie & Frederick Koenig to Bronx Security & Brokerage Co. 173d st, w s, 306.8 s Gleason av, 25x100. July 22, installs. 6%. July 25, 1910. 350
Kratz, Wm G to Jno Counes. Cauldwell av, w s, 525 s 156th st, 26.8x115x27.6x115. Extension of \$3,500 mt until Oct 19, 1912, at 6%. July 21. July 22, 1910. 10:2624. nom
*Keirns, Arline & John H to Irene M Keirns. Lots 333 to 336 map estate of Eliz R B King at City Island, except part for Main st. July 26, 1 yr, 6%. July 27, 1910. 4,000
Kraho- Ernst Realty Co to American Mortgage Co. 180th st, s s, 100 w Vyse av, 2 lots, each 40x110. 2 building loan mts, each \$28,000. July 26, 1 yr, 6%. July 27, 1910. 11:3127. 56,000
Same to same. Same property. Certificate as to 2 mts for \$28,000 each. July 26, July 27, 1910. 11:3127.
Same to Hans F N Truelsen. Same property. 2 morts, each \$3,500; 2 prior morts \$28,000 each. July 26, due May 1, 1912, 6%. July 27, 1910. 11:3127. 7,000
Katz, Herman J to Chas A Hammann. 3d av, No 4068, e s, 439.10 n 174th st, 24.11x100. July 22, due, &c, as per bond. July 27, 1910. 11:2930. 14,000
Same & Max Cohen with same. Same property. Subordination agt. July 25. July 27, 1910. 11:2930. nom

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSO ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<p>ALSEN</p>	<p>SEE PAGE 155 IN "SWEETS" FOR FULL PARTICULARS</p>	<p>This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.</p>
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- Katzenstein, Simon to Isidor Frank: Bergen av, No 599, w s, 150 s 152d st, 25x100. P M. Prior mt \$10,000. July 25, 2 yrs, 6%. July 27, 1910. 9:2362. 3,000
- Kelly, Wm C with Wm H Mehlich. Daly av, s s, 50 s 178th st, 31.4x80. Subordination agreement. July 25. July 27, 1910. 11:3121. nom
- Kechele, Oscar to A J Schwarzler Co. Clay av, No 1276, e s, 35.3 s 169th st, 40.3x80. P M. Prior mort \$—. July 26, 2 yrs, 6%. July 27, 1910. 9:2427. 2,000
- *Kraft, Robt C to Bruce-Brown Land Co. Shore Drive, s s, 233.7 w Philip av, 51.10x184.5x50x170.4; Shore lots 37A & 38A blk 20, adj above on north. P M. July 23, due, &c, as per bond. July 28, 1910. 2,800
- Katz, Blanche D to Alphons Dryfoos. 138th st, n s, 76.10 e Alexander av, 25.11x100. P M. Prior mt \$10,000. June 30, 5 yrs, 5%. July 28, 1910. 9:2301. 15,000
- Lawyers Mortgage Co with Herman Wieben. Dawson st, No 686. Extension of \$4,000 mt until July 23, 1915, at 5%. July 6. July 25, 1910. 10:2686. nom
- Leffler, John to John W Bratton. Greystone av, w s, 200 s 238th st, 50x100; Greystone av, w s, 100 s 238th st, 50x100. July 8, due, &c, as per bond. July 25, 1910. 13:3406 & 3414. 3,000
- *Larsen, Lizzie to Carmine Tarnatore & ano. Stillwell av, e s, 50 n Saratoga av, 25x100. P M. July 22, due Dec 15, 1911, 6%. July 25, 1910. 700
- *Larsen, Lizzie to Carmine Tarnatore & ano. Stillwell av, e s, 75 n Saratoga av, 25x100. P M. July 22, due Dec 15, 1911, 6%. July 25, 1910. 700
- Lawyers Title Ins & Trust Co with Winnie Realty & Const Co. Fox st, e s, 110 n Longwood av, 3 lots, each 33.4x100. Extension of 3 morts for \$17,500 each until July 14, 1915, at 5%. July 14. July 26, 1910. 10:2721. nom
- Longfellow Realty Corpn to Prospect Investing Co. Kelly st, e s, 149.1 n 167th st, 100x116.11x100.7x106.2. Bldg loan. July 26, due Jan 1, 1911, 6%. July 27, 1910. 10:2706. 64,000
- Same to same. Same property. Certificate as to above mt. July 21. July 27, 1910. 10:2706. —
- Longfellow Realty Corpn to Solomon Cohen. Kelly st, e s, 149.1 n 167th st, 100x116.11x100.7x106.2. P M. Prior mt \$64,000. July 26, demand, 6%. July 27, 1910. 10:2706. 8,500
- Lawyers Mort Co with Mary J Crane. Dawson st, No 678. Extension of \$3,500 mt until July 23, 1915, at 5%. July 5. July 27, 1910. 10:2686. nom
- *Logan, Matilda J of Yonkers, N Y, to Bruce-Brown Land Co. Clarence av, n s, 225 w Philip av, 50x150. P M. July 23, due, &c, as per bond. July 28, 1910. 1,000
- *Lynch, Jno J to Bruce-Brown Land Co. Clarence av, s s, 84.6 e Gridley av, 50x100. P M. July 23, due, &c, as per bond. July 28, 1910. 1,085
- *La Bissonniere, Louis to Bruce-Brown Land Co. Clarence av, n s, 200 w Philip av, 25x150. P M. July 23, due, &c, as per bond. July 28, 1910. 577.50
- Levin, Solomon of Bklyn, N Y to Jacob Terr. Grant av, w s, 150 s 167th st, 25x100. Prior mt \$—. June 30, 3 yrs, 6%. July 28, 1910. 9:2452. 400
- Longfellow Realty Corpn to Saml L Goldenberg & ano trustees Julius L Goldenberg. Freeman st, s s, 33.6 w Longfellow av, 47x90.4. July 27, 3 yrs, 5%. July 28, 1910. 11:2993. 30,000
- Same to same. Same property. Certificate as to above mt. July 26. July 28, 1910. 11:2993. —
- Same & Daniel J Mendelson with same. Same property. Subordination agt. July 27. July 28, 1910. 11:2993. nom
- Longfellow Realty Corpn to Levi S Tenney, trus. Longfellow av, s w cor Freeman st, 90.4x33.6. July 27, due Dec 1, 1913, 5%. July 28, 1910. 11:2993. 30,000
- Same to same. Same property. Certificate as to above mt. July 26. July 28, 1910. 11:2993. —
- Same to same. Longfellow av, w s, 90.4 s Freeman st, 41.4x109.5. July 27, due Dec 1, 1913, 5%. July 28, 1910. 11:2993. 32,000
- Same to same. Same property. Certificate as to above mt. July 26. July 28, 1910. 11:2993. —
- Same to Jacob B Baum. Freeman st, s s, 80.6 n w Longfellow av, 28.11x90.4. July 27, 3 yrs, 5%. July 28, 1910. 11:2993. 18,000
- Same to same. Same property. Certificate as to above mt. July 26. July 28, 1910. 11:2993. —
- Same & Daniel J Mendelson with same. Same property. Subordination agt. July 27. July 28, 1910. 11:2993. nom
- Longfellow Realty Corpn & Danl J Mendelson with Levi S Tenney & ano, trustees Wm D Thompson. Longfellow av, w s 90.4 s Freeman st, 41.4x109.5. Subordination agt. July 27. July 28, 1910. 11:2993. nom
- Same with same. Longfellow av, s w cor Freeman st, 90.4x33.6. Subordination agt. July 27. July 28, 1910. 11:2993. nom
- Longfellow Realty Corpn to Prospect Investing Co. Kelley st, e s, 149.1 n 169th st, 100x110. Certificate as to mt for \$64,000. July 22. July 28, 1910. 10:2706. —
- Merrivale Realty Co to Wm H Mehlich. Daly av, w s, 50 s 178th st, 31.4x80. Prior mt \$17,000. July 25, 2 yrs, 6%. July 27, 1910. 11:3121. 2,500
- Same to same. Same property. Certificate as to above mt. July 25. July 27, 1910. 11:3121. —
- Mullen, Anna M to Thos F Byrnes & ano. Lincoln av, s w cor 136th st, 26.10x105.10 to e s 3d av, x26.10x99.9. July 26, due, &c, as per bond. July 27, 1910. 9:2318. 5,000
- *Morgan, Marguerite D to Bruce-Brown Land Co. Shore Drive, s s, 415.3 w Philip av, 51.10x233.7x50x219.6; Shore lots 44A & 45A blk 20, adj above on north. P M. July 23, due, &c, as per bond. July 28, 1910. 3,220
- Mendelson, Danl J with Levi S Tenney, trustee Wm M Prichard. Freeman st, s w cor Longfellow av, —x—. Agt as to share ownership in bond & mort. July 27. July 28, 1910. 11:2993. —
- Same with Levi S Tenney & David Stewart, trustees Wm D Thompson. Longfellow av, w s, 90.4 s Freeman st, —x—. Agt as to share ownership in bond & mt. July 27. July 28, 1910. 11:2993. —
- Markowitz, Jac I of Dorchester, Mass, to Dominick Marsullo. Fulton av, No 1555, w s, 42.9 n Wendover av, 39x100. Prior mt \$—. July 16, 3 yrs, 6%. July 26, 1910. 11:2929. 6,000
- *Menaker, Herman to Christina Renken. Richardson av, s w cor Kossuth av, 100x150. July 23, due Nov 25, 1912, 5½%. July 26, 1910. 4,300
- Moritz, Isaac to Lucy A Banfield. Mosholu Parkway North, e s, 89.11 n Steuben av, 125x166 to Steuben av x158x89.6. July 1, 3 yrs, 5½%. July 26, 1910. 12:3326 & 3336. 7,000
- *McAuliffe, Mary to Bronx Security & Brokerage Co. Virginia av, w s, 188 s Walter st, 25x101.3. July 21, installs, 6%. July 22, 1910. 200
- Mariani, Martino to Frances E Day. Morris av, No 626, e s, 76 n 151st st, 16.1x70.3. P M. July 21, 5 yrs, 5%. July 22, 1910. 7,000
- Mascia, Saverio A & Bartolomeo Zunino & Louisa Zunino with DOLLAR SAVINGS BANK. 151st st, s s, 100 w Morris av, 50x118.5. Subordination agt. July 22. July 23, 1910. 9:2440. nom
- Mascia, Saverio A & Bartolomeo Zunino to DOLLAR SAVINGS BANK of City of N Y. 151st st, s s, 100 w Morris av, 50x118.5. July 22, 1910, 3 yrs, 5%, until June 1, 1911, 6% thereafter. 9:2440. 33,000
- McAfee Construction Co to HARLEM SAVINGS BANK. 144th st, n s, 150 e Brook av, 2 lots, 37.6x100 each. 2 mts, each \$28,000. July 22, 5 yrs, 5%. July 23, 1910. 9:2271. 56,000
- Same to same. Same property. Certificate as to above mts. July 20. July 23 1910. 9:2271. —
- Nardillo, Sebastino to Lillian G Sullivan. 203d st late Rockfield st, n s, 350 e Marion av, 25x127.3. July 15, due Sept 18, 1910, 6%. July 23, 1910. 12:3309. 225
- Normal Const Co to Enoch C Bell. 134th st, s s, 25.1 e Brook av, 49.10x100. July 27, demand, 6%. July 28, 1910. 9:2261. 2,000
- Same to same. Same property. Certificate as to above mt. July 27. July 28, 1910. 9:2261. —
- NORTHERN BANK of N Y with Frank Miller. 170th st, s w cor Bristow st, 52.6x105.7x57.6x105.6; 170th st, s s, 52.6 w Bristow st, 22.8x irreg x67.1x irreg. Participation agt. July 22. July 27, 1910. 11:2963. nom
- *Olshewski, Lukas to G De Witt Clocke, trus of Jno Roddy. 220th st late 6th st, n s, w ½ of e ½ lot 357 map Wakefield, 25x114. July 20, due, &c, as per bond. July 22, 1910. 3,000
- O'Connor, Jane to Robert Morrison. Timpson pl, e s, 24.5 s 147th st, runs s 79.11 x w 53.11 to pl x n 96.4 to beginning. July 25, 3 yrs, 6%. July 26, 1910. 10:2600. 2,000
- Olsson, Alfred B to Prospect Investing Co. Hoe av, e s, 75 n 172d st, runs n 50 x e 100 x s 47.10 x s w — x w — to beg. July 25, 1 yr, 6%. July 23, 1910. 11:2989. 30,000
- Picone & Oliva Construction Co to John J Tully Co. Fox st, e s, 280 n Home st, two lots, each 40x100. Two P M mts, each \$5,000. Two prior mts, each \$32,000. July 20, 3 yrs, 6%. July 25, 1910. 11:2974. 10,000
- Same to same. Fox st, e s, 360 n Home st, runs n 40 x w 91.9 x s w 14.1 to Fox st, x s 28.6 to beg. P M. Prior mt \$32,000. July 20, 3 yrs, 6%. July 25, 1910. 11:2974. 6,000
- Same to same. Fox st, e s, 280 n Home st, runs n 120 x w 91.9 x s w 14.1 to beg, x s 108.6 to beg. P M. Prior mt \$112,000. July 20, 2 yrs, 6%. July 25, 1910. 11:2974. 6,000
- Perry, Wm H to Edw A Acker. Decatur av, e s, 50 s 209th st, 25x100. July 19, due July 1, 1912, 6%. July 25, 1910. 12:3355. 2,000
- Pletscher (Martin) Const Co to Cath S Burton. Bryant av, e s, 290 s Garrison av, 20x100. July 12, due July 1, 1912, 5½%. July 27, 1910. 10:2761. 4,500
- Same to same. Same property. Certificate as to above mt. July 12. July 27, 1910. 10:2761. —
- Same to Wm Grosspeter. Bryant av, e s, 250 n Garrison av, 20x100. July 12, due July 1, 1913, 5½%. July 27, 1910. 10:2761. 5,000
- Same to same. Same property. Certificate as to above mt. July 12. July 27, 1910. 10:2761. —
- *Reynolds, Walter H to Bruce-Brown Land Co. Philip av, w s, 75 s Clarence av, 25x100. P M. July 23, due, &c, as per bond. July 28, 1910. 455
- Ruckdaschel, Albert C to TITLE INSURANCE CO OF N Y. Hall pl, e s, 238.1 s 167th st, 45x57.6x44.2x—. July 27, 1910, 3 yrs, 5%. 10:2700. 2,000
- Reliable Const Co to Isaac L Kip & ano exrs & Cornelia B Kip. Jackson av, e s, 212.10 s 163d st, 2 lots, each 38x87.6. 2 bldg loan mts, each \$27,500. July 26, due Jan 26, 1911, 6%. July 27, 1910. 10:2618. 55,000
- Same to same. Same property. Two certificates as to above mts. July 26. July 27, 1910. 10:2618. —
- Rosenbaum, Beatrice to Jos Lahres. Morris av, No 1978, e s, 200 s 179th st, 20x100. Prior mt \$7,500. July 27, 1910, 1 yr, 6%. 11:2807. 1,500
- Rendall, Jno to Matilda Protzmann. Park av, w s, 215.8 s 187th st, 36x102.11x36.8x103.10. July 22, due, &c, as per bond. July 23, 1910. 11:3031. 15,000
- Rendall, Jno to Marilda Protzmann. Park av, w s, 215.8 s 187th st, 36x103.10x36x104.8. July 22, 5 yrs, 5%. July 23, 1910. 11:3031. 15,000
- *Reynolds, Jas to Sarah C Buckenham. Av C. now Castle Hill av, n e cor 4th st, 108x102.6; 4th st, n s, 102.8 e Av C, 102.6x108. Unionport. Prior mt \$19,500. July 21, due Aug 22, 1910, 6%. July 22 1910. 1,100
- Rennard, Mary T to The Park Mort Co. 203d st, n s, 145.9 e Grand Boulevard & Concourse, 25x127.4. July 14, 2 yrs, 6%. July 23, 1910. 12:3309. 1,500
- Roberts, Irving to Emma C Wallace. 165th st, s s, 70.3 e Kelly st, runs s 70.5 x s 19.7 x e 50 x n 21.4 x n 72.2 x w 50 to beg. Prior mt \$8,000. July 22, due Jan 22, 1911, 6%. July 23, 1910. 10:2745. 5,000
- *Schellenberg, Elise to Elizebeth Betz. Watson av (9th st), n s, 100 w Castle Hill av (Av C), 30x108. Prior mt \$—. July 25, 3 yrs, 5½%. July 25, 1910. 2,000
- *Seewacha Realty Co to Levino Santoro. Westchester av, n s, 50 w Zerega av, 25x94.8. Prior mt \$5,500. July 25, due as per bond. 4%. July 26, 1910. 1,000
- *Sexton, Peter to Bruce-Brown Land Co. Shore Drive, s s, 129.8 w Philip av, 51.10x156.3x50x142.3; Shore lots 33A & 34A blk 20, adj above on north. P M. July 23, due, &c, as per bond. July 28, 1910. 3,290

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Summit Building Co to City Mort Co. 163d st, s s, 115 e Ogden av, 50x100. Bldg loan. July 28, 1910, demand, 6%. 9:2511. 34,000

Same to same. Same property. Certificate as to above mt. July 28, 1910. 9:2511. ---

Same to Cath L Wynne. Same property. P M. Prior mt \$34,000. July 28, 1910, 1 yr, 6%. 9:2511. 14,000

Same to same. Same property. Certificate as to above mt. July 28, 1910. 9:2511. ---

Stafford Construction Co to City Mort Co. Tiffany st, w s, 165.10 s Intervale av, runs s 100 x w 114.7 x n 25 x e 10.4 x n 25 x e 18.1 x n 17.3 x n e 10.11 x e 12.5 x n 7.4 x n e 25 x e 48.2 to beg. Bldg loan. July 26, demand, 6%. July 28, 1910. 10:2706. 50,000

Same to same. Same property. Certificate as to above mt. July 26, July 28, 1910. 10:2706. ---

*Schoonmaker, Elmer, Jno P Cole & Jno C Batstone to Andrew G Anderson. 224th st, No 641 (10th av), n s, 205 e 2d st, 25x114, Wakefield. P M. Prior mt \$4,000. July 25, due, &c, as per bond. July 28, 1910. 800

*Schwarzer, Herman C to Bruce-Brown Land Co. Philip av, w s, 75 s Clarence av, 25x100. P M. July 23, due, &c, as per bond. July 28, 1910. 612.50

Tully (Thos H) Construction Co to LAWYERS TITLE INS & TRUST CO. Home st, No 835, n s, 66.7 w Prospect av, 49.11x 107.7x45x85.11. July 21, 5 years, 5%. July 22, 1910. 10:2681. 29,000

Same to same. Same property. Certificate as to above mt. July 21, July 22, 1910. ---

*Tolley, Walter W to Bruce-Brown Land Co. Clarence av, s s, 134.6 e Gridley av, 75x100. P M. July 23, due, &c, as per bond. July 28, 1910. 1,350

*Turbin, Lena to Bruce-Brown Land Co. Gridley av, s e cor Wilcox av, 25.2x98.3x25x94.10. P M. July 23, due, &c, as per bond. July 28, 1910. 665

Viol, Carl M with Wm C Brown. Bristow st, No 1385, w s, 150 n Jennings st, runs n 22.6 x w 59.3 & 28 x s 24.1 x e 87.2 to beg. Extension of \$1,000 mt until July 15, 1911, at 6%. July 15, July 23, 1910. 11:2963. nom

Washington Garage Co to THE EAST RIVER SAVINGS INSTN. Washington av, e s, 188.6 n 165th st, runs e 185.10 x n 75.6 x w 100 x s 50 x w 85.11 to Washington av x s 25.6 to beginning. July 21, 5 yrs, 5%. July 22, 1910. 9:2370. 15,000

Same to same. Same property. Certificate as to above mt. July 21, July 22, 1910. 9:2370. ---

*Worms, Henry to DOLLAR SAVINGS BANK of the City of N Y. 10th st, n s, lot 245 map Unionport, 100x108. July 21, due June 1, 1912. 5 1/2%. July 23, 1910. 1,600

Whalen-Hadley, Inc, to Surety Land Co. Bryant av, Home st, West Farms road, the blk, being 157.8 on Bryant av, 120.5 on Home st & 203.11 on road. P M. Prior mt \$16,000. July 21, due, &c, as per bond. July 22, 1910. 10:2753. 3,000

Weil, Herman to Friedens Verein No 1. 136th st, No 586, s s, 150 e St Ann's av, 25x100. July 25, 1910, 3 yrs, 5%. 10:2548. 10,000

Wotrlich, Clara to Geo Meister, Jr. 146th st, No 340, s s, 275 w 3d av, 25x100. Prior mt \$14,000. July 1, 3 yrs, 5%. July 23, 1910. 9:2326. 2,000

*Wood, Wm to Bruce-Brown Land Co. Gridley av, e s, 25.2 s Clarence av, 25.2x91.3x25x87.11. P M. July 23, due, &c, as per bond. July 28, 1910. 542.50

*Wagler, Wm Jr to Bruce-Brown Land Co. Gridley av, s e cor Clarence av, 25.3x87.11x25x84.6. P M. July 23, due, &c, as per bond. July 28, 1910. 630

*Same to same. Philip av, n w cor Clarence av, 25x100. P M. July 23, due, &c, as per bond. July 28, 1910. 700

Wormer, Jennie & Sophie Mayer to Jennie Tackney. Intervale av, e s, 212.5 n Freeman st, 50x88.9x50.9x100.3. P M. Prior mt \$49,000. July 27, due Aug 1, 1911, 6%. July 28, 1910. 11:2976. 892.10

*Wagner, Jos to Elvey K Johnston. Hermany av (2d st), s s, 105 e Castle Hill av (Av C), 144x200x145.2x182.3, Unionport. July 27, due Oct 1, 1913, 5 1/2%. July 28, 1910. 6,000

Zimmerman, Jessie to Andrew Radel. Ryer av, No 2068 e s, 556.8 n Burnside av, 24.5x100.10x24.5x100.7. July 28, 1910. 1 yr, 5%. 11:3144 & 3149. 8,000

*Zuelch, Geo to Adelaide Burlando. 1st av, s s, 400 e Maple st, 46x125; 1st st, s s, at e s lot 115 on map No 589 of New Village Jerome, runs s 178.6 x e — to w line of map Village Wakefield x n 178.5 to st x w — to beg; 4th st or av, w s, at s s 1st st or av, 187.5x50.4x178.5x19.8. July 26, due, &c, as per bond. July 28, 1910. 4,000

Zingales Realty Co to Gaetano Zingales. Bryant av, n e cor Freeman st, 53x100x50x85.8. July 25, due, &c, as per bond. July 26, 1910. 11:2999. 10,000

Zierner, Fredk W with Mary E Radcliff guardian Albert E Radcliff. Marmion av, e s, 50 n Fairmount pl, 25x96.9. Extension of mt for \$7,500 to Aug 17, 1913, at 5%. July 27, July 28, 1910. 11:2960. nom

JUDGMENTS IN FORECLOSURE SUITS.

July 21.

New Bowery, No 47. Harlan F Stone agt Chas W Bauschat et al; Wilmer, Canfield & Stone, att'ys; Samuel S Koenig, ref. (Amt due, \$26,234.37.)

Bowery, No 319. Hans Reiss agt Margaretha Werner et al; Geo W Stake, att'y; David Robson, ref. (Amt due, \$11,200.)

July 22.

3d av, No 3621. Theresa J Shueller agt Addie Levy et al; Goldfogle, Cohn & Lind, att'ys; Alexander Wolf, ref. (Amt due \$3,447.12.)

7th av, Nos 1975 & 1977. Joseph Yesky agt Harry L Topfritz; Max Altman, att'y; Phoenix Ingraham, ref. (Amt due, \$10,146.75.)

7th av, Nos 1971 & 1973. Moses H Grossman agt Hary L Topfritz; Louis J Vodhaus, att'y; Phoenix Ingraham, ref. (Amt due, \$10,133.03.)

Hull av, e s, 207.4 n 205th st, 25x100. Wm J McCutcheon agt Josephine A Huebener et al; Chas P Hallock, att'y; James M Gorman, ref. (Amt due, \$5,785.96.)

July 23.

120th st, s s, 110.10 e 4th av, 20x100.10. German Savings Bank agt Chas W Bauschat; Alfred Roelker, Jr, att'y; Phelan Beale, ref. (Amt due, \$7,310.45.)

July 25.

Belmont av, e s, 127.9 n 181st st, 58.10x164.1. Italian Savings Bank agt Ceasre Pianisani; John E Wayland, att'y; Adelmia H Burd, ref. (Amt due, \$9,622.50.)

Van Corlears pl, s e s, 314.5 s w Wickes pl, 30x80. John L Osborne agt Maria I McShane; Fetterch, Silkman & Seybel; att'y; Percival G Ullman, ref. (Amt due, \$1,312.92.)

119th st, n s, 137.6 w 7th av, 37.6x100.11 Lillian Rose agt Moses S Shill et al; Robert L Turk, att'y; Manton M Wyvell, ref. (Amt due, \$12,773.88.)

July 26.

8th av, w s, 40 s 153d st, 40x100. Mary B Shwab agt Chas F Bauerdorf; Schenck & Punnett, att'ys; Marcus J Waldheimer, ref. (Amt due, \$10,473.97.)

July 27.

83d st, No 521 East. Chas Hammel & Co agt Abram H Goldner et al; Geo Hahn, att'y; Max A Schlessinger, ref. (Amt due, \$3,257.34.)

171st st, s s, 150 e 11th av, 25x95. Emma L Simpson agt John C Koopman; Wm V Simpson, att'y; Colin W MacLennon, ref. (Amt due, \$5,137.60.)

July 28.

Cherry st, No 274. Samuel Cohen agt Wolf Bloom et al; Rosenthal & Steckler, att'ys; Loring M Black, Jr, ref. (Amt due \$5,020.57.)

LIS PENDENS.

July 23.

69th st, s s, 100 e West End av, 25x100.5. Michael P Burns et al agt John H Quirk et al; action to foreclose mechanic's lien; att'y, E E Jacobson.

July 25.

Mott st, Nos 123 & 125. Antoinette Faggelle agt Marshall Realty Co et al; action to remove cloud, &c; att'y, W Ryerson.

July 26.

17th st, n s, 150 w 6th av, 20x—. City of N Y agt David Oasterweis; notice of levy; att'y, A R Watson.

128th st, No 222 East. Catherine McBride agt Mary L McB Brooks; action to compel conveyance; att'y, W Chandler.

July 27.

Castle Hill av, s e cor Westchester av, 108x200.1 5th st, s s, lot 87 map of Unionport, Bronx. Harry S Hale agt Hattie A Brown et al; action to determine validity of will, &c; att'y, M M Wyvell.

147th st, No 471 West. Margaret Lenahard agt Catharine Coffey et al; partition; att'y, C G Macy.

Broadway, Nos 1457 to 1461.

7th av, Nos 587 to 593.

Westinghouse, Church, Kerr & Co agt Henry Phipps Estate et al; action to foreclose mechanics lien; att'ys, Griggs, Baldwin & Baldwin.

53d st, Nos 312 & 314 East.

2d av, No 1867; two actions.

Simon Uhlfelder et al agt Adolf Steinhardt et al; action to enforce contract; att'y, M Silverstein.

39th st, s s, 250 w 9th av, 25x98.9. Edwd V Krauss agt Lizzie Wahl; notice of levy; att'y, R Lyon.

July 28.

207th st, n s, 125 e White Plains rd, 75x75. Ruggero Stanchina agt David G O'Hara et al; action to foreclose mechanic's lien; att'y, W A Keating.

46th st, n s, 100 e 8th av, 25x100.5.

8th av, e s, 25.6 n 46th st, 25x100.

8th av, n e cor 46th st, 25.5x100.

Geo W Thompson agt Metropolitan Mercantile & Realty Co; notice of attachment; att'y, C A Smythwick.

87th st, No 213 East. Elizabeth M Stevens et al agt Morris Isaacs et al; action to recover possession; att'ys, Harris & Towne.

21st st, No 218 & 220 East.

20th st, No 321 East.

6th st, s s, lot 49 map of property of Nicholas W Stuyvesant. ---

3d av, w s, 25.6 s 16th st, 52x100.

20th st, s s, 119.6 e 1st av, 80x92.

3d av, w s, 51 n 15th st, 26x100.

3d av, w s, 77 n 15th st, 26x100.

3d av, No 156, leasehold. Joseph S Woodhouse et al agt Claiborne O Woodhouse Jr et al; partition; att'y, I B Stewart.

225th st, s s, w 1/2 lot 559 map of Village of Wakefield, Bronx. Annie J Fitzgerald agt

Vincent Serra; specific performance; att'y, F P Troutman.

101st st, s s, 100 w Columbus av, 25x100.11. Samuel Warshaw agt Geo Laubentracht et al; specific performance; att'y, D Freiberger.

Prospect av, e s, 106.9 s Jennings st, 40x104.9x irreg. Butler & Herman Co agt Caroline Uhlig et al; action to compel conveyance; att'ys, Eidlitz & Hulse.

July 29.

Lot 38, blk 675, sec 3. Tax map Manhattan. Lot 59, blk 674, sec 3. Tax map Manhattan. Two actions. Realty Associates agt Nathalie E Baylies et al; two actions to foreclose tax lien; att'y, H Swain.

West Broadway, n e cor Warren st, 75.3x53.7. 4th av, s w cor 32d st, —x83.8. Robert L Morrell agt N Y Life Ins & Trust Co trustee, &c, et al; partition; att'y, C H Topping.

Cromwell av, e s, 194.5 s Macombs rd, 28.10x 11xirreg. John Brady agt Jas Brody et al; partition; att'y, T C Larkin.

7th av, No 107. Henry Hirschberg agt Theodore S Miller; notice of attachment; att'y, W H James.

129th st, Nos 251 to 255 West. Chas B Wilkinson agt Johnston Umstead Realty Co; specific performance; att'y, N Hart.

Lot 61, blk 674, sec 1. Tax map of Manhattan. Realty Associates agt Schuyler V C Hamilton et al; action to foreclose tax lien; att'y, H Swain.

Alexander av, e s, 83.4 n 136th st, 16.8x96.6. James E Curry agt Frederick W Pearse; specific performance; att'ys, Menken Bros.

FORECLOSURE SUITS.

July 23.

Lots 471 & 472 blk P amended map of Mapes Estate, Bronx. Emma F Bentley agt Florence E Robinson et al; att'y, C P Hallock.

Greenwich st, No 547. Kempesala Realty Co agt Elizabeth Bendfeldt et al. att'ys, Walsh & Waddy.

24th st, Nos 408 & 410 West (2 actions). Flora L Vose agt Joseph C Conkling et al; att'y, S G Gibboney.

68th st, s s, 373.8 e 3d av, 18.2x100. Saml Goldsticker agt Louis Goldsticker et al; att'ys, Guggenheimer, Untermyer & Marshall.

132d st, n s, 100 w Am av, 25x99.11. Francis Frey Jr agt Julius Davidson et al; att'y, A W Glatmayer.

Crotona av, n w cor 179th st, 25x100. Helen T Coughlin agt Michael F Colwell; att'y, F W Pollock.

123d st, Nos 214 & 216 East. Philip Schulang agt Abraham Perelman et al; att'ys, Lese & Connelly.

July 25.

98th st, No 210 East. Libbie Flieg agt Anne F Reilly et al; att'y, M Gettner.

66th st, No 227 West. North Eastern Dispensary in the City of N Y agt Christopher B Wyatt et al; att'y, R W B Brown.



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129th st, s e cor 7th av, 74.11x99.11. Jacob Warner agt Wm G West et al; att'ys, Wolf & Kohn.
 168th st, s s, 145 e Audubon av, 25x95. Jette Dittman agt Leon Levinson et al; att'ys, Wolf & Kohn.
 St Nicholas av, w s, 145.1 n Wadsworth av, 14.5x153xirreg. Union Dime Savings Bank agt Andrew J Larkin et al; att'ys, Woodford, Bovee & Butcher.

July 26.

120th st, n s, 84 w 1st av, 49.4x100.11. Abraham L Kass agt Hyman Levin; att'y, A D Levy.
 5th av, e s, Lots 796 & 797, map of Laconia Park, Williamsbridge, Bronx. Jas Molloy agt Francesco Pagliaro et al; att'y, J P Fallon Jr. Sheriff st, No 3. Ada B Gardiner et al agt Max Kaufman et al; att'y, L C Alston.
 Av A, e s, 52 s 77th st, 25.1x98. Wm R Wilder et al agt Harry Switzer et al; att'y, W M Patterson.

July 27.

3d av, e s, 175 s 171st st, 50x100. Eli Morks agt Vincent Horwitz; att'y, E D Miner.
 117th st, s s, 219 e 1st av, 25x100.11. Katharine H Jackson et al agt Jacob Furman et al; att'ys, Bowers & Sands.
 98th st, s s, 170 e Lex av, 25x100.11. Eliza S Kernochan agt Hyman Baum et al; att'y, H F Miller.
 Plympton av, w s, 75 s 170th st, 22x100.
 Plympton av, w s, 97.7 s 170th st, 44x100; three actions.
 Jas S Alexander gdn agt Jas C Picken et al; att'y, J P Herren.

168th st, s s, 145 e Aud av, 25x95. Jette Dittman agt Leo A Levinson et al; amended; att'ys, Wolf & Kohn.
 163d st, Nos 449 & 453 West; two actions. Carrie Foster agt Hannah Rosenblum et al; att'y, A Stern.
 White Plains av, No 109. Goodwin Brown agt Adelaide Burlando et al; att'ys, Austin & McLenahan.
 27th st, No 29 East. Henry S Glover agt Harry L Topf et al; att'y, A Handy.
 118th st, s s, 219 w 5th av, 22x100.11. Julia Coddington agt Chas Deutsch et al; att'y, C E McMahon.

July 28.

241st st, n s, 160 e Katonah av, 25x100.
 241st st, n s, 210 e Katonah av, 25x100.
 Theodore Wentz agt Vergilio D'Ambrosio et al; att'ys, Bootby, Baldwin & Hardy.
 Lot 506, map of Van Nest Park, Bronx. Isabella McCullough agt Anna Guerrieri et al; att'ys, O'Neil & O'Neil.
 Washington av, e s, 40.1 s St Pauls pl, 40.8x100.
 Washington av, e s, 80.10 s St Pauls pl, 40.8x100.

Two actions. Mary A Langbein agt Elias S Cohen et al; att'y, L J Langbein.
 Lot 199 map of Prospect Hill Estate at Fordham, Bronx. Title Guarantee & Trust Co agt Thomas P Howley et al; att'y, H Swain.
 26th st, s s, 187.6 w 7th av, 199.6x98.9. Home Life Ins Co agt Metropolitan Printing Co et al; att'y, H Swain.
 Clinton av, e s, 193.2 n 169th st, 142.5x200.6 to Boston rd x142.7x153.1. Westchester Avenue Realty Co agt Geo Hirschberg et al; att'y, J M Kram.
 119th st, No 72 East. Title Ins Co of N Y agt Emanuel Mandel et al; att'y, H M Bellinger, Jr.

Bowery, Nos 231 & 233. Susan Van Praag agt Mevon Realty Co et al; att'ys, Eisman, Levy, Corn & Lewine.
 Columbia st, e s, 300 n Rivington st, 25x100. Elias H August agt Isaac Wolf et al; att'ys, Strasbourger, Eschwege & Schallek.
 Av B, No 287. Gennaro Sierra agt Thos J Keane et al; att'ys, Jablow & Jablow.
 126th st, Nos 215 & 217. Mutual Life Ins Co of N Y agt John C Fry et al; att'y, J McKeen.

July 29.

Hughes av, n e cor 179th st, 66.5x96.1.
 Belmont av, n w cor 179th st, 81.7x1.8.
 Sarah Cohen agt Garfield Construction Co et al att'y, J Rosenzweig.
 67th st, n s, 475 w Amsterdam av, 50x100.5. Celia Michael agt Norris Trood et al; att'ys, Engel Bros.
 120th st, n s, 84 w 1st av, 49.4x100.11. Abraham L Kass agt Hyman Levin; att'y, A D Levy.
 78th st, No 52 East. John J Albright agt Mary R Haines et al; att'ys, Battie & Marshall.

Lexington av, No 1982. Amy A C Montague agt Mary E Mulvihill et al; amended; att'ys, Farle & Enssell.
 112th st, No 13 East. Wm D Du Bois agt Warren Pond et al; att'ys, Gallertix & Heilborn.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

25 Ames, Henry O—J T White Co.....120.91
 27 Acherman, C Fred—H W Shoemaker et al.....323.47
 27 Augenblick, Saml—N Y Edison Co.....11.34
 27 Altieri, Mary & Peter* et al—Acme Security Co.....258.66

27 Aufrichter, Rosa—R Hill.....44.17
 28 Albers, Henry F—M Doctor et al.....135.13
 28 Abrams, Louis et al—H J Krinsky.....249.48
 28 Alman, Friedel—L Mehlsack.....72.15
 29 Adams, Chas F—A C Snyder.....138.93
 29 Adams, Irving—Frank V Strauss & Co.....86.91
 29 Antonucci, John et al—Kirkman & Son.....50.03
 23 Branach, May—W E Kane.....\$89.50
 23 Brody, Moses—O E Boessneck et al.....53.56
 23 Baldwin, Wm H—W Merle.....346.64
 23 Bernein, Sam—J W Meyers.....296.05
 25 Byrne, Wilfred P—Clover Farm Co.....46.73
 25 Bauer, Julius—F L Greaves.....3,659.59
 26 Bauman, Max—N Y Edison Co.....23.71
 26 Berger, Emil—the same.....13.83
 26 Billington, Roso R—the same.....29.17
 26 Blum, Sophie M—the same.....13.40
 26 Braverman, Aaron—Central Building Improvement & Investment Co.....5,684.41
 26 Bardin, Chas I—J Krises Co.....208.41
 26 Brown, Arthur C—W S Valentine et al.....689.04
 26 Burns, Robert—Stanley & Patterson, Inc.....44.36

26 Boyd, Kate—H J F Ninderman.....32.82
 27 Budinger, Otto—B Kreizer.....61.36
 27 Bennett, Jos et al—Federal Varnish Co.....74.15
 27 Butler, Francis A et al—Corn Exchange Bank.....376.51
 28 Bevan, Walter—White Van Glahn & Co.....109.25
 28 Bauer, Harry E—N Y Edison Co.....44.68
 28 Bardwell, Robert D—the same.....19.52
 28 Bernstein, Abram—H Lavers.....50.33
 28 Borsodi, William—E H Beach.....46.91
 28 Burke, Alfred C—D Mulcahey et al.....costs, 23.10
 28 Barney, Marshall A et al—Burham Safety Razor Co.....costs, 33.68
 28 Burke, Alfred C—D Mulcahey et al.....costs, 23.10
 28 Burr, Nelson B—F I Whitcomb.....145,406.13
 28 Brown, Elmo—Equitable Trust Co of N Y.....30.06

28 Bradfield, Herbert S—Central Realty Co.....234.13
 28 Byrne, Francis J—J H Little.....45.83
 28 Brooks, Max et al—M Kazakowsky.....214.65
 29 Boyarsky, Joseph B—Stanton Live Poultry Co.....91.43
 29 Bracken, Edwin L—N Y Telephone Co.....56.50
 29 Barko, Lena—Swift & Co.....92.20
 29 Bisso, Frank & John—J Clochessy.....49.05
 29 Brodie, Charles—G F Hoffman et al.....113.41
 29 Baroff, Abe & Benzon—A Grover.....113.57
 29 Beharfauld, Bertha—J Penn et al.....34.53
 29 Boehm, Geo N—J Lepine.....70.61
 29 Braun, Herman—S Rozman.....273.82
 29 Brenner, Herman et al—D G Brussell et al.....139.55

23 Coco, Peter M—Star Blue Print Co.....56.03
 25 Cohen, Meyer—S Silinsky.....94.65
 25 Christie, Loring C—W H Lucas, Inc.....16.62
 25 Cohen, Bertha—J Abraham.....164.87
 25 Campbell, Robert J—A K Rankine.....1,842.83
 25 Chellborg, Herman—S M Chellborg.....123.15
 26 Cullinan, James J et al—N Y Edison Co.....18.27
 26 Cleary, Edw F—the same.....12.28
 26 Kukor, Bela—N Scheme.....125.02
 26 Cohn, Johanna—G D Osborn Co.....31.12
 27 Castellanos, Christina R—Encyclopaedia Britannica Co.....86.21
 27 Cheietz, Herman—R Block.....costs, 99.34
 27 Craven, Jas B—C Wake.....625.97
 27 the same—F L Levy.....624.67
 27 Colvin, Jno et al—J B Benton et al.....285.58
 27 Cooper, Harriet M—N Y Edison Co.....10.78
 27 Cummings, Harry H et al—the same.....64.99
 27 Croner, Bondy—the same.....15.92
 27 Cirillo, Vincenzo—R Hill.....69.87
 27 Cross, Albert W—A Row.....28.17
 27 Corless, Patrick—W T Carlisle.....costs, 309.75
 27 Christian, Eugene et al—Stecher Lithographic Co.....459.26

28 Cohn, Samuel et al—W Daub.....112.15
 28 Conti, Louis—N Y Edison Co.....60.03
 28 Cohn, Bertha—I I Marcus et al.....94.91
 28 Cohen, Abraham—Hydraulic Press Brick Co.....78.47
 29 Carroll, Patrick Jr et al—McMann & Taylor Co.....286.36
 29 Clark, James R et al—the same.....286.36
 29 Corey, Catherine—Thomas Ward Coal Co.....32.11
 29 Chisholm, Walter & Mary R—L S Smith et al.....1,517.86
 29 Cohen, Jacob*—Henry* & Annie et al—C Victor et al.....142.61
 23 Del Pino, Gaspar—S Barnett et al.....210.72
 26 Donner, Samuel—N Y Edison Co.....15.66
 27 Deretchin, Louis—M London.....costs, 48.08
 27 Di Saldo, Domenico—T Mulligan.....costs, 23.08
 27 Downing, Jno J—N Y Edison Co.....9.66
 27 Deely, Mary—the same.....23.66
 27 Di Marco, Nicola et al—J Lampiase.....128.19
 28 Dickoff, Charles B—N Y Edison Co.....14.41
 28 De Sabro, Albert et al—A Singer.....445.70
 28 Dohman, Leo J—N B Dolan.....39.81
 28 David, Edid—E Kaufman et al.....67.00
 28 Demerest, Silas W et al—Veteran Dust Extinatorator Co, Inc.....18.21
 29 D'Auria, Entico & Sebastian—G E Cutler.....63.86

29 De Sousa, May—Gregorian Hotel Co.....100.00
 29 De Rosa, Pasquale—J A Conti.....47.99
 29 De Lucca, John et al—Kirkman & Son.....50.03
 26 Etzold, Carl—N Y Edison Co.....27.18
 26 Eskins, Wm C—P MacDonald.....352.90
 27 Engelberg, Clara & Kopel—Jefferson Bank.....159.91
 27 Ely, Benjamin—L Becker et al.....17.41
 28 Epstein, Morris et al—A Singer.....445.70
 28 Eckerson, Wm C—T H Hart.....costs, 141.78
 26 Feinstein, Abraham—T F F Lee.....52.40
 27 Freedman, Jos—G W Olivit et al.....158.66
 27 Fielder, Geo L—Aldine Ass'n.....171.39
 27 Flannery, Wm H et al—Corn Exchange Bank.....376.51
 28 Froehlich, David—E Junger et al.....88.02
 28 Funk, Fred W—Swift & Co.....116.91
 28 Fuchs, Gittel gdn—A H Joline et al.....costs, 94.65
 28 Fajen, Frank—W H Wilken et al.....85.02

23 Giaradano, Frederick—H H Vought et al.....117.65
 25 Green, Emil—G R Sutherland.....60.75
 25 Gallagher, John H—A J Torrillion.....84.16
 25 Graff, Harry D—Braunwarth Weiss Co.....228.71
 25 Greenwald, Louis & Henry Klinger—The Jefferson Bank.....219.71
 26 Goldberg, Wm—N Y Edison Co.....13.21
 26 Green, John—Hudson & Manhattan R R Co.....241.44
 26 Gibbons, Richard H—Kaskel & Kaskel.....46.37
 26 Garson, Ida H—A Flevischeim et al.....118.66
 26 Garrison, Everett C—M Knox et al.....188.51
 27*Goldner, Meyer et al—Federal Varnish Co.....74.15

27 Ginsburg, Simon & Harris*—C Victor et al.....170.93
 27 Greenberg, Herman—Title Guarantee & Trust Co.....42.75
 27 Gasman, Max—H Cohn.....64.75
 27 Gordon, David et al—J F Sutcliff.....113.82
 27 Goodman, Abraham—Meyer & Nelson.....372.70
 27 Gluck, Betty, Anna B & Jacob S—W F Murray.....51.80
 28 Giorgi, Chas P—N Y Edison Co.....28.53
 28 Graw, Herman J—W O Hunkins.....178.41
 28 Ginsburg, Simon & Harris—Scotia Worsted Mills.....32.28
 28 Geraghty, James V et al—J F McIntyre.....costs, 249.29
 28 Gogan, John et al—J P Carroll.....261.51
 28 Gussman, Maurice—B Kaplan.....386.91
 29 Gottlieb, Saml L—E G Lyons & Raas Co.....507.49

29 Goldberg, Solomon* et al—A Goldstein.....66.11
 23 Herrmann, Jno G—C A Springer.....400.35
 23 Hill, James A—First National Bank of Georgetown, Delaware.....1,273.58
 25 Hallman, Edward—Crocker Chair Co.....40.70
 25 Henry, John—A L Silverstein.....69.41
 26 Hricovec, Frank et al—American Agency for the Associated Wine Growers & Exporters of Hungary.....91.88
 26 Hilton, Robert—N Keister.....69.55
 26 Hamilton, Emma A & Frank C—C F Minor.....108.28
 26 Hennes, Wm F—Realty Securities Co.....352.61
 26 Hecklin, Tillie—Lawyers Mortgage Co.....581.57
 26 Hattenbach, Isaac & Rachel et al—C Fischer.....4,435.36
 27 Hildand, Wm J & Bertie D—J A Behan.....489.57
 27 Hart, Jno—Maze Realty Co.....62.72
 27 Heyer, Grace M—Acker, Merrill & Condit Co.....95.45
 27 Halle, Albert—J Baron.....48.91
 27 Horman, Isidor—N Y Edison Co.....68.86
 27 Hill, Frank E—N Y Edison Co.....18.05
 27 Hirsch, Kalman—M G Meyer et al.....103.38
 27 Henry, Edw R—N Y Trench Range Co.....93.72
 28 Hemming, Henry G—M Struzzi.....268.96
 28 Harminowitz, Sigmund—N Y Edison Co.....13.41
 28 Hyman, Bernhard—the same.....18.29
 28 Hoag, Lena K—F B Allen et al.....243.27
 28 Hock, John E—E Kaufman et al.....61.98
 28 Hovey, Le Roy F—G H Biswald.....costs, 43.67
 28 Haynia, Wm—J Keezer.....39.69
 28 Hebech, Chas E—H Conklin.....50.13
 29 Harstn, Alfred L—D N Stoller.....108.51
 29 Hirsch, Patrick—J W Deerin et al.....137.11
 29 Heidman, Harry et al—Jefferson Bank.....354.93
 29 Hazzel, Mary—W R Fearn.....121.41
 28 Iraceli, Guiseppi—Ragus Tea & Coffee Co.....23.26

29 Isaacs, Philip—J De Senza.....74.41
 23 Julius, Simon—P Pressman.....599.43
 23 Jachles, Abraham M—Hartog & Beinhauer Candy Co.....costs, 23.10
 25 Joseph, Charles—E G Lyons & Raas Co.....42.40
 25 Jansen, Charles—K Metz.....140.60
 27 Johnson, Wm S—H Itzcowitz.....39.02
 28 Johnson, Nils et al—J R Potter.....150.80
 29 Julius, George & Simon—M Frank et al.....405.71
 29 Johannsen, Samuel J T—H Finkelstein.....24.54
 23 Kinnear, Raymond H—Northern Bank of N Y.....40.39
 25 Kobler, Albert—The Electric Carriage C & S Co.....22.65
 25 Knowles, Francis—John Wannamaker.....95.00
 26 Kent, Harry—N Y Edison Co.....46.15
 26 Koradoerfer, Harry—Cornell Lumber Co.....277.52

26 Klein, Vicq—National Cash Register Co.....252.15
 26 Kovner, Jacob—the same.....484.65
 26 Kovalik, Leopold et al—American Agents for the Associated Wine Growers & Exporters of Hungary.....91.88
 27 Kahn, Max et al—Columbia Shade Cloth Co.....135.21
 27 Keiser, Frank—S Baron.....88.10
 27 Kornicker, Jacob L—Manhattan Collecting Co.....122.63
 27 Kutzlit, Jno A—W C Davis.....costs, 23.08
 27 Kaufman, Frances D—N Y Edison Co.....17.01
 27 Kulla, Jacob—N Y Edison Co.....93.73
 27 Kimball, Wilbur R et al—J B Benton et al.....285.58
 28 Klonover, Hugo—N Y Edison Co.....39.01
 28 Kallmayer, Chas—Isaac Goldmann Co.....292.65
 28 Kraemer, John et al—F Sailer.....75.06
 28 Kjeldsen, Stephen—E C Griffith.....185.61
 28 Kantrowitz, Jacob et al—M Kazakowsky.....214.65

29 Kent, Dorothy—L L Weber et al.....115.07
 29 Kotzen, Morris & Max et al—Jefferson Bank.....111.91
 29 Kahn, Montifore G—N Simon.....687.39
 29 Kibbe, Thomas & Betsy—Burton & Davis Co.....63.75
 29 Knewitz, John exr et al—L Wendel Jr et al.....costs, 378.80
 29*Krakower, Max et al—R Samuels.....74.96
 29 Kaner, Sam—S L Bruck et al.....129.03
 29 Loiacano, Francesco—V Gromaticca.....258.58
 23 Levy, Lionel E—J E Conaber.....42.81
 25 Lewis, Randall K—William B Harris Co.....308.41
 26 Langdon, Peter et al—N Y Edison Co.....18.27
 27 Lentner, Howard B—C E Quackenbush.....43.20

Workmanship Important in Concrete Making

Three gangs given the same materials will, according to Government tests, vary widely in the quality of concrete made.

With a richer mixture the variation is much less.

EDISON PORTLAND CEMENT

being ground uniformly ten per cent. finer than any other cement on the market, tends to offset poor workmanship, because the finer the cement the richer and stronger its cementing qualities.

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27 Liebovitz, Abraham—S Liebovitz et al.....costs, 23.08	27 Parks, F Jas—C C Jacobs.....654.32	29 Sandford-Schwengers, Paul et al—Frank V Strauss & Co.....133.41
27 Levinsohn, Meyer—F D Phillips.....549.52	27 Poujand, Eugene A—Perfected Mantel Co.....693.45	29 Small, Isador—Hudson Metal Bed Co.....53.42
27 Leimers, Wm—C Riederer.....167.07	27 Pyke, Jo, David & Alla E—E E Drummond.....348.80	29 Schramm, Meyer* & Saml—Meyer & Lange.....66.86
27 Ludwig, David et al—N Y Edison Co.....9.17	28 Paine, Wm E et al recrs—United Building Material Co.....17,940.43	29 Suratt, Valeska—M H Grossman et al.....855.42
27 Leventhal, Louis—E Moskovitz.....29.57	28 Pfeffer, Isaac et al—H J Krinsky.....249.84	29 Siegel, Jacob et al—S Van Praag.....9,927.94
28 Levy, Jacob—L Frank.....123.31	28 Prager, John—Lang & Co.....205.57	29 Sias, Arthur W et al—L Wendel Jr et al.....costs, 378.80
28 Littenberg, Sol & Max* et al—S Gordon.....830.60	28 Polacsek, Leo—N Y Edison Co.....42.56	29 Sockne, Joseph et al—C Vietor et al.....142.65
28 Lewis, Samuel J—D Loeb.....716.89	28 Polansky, Chas—the same.....18.71	29 Smith, Francis E—Frank V Strauss & Co.....94.31
28 Landvoe, Carrie & Allen*—E C Goetting.....98.41	28 Paladino, Sofia et al—G Fantini et al.....223.15	23 Troy, Delia—H Wolf.....38.84
28 Lipschitz, Meyer—S Davis.....19.45	28 Pastore, Raphael et al—G Fantini et al.....223.15	23 Thaele, Carl M—D Linzer.....64.48
28 LeStrange, Michael—L MacAlister.....111.81	28 Piucci, Giovanni—T F Tevlin.....34.65	23 Taylor, Mary—A F Beckmann et al.....42.12
28 Levy, Abraham—A H Joline et al.....costs, 94.65	28 Purdy, Daniel W et al—Veteran Dust Ex-terminator Co, Inc.....18.21	25 Thompson, J Bain—A M Walters.....31.56
28 Littenberg, Solomon & Max—C A Schreiber et al.....4,329.15	29 Parisi, Joseph & Mary—H Levine et al.....407.15	25 Thayer, George C—P Flint trustee.....501.81
29 Lazaroff, Morris et al—Jefferson Bank.....11.91	29 Perrin, Arthur—G Holmes.....158.75	27 Taylor, Oliver B—H S Gourley.....195.72
29 Lissner, Sigmund et al—A Goldstein et al.....66.11	29 Pearlman, Benjamin et al—D G Brussel et al.....139.55	27 Totano, Frank—National Powder Co.....256.40
29 Lawrence, Geo H et al—L Wendel Jr et al.....costs, 378.80	28 Quattricci, Eugenio—R Hill.....104.41	27 Tearle, John et al—J Wechsler.....38.41
29 Lewis, Benjamin—A Enger.....90.60	23 Roff, Geo A—Sheppard, Knapp & Co.....135.98	28 Train, Harry S—M Estates.....24.65
29 Levy, Wm W et al—R Samuels.....74.96	23 Ring, Charles—P O'Norato et al.....55.50	29 Turner, Jas R—H B Davis.....349.85
23 Mills, Helen—A C Calder.....20.58	23 Rowe, Thomas—J L McDermott.....220.22	29 Tuschel, Gustav et al—L Metzger et al.....39.84
23 Malich, Max—B Melich.....costs, 75.90	23 Robbins, Edw G—E D Depew et al.....159.45	23 Vogel, Morris & Milton—Wells, Fargo & Co.....27.41
23 Mendelsohn, Miriam & Raphael*—I Gleitzman.....68.59	23 Rose, Jacob—C C Rose.....337.48	27 Vingut, Harry K—J C Neu.....155.91
23 McClelland, Walter—C Madden.....38.81	23 Reynolds, James et al—H Stein.....5,932.52	27 Valentine, Pasquale—Hammond Co.....18.70
23 McMahan, Jno T et al—H Stein.....5,932.52	23 Rosenberger, Eugene—S Kesselman et al.....38.75	27 Vassiliu, Geo & Jno—Rockwood & Co.....79.83
23 McMahan, Martin J—I S Vought.....386.99	23 Romaine, Margaret G—G J Helmer.....77.26	28 Voss, Peter N Jr—Nason Mfg Co.....106.13
25 Malvine, Mme—C Bettinson.....34.56	23 Robinson, Geo L & Jos J et al—J W Place.....934.49	25 Ward, Charles E—E Henegan.....36.67
25 Melker, Adher & Saml Goodman—The Jefferson Bank.....61.09	25 Russell, William A—Brentanos.....71.51	25 Wood, James H—Library Bureau.....19.17
25 Meyers, Simon—A W Neary.....231.76	25 Reed, Theodore F—W M Crombie.....593.19	25 Warner, Jannette—A Maslin.....145.71
25 Morgan, John A—A Baris.....74.40	25 the same—H L White et al.....1,026.20	25 Watt, James H—H D Fricke.....461.51
26 May, Solomon—N Y Edison Co.....11.73	25 the same—W M Crombie.....1,650.07	26 Wolfert, Charles—C Lebnig.....120.51
26 Maas, Edw J—the same.....30.46	26 Roes, George—N S Brown.....264.90	26 Wolff, Jacob—S Levy.....100.61
26 Mazzucca, Gabriel E—the same.....13.40	26 Reynolds, Frank—C Adler.....194.30	26 Weed, Edwin A—J O'Connell.....753.35
26 Myers, Sophie—the same.....13.40	26 Roth, Adolph—Papert Mfg Co.....42.76	26 Weinbrenner, Marie—Fleischmann Realty & Construction Co.....124.45
26 Muller, Nicholas F—National Cash Register Co.....533.63	26 Renganeschi, Jno—G H Lewis et al.....40.25	27 Wynkoop, Danl W—J C Vickery.....165.94
26 Munto, John R—F H Lovell.....716.08	27 Romano, Frank—Wm S Gray & Co.....21.96	27 Wanderer, Jennie—H Friedman.....221.77
26 Macchiaversa, Filippo—E L Dathé.....1,547.55	27 Robinson, Andrew J—N A Metzger.....189.40	27 the same—the same.....538.40
26 Morris, Andrew R—North Wheeling Glass Co.....23.20	27 Rudinsky, Abraham & Jennie—H E Keil et al.....2,584.76	27 Williams, Thos—N Y Edison Co.....13.10
26 Michelson, Meyer—S Braun.....32.65	28 Ramer, Thomas C—E Janzlik.....454.07	27*Wilson, Christopher R et al—Acme Security Co.....258.66
26 Marx, Joseph & Sarah et al—C Fischer.....4,435.36	28 Ruhl, Adolph—N Y Edison Co.....106.62	28 Wenrick, Wm—N Y Edison Co.....29.91
26 McNeill, Orville H—H Spear et al.....89.87	28 Reinheimer, Leo—E Kaufman et al.....214.91	28 Wolfensohn, Haskell—the same.....85.11
27 Morgan, John A—Merchants Union Ice Co.....66.87	28 Reilly, John J—Saks & Co.....160.52	28 Wade, Montgomery—G Hafner et al.....37.41
27 Mitchell, Wilhelm W et al—N Y Edison Co.....64.99	28 Rider, Hobart N—Reedy Elevator Co.....60.41	28 Welden, Peter J—United States Leather Co.....167.50
27 Murray Patrick J—P W Engs Sons.....184.18	29 Reiser, Max—B K Bloch.....175.95	28 Wolfe, Caroline—Automobile Tire Co.....113.90
27 Muren, Geo M—W G Creamer.....73.21	29 Rosman, Philip—J Machof et al.....347.90	28 Wisenfeld, Saml—W Karon et al.....839.29
27 Miller, Edw Jr et al—J F Sutcliff.....113.82	29 Reich, Lorenz—E S Cochran.....costs, 1,229.43	28 Wilk, Harry—C Nassberg.....836.29
27 Meyer, Henry—M Setzer.....62.69	23 Spiegel, Daniel—C S Danziger et al.....48.06	28 Whitney, Girard N et al—J F McIntyre.....costs, 249.29
27 Murray, Simon B et al—Stecher Lithographic Co.....459.26	23 Sandberg, Geo V—Colorplate Engraving Co.....73.24	28 Waterhouse, Anna M—Schneider & Heiter Building & Construction Co.....81.41
27 McGillivray, Ellsworth—E Gross.....99.82	23 Smith, Ida Y & De Witt—R E Farley.....12,105.13	29 Wagner, Frederick—N Y Telephone Co.....28.73
27 McGrath, Michael J—E C Striffler.....247.67	25 Simon, Louis—N Langler.....485.65	29 Wegener, Jeannette—the same.....34.85
27 Mandiberg, Max et al—W Daub.....112.15	25 Siegel, Abraham—J Stutsky.....74.65	29 Weinhouse, Henry—the same.....44.63
28 Maccarrone, Chas—G F Johnson et al.....60.41	25 Schneider, Joseph—The Jefferson Bank.....221.79	29 Wengenroth, August—Francis H Leggett Co.....26.31
28 Moser, Henry—N Y Edison Co.....32.46	25 Stanley, Frank—Corrugated Bar Co.....85.22	29 Winans, Wm H & Edw T—Humphreys Homeopathic Medicine Co.....40.01
28 Millers, Frank—J Ascheim.....35.20	25 Schlitz, Henry—J C Stemmann.....47.74	29 Weber, Bartela—W Hyman.....33.81
28 Mills, Frederick W et al—Burnham Safety Razor Co.....costs, 33.68	25 Strohecker, Edward A—P W Engs & Sons.....206.95	29 Waltzman, Saml—Stanton Live Poultry Co.....64.41
28 Marx, John—H B Hardenburg et al.....63.41	26 Straschnow, Ralph—N Y Edison Co.....11.45	29 Wolff, Edw et al—L Metzger et al.....39.84
28 Maaloe, Frederick W—T E McCarty.....79.93	26 Schlesinger, Paul W—M A Hackett.....32.65	29 Wicksman, Arthur W—N Lustig.....84.70
28 Mitchell, Geo E—J H Missouri.....175.67	26 Slater, Joseph et al—Dean Hotel Co.....62.26	28 Yeandle, Geo W et al—J R Potter.....150.80
28 McPaul, James—A Chapman.....49.51	26 Steiner, Louis—National Cash Register Co.....449.90	29 Young, Thos J—F H Brown et al.....31.98
28 McGuire, Bernard—Ragus Tea & Coffee Co.....23.33	26 Schlindwein, Jacob—C Adler.....122.18	29 Young, John C—H H Simon.....71.65
29 Maddox, Samuel T Jr—N Y Telephone Co.....101.25	26 Seaver, Frank L—D F Haverstick.....55.09	23 Zanor, Chas A—T H McManh Co.....197.03
29 Miklowitz, Max—B K Bloch.....121.58	26 Schwartz, Barnet—H Koehler & Co.....2,840.57	23 Zerrerener, Albert—T E Thorn et al.....143.65
29* Mansfield, Hyman—Jefferson Bank.....354.39	26 Smith, Wm H—N Y Edison Co.....13.07	25 Zulegar, John C—J L Levesque.....166.15
29 Myers, Simon—M E Crocker.....195.36	27 Stack, Geo—P W Engs & Sons.....274.25	28 Ziegler, Harry M—J P Carroll.....66.06
29* Mahoney, John et al—J D Smith.....285.41	27 Stephan, Gustes—P McKenna.....39.71	29 Ziegel, Sigmund—H Hausman.....102.00
29 Menozarski, Alexander—Pietrowski & Kop Co, Inc.....1,217.74	27 Sumner, Fredk C—W B Richardson et al.....64.57	
29 Moore, James—F Westheimer et al.....218.67	27 Sufirin, Chas et al—N Y Edison Co.....9.17	
26 Newman, Isidor—N Y Edison Co.....24.86	27 Scott, Harry—W H Schwarz.....197.37	
26 Nathan, Harry—J A McCafferty.....157.19	27 Schmidt, Arthur—T Meyer.....66.91	
27 Newman, Herman—J E Strauss.....343.55	27 Silverman, Ray—F W Weiss.....52.51	
27 Nussbaum, Abraham H—G Scheer.....363.41	27 Smith, Chas E—N Y Edison Co.....81.31	
27 Nicholas, Geo—L Sherry.....44.57	28 Simons, Frederick C—S I Carlew et al.....4,233.31	
29 Nikol, Michael et al—Frank V Strauss Co.....133.41	28 Schaffner, Edw J—N Y Edison Co.....10.79	
29 Norwalk, Jacob et al—S Van Praag.....9,927.94	28 Spiegel, Jacques et al—F Saller.....75.06	
26 Oppenheimer, Alice—D J Le Febvre.....284.04	28 Seaman, Louis De W—G T McQuade.....costs, 68.12	
27 Oldham, Edw A—N Y Edison Co.....10.49	28 Straus, Annie—Curtis Blaisdell Co.....775.53	
28 Odell, Benjamin B Jr et al recrs—United Building Material Co.....17,940.43	28 Schuchom, John—J Shenk.....89.91	
29 Ordman, Max D et al—L Metzger et al.....39.84	28* Simpson, Thomas et al—J P Carroll.....261.51	
23 Parr, James et al—Northern Bank of N Y.....113.16	29 Schuyler, Frederick G—N Y Telephone Co.....40.14	
26 Panhurst, Paul—N Y Edison Co.....21.88	29 Solomon, Saml—Chas H Brown Paint Co.....60.15	
26 Powell, Llewellyn L—Union Trust Co of N Y.....930.38	29 Schneider, Ernest—G G Hollander.....19.20	
26 Peley, Sophia—H Finkelstein.....41.65	29 Samson, Edgar—W E Meyer.....205.84	
27 Peppard, Geo W—Acker, Merrill & Condit Co.....55.08	29 Simpson, Thos—J J Schmodt.....costs, 96.12	
	29 Stewart, Jas et al—J D Smith.....285.41	
	29 Sands, Phillip—J Mirabel.....73.21	
	29 Shackelford, Shirley trus—M Caro.....53.47	
	29 Seskin, Abraham—R J & B Realty Co.....44.91	

CORPORATIONS.

23 Densmore-Compton Building Co et al—Northern Bank of N Y.....113.16
23 Ferguson Contracting Co—Mfrs National Bank.....4,598.71
23 George Meier Co—R F Lang.....1,617.47
23 Kenyon-Robinson Paper Co et al—J W Place.....934.49
25 Architects Standard Bronze Co—Seymour Mfg Co.....289.52
25 the same—the same.....1,100.00
25 Fogarty Sand Co—Hanover Construction Co.....68.06
25 Italian Magazine Pub Co—J Rothschild.....96.91
25 Ticonderoga R R Co—Delaware & Hudson Co.....2,137.87
25 Trumton Realty Co—C Kuntze.....75.02
25 Italian Magazine Publishing Co—J Rothschild.....96.91
26 Manhattan Auto Car Co—N Y Edison Co.....28.58
26 Irving P Lovejoy Co—N Y Edison Co.....38.13
26 Thor Realty Co—the same.....16.75
26 Electric Floor Surfacers Co—American Glue Co.....73.96
26* Morrison Shirt Waist Co et al—Dean Hotel Co.....62.36

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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.

26 Max Zeisler Crescent Tire Co et al—Lasher & Lathrop	297.07
26 S R Holden & Co—W Brown et al	costs, 22.71
26 Weber, Bunke, Lange Coal Co—C S Chellberg	costs, 108.43
26 the same—the same	costs, 134.31
26 Arnold Construction Co—Lawyers Mortgage Co	1,964.65
26 Backman, Vanderpoel Co—John E Diamant Co	76.33
26 Architects Standard Bronze Co—Chas J Rogue Electric Co	774.22
27 Kaufmann Dryfoos Co—Benjamin V Harrison Co	1,191.79
27 A Feldman Construction Co—W H Roberts	471.48
27 Manhattan Window Shade Co et al—Columbia Shade Cloth Co	135.21
27 Circle Publishing Co—H A Phillips	50.26
27 D J Allen Co—A A Silberberg	3,214.71
27 Waeber & Lea Co—H W Monroe et al	33,703.75
27 Queens Land & Title Co—S M Gardenshire et al	1,010.23
27 Hudson Auto Co—C L Von Spiegel	63.07
27 Amsterdam Art Ass'n—N Y Edison Co	16.99
27 Carey Printing Co—G Kiminerle	15,142.91
27 Smithers, Nordenholdt & Co—General Electric Co	217.60
28 Twombly Power Co—Dayton Rubber Mfg Co	311.24
28 Wawaset Stone Co of N Y—H O'Duerr	1,277.10
28 Commonwealth Fire Ins Co of Ottumwa, Iowa—A Froedland	1,197.73
28 Architects Standard Bronze Co—G Quaranta et al	253.68
29 Buckman & Vanderpoel Co—Hazel-Atlas Glass Co	96.00
29 Haziroff-Bloomgarden Co—N Y Telephone Co	184.03
29 Walbloom Construction Co—the same	53.20
29 Kotzen, Realty Co et al—Jefferson Bank	111.91
29 Klein Goldstein Mfg Co—E Godwin et al	89.31
29 Simonelli & Pizza Co—F H Hutton et al	87.62
29 Carlton Construction Co—H W Johns Manville Co	215.87
29 American Farm Products Co—H J C Bennett	2,130.97
29 Empire City Woodworking Co—P Lowenfeld et al	245.65

SATISFIED JUDGMENTS.

1 Brenner, David & Delah O Turner—City of N Y	1910	264.41
Buckley, Danl—J H O'Brien	1910	66.85
Baker, Morris B—I L Cohen et al	1909	112.15
Bock, August J—M Meyer	1910	29.41
Berlin, Clay—D Nicoll	1910	47.66
Bloch, Ellis M & Max Solomon—J Lazarowitz et al	1910	47.61
Brown, Philip T Co—R MacCracken	1910	169.31
Same—W W MacCracken	1910	198.51
Same—R E Thompson	1910	172.91
Same—J G Roberts	1910	434.31

Barnes, Hollis M—J B Knapp	1910	337.41
Bross, Julius—S A Newske	1908	198.43
Crow, Moses R—J A Varian	1899	324.56
Cuming, Mari A—E B Essig	1901	606.50
Same—M L Chamberlin	1901	417.00
Same—same	1903	4,917.62
Same—same	1904	148.63
Counes, John—City of N Y	1910	36.09
Same—same	1910	36.63
Campbell, Wm A & Lillie L Topfitz—Colonial Bank	1910	3,624.01
De Klyn, Chas C—L M Thiery	1908	259.95
Du Bary, Richard & Edw—A Blechner	1902	96.45
Diasso, Rocco—L B Leavitt et al	1910	219.19
De Bellis, Giovanni A, Louis D'Arise & Michael Cappello—J Shanskie	1909	400.00
Doern, Jacob A—C A Kehrwieder	1910	111.40
Ely, Joseph N—A C Searles	1905	6,000.00
Eagone, Frank & Cornelia—L S Gotthelf	1909	161.91
Fitzgerald, Michael J—Metropolitan Life Ins Co	1909	95.43
Same—same	1909	80.97
Fuller, Myron G—M H Henning	1910	54.12
Friedenberg, Edw—J Karlin	1909	69.41
Fox, Wm J—Bloomingdale Bros	1909	121.30
Goldberg, Hyman—I Zimmerman	1909	500.00
Galgano, Nicola & Nicola De Narco—J Lampiase	1910	128.19
Huss, Eugene—H C Butler et al	1910	234.99
Hop, Sam—J Alexander	1910	132.81
Herber, Robert M—S J Bloomingdale	1908	31.10
Horne, Ella—J W Simpson	1910	663.25
Isaacs, Mannie—F S Mandelbaum	1910	29.65
Joline, Adrian H & Douglas Robinson, recrs—S Robkin	1908	242.65
Same—M Paverman	1909	233.18
Same—H Garber	1909	279.15
Same—P Ambash	1909	448.15
Kennedy, James J—M Stein	1910	111.03
Kraus, George—R Amling, Jr	1902	106.50
King, Samuel—T Allison	1909	110.00
Konelman, Simon I—I D Morrison et al	1910	118.09
Kraus, Geo J—P H McLeod	1902	84.58
Luciana, Pietro—David Mayer Brewing Co	1908	1,017.67
Lamar, David—Thomas & Oppenheimer	1910	271.97
Levien, Arnold—R P Wardwell	1906	212.93
Same—same	1906	212.93
Same—same	1906	466.57
Lyndon, Lamar—North River Imp Co	1910	91.01
Lamar, Al & Gabriel Weigel—R F Outcalt et al	1910	471.30
Lyons, Elizabeth & Edw J McLaughlin—Palmer Lime & Cement Co	1909	325.70
Livingston, Alice—M E Robinson	1910	145.45
Miller, Adolph S & Barnet Peppercorn—S H Sternberg	1910	326.20
McNeal, Sarah P—O'Donohue Coffee Co	1909	127.83
O'Hanlon, Philip F—A Crighton	1910	33.71
Paladino, Joseph, Felix Papa & Peter B Sweeney—Johnston & Rhodes Blue Co	1910	413.60
Pullman, John & Samuel Baumel—H Geffen	1910	192.20
Potesky, Alfred—L Schwartz	1909	268.12

Person, Zadee P—B C Smith	1910	59.00
Renganeschi, Giovanni & Pena—Lachman & Jacobi	1910	82.70
Rae, Albert F—F Paul	1909	272.88
Ruhl, Maria—H E Kuhlman	1910	248.41
Reid, Thomas C—J H O'Brien	1910	66.85
Rosenblatt, Louis & Isadore Finkel—H Seigel	1908	144.40
Reilly, Joseph W—L Rosenthal	1909	57.00
Spencer, John A—Press Pub Co	1909	57.07
Swain, Henry C, Geo W & Eleanor A, also H C Swain & Son—Market & Fulton National Bank of N Y	1910	2,007.89
Sherman, Thos H—Northampton Portland Cement Co	1906	847.53
Smith, Ellwood S—J S Schmidt	1909	41.21
Solomon, Max—J Lazarowitz et al	1909	42.36
Same—same	June 23, 1910	7.41
Schmitt, Geo—City of N Y	1908	59.72
Seidenberg, Jacob M—City of N Y	1910	264.41
Spatz, Peter—City of N Y	1905	77.32
Sannig, August & Eugenio Strobino—J & R Lamb	1910	259.88
Tiedemann, Adolf—W Wessel	1910	31.89
Thompson, Walter Jr—Charles & Co	1910	69.65
Ugo, Rosa & Giovanni De Bellis—People, &c	1909	1,500.00
Velser, Winfield S—F W Seagrist Jr Co	1910	130.84
White, Mary—A McCabe et al	1909	136.34
Whitfield, Jos—D Mahoney	1910	29.31
Whitney, Chas M—C D Strang	1901	33.17
Same—H Blum	1901	97.32
Same—same	1901	97.32
Same—A Stregan	1901	82.97
Same—N Y & N J Telephone Co	1902	734.54
Weill, Jennie, Nathan Langer & John Smith—G Marrone et al	1910	305.38
Whitney, Chas M—J A Stewart et al	1901	212.59
Same—F M Jaeger et al	1901	183.37
Williams, Mary E—J B Van Woert Jr	1910	228.08
Weber, Edward—M Loeb et al	1910	295.37

CORPORATIONS.

Bonner-Thomas Heating Co—Thos F Cushing Co	1910	951.68
Ruddock, Wm F—W Moran	1909	83.06
Renault Freres Selling Branch & Renault Freres Selling Branch Inc—F C Valley	1910	2,302.01
Delaware & Hudson Co—Ticonderoga R R Co	1909	4,218.62
Cushing Realty Co—G Colonna & Co	1910	92.03
Luxenberg's Electric Protective Co—R Rosenberg	1910	12.41
National Discount Co—N B Arnold	1910	1,113.59
Realty Trust—C Langt	1910	25.40
University Society Inc—First National Bank of Marsillon	1910	2,442.98
Watson Stillman Co—J I Anderson	1910	57.72

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

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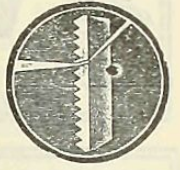
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MECHANICS' LIENS.

July 23.

164-179th st, n s, whole front between Hughes & Belmont avs, 96.7x81xirreg. Levine & Posner agt Garfield Construction Co. \$3,850.00
165-8th av, Nos 711 to 715. Herman & Bachner agt Wm N Astor & Chas Newmark. 467.00
166-Heath av, w s, 25 s 230th st, 125x90. D J Cogan agt Metzler Building & Construction Co. 176.00

July 25.

167-Vyse av, s w cor 173d st, 75x100. Jake Jacobowitz agt Herman Olsen & James Ruschiano. 68.60
168-Washington av, No 1044. Carl L Rieger agt Anton Dill. 1,339.25
169-Madison av, s w cor 28th st, 49.7x95. Harbison Walker Refractories Co agt George Backer Construction Co. 1,992.50
170-Mulberry st, No 111. Mayor Lane & Co agt Estate of Peter F Gallagher & L Russo. 735.00
171-Hughes av, e s, 150 s 189th st, 25x100. Hydraulic Press Brick Co agt Gabriel Del Grandio & Anabile Fratantoni Realty Co. 141.75

July 26.

172-Park av, n w cor 58th st, 50.5x100. Julius Berkowitz agt David H King Jr & Harriet & Henry L Williams. 47.50
173-Creston av, w s, 93 s 182d st, 83x128. E Franklin & Co agt Walmour Realty Co. 2,700.00
174-Hoe av, No 1516. Nellie Altieri agt Alfred B Olsson. 160.00
175-Houston st, No 225 East. Simon Goldstein et al agt Henry F Schilling & Philip Tannen. 455.00

July 27.

176-Broadway, No 1465. Eastern Steel Co agt Estate Chas A Coe, Number 1465 Broadway Co, Broadway & 42d Street Leasing Co, United Chemists Co, Jos H Flick & C L Gray Construction Co. 46,830.75
177-Same property. Robt Wilson Co agt Estate of Chas A Coe & C L Gray Construction Co. 6,408.03
178-2d av, 127th, 128th sts & East River, entire block. Wm M Longton agt Jno Doe, & Harlem River Park Co. 820.00
179-Mulberry st, No 111. H Rozenwach agt Estate Peter F Gallagher & Louis Russo. 78.00
180-Honeywell av, w s, 35.7 s 178th st, 66.1 x140.3. M Altieri & Sons agt Merrivale Realty Co. 1,050.00
181-West Broadway, No 576. American Stone Renovating & Stucco Co agt Washington Square Realty Co & Duane Realty Co. 180.00

July 28.

182-42d st, s s, whole front bet B'day & 7th av, -x-. National Fireproofing Co agt Estate of Charles & Coe, United Chemists Co, Joseph H Flick, Broadway & 42d Street Leasing Co, 1465 Broadway Co & Harry J Berry & C L Gray Construction Co. 9,300.00
183-Broadway, s e cor 43d st, 105x194. Same agt Mary A Fitzgerald, Broadway & 43d St Building Co, Frank R Tate & Geo M Cohan Theatre Co & C L Gray Construction Co. 23,997.00

184-Broadway, Nos 1465 & 1467. Wells & Newton Co agt Estate of Chas A Coe, Broadway & 42d Street Leasing Co, C L Gray Construction Co. 12,800.00
185-Creston av, w s, 93 s 183d st, 83x128. Emil Franklin et al agt Walmaur Realty Co. 2,700.00
186-Daly av, w s, 50 s 178th st, 31x100. Standard Plumbing Supply Co agt Merrivale Realty Co, W S Arthur & Louis Macousey. 241.35

187-Broadway, s e cor 43d st, 105x194. Levering & Garrigues Co agt Mary A Fitzgerald, Broadway & 43d Street Building Co, Frank R Tate & Geo M Cohan Theatre Co & C L Gray Construction Co. 37,662.00

188-42d st, s s, whole front, bet B'way & 7th av, 86.2x-. J P Blanchard Co agt Estate of Chas A Coe, 1465 Broadway Co, Broadway & 42d Street Leasing Co, United Chemists Co, Joseph H Flick & C L Gray Construction Co. 9,483.00
189-Same property. The Snead & Co Iron Works agt same. 39,352.12
190-Honeywell av, w s, 35.7 s 178th st, 66.1 x140.3. John Bell Co agt Merrivale Realty Co, P Scalva & J Mongo. 3,247.00
191-Same property. Same agt Merrivale Realty Co. 498.35

192-Broadway, s e cor 43d st, 104.3x193.8x irreg. Keystone Fireproofing Co agt Mary A Fitzgerald & C L Gray Construction Co. 1,524.74

193-Broadway, No 1465. Same agt Estate of Charles A Coe & C L Gray Construction Co. 810.00
194-Liberty st, No 55. Same agt Liberty Nassau Building Co & C L Gray Construction Co. 1,364.00

July 29.

195-Liberty st, No 55. J F Blanchard Co agt Liberty-Nassau Building Co & C L Gray Construction Co. 23,509.20
196-Daly av, w s, 50 s 178th st, 31x100. Christopher Fabel agt Merrivale Realty Co & W S Arthur. 161.06

197-3d st, Nos 55 & 57 West. Harris Katz agt Livingston Holding Co & Duane Realty Co. 58.00
198-Macombs Dam road, n w cor 152d st, 100x75. United Plumbers Supply Co agt Teichman Engineering & Construction Co & Knickerbocker Plumbing Contractors. 299.03
199-Nassau st, No 51. Grampion Realty Co agt Henry Brash & Wiener & Greenstone. 1,958.50
200-Amsterdam av, No 86. Joseph Grossman agt Emil Silverman. 533.56
201-Amsterdam av, No 86. Joe Fagen agt Emil Silverman & Joseph Grossman. 124.50
202-Amsterdam av, No 86. Israel Freiman agt same. 150.00
203-22d st, No 227 East. Peter Cramer agt Theresa J Kelly & George Kelly. 40.00
204-22d st, No 237 East. Same agt same. 20.00
205-Mt Hope pl, Nos 14 & 16. Sanatite Co agt Rehbock Construction Co. 345.00
206-60th st, Nos 115 & 117 West. Joseph Foxtow agt Madelene Leske & Elizabeth W Garner extr. 249.50
207-101st st, No 50 East. David Braun agt Rebecca Miller & Mary Sturman & Abraham Sturman. 100.00
208-99th st, No 168 West. Frank C O'Donnell & Co agt Mary J Gaynor. 140.94

BUILDING LOAN CONTRACTS.

July 23.

Hoe av, n w cor 172d st, 25x100. Emanuel Glauber loans Altro Realty Co to erect a 5-sty apartment; 13 payments. 16,000
24th st, s s, 225 e 7th av, 56.3x98.9. Metropolitan Life Ins Co loans District Realty Co to erect a 12-sty loft; 8 payments. 210,000
165th st, s s, 70.3 e Kelly st, 50x72.2. Irving Roberts loans Emma C Wallace to erect a -sty bldg; - payments. 5,000

July 25.

No Building Loan Contracts filed this day.

July 26.

White st, Nos 112 & 114.
Walker st, Nos 105 to 109.
Centre st, Nos 133 to 149.
Abington Construction Co loans Centre White Co; to erect two 8-sty mercantile bldgs; 10 payments. 210,000
4th av, e s, 98.9 s 27th st, 49.4x120x irreg. Albany County Savings Bank of the City of Albany, State of N Y, loans Phebe S Sinclair; to erect a -sty offices & lofts; - payments. 300,000
Madison av, Nos 137 to 141.
31st st, Nos 23 to 27 East.
Bond & Mortgage Guarantee Co loans Associate Owners; to erect a 12-sty & b str & lofts; 8 payments. 500,000
223d st, n s, 105.5 e White Plains rd, 25x 114.4. Mathias Haffen loans Selena J Johnston; to erect a 2-sty dwelling; 2 payments. 3,500

150th st, n s, 175 w 7th av, 75x99.11. North American Mortgage Co loans Channel Realty & Construction Co; to erect 2 5-sty bldgs; 8 payments. 26,000
107th st, n s, 100 w Am av, 50x100. Sender Jarmulowsky loans Hennessey Realty Co; to erect a 9-sty apartments; 7 payments. 80,000

July 27.

Jackson av, e s, 174 s 163d st, 76x87.6. Albert E Hartcorn loans Reliable Construction Co to erect two 5-sty apartments; 11 payments. 55,000
West End av, s w cor 98th st, 75.8x100. Metropolitan Life Ins Co loans Salisbury Realty Co to erect a 12-sty high class apartments; 10 payments. 350,000
Kelly st, e s, 149.2 n 167th st, 100x116.11. Prospect Investing Co loans Longfellow Realty Co to erect two 5-sty apartments; 9 payments. 64,000
180th st, s s, 100 w Vyse av, 40x110. American Mortgage Co loans Krabo-Ernst Realty Co to erect a 5-sty tnt; 12 payments. 28,000
180th st, s s, 140 w Vyse av, 40x110. Same loans same to erect a 5-sty tnt; 12 payments. 28,000
Broadway, n w cor 89th st, 100.8x150. Metropolitan Life Ins Co loans 89-90 Co to erect a 12-sty high-class apartment; 12 payments. 800,000
West End av, s e cor 90th st, 100.8x162.6. Same loans same to erect a 12-sty high class apartment; 12 payments. 775,000

July 28.

Magenta pl, w s, 125 s Magenta av, 25x95. Katharine Schmitt loans Francesco Cerbone; to erect a -sty bldg; - payments. 3,500
Magenta pl, w s, 100 s Magenta av, 20x95. Isaac Butler loans Francesco Cerbone; to erect a -sty bldg; - payments. 3,500

July 29.

57th st, Nos 235 to 241 East. Lincoln Mortgage Co loans C W L Realty Co; to erect a 6-sty bldg; 6 payments. 60,000
235th st, s s, 185 w Katonah av, 75x200 to 234th st. Central Mortgage Co loans Germansky Construction Co; to erect a 6-sty bldg; 11 payments. 27,000
Union st, w s, 236.10 n 163d st, 75.6x264.5. John T Underwood loans Union Tintin Improvement Co; to erect two -sty bldgs; 11 payments. 125,000

Washington av, e s, 379.9 s Westchester av, 75.11x104x irreg. Poughkeepsie Trust Co loans Baxter Howell Building Co; to erect -sty bldg. - payment. 3,800
Same property. Same loans same; to erect a -sty bldg; - payments. 3,800

SATISFIED MECHANICS' LIENS.

July 23.

45th st, Nos 141 to 147 West. Standard Arch Co agt Forty-fifth Street Exchange et al. (April 4, 1910). 9,181.05
Broadway, s w cor 169th st. Isidor Engel agt Hugh J Taylor et al. (July 20, 1910). 106.40
212th st, s s, 50 w Holland av. Ermino Corti agt Altonso Bottino et al. (July 21, 1910). 525.00

July 25.

279th st, n s, 225 e Av A. La Mura Contracting Co agt Salvatore Conforti et al. (July 7, 1910). 358.70

July 26.

New Delancey st, s e cor Mulberry st. Anne White agt Michael Briganti Co et al. Mar 31, 1910. 1,246.00
Nassau st, n w cor Fulton st. P M & W Schlichter agt Geo B Wilson et al. (Oct 26, 1909). 415.00
East Broadway, No 233. Samuel Rosenberg agt Fanny Liebovitz et al. (Feb 8, 1910). 120.00

July 27.

Willet av, No 3629. Herman Steiger agt Annie Ziebel et al. (June 23, 1910). 63.95
Paulding av, e s, 29.4 s 217th st. Jas H Ceburre agt Frank Yorio et al. (June 1, 1910). 70.00
189th st, n s, from Beaumont to Cembrelling av. Clyde F Howes agt Bedford Park Construction Co et al. (July 15, 1910). 113.20
2-111th st, s s, 75 e Broadway. Keystone Fireproofing Co agt Carnegie Trust Co et al. (July 14, 1910). 11,650.00
Greenwich st, No 448. Jacob Ballington agt Greenwich Investing Co et al. (March 14, 1910). 112.50
Washington st, No 433. Same agt same. (March 14, 1910). 112.50

July 28.

East Broadway, No 233. Isaac Rosenstein agt Rachel Giordansky et al. (July 16, 1910). 117.75
Barrow st, No 27. Julius Braunstein agt Thos J Brazier et al. (Aug 25, 1910). 1,900.00
Same property. Same agt same. (July 6, 1910). 284.10
Av St John, Kelly st & Prospect av, triangular plot. Davis Saperstein agt Mercury Realty Co et al. (July 21, 1910). 3,522.00

July 29.

Paulding av, e s, 25 s 217th st. Mt Vernon Building Supply Co agt Frank Yorio et al. (May 6, 1910). 158.04
East Broadway, No 251. Jacob Liebovitz et al agt Simon Liebovitz et al. (Dec 3, 1909). 350.00
Same property. Samuel Glassman agt same. (Dec 3, 1909). 450.00

*Discharged by deposit.
*Discharged by bond.
*Discharged by order of Court.

ATTACHMENTS.

July 21.

Ford & Johnson Co; Arthur M Aiken. \$2,501.50; Shearman & Sterling.
Preu, Otto; Herbert A Cameron; \$6,267.20; Winthrop & Stimson.

July 22 & 23.

No Attachments filed these days.

July 25.

The U S Banking Co; Montgomery H Lewist \$8,387.07; Seymour, Seymour & Megrath.

July 26.

No Attachments filed this day.

July 27.

United States Banking Co; Minatitlan Con Co; \$1,153.11; Seymour, Seymour & Megrath.
Philadelphia Casualty Co; Arnold Rothstein; \$2,500; Rosenthal & Steckler.

CHATTEL MORTGAGES.

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July 21, 22, 23, 25, 26 and 27.

A B See Electric Elevator Co. 504-6 W 112th st. Thomas Reilly. Elevator, &c. (R) 375
Fox, Michael. 162 Av C. Roesser & Sommer Co. Gas & Electric Fixtures. 100
Metzler Building & Construction Co. Eighth av, 25 ft s of 230th st. Graff Insurance Co. Ranges, &c. 332



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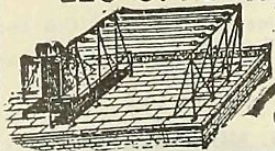
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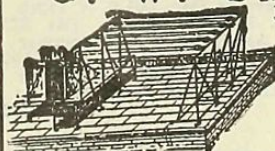
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