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A CONFLICT OF LAWS.

BUILDERS in the speculative field, contemplating the probable consequences of the order forbidding encroachments over the line of the street, issued by the Borough President of Manhattan, cannot discern how the construction of small five or six-story apartment houses can be profitably continued under the disadvantages which the order imposes. They do not consider that economic conditions had already put an end to the erection of five-story tenements. As a commercial or investment proposition tract waiting for houses of this class, and there are sections of Yorkville and Harlem east of Third avenue occupied by small dwellings which were viewed as prospective fields for improvement with five-story and even six-story non-elevator tenements as a commercial or investment proposition these houses cannot, in the opinion of the builders, be set back from the street line, so as to get the headroom for the entrance from the street into the cellar which is required by the Tenement House Law. For this would mean the loss of two rooms on each floor at the rear, as well as obstructing the view from the front of the house; and builders are not prepared to accept as a good solution of the difficulty the proposed plan of gaining an entrance into the cellar by sacrificing, in the case of a small tenement house, a portion of one front room on the first floor of each house; or, in the case of a store, by eliminating a show window. In the opinion of many builders there is a plain conflict between the purpose of the Tenement House Law to maintain a fire-passage through the house from the backyard to the street, and the purpose of the Borough Superintendent to have no more stoops and areas built extending over the lot line. Consequently, the suggestion is made that, as the Tenement House Law did not anticipate an order from the Building Department which would practically shut off the front entrance to the cellar, it is in order that the law should be so amended as to take cognizance of conditions which builders now have to meet. The new restrictions are not considered as seriously affecting apartment houses of large size, such as those having a height of twelve and eight stories and correspondingly large ground dimensions, because they have or may have exterior courts through which access is or can be had to the cellar. Presuming that it is measurably correct to say that under Manhattan conditions there is no apparent solution to the problem for small tenement houses that will not detract from their rental value, and so limit or prevent their construction in this borough in the future, it is apparent, as a prominent builder said during the week, that in the end the chief sufferers will be those families for whom the elevator house is an economical impossibility.

DISCRETIONARY POWER.

HERE the question is raised as to the real necessity for making an order of this nature applicable over the whole Borough of Manhattan at this time. For evidently in the opinion of the Borough President of Manhattan, even though it is not the opinion of the Borough President of the Bronx, discretionary authority exists to some extent. And if there is a constitutional power of discretion which permits the Borough President of Manhattan to make exceptions in favor of some architectural projections and not others, and which enables him to make allowances of ten inches in some cases and eighteen in others, then why not under the same

interpretation of law does he not also possess the discretion to rule that the necessity of revoking the privilege for stoops and areas, while it may be present and apparent in one part of the borough, has not arisen in another; as for example, in the lateral streets north of Fifty-ninth street? In view of the divergent opinions of the various Borough Presidents, the whole subject becomes debatable, and will continue to be so until there is some fundamental legislative or judicial determination of the rights of property in this respect. In the case of Manhattan, where land has become so costly that every square inch is calculated in the plans of builders and investors, and where all the plans, measurements and calculations for apartment houses are based on the unit of one city lot of exactly one hundred feet in depth, it is a serious matter to change the unit or standard of calculation and to lessen the capacity of the regular city lot for building purposes, especially if done unnecessarily. It is as patent that Borough President McAneny has tried to avoid being arbitrary as it is that Borough President Miller of the Bronx has followed his sincere convictions, but if there is a possibility of a different determination of the question of encroachments, or the possibility of such a modification of the Tenement House Law as will enable builders to keep behind their lot lines entirely without sacrificing space which under present economic conditions they cannot seemingly afford to lose, then it is a duty owing from the State Government to property owners to have that determination made as quickly as possible. If the prophecy of builders is true, that with present values and rentals the new order means an end to the erection of the only class of houses which the larger portion of the population of Manhattan Island have felt that they could afford to live in, then we are at the threshold of another great change in the history of Manhattan Island, and some of us are not sure that it is better to precipitate that change by executive rulings than to have it come more gradually through economic evolution.

CONCENTRATION OF RESTAURANTS.

DURING the last few months three new restaurants of the highest class have been opened in the vicinity of Broadway and 42d street, and announcements have been made that plans are being prepared for two more. Probably in no other city in the world is there such a concentration of places of amusement and refection as will soon exist in and about Long Acre Square. Instead of its pre-eminence in this respect being in any way diminished, it is being constantly increased. Whatever tendency there is towards development is traveling up along Broadway and Seventh avenue to the north. On the other hand, all this increase in theatres and restaurants is not being accompanied by any considerable development in other directions. There are a couple of retail clothing stores on or near the Square, and several office buildings are under way. But the retail stores are not of the best class, and the new office buildings are renting very slowly. The pre-eminence of Long Acre Square in respect to theatres and restaurants limits its business development along other lines. The more substantial business enterprises tend to find locations in and about Greeley Square. It was expected that the opening of the McAdoo station at 32d street and of the Pennsylvania Terminal might tend to draw some of the theatre and restaurant business down towards 34th street, but no such tendency has developed as yet. It is true that a very large hotel is about to be built on the corner of 34th street and Greeley Square, but this hotel is intended chiefly for business men. It is to contain an enormous number of small, moderate-priced rooms, and in all probability it will obtain the same class of custom that the Broadway Central used to have. It is designed to be the business man's hotel of the new mercantile district; and if it is a success it will contribute to the growth of its immediate neighborhood rather as a centre of trade than of amusement. Up to date Long Acre Square is unquestionably pre-eminent for the kind of business which is transacted at night, whereas Greeley Square is pre-eminent for the kind of business which is transacted during the day.

EXCESS CONDEMNATION.

BOROUGH President Miller of the Bronx has performed a genuine public service in calling attention to the fact that the Legislature has already passed an act which permits the people to vote on an amendment to the Constitution permitting excess condemnation. The passing of such an amendment is of the utmost importance. It is safe

to say that unless it is passed New York City will never be able to afford certain imperative changes in the arrangement of its streets. If the city bears all the expense of the opening of new streets or the widening of old ones, the cost is intolerable. If it assesses part of the cost on neighboring property, grave hardships are always inflicted on some of the property owners. But if it is empowered to condemn more land than it needs for an improvement, and then subsequently to dispose of the excess at an in-

creased valuation, the opening of new streets and avenues becomes possible without doing any injustice and without any very heavy expenditure. European experience has proved that the device of excess condemnation permits new streets to be opened at a minimum of cost and at a maximum of benefit to the neighborhood. We hope that the new Legislature will follow the example of its predecessor and pass this act so that it can be submitted to popular vote next fall.

CONSEQUENCES OF THE NEW BUILDING ORDER.

Manhattan Builders Declare That It Means the End of Five Story Apartment House Construction on Manhattan Island—Will Not Affect Elevator Houses.

AMONG architects and builders who discussed the new order from the Superintendent of Buildings in Manhattan against encroachments, it was found this week to be the prevailing opinion that the only class of construction really affected by the order is the class of smaller apartment houses, of five and six stories, such as are usually erected on inside lots. Such private dwellings as would hereafter be erected in Manhattan would be of a style of architecture that does not need to have either stoops or areas projecting across the lot lines. Office buildings and loft buildings would not be affected in any serious degree.

Under present economic conditions the new ruling did not, it was said, affect 5-story tenements in reality, because the construction of this type of housing had already practically ceased on Manhattan Island. But this cessation might only have been temporary, it was said, and no one was found who was prepared to say that no more 5-story houses would have been erected. A prominent builder predicted that no more would be built under the new order against encroachments in force.

The head of a firm of architects who have designed a great many high-class houses, said that to his mind the most natural solution of the problem was to amend the Tenement House Law in those particulars where it conflicted with more modern building practice. The framers of the Tenement House Law had not foreseen a virtual prohibition from the Building Department against areas and steps in front of buildings by which to enter the cellar. Consequently, the Tenement House Law ought to be amended so as to provide for this contingency. It ought to be amended to provide for other changes that have come to pass also.

This architect said that he could see no way of entering the cellar of a 5-story apartment house situated on an inside lot in a manner to comply with the Tenement House Law, except by means of a ladder instead of steps, or else by building a bulkhead in a front room. If the level of the cellar ceiling could be raised, headroom might then be obtained for steps without disfiguring the first floor. Basement stores would be out of the question unless our people were prepared to adopt a foreign style of construction.

WAYS OF SOLVING THE RIDDLE.

Messrs. Moore & Landsiedel, architects, who are active in apartment house construction, said that the problems raised by the new order of the Manhattan Superintendent of Buildings were not very serious except in the case an inside lot where a 5-story building or a building with stores on the first floor is to be erected. Then, they said, the first story would have to be bulkheaded in order to obtain seven feet clear headroom for a fire passage through the cellar in a direct line to the street from the fire-escapes on the rear of the house, as required by Section 56 of the Tenement House Law. Messrs. Moore & Landsiedel said further:

"In the case of stores, this is a very serious matter, as it diminishes the

width of the storefront at least four feet. The renting value of a store under these regulations, would, of course, deteriorate, inasmuch as the storekeeper would have no direct access to the cellar, which it is very important to have. He would have to go through the fire passage to enter the cellar, which would be very inconvenient.

"In the case of apartments, a closet can be placed above the bulkhead and extended to the ceiling. It would form a sort of a box in the room about four feet wide and five feet long. The fire passage would necessarily have to serve as an entrance to the lower story, as required by Section 29 of the Tenement House Law.

"The janitor's apartment in the basement, which has always, and lawfully been placed in front, opening on an area, is under the new conditions made impossible; this janitor's apartment will now have to be placed in the rear of the building, opening on the yard at all times.

"The lighting of buildings with apartments on the first story means placing short windows on the front above the sidewalk line. This is not a difficult problem from a lighting point of view; but for buildings with stores on the first story, we have always found the area in front convenient for lighting the cellar. Under this new order we can only place a sash arrangement under the platform of the store front, to hinge in and up, and to throw a little light and air into the cellar. Of course the windows to courts at the rear portion under stores still exist, but on the whole the lighting possibilities are very unsatisfactory, and we are inclined to think that the Tenement House Department will want some improvement in regard to this matter.

"The conditions are not insurmountable in any sense, as we have already prepared plans for this sort of building and have had them approved by the Tenement House Department. There is still a certain amount of liberality in regard to new regulations as formulated in Manhattan, as a limited projection beyond the building-line is allowed. The before-mentioned plans have no projections, however."

A BUILDER'S PROPHECY.

Mr. G. J. Fleischmann, of Fleischmann Brothers' Company, 507 Fifth av, large builders of high-class apartment houses and loft buildings, remarked that the order from the Building Department against encroachments struck him as being a serious setback for 5 and 6-story tenements. With present land values and present rentals he considered that it put an end to such construction on this island.

"Because you can't set a building so far back as to let the areaway come within the lot line without cutting out two rooms on each floor in the rear, or ten rooms in all in a 5-story house. Estimating the rental income from such houses in good localities at six dollars a room, this would mean an annual loss

in income of \$720, and a proportionate loss from the valuation of the property. And this is without taking into consideration the obstruction to the view from the front windows that would result from setting a building back.

"On the other hand, making an entrance from the street into the cellar at the expense of a front room, which would depreciate the rental value of the whole suite, is not an acceptable solution to the problem either. I don't believe the construction of that type of house will be resumed under such a handicap, with land values and rentals at their present level.

"In large corner buildings it has been the custom to have the janitor's apartment on the side of the basement, with windows into an area. Now he must be roomed at the back of the house and the ten feet of open space behind the house which could be used for a 1-story store cannot now be so utilized.

"This order will not affect 12-story or 8-story houses or loft buildings, but it looks to me in the last analysis as if it meant the gradual exclusion from Manhattan of middle-class families who cannot afford the rents of the better class of houses to which speculative builders of residential housing will have to confine their attention in this borough."

McANENY'S ORDER SCORED.

Walter Lindner Says It Is not any Different from that Issued by Miller.

The encroachment order recently issued by Building Superintendent Miller at the instance of Borough President McAneny does not find much favor with Walter Lindner, solicitor of the Title Guaranty and Trust Company. It will be recalled that some time ago, Mr. Lindner wrote to the Record and Guide to severely criticize the order of Borough President Miller.

Mr. Lindner thinks that the order emanating from the Borough President of Manhattan is in its essence not any different from that of Mr. Miller. He says that both orders are extremely radical and he is of the belief that they certainly will not tend to "boost" real estate values.

"It is pointed out by Mr. McAneny that he has made a number of modifications in his order so as to meet with the views of the architects and others interested in building," was suggested.

"The modifications are so insignificant that taken as a whole the order is not different from Mr. Miller's in the slightest degree. There are some allowances made for ornamentations, but withal the builders are simply restricted to the fullest extent, and they cannot go over the building line to any reasonable limit.

"The crux of the whole business is simply this: has a Borough President the right to abrogate a municipal ordinance? The ordinance gives the builder a very wide latitude in his operations. Now, Mr. Miller held that the ordinance was invalid. Does Mr. McAneny agree with him?"

TENEMENT HOUSE DEPARTMENT TO MOVE.

Commissioner Murphy, Reviewing Work of the Year, Tells of Need of Lighter Quarters—A Record of Many Reforms Adopted.

COMMISSIONER JOHN J. MURPHY, of the Tenement House Department, has just closed the first year of his administration, which has been one in which many needed reforms have been introduced and adopted. During an interview granted to the Record and Guide the Commissioner made the first announcement that he was negotiating with the agents of the Ashland Building at 315 4th av, southeast corner of 25th st, one block north from the present offices, at 44 East 23d st, for a three years' lease of a loft for the sole occupancy of his department. No date has been set for the removal, but it probably will be in the near future, possibly within the next sixty days. An entire new office equipment may be bought so that when the Municipal Building is finished, which probably will be in three years, the whole department and its equipment can be moved to the new quarters. Even the office partitions will be disposed of and new ones purchased, if the recommendations of the Commissioner meet the approval of the Board of Estimate and Apportionment.

"The present quarters have been the subject of a great deal of criticism," said the Commissioner, "and I have felt for a long time that the service we are able to give the public could be a great deal more efficient if we had quarters larger and better arranged. Furthermore, the health and eyesight of the employees in this department must be conserved, and in quarters supplied with natural light, and high enough above other buildings to provide proper ventilation for them, they will be even more responsive to the demands of taxpayers having business with this department. For those reasons I have been giving the matter a great deal of attention. I have found that since the Brooklyn offices moved to new quarters at 509 Fulton st, and the Bronx branch to the northwest corner of 149th st and Melrose av, much better work has been done by employees in those offices."

A WORD ON THE ENCROACHMENT LAW.

The Commissioner was desirous of laying especial stress upon the attitude of his department toward tenement-house plans which come under the encroachment law.

"Builders having business with this department," he said, "have found that their plans are frequently passed upon by this Department and are later held up by the Building Department because of violations of the encroachment law. This action must not be interpreted as being in opposition to the encroachment regulation. On the other hand, the Department is charged solely with responsibility regarding tenement-house law violations and no attention, therefore, is paid to whether the structure encroaches upon the building-line. The functions of the Tenement House Department and those of the Building Department must be kept separate."

In his report to Mayor Gaynor, ready by the middle of this month, the Commissioner will show that the work of his Department during 1910 proceeded mainly along the lines indicated by the experience of preceding years. It will be remembered that shortly after Commissioner Murphy assumed the duties of Commissioner, the Record and Guide conducted an investigation of the complaints promiscuously made by property owners of the Tenement House Department. Much of this complaint was found to be

based upon conditions which could be readily remedied, while some of it was merely the result of personal antagonism to the law. For the purpose of ascertaining what the views of the taxpayers were, Commissioner Murphy held a public hearing at the City Hall at which all sides were presented. Commissioner Murphy also personally appeared before taxpayers' organizations and other societies and explained that he was ready and willing to aid in the abatement of unnecessary "red tape" and any other evils he might discover. Regarding this, the Commissioner in his statement said:

"Criticisms by the New York Society of Architects regarding certain arbitrary rules which they considered unwarranted and beyond the jurisdiction of the Department resulted in the appointment of a committee of architects, who submitted a list of sixty-five questions governing departmental rulings and regulations. The Commissioner's decisions were regarded by the committee as fair and calculated to promote harmony between the Department and the architectural profession. Other conferences with representative bodies of taxpayers and builders brought about certain changes in method which have not in any way weakened the operation of the law, and the Department enjoys the good-will of many of its former critics and is receiving the co-operation of organizations formerly hostile."

"Much criticism in the past was generated by complaints that the Department had failed to answer communications or to investigate charges. With a view to eliminating this source of annoyance there was instituted a mail system by which every communication was listed, before going to the division to which it belonged, and as a result hardly any complaint has been received in recent months."

SANITARY CONDITION OF CITY IMPROVED.

Some idea of work of the Tenement House Department, showing the need of larger quarters, is gained by the Commissioner's recital of the work of last year. In this summary he shows that the sanitary condition of the city has been greatly improved and that Tenement House halls are now lighted much better at night. He says:

"The supervision of erection of new tenements was conducted as hitherto. Up to to-day, plans for about 2,000 new tenements have been filed, calculated to cost, exclusive of sites, about \$80,000,000. The Commissioner was impressed, early in his term, with the importance of guarding against loss of life by fire, and he compelled a clearance of all fire-escapes in congested districts in February. Again in October, every fire-escape in the city was visited, especially with relation to drop ladders. As a consequence, the conditions of fire-escapes are as adequate as the law requires."

"Four cycles of inspection of tenements having apartments renting for less than \$25 a month have been made, and one general inspection, taking in all classes of tenements. It may be stated that the result indicates an improved sanitary condition of the city."

"A number of night-lighting inspections were made, and a better general condition has been secured. Regulation of night-lighting is one of the most important of the Department's duties, and one of the hardest to enforce. Unlit tenement hallways and stairs furnish

ideal lurking places for evil-doers of all kinds, contribute to intensify the usual panic which follows the outbreak of fires, and embarrass firemen in their work. Glasgow considers tenement hallways extensions of the street, and the public lamplighters light the lamps as they do street lamps.

ONLY 312 SCHOOL SINKS NOW.

"The Department has vigorously prosecuted the work of removal of school sinks during the past year, with the result that few of those antiquated nuisances remain. The records indicated the existence of about 2,000 school sinks or vaults on January 1, 1910. This was probably an overestimate. As a consequence of additional pressure upon owners during the year, there are actually existing in the whole city only 312 sinks of the above types, exclusive of a small number located in districts that have no sewer connections. Plans have been filed and work commenced for the removal of a majority of the remainder."

"Considerable progress has also been made in the structural improvement of old tenements; repairs, aggregating \$2,640,258, have been undertaken and completed. Alterations were made in about 7,500 houses to bring them up to the standard of light and ventilation, and about 20,000 living rooms, absolutely without windows on January 1, have been provided with windows, so that the number of totally dark living rooms in the city as shown by our census, has been reduced to less than 75,000."

"In the line of sanitary work, about 85,000 orders were issued and complied with. About 1,500 drains were provided and about 35,000 plumbing orders were complied with."

THE POLICY FOR 1911.

"The policy for 1911 will be marked by some changes which, it is hoped, will still further tend to the creation of a better feeling between the Department and the taxpayers and tenants. As soon as routine work will permit, every owner on whose premises sanitary violations of the law are discovered will receive ten days' notice before such violations are actually filed against the property. This plan will give ample time for the removal of all ordinary violations, and should help to reduce the number of recorded violations."

"One exception to this rule will be in the case of buildings in course of erection, where delay in filing of a violation might produce a condition of affairs difficult to remedy, and in fire-escape cases where any delay might result in increase of fire risk."

"A debit and credit system of ledger entries will be kept with each house, and whenever an inspection shows that items of a violation have been complied with, the owner will get credit at once. If a search should be asked for, under the new system, only the actual items of the violation not complied with will be reported. This will eliminate what has been a justifiable complaint of owners, that searches often appear to show a worse condition of their properties than the conditions actually justify."

"Attention of the Department has been directed to the growing congestion of population in certain sections of the city, and the need for remedial action. A number of congested tenements have been examined, and notices have been sent to owners. In many instances, however, the owner has rented to a family, and is not aware of the fact that boarders have

been taken in so as to violate the law. The only clause in the Tenement House Law relating to the question is Section 111, which reads as follows:

"No room in any tenement house shall be so overcrowded that there shall be afforded less than four hundred cubic feet of air to each adult, and two hundred cubic feet of air to each child under twelve years of age occupying such room."

"The precise meaning of this section has not been determined by the courts."

HOLLOW METAL TRIM.

The Inception of a Great Business—Doors and Windows Contain No Wood.

SELDOM has a business grown from an idea to a reality supplying a country-wide demand in so short a time as has the hollow-metal door and trim industry. The development of Kalamein doors and windows, also fireproof windows made of galvanized iron set with wire glass, and metal desks, filing cases and sundry commodities of more or less fire-retarding qualities was brought about during the closing years of the last century, but it was not until within a comparatively short time that architects have been able to specify drawn steel interior trim with hollow metal doors and windows, thus eliminating the last trace of wood in fire-proof buildings.

In 1903 a prominent architect in conversation with a manufacturer of metallic office furniture mentioned the possibilities of building trim made of eighteen or twenty gauge steel which would be heavy enough to support itself without wood filler, to be finished by baking japan to preserve the steel and accommodate a variety of effects to please the varying tastes of architects and builders. The manufacturer offered the idea to a skilled mechanic who had previously shown considerable ability in steel construction and who brought out the first hollow metal door. From this first suggestion has grown an industry that today is recognized wherever plans are made to build a lasting edifice.

In the beginning many obstacles had to be overcome, among others the inventing and perfecting of special machinery. Also many tests were made by the Fire Underwriters before they would approve the fire-retarding merits of this new building trim. Steel windows of to-day are not unlike the galvanized windows they have superseded, except they are made of heavier and better stock and the finish is in keeping with the fine buildings in which they are used.

Casings, jambs, picture-moulding, base-moulding and other interior trim are made from long lengths of flat steel drawn into a variety of shapes by a power drawing press, which pulls the metal through a series of roller dies, bending the stock in degrees from its original flat condition to the last set of dies which leaves the steel (or bronze) with clear cut profile, distinct, sharp corners, exactly as the architect has detailed.

The hollow-metal door is a departure from the kalamein form heretofore used. The gauge is sufficiently heavy, and on account of vertical seams joining stiles to panels, the construction does not have to depend on a wood core to support the steel and give shape to the door. Asbestos is used as a filler because it is both fireproof and a non-conductor of heat. In the stiles and rails strips of cork are inserted which deaden the metallic ring that would otherwise be present when closing a steel door.

THE FINISH.

Only the best varnish and colors may be used in finishing steel by baked enamel process. Artists are employed to reproduce the grain of high-class woods such as mahogany, oak, bird's-eye maple, Circassian walnut, cherry, etc. This is

done by hand with an assortment of graining brushes, and so skillful are the grainers that only comparatively few who are actually engaged in this industry can detect the steel so finished from the wood that is imitated. Many other finishes are successfully brought out, such as natural bronze, verdi antique bronze, oxidized copper and the usual metal finishes, olive and maroon. As steel doors and trim are entirely finished at the factory, one does not have to contract for painting and varnishing at the building. As soon as steel trim is erected in place the building is ready for occupancy.

The chief purpose for using metal trim is because it is fireproof and durable. Also steel doors are more soundproof than those made of wood. A few years ago a so-called fireproof building in New York City burned to the ground with a loss of several million dollars, and the only material to maintain the fire was the

wooden trim and the contents of the rooms. By using steel for the interior finish of a building every room is made a fire-proof unit. This was demonstrated at a recent fire on the 29th floor of the Singer Tower in New York, where fire-proof doors confined a serious and threatening fire in a single room, a striking contrast to the result just mentioned.

The greatest opposition to wood trim is because it not only communicates fire from room to room but actually adds much fuel to the flames. However, there are many other objections. A wooden door in time will warp and shrink. This requires rehanging, which aggregates quite an item in a building containing hundreds of doors as do many modern office buildings. A coat of varnish on wood has but a short life and refinishing the doors and trim of a building is an expense which must be faced if wood is to be used. When all points are taken

ANNUAL BUILDING RECORD.

Manhattan.

The figures given below represent the totals of plans filed for NEW BUILDINGS as revised by the Manhattan Bureau of Buildings for the year ending Dec. 31, 1910:

Classification.	1910.		1909.	
	No. of bldgs.	Estimated cost.	No. of bldgs.	Estimated cost.
Dwelling houses:				
over \$50,000.....	7	\$1,070,000	15	\$1,981,382
between \$20,000 and \$50,000.....	19	750,000	32	1,193,000
less than \$20,000.....	17	136,300	8	75,000
Flats and tenements.....	208	36,923,000	459	70,041,000
Hotels and boarding houses.....	7	955,000	9	4,837,000
Stores, lofts and warehouses:				
est. cost over \$30,000.....	149	29,466,000	136	28,887,000
est. cost between \$15,000 and \$30,000.....	38	799,000	47	984,000
est. cost less than \$15,000.....	43	269,700	37	215,450
Office buildings.....	44	12,390,600	34	12,656,750
Manufactories and workshops.....	33	2,206,900	25	1,557,000
Schools.....	11	2,407,000	7	675,000
Churches.....	11	1,640,000	10	1,110,000
Public buildings, Municipal.....	8	3,158,000	8	986,000
Public buildings, places of amusement.....	40	2,652,100	27	4,306,671
Stables and garages.....	60	1,469,720	33	1,510,340
Other structures and frame tenements.....	143	409,709	108	230,890
Grand total year 1910.....	838	\$96,703,029	995	\$131,246,483
Grand total year 1909.....	995	131,246,483		
Decrease year 1910.....	57	\$34,543,454		

Manhattan Alterations.

Totals of plans and specifications for ALTERATIONS filed and acted upon during the twelve months ending Dec. 31, as revised by the Manhattan Bureau of Buildings:

Classification.	1910.		1909.	
	No. of bldgs.	Estimated cost.	No. of bldgs.	Estimated cost.
Dwelling houses.....	558	\$1,625,896	839	\$2,115,062
Flats and tenements.....	1,354	1,881,603	1,549	2,182,514
Hotels and boarding houses.....	84	663,440	69	287,706
Stores, lofts and warehouses.....	664	3,188,498	532	2,856,104
Office buildings.....	187	1,485,320	190	1,506,928
Manufactories and workshops.....	110	557,325	113	447,377
Schools.....	21	88,400	26	356,010
Churches.....	25	225,550	20	347,850
Public buildings.....	229	1,731,105	161	1,877,389
Stables and garages.....	116	487,928	79	1,118,789
Other structures.....	16	5,101	..	.....
Total year 1910.....	3,367	\$11,940,066	3,578	\$13,085,729
Total year 1909.....	3,578	13,085,729		
Decrease year 1910.....	211	\$1,145,663		

JAMES W. SPENCER, Statistician.

Borough of the Bronx.

Revised figures of plans and specifications for NEW BUILDINGS filed and acted upon in the Bronx Bureau of Buildings for twelve months ending Dec. 31, 1910, and compared with the record of the twelve months ending Dec. 31, 1909:

Classification.	1910.		1909.	
	No. of bldgs.	Estimated cost.	No. of bldgs.	Estimated cost.
Brick dwellings:				
est. cost over \$50,000.....	3	\$65,000	2	\$47,000
between \$20,000 and \$50,000.....	297	1,945,100	517	3,427,800
less than \$20,000.....	960	34,827,000	319	9,453,506
Brick tenements, est. cost over \$15,000.....	9	78,000	111	1,136,000
Frame tenements.....	2	15,000	7	53,200
Hotels.....	5	77,000	2	50,000
Stores, est. cost over \$30,000.....	6	248,000	..	.....
between \$15,000 and \$30,000.....	29	468,000	5	90,000
less than \$15,000.....	92	489,450	50	145,700
Office buildings.....	23	640,875	4	12,100
Manufactories and workshops.....	102	1,115,900	31	197,125
School houses.....	5	1,080,000	4	241,500
Churches.....	8	265,500	6	166,800
Public buildings, Municipal.....	9	40,300	15	2,359,500
Public buildings, places of amusement.....	55	1,030,250	19	602,550
Stables and garages.....	92	383,905	49	125,825
Frame dwellings.....	271	1,250,000	630	3,273,850
Other structures.....	58	15,125	91	32,710
Total year 1910.....	2,026	\$44,034,405	1,862	\$21,411,166
Total year 1909.....	1,862	21,411,166		
Net gain year 1910.....	164	\$22,623,239		

into consideration the higher first cost of steel becomes an economy in the long run, because interior finish made of steel or bronze will last for an indeterminate number of years.

The building codes of many cities do not permit wooden trim in a building over a certain height, and in the near future it is quite possible the increasing demands of the Fire Underwriters may require owners to tear out all wooden trim in the congested districts of large cities and replace the same with metal.

The United States Government has

adopted metal doors in some of their more recent buildings, notably the new National Museum Building at Washington, D. C., and also in recently built battleships. Another large demand for metal doors is in modern steel passenger and sleeping cars.

Some important changes are being made in the manufacture of metal trim. Arrangements are under way to build stock doors of standard sizes and sufficient assortment of styles which will permit of a lower cost to the builder; and the manufacturer, by accumulating a surplus

of finished material during the winter season, will be able to furnish immediate delivery when any structure is ready for windows, doors and trim.

Metal interior finish will always satisfy the owner and please the occupant. It will demand the lowest insurance rates and come within the requirements of building codes, will last as long as the building itself and save the building and contents even in the midst of a conflagration. It checks the enormous and extravagant fire loss of this country and helps to conserve the Nation's resources.

PORTLAND CEMENT PRICES CUT TEN CENTS.

Wide Range in Quotations Pending Readjustment—Present Schedule Limited to Thirty Days—Dealers Hit.

POWERFUL influences in the Portland Cement trade are trying to bring harmony out of the chaos resulting from the disbandment of the Association of Licensed Cement Manufacturers announced in the last issue of the Record and Guide. Immediately following this action a reduction of approximately ten cents a barrel was announced. Then came a call for another meeting on January 6, for the purpose of discussing ways and means of correcting the present unsatisfactory conditions. At this meeting several plans were discussed, but as the meeting was executive in character no announcement of the action taken will be made until next week.

One of the developments of the week was the issuance to the trade yesterday of circulars by the Alpha and Atlas Companies. They are typical of the general attitude of the companies in the old agreement.

The Alpha Portland cement quotes on carload lots for shipment prior to January 31, 1911, as follows:

Price—Alpha Portland cement, per barrel, f. o. b cars your city, in wood, including barrels, \$1.40; in cloth, including bags, \$1.45; in paper, including sacks, \$1.15.

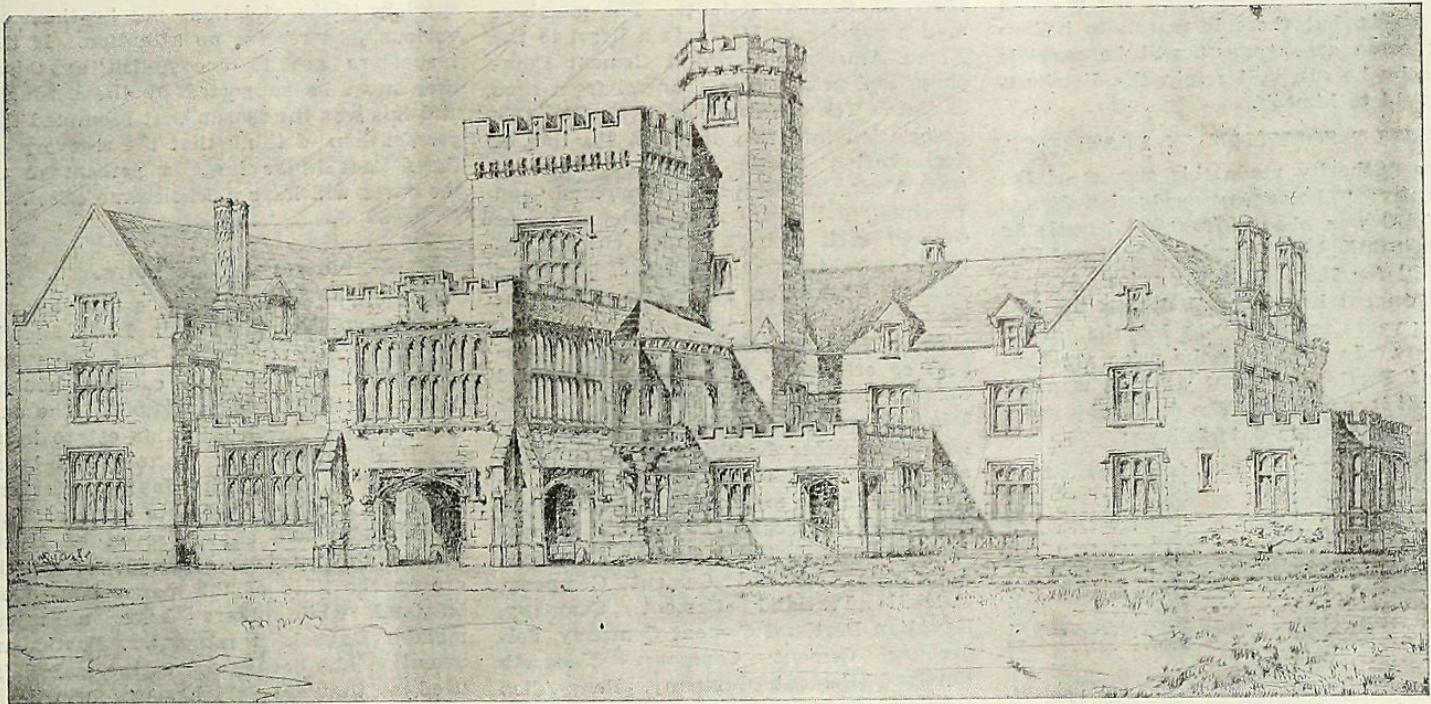
Bags—If shipped in cloth bags, we will purchase the empty bags, returned in

per barrel in cloth, including bags. Shipments in paper bags 30c. per barrel less. The circular adds:

"Our prices in all cases include the value of the package. Atlas cloth bags, of which there are four to the barrel, will be repurchased at 10c. each. We are pleased to quote you the above prices for acceptance within six days from date (January 4).

"Terms—On approved credit one cent per barrel discount for cash in ten days from date of invoice, or net cash thirty days from date of invoice.

"Freights—We reserve the right to prescribe the route by which shipments shall be forwarded and whether the



COUNTRY HOUSE FOR MR. HOWARD GOULD.

Hunt & Hunt, Architects.

Sands Point, L. I.

The great house has just been enclosed by the builders, the John H. Parker Co., and the interior stonework and plastering are now in hand. The stable and the lodge were finished under a previous

contract. The grounds reach to the Sound and have one mile of water front bulkheaded. On three other sides the grounds are enclosed by an iron fence.

Some of the largest dealers are making no quotations. One manufacturing company is reported to be selling consumers on the same terms as the dealers and the quotations made by the various agents in this city show a wide range. They follow:

	Agent's quotations.	Price allowed on bags returned.
American	No quotation.	
Alpha	\$1.43@	\$0.10
Alsen's (American)	1.53 1.58	No change
Atlantic brand	1.45	.10
Atlas	1.48 1.53	.10
Bath	1.38 1.43	.07½
Dragon	1.48 1.53	.10
Edison	1.43	.10
Lehigh	1.43	.10
Trowel	1.53	.10
Vulcanite	1.38 1.43	.07½

These quotations are for lots of 170 bbls. or more in cloth delivered alongside dock, N. Y. Before the disbandment of the association the quotations ranged uniformly at \$1.53 to \$1.58, with 7½ cents the rebate per bag.

good condition, subject to our count and inspection, at 10 cents each, delivered to our works, freight prepaid.

Quantity—These prices are on a quantity not to exceed 170 barrels.

Weight—Minimum carload 135 barrels, maximum carload 225 barrels, cotton or 150 barrels wood.

Terms—Shipments in paper are made only at consignees' risk.

The above cancels all previous quotations, and unless we advise you to the contrary, will remain effective until January 31, 1911.

This applies to New Jersey points or elsewhere, taking a freight rate of 28½c. a barrel.

The Atlas quotes to similar points for prompt shipment, or at any time, within thirty days after date of acceptance, Atlas Portland cement in carload lots \$1.50

freight charges shall be prepaid or collect.

"Cloth Bags—We will purchase, subject to our count and inspection, Atlas cloth bags in good condition at ten cents each, delivered at our plants at Northampton, Pa., Hudson, N. Y., or Hannibal, Mo., freight charges prepaid, subject to the following conditions, viz.:

"A—The bags will be purchased only from the party to whom the sale was made by this company, and not from any assignee or trustee.

"B—Bags must be packed and shipped in accordance with our directions.

"Paper Bags—Shipments in paper bags will be made only at the purchaser's risk of breakage and resultant loss of cement.

"General—An order placed under this quotation may be subject, at our option, to the execution of our regular form of

sales agreement, but in case agreement shall not be executed an order placed under this quotation shall at our option complete the contract of sale.

"Orders in excess of a carload tendered under this quotation are subject to our acceptance."

The reduction made by the Atlas is less than that made by the Alpha, Lehigh and Nazareth companies.

The Lehigh Company made a reduction and the Alpha and Atlas companies followed. The price along side on Thursday was \$1.48 which included the packages alongside of dock. The sacks, however, are returnable at ten cents each. This means \$1.13 a barrel delivered in this city and vicinity. At least one company met the dealers price to consumers which indicates that in some cases, at least, the five cent margin allowed to dealers has been withdrawn.

HOPE OF HARMONY NOT YET LOST.

There is still room for hope that the powerful new interests in the Atlas Company, aided by the Lehigh and Alpha companies, will be able to bring about better business conditions in the trade, as the present schedule is limited to thirty-day delivery only.

When some of the companies were asked for their quotations they gave them with a smile, showing that the situation is looked upon generally as not of very great importance in one sense of the word. The demand for Portland cement at this time of the year is light, and at the present time there is practically none moving on new business. The dealer is the man who is suffering the most in this crisis, but there is reason to believe that some arrangement will be possible whereby he can still retain the distributing field to himself.

POSSIBLE SOLUTION IN STATISTICS.

One authority has made this survey of the difficulty: "The cement production figures for 1910 was about 67,000,000 barrels as against 62,508,461 barrels in 1909 and 51,072,612 for 1908. But the price of Portland cement has declined during the last thirty years as steadily as has the annual outputs. In 1870-1880 the price per barrel of Portland cement at mill was \$3. In 1884 it was \$2.10. The decline by years from that time to date follows:

1885-1888....	\$1.95	1900.....	\$1.09
1889.....	1.67	1901.....	.99
1890.....	2.09	1902.....	1.21
1891.....	2.13	1903.....	1.24
1892.....	2.11	1904.....	.88
1893.....	1.91	1905.....	.96
1894.....	1.73	1906.....	1.13
1895.....	1.60	1907.....	1.11
1896.....	1.57	1908.....	.85
1897.....	1.61	1909.....	.81
1898.....	1.62	1910.....	.73
1899.....	1.43		

"Practically every State shared proportionately in the increase in production. The average price per barrel in 1909 was a trifle less than 81 cents representing the value of cement in bulk at the mills, including the cost of labor for packing, but not the value of the sacks or barrels. This average price was 8 to 10 cents higher than the average price received for cement in the Lehigh district and in the Eastern States as a whole, showing that the present mill price is about as near to actual cost of production and shipment as it is possible for it to go.

"Now the question is, how long can this increase in production and decrease in price on the market continue. Some authorities believe that the only solution is in some degree of curtailment in output, because the production increases so much faster than the consumption, notwithstanding the very rapid growth of the latter. The large factories, in order to cut down costs, have had to increase their mill capacity, as a large volume of trade has seemed the only way to offset the very small profit.

A BRIEF HISTORY OF THE COMBINATION.

The recent passing of dividends by certain cement companies was ascribed by the trade this week to be the result of an intimation early in December that the Association of Licensed Cement Manufacturers was to be dissolved before its expiration by limitation on February 1. Officers of these companies feared that the removal of the monitorial body would have a demoralizing effect upon the manufacturers, following as it would, a period of two years' war the direct result of tremendous production without visible immediate consumption, notwithstanding the tremendous increase in the use of this material for construction purposes.

The combination failed to lift the trade out of that slough, and first one company had to reduce a dividend and another, last summer, passed it entirely.

In January, 1909, the Association of Licensed Cement Manufacturers was formed with the object of improving conditions by controlling certain patent licensing agreements. The Hurry and Seaman patents, used generally in cement manufacture, were claimed by the North American Portland Cement Company, with offices at 30 Broad st, which was a merger of what is colloquially known as "The Big Six," consisting of the American, Atlas, Alpha, Vulcanite, Lehigh and Lawrence Portland Cement Companies. Other Eastern companies joined, but the Universal Portland Cement Company opposed it in the West.

Under the terms of this agreement all the signatory companies recognized the Hurry & Seaman patents. The members paid a royalty of 1½ cents a barrel to the North American Portland Cement Company, and prices were changed from time to time. The country was divided by this association into two districts, the line of demarkation passing through Western New York, Pennsylvania, Maryland, and Virginia, and a different scale of prices covered each district. Price cutting between members was prohibited, but there was no restriction regarding non-members.

The agreement affected, either as members or otherwise, (the Alsen Portland Cement Company, which, because of certain advantages relating to location of plant and other facilities, never actually signed the agreement, although not ignoring it in the market) these companies: Alsen's, American Portland Cement Works, Bath Portland Cement Company, Bonneville Portland Cement Company, Catskill Portland Cement Company, Egyptian Portland Cement Company, Seldeburg Cement Company, Nazareth Portland Cement Company, Penn-Allen Portland Cement Company, Pennsylvania Cement Company and the Whitehall Portland Cement Company.

The Atlas, Lehigh and Alpha Companies were leaders in the efforts made on Friday of this week to effect a new organization, and the prospects are that a satisfactory business arrangement will be effected within the near future.

Other building material news will be found in the Building Material and Equipment department of this issue.

FISHKILL LANDING and Matteawan the villages on the Hudson which have been combined into one city, have had great difficulty in deciding upon a good name for the new corporation. Last year they selected "Melzinagh," which they now have abandoned for "Beacon" by a public vote. The Legislature, which would not stand for "Melzinagh," is not expected to approve of "Beacon." The old historic name of "Fishkill" belongs by right to a village five miles back from the river, and the inhabitants of the new city, conceding that old Fishkill Village, which is filled with Revolutionary memories, has

prior rights, have searched for another name for the two villages that have since grown up between the old village and the river, and are now being united into one city—Fishkill Landing and Matteawan. The criminal insane asylum has so lowered the name of "Matteawan" in public estimation that it cannot be considered for the new city, and the feeling is now that "Beacon" is a poor selection also. But Beacon would not be so bad if another syllable were added to it.

Builders Fined for Violations.

The Building Department of the Borough of the Bronx have had more or less trouble with certain builders for violations of the building code. The filing of a notice of violation by the inspector assigned to duty in the locality has in many instances failed to have a deterrent effect, and from time to time legal proceedings have been taken against the offenders.

Last Friday 30 cases in all were tried before Justice Peter A. Shiel in the Morrisania District Court. Assistant Corporation Counsel John P. O'Brien appeared on behalf of the Building Department, and verdicts were obtained in 21 cases, in each of which the defendant was fined \$50, making a total of \$1,050 recovered in fines as the result of these prosecutions.

In commenting upon the result of the trial to the Record and Guide representative, Superintendent Henderson said: "Experience convinced me that something had to be done to stop these violations. We might as well call in our inspectors if the violations put by them on various jobs receive no attention. If the inspectors are to accomplish anything they must be supported by the borough, and this was the reason that prompted the prosecution. I think that the recovery of these fines in so large a percentage of the cases will have a wholesome effect.

Houses at Belle Terre.

A section of the large estate known as Belle Terre, situated on Long Island, adjoining the village of Port Jefferson, is being improved with country houses costing from \$12,000 to \$15,000. The entire work of developing this estate in a practical and artistic manner has been entrusted to Frederick Junius Sterner, architect. In the December issue of The Brickbuilder are shown seven of these houses already finished, some of which are on the lines of the manor houses of England, while others have a more modern English treatment. Particular attention has been given to the materials used, so that not only has the form been preserved, but the color and texture of the brick, wood, plaster and other materials entering into the construction of these houses have been carefully considered. The gardens and as much garden wall, seats, dials, etc., as it was possible to introduce with the small amount of money expended have been arranged so as to bring into perfect harmony the buildings with their surrounding landscape. The fundamental principle upon which these houses were built, says The Brickbuilder, was the use of more or less crude materials employed in a careful and workmanlike manner by skilled workmen who have taken a personal interest in the result of their efforts.

Office Hours of Chief Factory Inspector.

Mr. W. W. Walling, Chief Factory Inspector, announces that he will be at the office of the Department of Labor, 381 4th av, every Saturday and Monday from 9.30 to 11.30 a. m. On these days he may be seen without appointment by any one in relation to the enforcement of the factory inspection law.

WANT NO VENTILATION LAW.**Owners Hold Out for Proof That Present Law Helps Workmen in Factories.**

THE committee having in charge the revision of the present Ventilation Law and the drafting of a new bill reports progress, but a new issue has arisen which is of vital interest to the real estate men and property owners in general. This condition was described to the Record and Guide by A. R. Bastine of Webster B. Mabie & Company, who represents on the committee the real estate interests whether organized or not. Mr. Bastine made this statement:

"Under the advice and co-operation of Carlisle Norwood, counsel for the Realty League and property owners not organized, who represent real estate worth more than \$150,000,000, I have taken the stand that before any further action is taken in the proposition to revise the present ventilation law, that an investigation be made of the actual results accomplished in improving working conditions in factories and lofts as a result of complying with the orders of the Department of Labor regarding factory ventilation.

"With this object in view, I have written to Commissioner Williams, who is also a member of the Committee of Revision, requesting him to supply me with a list of factory owners and loft building occupiers in Manhattan who have complied with the orders of his factory inspectors within the last year or two. I have every reason to believe that the Commissioner will be willing to comply with this request and I am, at present, awaiting the reply to a letter sent to him today.

"My object in requesting this favor is based upon my belief and the belief of a great many property owners who find themselves burdened with many useless laws the enforcement of which eat into the returns on their investments, that unless actual benefits are derived from the enactment of a factory ventilation law and that these benefits can be proved, that the law is a superfluous one.

"At the same time the real estate interests are willing to be convinced. If this law goes into effect, each owner of a factory or loft building and practically all the occupiers, will be required to spend a large amount of money in equipping their premises with ventilating appliances ranging from window ventilators to elaborate ducts and fans.

"In addition to this, extra lighting will have to be arranged for in a great many factories owing to encroachments on window areas and enlargements of heating plants to maintain sufficient heat in rooms of buildings where the new ventilation equipment is installed. This, you will see, foots up into a large amount every year, and as there promises to be a penalty clause for failure to operate the equipment thus installed, this expense is constant.

"If a man were in the open market for ventilating equipments, he would expect the salesman of the appliances to show him and prove to him that he will receive some return on his investment, either in the shape of increased amount of labor or in some other way. The real estate owners with whom I have come in contact in this work have assured me that if there is any way of getting at the facts regarding the positive benefits derived from this factory ventilation law, they would be glad to have it, and if it proves to them that the workingman is benefited, they will be willing to concede these points in the drafting of the new bill.

"My personal experience in the loft buildings and factories which Webster B.

Mabie & Company control, is that the workingman will invariably pull down the window or shut off ventilation provided for his use if he feels the least draught. In most factories and loft buildings the temperature of 60° must be maintained. Stenographers, printers, machine operators and others using their fingers require a temperature of between 60 and 70° for comfortable working conditions. If the temperature is lower than this standard, by reason of forced ventilation or draughty window ventilation there is an immediate falling off in the amount of work performed which totals more than the deficiency when the air is improperly ventilated, and the working people have headaches. For that reason I believe that the value of installing elaborate ventilating equipment in factory buildings has been somewhat over-estimated, but if I can be shown to the contrary, I most heartily will co-operate in the enactment of such a law and I am sure that the property owner will coincide with this view."

The committee has left its next meeting subject to call. As soon as word is received from Commissioner Williams, the committee will meet again and take up the new phases of the matter.

Buildings for the Panama-California Exposition.

John C. Olmsted, senior member of the Boston firm of architects, is in San Diego, Cal., under contract to the Panama-California Exposition to design the general character of the permanent buildings of the exposition and to advise regarding the landscape features of Balboa Park, which is to be the site of the exposition.

It is Mr. Olmsted's plan that the buildings shall, as far as practicable, follow the Spanish-Californian style, the dominant characteristics of which are the low, square tower, the arched corridor and the balcony overlooking a patio or open court. This suggestion is in consonance with the Californian tradition and the actual history of San Diego, which was the first settlement by white men in what is now territory of the United States. The first of the "Mission" churches was built in San Diego by the Franciscans under direction of Father Junipero Serra in 1769, and the composite architecture then adopted has persisted to the present time, manifesting itself in many modified or elaborated forms throughout California and especially in the southern part of that State, where its outlines and color seem to fit the environment with peculiar adaptability.

The first buildings to be erected under the supervision of Mr. Olmsted will be an auditorium, an arts building, a modified Greek theatre and a stadium. These, with their gardens, courts and grounds, will occupy about 100 acres and will form the nucleus for the further improvement of the park, which contains 1,400 acres of land admirably fitted for park purposes.—Building Age.

REPEAT ORDERS

are constantly being received by us from our clients. One client recently wrote the agent of a building that she would lease an additional floor if it was equipped with

ECONOMY WINDOW VENTILATORS

the same as she is using in her present quarters. We closed the contract for the ventilation of this floor and the client has leased same.

ECONOMY WINDOW VENTILATORS

are used in more lofts in New York than all others combined. Most efficient, cheapest and best.

ECONOMY VENTILATING COMPANY

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NO CHARGE FOR ESTIMATES

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.

Bulletin No. 1—1911—Special Order.**PROJECTIONS BEYOND THE BUILDING LINE.**

Notice is hereby given that on and after this date no building plans not already on file in this department, or in the Tenement House Department, will be approved by the Bureau of Buildings for the Borough of Manhattan which provide for an encroachment by any part of the building beyond the building or lot line at any point less than ten feet above the curb grade, except that

(a) Non-supporting columns or pilasters, including their mouldings and bases, may project not more than two and one-half per cent. of the width of the street, and, in no case, more than two feet beyond the building line;

(b) Steps leading up or down at entrances, and included between ornamental columns, pilasters or check pieces at least three feet high, at the sides of such entrances, provided they do not exceed, together or separately, one-fifth of the width of the lot, may project not more than two and one-half per cent. of the width of the street, and in no case more than eighteen inches beyond the building line;

(c) Mouldings or ornamentations of a decorative character, and base courses, including the water-table, not exceeding five feet in height above the curb grade, may project not more than one and one-fourth per cent. of the width of the street, and in no case more than ten inches beyond the building line;

(d) Rustications may project not more than four inches beyond the building line.

Marqueses or awnings, supported wholly from the building, will be permitted where they do not extend more than two and one-half feet on either side of an entrance, provided they are constructed of iron and glass or other incombustible material, and are properly drained.

Dated January 3, 1911.

RUDOLPH P. MILLER,

Superintendent of Buildings for the
Borough of Manhattan.

Approved:

GEORGE McANENY,
President of the Borough of Manhattan.

BOARD OF EXAMINERS.

APPEAL NO. 197.—New Building, No. 740, of 1910; premises, 11 and 13 West 116th st, Manhattan; David Stone, appellant. Plans specify a 2-sty theatre, 41x90½ feet. It is proposed to allow a minimum clearance back of the last rows of seats on the main floor and in the gallery of 7.6 feet and 7 feet respectively. Section 109 of the building code requires a minimum clearance of 16 feet and 12 feet. The seating capacity of their theatre is slightly under 700. The Board of Examiners approved the appellant's plans.

THE Ramapo Iron Works, Hillburn, N. Y., has let contract to the Turner Construction Company, New York, for construction of a one-story and gallery building for the manufacture of frogs and switches, which it will add to its plant at a cost of \$30,00.

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS

INDEX

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

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

Louis Wendel, 194th st & Ams av, owner; 12.
 Ferguson Const Co., 290 Convent av, owner; 12, 14.
 Rachel Rubel, 143 Suffolk st, owner; 12.
 Adolph Mandel, 155 Rivington st, owner; 12, 14.
 George A. Boehm, 7 W 42d st, ar't; 12, 14, 26.
 American Express Co, 65 Bway; 24.
 George W Adrian, 447 2d av, owner; 23, 24.
 Froma Realty Co, 63 Park row, owner; 7, 4, 9.
 Board of Education, Jersey City, until Jan 12; G C.
 Queen Mab Co, 63 Morningside av, owner; 4, 5, 12.
 Edith M Clark, 116 W 75th, owner; 25, 27.

Guilbert & Betelle, 917 Broad st, Newark, ar'ts; G C.
 Robt E Moss, 126 Liberty st, engineer; G C, Jan 15.
 Edward Dunn, 7 South 9th st, Newark, ar't; G C, Jan 16.
 Adolph Mandel, 155 Rivington st, owner; 4, 5, 12.
 Richard Carvel Co, 403 W 59th st, builder; subs.*
 J M Moyer, 125 Logan st, ar't; 4, 5, 12.*
 Eisendrath & Horowitz, 500 5th av, ar'ts; G C.*
 Delano & Aldrich, 4 E 39th st, ar'ts; G C.*
 David G Boyle, 640 Monroe st, Bklyn, owner; 23.
 Oshinsky & Goldstein, 17 White st, owners; 24.
 Fredk Schmidt & Co, 442 E 12th st, owner; 24.

Leo Levinson, 1135 Clay av, ar't; 24, 9.
 Wm J Ranch, Mt Vernon, N Y, owner; 24.
 Nestor Holding Co, 302 Bway, owner; 4, 5, 12.
 McAfee Construction Co, 339 W 84th st, owner; 12.
 Angelo D Benedetto, 541 E 182d st, owner; 12, 14.
 Hemmelstein & Arker, 450 Hopkinson av, Bklyn, owners; all subs.*
 Phoenix Holding Co, 160 5th av, owner; 12, 14.
 Carra Realty & Const Co, 2159 Belmont av, owner; 4, 5, 12.*
 C Carocci, 648 E 183d st, owner; all subs.*
 Louis Minsky, 236 Eldridge st, owner; all subs, Jan 15.
 C B Meyers, 1 Union sq, ar't; all subs, Feb 15.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

CATHEDRAL PARKWAY, n s, 175 w Lenox av, 6-sty brick and stone tenement, 149.10x57.11, slag roof; cost, \$150,000; owner, Merritt Ferguson Const. Co., 290 Convent av; architects, Schwartz & Gross, 347 5th av. Plan No. 775.

AUDUBON AV, n w cor 179th st, 5-sty brick and stone flat, 50x89.11; cost, \$50,000; owner, Queen Mab Co., 63 Morningside av; architects, Schwartz & Gross, 347 5th av. Plan No. 1.

13TH ST, Nos. 106-108 West, 6-sty brick and stone tenement, 40x82.3, slag roof; cost, \$45,000; owner, Harbater & Silk, 43 West 112th st; architect, C. B. Meyers, 1 Union sq. Plan No. 2.

Miscellaneous.

SUFFOLK ST, Nos. 143-145, 5-sty store, dance hall and meeting room, 40x70.8, tin roof; cost, \$30,000; owner, Rachel Rubel, 143 Suffolk st; architect, Wm. Hue-nerberg, 764 Tinton av. Plan No. 776.

Stables and Garages.

181ST ST, n s, 100 w Amsterdam av, 3-sty brick stable, 25x96; cost, \$25,000; owner, Louis Wendel, 194th st and Amsterdam av; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 774.

Stores, Offices and Lofts.

EAST BROADWAY, Nos. 173-175, 10-sty brick and stone store and loft, 52x90.1, slag roof; cost, \$200,000; owner, The Forward Association, 173 East Broadway; architect, George A. Boehm, 7 West 42d st. Plan No. 778.

RIVINGTON ST, s e cor Suffolk st, 4-sty brick and stone office building, 37.6x52.1, tile or slag roof; cost, \$40,000; owner, Adolph Mandel, 155 Rivington st; architect, John Hauser, 360 West 125th st. Plan No. 777.

18TH ST, Nos. 356-362 West, 6-sty brick and stone store and loft, 50x82, slag roof; cost, \$30,000; owner, Tandec Realty Co., 165 West 18th st; architect, John Ph. Voelker, 979 3d av. Plan No. 3.

Not awarded.

MANHATTAN ALTERATIONS.

COLUMBIA ST, No. 88, cut windows, partitions to 4-sty brick synagogue and loft; cost, \$1,500; owner, M. Josephson, 105 Stanton st; architect, L. A. Sheinart, 194 Bowery. Plan No. 20.

HANOVER ST, No. 8, alter front, to 4-sty brick store and offices; cost, \$500; owner, Consumers Company of America, premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 2986.

WATER ST, No. 300, add 1-sty toilets, stairs, sinks, to 4-sty brick factory; cost, \$3,000; owner, American Steel Frame & Band Iron Co., premises; architect, Samuel Sass, 32 Union sq. Plan No. 2984.

WALL ST, No. 98, iron columns, windows, flooring, to 4-sty brick store; cost, \$3,000; owner, Henry Beadel Estate, 120 Front st; architects, Dillon, McLellan & Beadel, 1123 Broadway. Plan No. 9.

9TH ST, Nos. 43-45 East, store fronts, to 2, 3½ and 4½-sty lofts and stores; cost, \$2,200; owner, Sailors Snug Harbor, 31 Nassau st; architect, I. Henry Glaser, 125 West Broadway. Plan No. 2.

12TH ST, No. 440 East, toilets, partitions, windows, to 4-sty brick tenement; cost, \$4,000; owner, Frederick Schmidt & Co., 442 East 12th st; architect, Henry Regelmann, 30 1st st. Plan No. 16.

14TH ST, No. 302 East, show windows to 4-sty brick store and tenement; cost, \$500; owner, Henry Herrmann, 535 East 13th st; architect, M. A. Cantor, 314 Madison av. Plan No. 1.

16TH ST, Nos. 649-653 East, 3-sty brick rear extension, to two 3-sty brick stable and tenements; cost, \$4,000; owner, Augustus Goodman, 601 West 110th st; architect, John H. Friend, 148 Alexander av. Plan No. 2989.

23D ST, No. 149 East, stairs, partitions, windows, columns, girders to 2-sty brick stable; cost, \$6,000; owner, L. T. Alton, 111 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 21.

25TH ST, No. 331 East, plumbing, windows, partitions to 4-sty brick tenement; cost, \$600; owner, David Diamond, 315 East 22d st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 18.

26TH ST, No. 423 West, fire-escapes, toilets, to 5-sty brick tenement; cost, \$1,000; owner, Geo. W. Adrian, 447 2d av; architect, John H. Friend, 148 Alexander av. Plan No. 2988.

29TH ST, Nos. 512-514 West, airshafts, toilets, partitions to two 5-sty brick stores and tenement; cost, \$4,000; owner, Oshinsky & Goldstein, 17-19 White st; architect, Geo. Dress, 1436 Lexington av. Plan No. 14.

31ST ST, No. 370 West, 1-sty brick rear extension, 25x43, fire-escapes to 4-sty brick store and tenement; cost, \$1,000;

owner, David G. Boyle, 640 Monroe st, Brooklyn; architect, Thomas H. Styles, 1451 Broadway. Plan No. 11.

32D ST, Nos. 42-52 West, erect chimney flues to 9-sty brick and stone hotel; cost, \$3,250; owner, Robert Walton Golet, 9 West 17th st; architect, Chas. H. Fox, 369 West 11th st. Plan No. 24.

36TH ST, No. 311 East, 1-sty brick side extension, 5.2x24, to —sty church and school; cost, \$1,000; owner, Rev. Wm. Livingston, 308 East 37th st; architect, John V. Van Pelt, 381 4th av. Plan No. 8.

42D ST, Nos. 35-39 West, spruce beams, iron smoke pipe, to 4-sty brick office; cost, \$75; owner, Edward M. McDohald, care Winans & May, 749 5th av; architect, Louis Costabile, 440 East 116th st. Plan No. 10.

42D ST, Nos. 219-227 East, toilets, partitions, to 7-sty brick stable and office; cost, \$400; owner, American Express Co., 65 Broadway; architect, Vernon Jarbol, 381 Fourth av. Plan No. 2987.

44TH ST, No. 2 West, erect iron and glass marquise over entrance to 10-sty brick and stone hotel; cost, \$1,237; owner, Isaac V. Brokaw, 1 East 79th st; architect, Julius Jepsen, 229 West 28th st. Plan No. 19.

Wm. H. Jackson Co. has contract.
 50TH ST, s s, 72.5 w Lexington av, Yard, alter walls, columns to 1-sty electric sub-station; cost, \$2,000; owner, N. Y., C. & H. R. R. Co., Grand Central Station; architect, Grand Central Station architects, 314 Madison av. Plan No. 27.

58TH ST, No. 182 West, alter partitions, to 12-sty brick and stone apartment house; cost, \$2,000; owner, 58th Street and 7th Av. Co., 395 Broadway; architects, Harde & Short, 3 West 29th st. Plan No. 15.

60TH ST, No. 303 East, alter piers, windows, partitions, toilets to 4-sty brick tenement; cost, \$2,500; owner, Sarah Welch, 224 East 59th st; architect, John Ph. Voelker, 979 3d av. Plan No. 23.

Chas. Spangenberg, 211 East 59th st, contract.

75TH ST, No. 116 West, hot water heating, chimney, partitions, skylight to 4-sty brick residence; cost, \$3,000; owner, Miss Edith M. Clark, 116 West 75th st; architects, Shire & Kaufman, 110 East 23d st. Plan No. 7.

108TH ST, No. 228 East, 1-sty brick rear extension, 5.9x7.6, to 4-sty brick tenement; cost, \$800; owner, Luigi Pitilli, 228 East 108th st; architect, O. Reissmann, 30 1st st. Plan No. 12.

120TH ST, Nos. 208-214 East, 3d av, No. 2191, cornices, store front, columns, stairs to five 3 and 4-sty brick shop and packing house; cost, \$10,000; owner, Richard Webber, 2191 3d av; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 28.

132D ST, Nos. 163-165 West, elevator shaft, stairs to 4-sty brick stable; cost, \$8,000; owner, James A. Murphy, Chicago; architect, M. C. Merritt, 1170 Broadway. Plan No. 22.

168TH ST, Nos. 514-516 West, partitions, fireproof doors, soil pipe, plumbing fixtures, windows, to two 5-sty brick tenements; cost, \$3,000; owner, Leo Levinson, 1135 Clay av; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 17.

AV A, No. 31, 3-sty brick rear extension, 27x53.6, alter walls to 4-sty brick store and show rooms; cost, \$5,000; owner, Astor Estate, 23 West 26th st; architect, M. Zipkes, 103 Park av. Plan No. 5.

BOWERY, No. 362, partitions, store front to 3-sty brick store and dwelling; cost, \$350; owner, Mary Defendorf, 229 Broadway; architect, Henry Klein, 505 East 15th st. Plan No. 29.

MAIDEN LANE, Nos. 51-53, 1-sty brick rear extension, 49.2x17.3, cut openings to 12-sty brick offices; cost, \$1,000; owner, Chas. B. Van Whalen, 95 William st; architect, M. Conniff, 508 Pearl st. Plan No. 31.

MADISON AV, No. 1715, partitions, door openings, to 5-sty brick store and tenement; cost, \$50; owner, Louis Berg, 321 Canal st; architect, A. Siegel, 235 East 122d st. Plan No. 4.

MADISON AV, No. 1713, cut doors to 5-sty brick tenement and store; cost, \$50; owner, Matilda Prisht, 1713 Madison av; architect, A. Siegel, 235 East 122d st. Plan No. 3.

ST. NICHOLAS AV, s w cor 156th st, 1-sty brick side extension, 25.11x23, to 4-sty brick school; cost, \$5,500; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 2985.

2D AV, No. 633, 1-sty brick rear extension, 19.8x26.6, stairs, girders, posts, beams to 4-sty brick tenement; cost, \$3,000; owner, Silas Swartz, 601 West 110th st; architect, Max Muller, 115 Nassau st. Plan No. 26.

3D AV, n e cor 90th st, new floors, iron stairs, chimney, entrance doors to 3-sty brick bottling house, office and storage; cost, \$8,000; owner, Jacob Ruppert, 1639 3d av; architect, Otto C. Wolf, 1639 3d av. Plan No. 25.

5TH AV, Nos. 385-387, 5-sty brick rear extension, 49.6x30, front walls to two 5-sty brick stores and lofts; cost, \$50,000; owners, Mrs. George Bliss, 71 Broadway, and A. G. Agnew, trustees of the estate Geo. Bliss, 385 5th av; architects, Schweitzer & Diemer, 45 Leonard st. Plan No. 30.

5TH AV, No. 537, girders, new floors, partitions, to 5-sty brick store and loft; cost, \$8,000; owner, Hoffman & Rothchild, 568 Broadway; architects, Davis, McGrath & Kiessling, 175 5th av. Plan No. 6.

5TH AV, n e cor 39th st, fireproof floors, fire-escapes, partitions, to 5-sty brick club; cost, \$40,000; owner, Union League Club, 1 East 39th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 13.

PROJECTED BUILDING. BRONX.

Apartments, Flats and Tenements.

ANDREWS AV, w s, 150 e Fordham rd, 5-sty brick tenement, plastic slate roof, 25x88; cost, \$25,000; owners, M. Leron Realty Co., Hugh McLernon, 128 Fordham Road, pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3.

Dwellings.

229TH ST, n s, 130 e Bronxwood av, 2-sty and attic brick dwelling, asbestos shingle roof, 20x42; cost, \$8,000; owner,

Of Interest To Builders

The extensive use of the telephone at the present time in hotels, apartment houses and office buildings renders it essential that some provision be made in buildings of these types to carry the large number of wires necessary for furnishing telephone service. When it is realized that in a number of buildings there are as many as a thousand telephones in service; and that it is necessary to carry two wires from each telephone to some central point in the building, the importance of making adequate provision for telephone wiring is apparent. If some arrangement is not included in the original building plans, it may be necessary to make extensive and costly alterations after the completion of the building in order to conceal the wires running through halls and rooms.

The Engineers of the Telephone Company will be glad at any time to give builders the benefit of their experience in such matters and to assist them in planning the best system for each individual case.

New York Telephone Company

15 DEY STREET, MANHATTAN.

Louis Marinelli, 230 Grand st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2.

COLLEGE AV, e s, 75 n 145th st, 3-sty brick rectory, asbestos roof, 40x56; cost, \$16,000; owners, St. Rita's R. C. Church, Rev. John P. O'Brien, 145th st and College av, pastor; architects, Halley & Vielz, 103 Park av. Plan No. 1.

Miscellaneous.

STEBBINS AV, e s, 263.4 n 165th st, 1-sty frame shop, 13x25.6; cost, \$1,000; owner, Miss G. Taddiken, 332 West 46th st; architect, Fred Hammond, 391 East 149th st. Plan No. 1311.

Schools and Colleges.

RANDOLPH AV, s s, from Hammond to St. Lawrence avs, 4-sty brick school, slag roof, 200x91; cost, \$280,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1312.

Theatres.

CLINTON AV, e s, 401.8 s Jefferson pl, 2-sty brick theatre, slag roof, 76x123.1; cost, \$150,000; owner, Wm. H. Weissager, 625 West 156th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 1313.

BRONX ALTERATIONS.

MANIDA ST, e s, 158 n Spofford av, 1-sty frame extension, 17x10, to 1½-sty frame garage; cost, \$300; owner, Wm. Lowe, on premises; architect, Fred Hammond, 391 East 149th st. Plan No. 605.

BOSTON ROAD, w s, 458 s Jefferson pl, new brick partitions, etc., to 1-sty brick stores; cost, \$1,000; owner, Wm. H. Weissager, 625 West 156th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 606. (Entrance and office to theatre.) (See Plan No. 1313.)

CONCORD AV, No. 402, 1-sty frame extension, 18.10x10.10, to 3-sty frame store and dwelling; cost, \$2,000; owner, Jacob Besehr, on premises; architect, Wm. Schnauffer, 3444 3d av. Plan No. 3.

WILLIS AV, e s, 25 n 144th st, new store front, new girders, etc., to 2-sty frame store and dwelling; cost, \$1,000; owner, Chas. Hammerdinger, 760 Beck st; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 1.

WENDOVER AV, No. 496, new brick piers, to 4-sty brick tenement; cost, \$200; owner, M. L. Ernst, 35 Nassau st; architect, Max Kreindel, 338 East 121st st. Plan No. 2.

ADVANCE REPORTS.

8 sets of plans were filed with the Bureau of Buildings in Manhattan during the week of Dec. 31 to Jan. 6, inclusive, against 17 filed in the corresponding week last year, the comparative costs being \$570,000 and \$4,741,000. In the Bronx, 6 buildings were projected at an estimated cost of \$480,000 against 19 costing \$624,500 for the preceding year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$1,050,000, against \$5,365,500 for the corresponding week in 1909.

Henry Heide to Erect New Building.

SPRING ST.—Henry Heide, the well known confectioner, of No. 84 Vandam st, contemplates the erection of a steel frame, fireproof, warehouse and factory building on property just purchased at the northwest corner of Spring and Hudson sts, having a frontage of 100 ft in Hudson st and 107 ft in Spring st. The proposed building will contain not less than 9-stys in height, and may be extended over an additional 75 ft adjoining in Spring st, although this particular is yet undecided. The character of the building will be similar in style and construction to the one presently occupied by Mr. Heide. It is expected that structural work will be started by early spring. Although no plans have yet been prepared, it was stated on Friday that Messrs. Maynicke & Franke, of No. 25 Madison Square north, will be the architects. Of course no building contract has yet been given out.

\$600,000 Apartments for the Drive.

RIVERSIDE DRIVE.—Geo. and Edw. Blum, architects, 505 5th av, are preparing plans for two modern apartments, to be erected on the east side of Riverside Drive, 225 ft. south of 198th st. The owners, B. Crystal & Son, of 21 West 34th st, will add these to their other holdings, starting work in the early spring. The apartments, which will complete this block, will be modern and command an excellent view up and down the Hudson; 12-stys, accommodations for 48 families each, marble, terra cotta and

brick, balconies and service elevators, together with all the other modern improvements.

New Bronx Theatre to Seat 1,800.

TREMONT AV.—H. J. Blauvelt, architect, Philadelphia, Pa., has completed plans for the theatre building which Herbert F. Hockheimer, of the Knickerbocker Theatre Building, Manhattan, proposes to erect on the south side of Tremont av, 155 ft. east of Park av, the Bronx. The building contract has been awarded, but the contractor's name is withheld. Construction will be fireproof, 108x175 ft., brick, limestone, steel and terra cotta, with a seating capacity of 1,800. It is expected that the work will be undertaken this month.

Greenwich St. Loft Building.

GREENWICH ST.—Goldner & Goldberg, architects, 704 Jackson av, are making revised plans for a 6-sty fireproof, brick, steel and limestone loft building, 34x60x75 ft., with an extension 31x88 ft., to be erected by the Froma Realty Co., 63 Park Row, at Nos. 760-762 Greenwich st and 110 Bank st, to cost approximately \$70,000. George Brown, 743 Crotona Park, is president and treasurer, and Abraham Astrow, 4077 Park av, secretary. No estimates have yet been taken on structural iron, mason work and fireproofing.

Contract for Yonkers Church.

YONKERS, N. Y.—The general contract has just been awarded to the Richard Carvel Company, 403 West 59th st, Manhattan, to erect the 1-sty stone edifice at Lowerre, Yonkers, for the Roman Catholic Church of St. Denis, for which Mrs. Elizabeth Horgan is the donor. Plans have been prepared by Architect John Kirby, 481 5th av, Manhattan, calling for a building measuring 60x100 ft., costing in the neighborhood of \$50,000. The Rev. Richard O. Hughes is rector. Bids on all subs are now being received.

New Business Building for Newark.

NEWARK, N. J.—Edward Dunn, architect, 7 South 9th st, Newark, has been commissioned to prepare plans for a store and office building, 67x96 ft., for the Fairchild-Baldwin Co., Firemen's Insurance Building, Newark, to be erected at the southwest corner of Halsey and Warren sts. No bids have yet been taken, but it is probable that the architect will receive figures about January 16. The Newark Business College, 86 Park pl, is lessee of the entire second floor.

Plans for Downtown Warehouses.

GREENWICH ST.—Robert E. Moss, engineer, 126 Liberty st, will be ready to take estimates on the general contract about Jan. 15 for four fireproof 8-sty warehouses, 100x100 ft. each, brick, to cover the plots at Greenwich, Washington, Morton and Barrow sts. The buildings will be put up by the St. John's Park Realty Company, of which W. Douglas Kilpatrick is president, James H. Cruikshank, secretary, and Charles O. Maas, treasurer.

Union League to be Altered.

5TH AV.—Figures are now being received by Delano & Aldrich, architects, 4 East 39th st, for extensive alterations consisting of fireproofing interior rooms and rearranging partitions at the Union League Club, northeast corner of 5th av and 39th st, to cost in the neighborhood of \$50,000. Officers of the club are: George R. Sheldon, president; George H. Taylor, secretary, and Albert H. Wiggin, treasurer.

\$400,000 Loft for 21st Street.

21ST ST.—George Fred Pelham, 507 5th av, has plans in progress for the improvement of the north side of 21st st, 362 ft. west of 6th av, with a 12-sty loft building, to cost in the neighborhood of \$400,000. The building will cover a plot 99x100 ft., and will be strictly fireproof. The Phoe-

nix Holding Co., of which David Zipkin, 160 5th av, is president, is the owner. No building contracts have yet been issued.

Grand and Centre St. Corner.

GRAND ST.—The Turnbull Estate has commissioned Architect Chas. B. Meyers, 1 Union sq, to prepare plans for the improvement of the southwest corner of Grand and Centre sts with a 10-sty fireproof loft and store building, 50x80 ft., to cost approximately \$150,000. The architects will take estimates on all separate contracts about Feb. 15.

Office Building for Rivington St.

RIVINGTON ST.—Architect John Hauser, 360 West 125th st, has plans in progress for a 4-sty brick, limestone and terra cotta fireproof office building, 37x52 ft., for Adolph Mandel, 155 Rivington st, to be erected at the southeast corner of Rivington and Suffolk sts, to cost \$40,000. No building contract has yet been awarded.

To Figure for Broome St. Loft.

BROOME ST.—Sommerfeld & Steckler, architects, 19 Union sq, are still preparing plans and will have same ready for bids by Jan. 15, on all sub-contracts for the 7-sty loft building, 150x126 ft., at the southeast corner of Broome and Lewis sts, to cost about \$200,000. Louis Minsky, 236 Eldridge st, is the owner.

Apartments, Flats and Tenements.

AUDUBON AV, N. Y. C.—Schwartz & Gross, 347 5th av, have completed plans for the 5-sty flat house, 50x89.11 ft., to be erected by the Queen Mab Co., of 63 Morningside av, at the northwest corner of Audubon av and 179th st, to cost \$50,000.

CATHEDRAL PARKWAY, N. Y. C.—The Merritt Ferguson Const. Co., 290 Convent av, has filed plans for the 6-sty apartment house, 149.10x57.11 ft., to be erected on the north side of Cathedral Parkway, 175 ft. west of Lenox av, to cost, \$150,000. Schwartz & Gross, 347 5th av, architects. No awards have yet been made.

HUGHES AV, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 5-sty, 22-family, tenement and store, 50x87 ft., for Angelo D. Benedetto, 541 East 182d st, to be erected on the east side of Hughes av, 100 ft south of 186th st, to cost \$60,000.

MOHEGAN AV, N. Y. C.—The Cerra Realty & Construction Co., 2159 Belmont av, A. Cerra, president, has taken estimates on labor and materials for a 5-sty flat, 41x100 ft, to be erected on the east side of Mohegan av south of 100th st, to cost \$50,000. M. W. Del Gaudio, 1910 Webster av, architect.

CROTONA PL, N. Y. C.—C. Carocci, 643 East 183d st, is taking bids on materials and labor for two 5-sty tenements with stores, 50x87 ft, to be erected at the southwest corner of Crotona pl and 176th st, to cost \$50,000 each. M. W. Del Gaudio, 1910 Webster av, has prepared the plans.

3D AV, N. Y. C.—Harris Willner, 10th av and 40th st, Brooklyn, has taken bids on materials and labor for the 4-sty flat, 39x100 ft., which he will erect at 3d av and 90th st, Brooklyn, to cost \$50,000. Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans.

TOWNSEND AV, N. Y. C.—John Brandt, 271 West 125th st, is preparing plans for two 8-family flats, 4-stys, 30x35 ft., for John C. Garlitman, 2521 Grand av, to be erected on the west side of Townsend av, 70 ft. north of 175th st, to cost \$50,000. The owner builds and will take all sub-contracts.

130TH ST, N. Y. C.—Samuel Sass, 32 Union sq, has completed plans for two 6-sty flats, 52.6x86.9 ft., for the Nestor Holding Co., 302 Broadway, to be erected in the north side of 130th st, 100 ft. west of Amsterdam av, to cost \$110,000.

WADSWORTH AV, N. Y. C.—The McAfee Construction Co., 339 West 84th st, will erect two 5-sty flats, 41.11x88 and 57x90 ft., at the southwest corner of Wadsworth av and 177th st, to cost \$117,000. J. C. Cocker, 2017 5th av, has prepared plans.

LEROY ST, N. Y. C.—Nast & Springsteen, 21 West 45th st, have completed plans for alterations to the 5-sty tenement No. 56 Leroy st, for Wm. J. Rach, of Mt. Vernon, N. Y.

153D ST, N. Y. C.—Geo. Fred Pelham, 507 5th av, has completed plans for the 6-sty apartment house, 132.3x irregular, which the West Side Construction Co., 321 West 92d st, will erect in the north side of 153d st, 87.7 ft. west of St. Nicholas av, to cost \$300,000.

NEWARK, N. J.—Samuel Starr, owner, 330 15th av, Newark, (tobacco), has commissioned Alfred Peter, architect, 238 Washington st, to prepare plans for a 4-sty brick and limestone flat with 4 stores, 56x85 ft, to be erected at Nos. 332-334 Morris av, to cost \$30,000.

Contracts Awarded.

HUDSON ST, N. Y. C.—Sloane & Moeller, 316 East 65th st, have obtained the carpentry for the 8-sty candy factory at the southwest corner of Hudson and Morton sts for the Trinity Church Corporation, 187 Fulton st, to cost about \$300,000. A. L. Guidone & Co., 162 East 23d st, general contractors; Chas. C. Haight, architect.

5TH AV, N. Y. C.—Levering & Garrigues, West 23d st, have received the contract for 2,500 tons of structural steel necessary for the new 8-sty store building which E. T. Gerry is about to erect for Sloane Brothers, at the southeast corner of 5th av and 47th st, from plans by J. B. Snook's Sons. Estimated cost is \$400,000. Charles T. Wills, Inc., holds the general contract.

MORNINGSIDE AV, N. Y. C.—E. Miller's Sons, Bodine st, Long Island City, has received the contract for cut stone work, for the 9-sty apartment house, 102x157x101 ft, which the Stevenson Construction Co., 270 Jackson av, L. I. City, is about to erect at the southwest corner of Morningside av and 121st st, to cost \$275,000. John M. Baker, 21 Jackson av, L. I. City, is the architect.

46TH ST, N. Y. C.—C. M. Klappert's Sons, Inc., 328 East 25th st, have received the carpenter work on the 5-sty store building for the Coe Estate, to be erected at No. 4 East 46th st, to cost about \$40,000. F. M. Farnsworth, 489 5th av, prepared these plans. Alex Brown, Jr., 33 East 20th st, holds the general contract.

MANHATTAN.—The contract for constructing a temporary roof for the marquis over the driveway at the U. S. Post Office, New York City, has been awarded to R. W. Minter & Co., of 115 Broadway.

JERSEY CITY.—Butler Bros. Const. Co., 1170 Broadway, Manhattan, has received the general contract for the erection of an open pier for the Central Railroad Co. of New Jersey at Communipaw. The cost of the structure will be about \$40,000.

JERSEY CITY.—W. H. & F. W. Cane, builders, 13 Park Row, Manhattan, have received the contract to erect the technical and industrial high school, at \$456,500. John T. Rowland, Jr., 15 Exchange pl, architect.

NEWARK, N. J.—Rufus H. Brown, 1357 Rogers av, Brooklyn, has received the general contract to erect a 2-sty fireproof passenger station, 90x52x76 ft, on east Ferry st, Newark, for the Central Railroad of New Jersey, to cost about \$30,000.

ELIZABETH, N. J.—Frederick Kilgus, 13 South 6th st, Newark, has received the general contract to erect the 2-sty brick armory, 230x365 ft, in Walnut st,

Elizabeth, for the State of New Jersey, to cost about \$100,000. George E. Poole, Trenton, N. J., prepared these plans.

CASTLETON, S. I.—The Federal Huber Co., 244 5th av, Manhattan, has received the contract for plumbing fixtures on the Sea View Hospital, at Castleton, S. I. Luke A. Burke & Sons, general contractors. Plumbing work has been awarded to Geo. Dellon.

NEW HAVEN, CONN.—L. A. Storch & Co., 517 East 73d st, Manhattan, has received the roofing contract for the 10-sty hotel to be erected at Chapel and College sts by the Taft Hotel Co. F. M. Andrews & Co., 1 Madison av, Manhattan, architects. Hedden Const. Co., 1 Madison av, general contractor.

Churches.

SYRACUSE, N. Y.—St. Anthony's de Padua Congregation, Rev. Francis Quinn, pastor, are having plans prepared by Architects Russell & King for an edifice, 112 x144 ft., to cost about \$100,000. Estimates will not be taken before Feb. 1.

FAR ROCKAWAY, L. I.—Peter Roche, Mill st, Far Rockaway, has received the general contract to erect the 2-sty brick and frame synagogue, 63x80 ft, at Roanoke av, northeast corner State st, for the Temple Israel, to cost \$35,000. Pollard & Steinam, 18 East 33d st, Manhattan, are the architects. Joseph Fried, 11 William st, Manhattan, is chairman of the building committee. Seating capacity about 600.

Dwellings.

BROOKLYN.—J. M. Mayer, architect, 125 Logan st, is taking bids on the 2½-sty brick and stone rectory, 25x60 ft, for the Church of the Transfiguration, Rev. A. H. Backus, 135 Richmond st, pastor, to be erected at Ridgewood and Railroad avs. J. B. Stouveler, 138 Richmond st, is chairman of building committee.

BROOKLYN.—S. Millman & Son, 1780 Pitkin av, have prepared plans for five residences with stores, 3-stys, brick, 20x60 ft, to be erected at the southwest corner of 14th av and 42d st, at a total cost of \$35,000. Hemmelstein & Arker, 450 Hopkinson av, are the owners.

SOUTH NORWALK, CONN.—A. C. Bosson, architect, 366 5th av, Manhattan, has prepared plans for a frame residence at this place for Mr. H. Warren, to cost \$20,000.

Factories and Warehouses.

KINGSTON, N. Y.—The Kingston Gas & Electric Co., 608 Broadway, contemplate the erection of a 3-sty fireproof office building, 100x100 ft., at 609-611 Broadway, to cost \$40,000. The owner will prepare the plans and work will be started before spring.

COHOES, N. Y.—The Fuld & Hatch Knitting Co. has completed plans which will practically double the capacity of its spinning plant.

OSWEGO, N. Y.—John H. Seeber, architect, Arcade Building, is preparing plans for a 3-sty brick (mill construction) knitting factory, 60x60 ft, with power house, 1-sty, 25x60 ft, for James A. Shufelt, 157 East 3d st, Oswego, to be erected at Syracuse av and East 4th st, to cost \$25,000.

NEWARK, N. J.—Gustavus Staehlin, Metropolitan Bldg., Newark, is preparing plans for erecting two additional stories to the 4-sty brick brewery, at Belmont av and West Kinney st, for the Gottfried Krueger Brewing Co., 79 Belmont av, to cost about \$35,000. E. N. Friedmann, 90 West st, Manhattan, is engineer. The building contract has not been awarded.

EVERETT, MASS.—The New England Trunk Co., 125 Summer st, Boston, will erect a factory building on Betty st to cost about \$9,000.

Halls and Clubs.

SUFFOLK ST, N. Y. C.—Wm. Huenerberg, 764 Tinton av, architect, has completed plans for the 5-sty store, dance hall and meeting rooms, 40x70.8 ft., to be erected at Nos. 143-145 Suffolk st, to cost \$30,000. Rachel Rubel, 143 Suffolk st, is the owner. No awards have yet been issued.

PORT JERVIS, N. Y.—The Y. M. C. A. Association, Charles H. Turner, general secretary, is having plans prepared by architect, C. F. Long, 1 Montgomery st, Jersey City, N. J., for a new association building, brick, 4-stys, fireproof 41x110 ft containing gymnasium and assembly hall. It is not expected that bids will be taken before March. Estimated cost is placed at \$40,000.

BOSTON, MASS.—A site has been purchased for the proposed Y. M. C. A. building in Fenway. It has a frontage of 40½ ft. and comprises 155x465 ft. The project will represent an expenditure of about \$500,000.

Hospitals and Asylums.

CONCORD, MASS.—Plans have been drawn for a Deaconess' hospital to be built here next spring. Rev. William T. Perrin is president of the Deaconess Association, Boston.

NORFOLK, MASS.—It is proposed to build an Inebriates' Hospital next year in this town. Robert A. Woods, of Boston, is chairman of the board of trustees.

Miscellaneous.

SCHENECTADY, N. Y.—Dr. Charles F. Clowe, Health Officer, in his annual report to the city, has recommended the construction of a garbage disposal plant.

OSWEGO, N. Y.—Bids will be received this month for a 4-sty fireproof hotel, 141x106 ft., to be constructed by the Oswego Hotel Corporation, of which J. D. Higgins is president. George B. Post & Sons, 347 5th av, New York, prepared the plans. Estimated cost, \$125,000.

BLOOMFIELD, N. J.—Mowbray & Ufinger, 56 Liberty st, Manhattan, are preparing plans for a bank building for the Bloomfield Trust Co. No building contracts have yet been awarded.

ELIZABETH, N. J.—State Architect Geo. E. Poole, Trenton, has completed plans for the proposed armory, 105.8x199 ft., to be erected at Magnolia av and Walnut st for the Second Battalion, Second Regiment, N. G. N. J. Estimates are now being received. It will cost between \$125,000 and \$150,000.

Schools and Colleges.

EAST ORANGE, N. J.—Guilbert & Betelle, architects, 917 Broad st, Newark, are preparing plans for a 2-sty brick school, 90x150 ft., to be erected at East Orange, to cost about \$85,000. No contract has yet been placed.

JERSEY CITY.—Sealed proposals will be received by the Board of Education Thursday, Jan. 12, for all labor and materials required for the erection of School No. 34, at Boulevard and Warner av. Copies of plans and specifications, blank forms of bid and agreement of sureties must be obtained at the office of the Supervising Architect, John T. Rowland, Jr., 15 Exchange pl, Jersey City.

Stables and Garages.

181ST ST, N. Y. C.—L. F. J. Weiher, 271 West 125th st, has completed plans for the 3-sty brick stable, 25x96 ft., for Louis Wendel, 194th st and Amsterdam av, to be erected in the north side of 181st st, 100 ft. west of Amsterdam av, to cost \$25,000.

YONKERS, N. Y.—Peter Doern, 18 East 42d st, Manhattan, has received the general contract to erect a 2-sty garage at

this place for William H. Taylor. Wilson Eyre, 41 East 30th st, Manhattan, is architect.

Stores, Offices and Lofts.

BOWERY, N. Y. C.—Eisendrath & Horowitz, architects, 500 5th av, are taking bids on the general contract for the 4-sty brick and stone loft building, 25x64 ft., for J. A. Whitcomb, to be erected at No. 116 Bowery.

EAST BROADWAY, N. Y. C.—George A. Boehm, architect, 7 West 42d st, has completed plans for a 10-sty store and loft, which the Forward Association, 173 East Broadway, will erect at Nos. 173-175 East Broadway, to cost \$200,000.

RIVINGTON ST, N. Y. C.—No plans have yet been issued for the 4-sty office building, 37.6x52.1 ft., which Adolph Mandel, 155 Rivington st, will erect at the northeast corner of Rivington and Suffolk sts, to cost \$40,000. John Hauser, 360 West 125th st, prepared these plans.

BOSTON, MASS.—The Whitney-Steen Co., 1 Liberty st, Manhattan, has received the general contract and the New England Structural Co., of Boston, the sub-contract for the steelwork for the 8-sty loft building to be erected by the Bigelow-Kennard Co., from plans by Henry Ives Cobb, 42 Broadway, Manhattan. The cost is estimated at about \$400,000.

Bids Opened.

BROOKLYN.—For Item 1, construction of new storm enclosures and changes to stage partitions, in auditorium, and Item 2, for electric work at the Girls' High School, Brooklyn. Item 1, Namon Gewertz Co., \$1,315; Item 2, T. Frederick Jackson, Inc., \$274.

RICHMOND.—The School Board opened bids Jan. 3 for the erection of outside iron stairways, at Public schools 14, 19, 20 and 26, Borough of Richmond, as follows: P. S. Nos. 14, 20 and 26, Eagle Iron Works, \$2,747.47; \$2,424.54; \$837.87; P. S. No. 19, Laurence J. Rice, \$343.

BOSTON, MASS.—Chas. H. Peckworth, 415 Hudson st, Manhattan, at \$589,000, submitted the lowest bid for the construction of the U. S. appraisers' storehouse at Boston, Mass. Other bidders were: H. P. Converse & Co., 88 Broad st, Boston, Mass.; Woodbury & Leighton Co., 201 Devonshire st, Boston, Mass.; W. H. Fissell & Co., St. James Building, New York; Norcross Bros. Co., Worcester, Mass.

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Government Work.

WASHINGTON, D. C.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until 11 o'clock a. m., Jan. 28, for repairs and additions to the roof of building No. 23 at the United States navy yard, Washington, D. C. R. C. Hollyday, Chief of Bureau.

WASHINGTON, D. C.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Jan. 14 for the construction (including roof and ground surface drainage system), of the new building for the Bureau of Engraving and Printing, Washington, D. C. James Knox Taylor, Supervising Architect.

PUGET SOUND, WASH.—Sealed proposals will be received at the Bureau of

Yards and Docks, Navy Department, Washington, D. C., until 11 o'clock a. m. Jan. 21 for an oil storage house at the navy yard, Puget Sound, Wash. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Hollyday, Chief of Bureau.

Municipal Work.

BRONX.—Bids will be received at the office of the Mayor, Chairman of the Armory Board, Wednesday, Jan. 11. Item No. 1. For furnishing labor and material to install carpenter work, hardware, dumbwaiter, iron work, tablet, picture moulding. Item No. 2. Furnishing, delivering and laying clay and tanbark.

Item No. 3. Furnishing and installing steel furniture, shelving and lockers to the armory of the Second Battery, Franklin av and East 166th st, Borough of the Bronx.

RICHMOND.—Estimates will be received by the President of the Borough of Richmond Tuesday, Jan. 10, for furnishing labor and materials required for the construction of the furnaces, steam boilers and appurtenances of the Clifton destructor, Borough of Richmond.

MANHATTAN.—The Commissioner of Bridges will open bids Tuesday, Jan. 10, for constructing the elevators, stairs, drainage, ornamental and electrical work for the anchor piers of the Queensboro Bridge over the East River, between the Boroughs of Manhattan and Queens.

PERSONAL NEWS AND TRADE GOSSIP

THE AMERICAN INSTITUTE OF ARCHITECTS will meet in annual convention at San Francisco, Jan. 17-19, with headquarters at Fairmont Hotel.

THE QUINROY CONSTRUCTION CO., of No. 1 Broadway holds its annual meeting for the election of directors on Monday afternoon at 3 o'clock.

L. H. ALLEN & BROS. have incorporated their lumber business in Jersey City with a capital of \$12,000. They will do a local retail business.

G. A. HORSEY, formerly with Frank D. Langstrath & Co., 68 Broad st, white pine, has joined the selling forces of the J. S. Richards Lumber Company, of No. 1 Madison av.

THE BUILDING MATERIAL MEN'S ASSOCIATION of Westchester County will have a banquet at the Manhattan Hotel, this city, on Thursday evening, January 19.

BRICK DWELLINGS—There was a large increase in the construction of brick dwellings in the Bronx last year, the total number exceeding 500, as against 300 the previous year.

THE MASTER SHEET METAL WORKERS of Brooklyn are completing arrangements for their fourth annual reunion, to be held in Prospect Hall on February 15.

CHARLES H. HYME, who has for many years been associated with the Syracuse Building Co. of Syracuse, is in Bellevue Hospital in this city, a victim of pneumonia.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will meet in annual session on January 24, 25 and 26, at the Engineering Societies Building, 29 West 39th st.

THE PATTERSON-ALLEN ENGINEERING COMPANY will hold its annual meeting of the stockholders at the office of the company, No. 2 Rector st, on January 10, at twelve o'clock.

W. W. HENDRICKSON & SON, Brooklyn, recently purchased the J. Cogo & Co. sash-and-blind factory on Fowler st, Brooklyn, which had been conducted by the latter firm for thirty-five years.

AFTER January 19, the general offices of the Lackawanna Steel Company, now located at No. 2 Rector st, will be located at its works, Lackawanna, Erie County, N. Y., where all communications should be addressed.

JOSEPH W. DOOLITTLE, secretary of the Douglaston Realty Company, announces the election of directors at a meeting to be held at the office of the company, 347 5th av, at twelve o'clock noon on Monday, January 9.

UNTEREINER-KEATING CO., 350 Palisade av, Jersey City, has been incorporated with a capital of \$15,000. Officers include: James A. Keating, Leopold Leicht and Henry R. Untereiner. This concern will deal in plumbers' supplies.

THE TRUSS METAL LATH COMPANY (Inc.) will elect directors for the ensuing year at the office of the company, 147 4th av, on January 11, at twelve o'clock noon. The secretary of this company is Walter J. Bunnell.

MARTIN B. MEAGHER, secretary of the Underpinning & Foundation Co. announces that the annual meeting will be held at the company's offices at 290 Broadway on Monday, January 16, at 11 o'clock in the morning for the election of directors.

E. A. SMITH, who went from here to take charge of the hardwood lumber business at Providence and Boston, is now with the R. S. Coryell Lumber Company of Newark, N. J., for whom he will visit the trade in Brooklyn and throughout Long Island.

PETER SINNOTT, steam and hot water heating contractor, is completing the installation of the steam and hot water plant for the Keese Building Co., of 391 East 149th st, in their two 5-sty apartments on the east side of Simpson st, 100 feet south of 167th st.

THE H. GUNDLING COMPANY has been incorporated at West New York, N. J., to conduct a sash-and-blind plant and an interior wood-working shop. The incorporators are Lewis and B. F. Gundling of Fairview, N. J. The company is capitalized at \$100,000.

A. S. WILLIAMS, W. H. Williams and W. Thacker, all of Long Island City, are incorporators of the recently chartered Astoria Veneer Mills and Dock Company, which is capitalized at \$1,000,000. The company does a large business in mahogany sawing and storage. It owns 30 acres, with a long water-front.

THE NEW YORK LUMBER TRADE ASSOCIATION has withdrawn the announcement of the banquet scheduled to have been held in the near future. The banquet may be held later in the year. The deferring of this feast was due to a desire to properly celebrate the twenty-fifth anniversary of the Association which will occur in October.

HENRY STRUBLE, secretary of the National Cut Stone Contractors' Association, announces that the annual convention of the Association will be held on January 18, 19, 20 and 21 at the Hotel Astor, this city. The Association will be incorporated at this meeting and quarry men will be received as regular members instead of as associate members as heretofore.

WOODBURY GRANITE CO., of No. 1 Madison av, is issuing to the trade this week an engraved New Year's salutation containing its greetings from Hardwick, Vt., where its quarries are located and signed by George H. Bickford, its general manager. The company celebrated its fourteenth anniversary on January 1 and it took occasion to thank all its

patrons for favors conferred upon it in the past.

NORMAN LEDERER, a builder of 1327 Southern Boulevard, has now underway the excavating for the erection of four 5-sty apartment houses on the west side of Southern Boulevard, south of Jennings st, each house to be 37.6 feet front, with the depths running from 84 feet to 119 feet, as the plot is irregular. There are to be four families a floor, 19 families to a house, with 2 stores in each house.

THE CHARLES CRABBE CO. is the incorporated name assumed by Charles Crabbe, who for many years has conducted a lumber, sash and building material business at Rockaway Beach. The company is capitalized for \$150,000. Charles Crabbe is president and treasurer, Mary E. Crabbe, vice-president, and Charles R. Murrell, secretary, and George Gorton and Daisy C. Curtis, with the officers, comprise the directory.

TRUSSED CONCRETE STEEL CO. of Detroit, Mich., is issuing to the trade its new united steel sash catalogue for 1911. This catalogue contains valuable information and illustrations. The standard types of united steel sash, as well as complete dimensions and full-size details of lintels, sills and jambs, are shown. The catalogue is complete and comprehensive and should be useful to all architects, engineers and builders.

WESTINGHOUSE - CHURCH - KERR CO., 231 West 31st st, has designed the large extension which is to be made to the plant of the Westinghouse Electrical and Manufacturing Company at Orange and Plane sts, Newark, N. J., which will cost more than \$100,000. The building will be fireproof and four stories high. The improvements contemplate an addition to the firehouse. The new buildings when completed will be occupied as warehouses.

THE CARLYLE-JOHNSON MACHINE CO., manufacturers of friction clutches, etc., of Manchester, Conn., is issuing its catalogue "E," 1911, containing thirty-five pages bound in a handsome cover. This catalogue is larger and more complete than previous ones, and deals almost exclusively with the driving of machinery through friction clutches, special attention being paid to the driving of machinery from line shafting, thus eliminating cross-belted, counter-shafting, etc.

SEVERAL inquiries have been received by the Record and Guide for information as to where the pamphlet written by H. C. Perring, an associate member of the American Society of Civil Engineers, on the subject of the advantages of "Gypsum as a Fireproof Material" can be obtained. The paper is on file in the library of the American Society of Civil Engineers, 220 West 57th st, telephone 5913 Columbus. The announcement of the preparation of the pamphlet was made

on page 1090 of the Record and Guide in the issue of December 24.

MARSH VALVE CO.—Walter S. Appleton and Francis A. Hadley, of New York City, are directors in the Marsh Valve Company, newly organized and which will have its main office at Dunkirk. The new company will have a New York office in the Fuller Building. The incorporators are all experienced in radiating and heating lines. A full line of radiator valves in all sizes and styles are being manufactured for the company by the Hays Manufacturing Co., of Erie.

GUSTAVUS CHARLES HENNING died at his home in New York City, December 30, aged 55 years. He was born in Brooklyn, N. Y., and educated at the Brooklyn Polytechnic. He was a member of the International Association for Testing Materials of Construction, the Iron and Steel Institute of Great Britain, the American Iron and Steel Institute, the American Society for the Advancement of Science, the American Geographical Society, the American Society of Mechanical Engineers, and the American Institute of Mining Engineers.

LEWIS K. DAVIS, vice-president of the New York Holding and Construction Co., 507 5th av, has put in an answer to the petition in bankruptcy filed against the company recently and asks that the petition be dismissed. He denies that there is any sum of money owing by the company to William Beard, that he is a creditor, that the Hay Foundry and Iron Works are a creditor, that the company is insolvent, that it committed any act of bankruptcy, and asserts that all payments have been in the ordinary course of business without any intent to prefer.

F. B. VANDUSEN, for many years identified with the wholesale lumber trade, and Walter Rouse, of East Orange, N. J., have organized the wholesale house of Rouse & VanDusen at 5 and 7 West 42d st, Manhattan. Mr. Rouse was formerly with the A. Weston Lumber Company and with Skillings, Whitneys & Barnes Lumber Company, No. 1 Madison av. Mr. VanDusen is also a graduate of the Skillings-Whitneys & Barnes Lumber Company and the office of Frederick W. Starr. They will make a specialty of white pine and spruce and also carry a full line of the general lumber.

CANTON ART METAL CO.—The second annual sales convention held by the Canton Art Metal Company, of Canton, Ohio, closed its sessions at the main office of the company in Canton on December 31. The meetings lasted five days. Attending the convention from this city were: J. W. Yohe, vice-president and treasurer; W. R. Lyman, secretary; A. L. Whitcomb, superintendent; W. T. Stevens, export manager; Alfred Bowers, C. F. Nahken, C. W. Purcupile and S. K. Stearns. The souvenir of the occasion was a pamphlet containing the names of the officers of the company and the department heads, together with a full program of the meetings.

CHARTERS issued for corporations in 1910 total \$2,869,073,742 in capitalization. Of this amount, New York capital amounts to \$540,914,000, and for New Jersey, \$156,525,000; Pennsylvania, \$232,820,050; Connecticut, \$8,000,000, of which \$5,000,000 was an increase in capitalization of the American Hardware Corporation; Massachusetts, \$14,773,000. The figures of New York State were brought up \$2,000,000 by the increase in capital of the American Telegraph and Telephone Company, and in New Jersey by the \$10,000,000 capitalization of the Alpha Portland Cement Company, with sales offices at 50 Church st, and \$16,000,000 by the United States Motor Co.

THE PERLMAN IRON WORKS, of 1735 West Farms road are completing the

ornamental ironwork on the Bein building, at 209 to 219 West 38th st. The P. J. Carlin Construction Co. is the general contractor and Helme & Huberty, are the architects. The Perlman Iron Works are also doing the ironwork for the Alcourt Realty Company's buildings, at 48 to 54 West 25th st, for which George & Edward Blum, are the architects; also the ironwork for the Riviera apartments on Riverside drive between 156 and 157th sts, Rouse & Goldstone architects; and the alteration to 122-124 Fifth av for the estate of A. E. Hoffman from plans by J. B. Snook's Sons, architects.

WESTERN ELECTRIC CO. is issuing its House Goods Bulletin, No. 9550, which will be sent to any address upon request, by F. X. Cleary, the advertising manager of the Western Electric Co. at 463 West st. This bulletin lists in an attractive manner apparatus, appliances, tools and devices intended for everyday household use. The line carried by the Western Electric Co. is complete in every branch of the electrical trade, though in this bulletin an attempt has been made to keep down to actual "house goods." Inter-phones for residences and office service, for private line telephone systems and for apartment house and vestibule use, all of Western Electric manufacture, are listed in many varieties.

THE HARDWOOD MANUFACTURERS' ASSOCIATION of the United States, with headquarters at Cincinnati, Ohio, is making plans for the ninth annual convention at Hotel Sinton, Cincinnati, on January 31 to February 1. Lewis Dorster is secretary, and his address is the Hotel Sinton. The executive grading association meets on January 30, upon which date the executive board of the association will also meet. The regular meeting of the association will take place on that day. On Thursday a number of subsidiary meetings will be held. The oak flooring manufacturers are scheduled to meet on that date. The sales managers of the hardwood belt may organize an association of their own during the convention, there being some talk of it heard among them to that effect in the city.

THE SCHOELLKOPF, HARTFORD & HANNA CO., manufacturers of protective paints, report a very satisfactory year. This concern has placed on the market a line of protective paints called "Steelkote." "Steelkote" Standard Protective Paint has all the rust-resisting advantages and none of the disadvantages of paints ordinarily used for steelwork. Special "Steelkote" paints are manufactured for exposed steelwork and metal surfaces, subjected to severe conditions. Their chemists, laboratories and practical paint representatives are at the command of architects, engineers, contractors and property owners who have a personal interest in securing a preservative material that will safeguard steel and metal work against corrosive agencies. W. C. McAdoo, No. 30 Church st, Manhattan, is manager in this district.

CHICAGO PUMP CO. has placed on the market an automatic electric condensation pump for pumping heating returns back into the boiler. It is claimed for this pump that it will draw the water and air out of the radiators and piping. It can be installed on a new or old single or two pipe system. It will work equally well on high or low pressure, and as it is not dependent on the boiler pressure, it can be put in operation as soon as the boiler is fired up, and the heating system can be cleared of all condensation and air before any pressure appears on gauge, in this way radiators will heat up as soon as the water in boiler begins to boil. It saves digging a pit to place the boiler at a level where the heating returns will flow by gravity

into boiler, thus doing away with the flooded boiler pits, etc. Full descriptive bulletins will be furnished upon request. Address 1063 Fulton st, Chicago, Ill.

THE VULCANITE PORTLAND CEMENT COMPANY has published through the Association of American Portland Cement Manufacturers pamphlets entitled "Concrete in the Country" and "Concrete Surface Finishes," for gratuitous distribution. The first named is essentially a textbook for farmers and the owners of suburban places. It clearly describes and illustrates how many things that are needed on the country place can be constructed by amateurs. The other pamphlet, "Concrete Surface Finishes," bears the name of Albert Moyer as author. Its purpose is to describe and illustrate a few examples of concrete in which no artificial coloring matter has been used, and where the effects are obtained by brushing the surface until the materials composing the concrete itself are displayed. The New York office of the Vulcanite Portland Cement Company is in the Fifth Avenue Building.

A. GORDON MURRAY, 60 Wall st, one of the receivers of the J. B. & J. M. Cornell Company, structural iron and steel contractors of 11th av and 26th st, has been appointed trustee with a bond of \$50,000. He was the only candidate for the office. In a statement submitted to William Allen, referee in bankruptcy, at 67 Wall st, he shows the assets of the company to be \$496,074, among the items of which are improvements to plant totaling \$19,163; work in progress, \$129,709; stock, \$106,345, and accounts receivable, \$229,638. There are liabilities, according to this statement, consisting of receivers' certificates, \$200,000; bills payable on December 1, \$97,506. When the receivers took possession they were charged with \$200,000 book value inventory. All but one of the contracts are on the State Barge Canal, work on which is now suspended on account of winter weather. Mr. Murray believes that it is impossible to finance the contract on this work, and he desires a sale of the assets immediately in bulk or piecemeal. It is understood that there are several persons negotiating to take this contract off the company's hands.

THE TRUSTEES of the Northwestern University have appointed a committee with power to procure a general plan for the campus, at Evanston, Ill., and to appoint an architect for buildings now projected at a cost of \$350,000. The competition, which has been approved by the American Institute of Architects through its Illinois Chapter, has been organized by the committee and will be conducted by Professor Warren P. Laird. It will be restricted to twelve architects, of whom four will be invited, while eight will be selected from the open field. To the former, and those three among the latter rated by the jury as best, will be paid each a fee of \$500 and traveling expenses incurred in an inspection of the site; such fee, in the case of the appointed architect, to apply on account of his fee as architect of the work. The jury will consist of the adviser and two other architects chosen by the competitors from among five or more nominees selected by the adviser. The appointed architect will receive \$1,000 for the use of his general plan in addition to the fee of six per cent. on the work. The competition will close April 15, 1911; the official program will be issued about January 20, 1911, but advance copies may now be had on application. Architects desiring to take part are requested to make application not later than January 14, 1911. All communications are to be addressed to Warren P. Laird, Architectural Adviser, University of Pennsylvania, Philadelphia, Pa.

BIG BRICK CONTRACT FEATURES NEW YEAR.

New State Prison at Wingdale, N. Y., Will Take About
45,000,000 From Local Dealer—The Material Market.

The Metropolitan Market Summarized.

COMMON brick made the first move away from business doldrums in the new year by the announcement that contracts have been signed for the delivery of 45,000,000 Hudson River common brick at the Wingdale, N. Y., State prison. The importance of this announcement to the building material trade is in the fact that it went to one of the newest of the Hudson River brick manufacturing companies, the Atlas Building Material Company, which has its yard at Hudson, N. Y., and that negotiations are already under way for the purchase of an adjoining unused brickyard upon which nine additional machines will be installed, from which 15,000,000 brick a year will be manufactured to supply this one contract. Current prices were a little higher.

Portland cement, on the other hand, is without cheering feature. The disbandment of the Association of Licensed Cement Manufacturers last Saturday was followed immediately by a slump in price and a wild scurry to get business at any cost. The result was that dealers were very guarded in making quotations to consumers and the almost unprecedented fact that at least one manufacturer was supplying consumers direct was sufficient to give the dealers considerable uneasiness. The only bright spot in the predicament is that the present listings expire on January 31, and in the meanwhile powerful influences are at work in the interests of harmony.

January is usually a convention month and for that reason there is not much activity pending these meetings. There is no reason why the building material market should not develop strength after this month as the reports from architects and builders are encouraging. There is evidence that the tendency of the day is toward conservatism in buying but this is not an unusual accompaniment of the market during the first month of the year.

Iron and steel shows signs of picking up. Unexpected orders came out from both railroads and construction companies this week, and pig iron was in better demand. Building stone is quiet but this is thought to be due to hesitancy on the part of architects and construction companies in going ahead with plans until a better idea can be obtained regarding the outlook for 1911.

Linseed oil has dropped to 90 and 91 cents a gallon but there is no indication of any change in paint quotations.

On the whole building material interests have no ground for complaint regarding the developments of the first week of the year, with the single exception of cement. It is a good time to build when prices are low and they promise to remain at present levels until the building movement gets fairly started,

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.

Brick Market Inactive.

The brick market in the Metropolitan district is very inactive. Prices range from \$5.00 to \$5.25, with here and there a cargo going out as low as \$4.75. There is little inquiry and few boats are coming down the river. The number on hand on Thursday was eight and there are 81 cargoes covered. Agents here reported the dealers as being only fairly stocked so that the falling off in demand is due primarily to the temporary curtailment of the construction work. The quality of the brick now coming in is good, but manufacturers are covering their best brick and selling the inferior grades as long as the market is at its present level. The covered cargoes in the market at present are:

Empire Brick & Supply Co., 10; Rider Brick Company, 3; Mayonne Brick Company, 1; Sutton & Sudderly, 5; Carey Brick Company, 3; Alonzo Rose, 2; Streeter & Hendricks, 3; H. R. Brigham, 7; Hutton Brick Company, 4; Rose Brick Company, 14; Jova Brick Company, 3; Lynch Brothers, 2; O'Brien Brick Company, 1; Schlede Brick Company, 1; Tanny Brick Company, 2; Dennings Point Brick Company, 2; G. B. Watrass, 3; Goldrick Brick Company, 1; Excelsior Brick Company, 2; Bennett Brick Company, 1; Washbourne Brick Company, 7; Wood & Allison, 1; Archer Brick Company, 1; Company, 1; W. Washburn Brick Company, 7; Total, 81.

The arrivals, sales and coverings of cargoes for the weeks ending December 24 and 31 follow:

Left over from December 19 to 21:			
	Arrived.	Sold.	Covered.
Monday	18	2	2
Tuesday	0	9	2
Wednesday	13	2	2
Thursday	1	12	0
Friday	10	4	1
Saturday	9	2	1
	51	31	8

Left over for December 27, 29. Prices, \$4.75 to \$5.00. Conditions of market, dull. Quotations covered cargoes, none.
December 31.
Left over, 27, 39.

	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	11	2	12
Wednesday	0	1	0
Thursday	0	8	0
Friday	4	4	0
Saturday	1	3	0
	16	18	12

Left over January 3, 25. Prices, \$4.75 to \$5.00. Quotations on covered cargoes, none. Number of covered cargoes, 81.

BIG CONTRACT FOR N. & W. J. PECK.

The N. & W. J. Peck Company, masons' building material, of 103 Park av, has closed with the P. J. Carlin Construction Company for 45,000,000 Hudson River common hard brick for use on the construction of the new State prison at Wingdale, Dutchess County. The bid of the P. J. Carlin Construction Company was \$2,894,000 for the entire prison and \$698,000 for deductions as provided in the specifications which eliminated the list of buildings including the warden's house, chapel, recreation building, south industrial house and the condemned and punishment cells. The company agrees to complete the contract by August 30, 1913.

It is understood that the brick for this job will be manufactured by the Atlas Building Company, at its No. 2 yard at Hudson, N. Y. It has an equip-

ment of nine machines and nine more machines will be added so that brick may be turned out of this plant for this contract along at the rate of 15,000,000 brick a year running three years. It is understood that what is known as the "South Yard" adjoining the Atlas Building Materials Co.'s plant at Hudson has been purchased by the Atlas Building Material Co. and the installation of nine machines will be made in that yard in the very near future. Most of the shipments of this brick will be by railroad. This is one of the largest single contracts for common hard brick ever given out in the East.

Slight Demand for Portland Cement.

Owing to the re-adjustments in the Portland cement industry relative to prices in the Eastern market and the clipping off of ten cents a barrel on this commodity until February 1, there was practically no demand for cement in this market this week, and agents here express themselves as confident that this condition will not improve business this month. A meeting was held yesterday, at which the subject of effecting a new basis of operation was discussed. It was said that a plan was outlined which will be acted upon at another meeting to be held in the near future. The action taken by the various companies following the disbandment of the cement combination, as told in last week's Record and Guide, will be found on another page of this issue where the quotations made by the various agents are printed.

Lumber Market Still Weak.

The wholesale lumber situation in the metropolitan market is being carried along on a sentimental basis. The average wholesaler knows that conditions are ripe for normal winter business, but the retailers are buying only for immediate needs. Some, however, in the suburbs continued to take advantage of the present price conditions by getting in requirements for the spring. The New Year has not yet had a fair chance to show what it can do. One authority showed that the metropolitan market is, at the present prices, so that the prospect that on account of substitution of other materials there is more lumber being sent here than the district needs. Until general conditions improve or the supply is curtailed, lumber will continue to be sold at the present prices so that the prospective builder and the architect can continue to figure their estimates on practically present listings.

The wholesalers are advising producers to hold their shipments because there is nothing to be gained by reckless competition when accompanied by a general slashing of prices. The present prices of lumber are such as to encourage rather than to deter building. The manufacturers are being advised to curtail supplies, both regarding ordinary grades and hardwoods, showing that the whole effort in the trade is to keep prices where they are until conditions improve.

THE HARDWOOD SITUATION.

The hardwood situation seems to be about holding its own in this district. Prices are steady considering the scarcity of new building projects requiring finer grades of wood and the trade seems to be resting upon its laurels pending the meeting of the Hardwood Manufacturers' Association of the United States which

will be held in Cincinnati, Ohio, January 31, February 1 and 2.

Oak seems to continue to have the preference in this market. The mahogany market here is showing receipts a trifle over those of November and good wood is in demand. In cedar, practically all last month's arrivals have been sold and rough material is in demand, although not sufficiently to make a change in prices.

Steel Concessions Nearing End.

Steel manufacturers are showing signs of withdrawing concessions on prices for finished products although this may be only a temporary expedient. Contracts for fabricated steel are difficult to place now on the basis of 1.30c for plain material, mill.

The general impression among agents here is that the action was taken pending the meeting of manufacturers of steel products which will be held in this city on Wednesday, January 11, at which a temporary policy of maintaining prices will be subscribed to. The architects and construction companies found themselves well situated as the amount of business placed in the first week of the year is usually moderate and this year is no exception. There is a strong sentiment among manufacturers, as well as among large consumers, that a general reduction in prices will rule until Spring when advices show that there will be a large number of heavy orders available. What effect this condition will have upon bringing out new business between now and the end of winter can only be conjectured now, but the prospects are for only moderate business in this territory for six or eight weeks.

The new year brought no signs of renewed activity among the railroads in placing structural orders. This accounts for the low pressure in the pig iron market for steel making material and foundry grades are no better. The quotation for No. 1 Northern foundry to-day is 15.25 a 15.75 with No. 1 Southern foundry available at 15.25 to 15.50.

Recent contracts in this district include one for 900 tons for a powerhouse at Perth Amboy, N. J., which has been placed with Payne Brothers of Newark while the George A. Fuller Company will take 6,440 tons for the new Post Office building at the Pennsylvania station. The Woolworth Building plans are out and call for 15,000 tons of structural steel, which is about 2,000 tons more than the fabricators expected. The architect for this structure is Cass Gilbert of 11 East 24th st. The fabricators are figuring on 800 tons of steel shapes for the Consolidated Gas Company's new building at 17th st and Irving pl.

NO CUT LIKELY IN STEEL.

Because of the many assertions that the resignation of W. E. Corey as president of the United States Steel Corporation would be followed by price concessions in the steel trade, in order to attract more business, Charles S. Price, president of the Cambria Steel Co., one of the strong independent steel companies, said this week that consumers do not want such a change, adding:

"Judge Gary has been consistently against a policy of cutting prices, because it unsettles business, and consequently labor conditions, and in no wise contributes to an increase of orders. The facts are that the consumer does not want lower prices, appreciating that steel prices have not been high. All that he wants is to be assured that if he places an order his competitor will not be given a lower price."

Stone Trade Has Stronger Undertone.

The building-stone interests in the metropolitan district report a better undertone since the first of the year al-

though actual business has not developed any strength. Interest seems to center at this time in the annual convention of the National Cut Stone Contractors' Association, which will be held on Wednesday, January 18, at the Hotel Astor. As this convention will probably be in session two or three days, an opportunity will be given delegates to size up the situation and to hear reports on trade conditions throughout the district as well as throughout the country relative to prospects for business in the remainder of the winter. An interchange of views regarding the outlook should produce a feeling of greater security among the contractors, cutters and wholesalers which will put the trade more in line with the optimistic views entertained by the heads of other specializing lines.

One of the greatest needs of the day is the regulation of prices, according to some authorities, who point out that the producer and the customer are making money because the retailer or contractor knows exactly his price limitations when giving his estimate to the customer. The producer is able to secure a fair profit, but the wholesaler is subject to every fluctuation. Just at present, however, it is a difficult matter to interest anyone in plans for regulating prices because of the campaigns now being carried on by the Government against combinations of this type. At the same time, the trade realizes that something must be done if the trade is to be kept up to the present standard. This matter may be discussed either formally or informally at the Cut Stone Contractors' Convention.

The Adirondack Granite Company, capitalized at \$1,000,000, with \$600,000 cash paid in, began work on January 1, in developing the various grades of granite at Au Sable Forks, N. Y. The organization of the granite company has been effected with these men as officers: President, E. W. Featherston; vice-president, W. A. Moore, of Barre, Vt.; secretary, George H. Smith, of Au Sable Forks; treasurer, Albert E. Weinholz, of Au Sable Forks; financial secretary, I. E. Burdick, of 244 West 23d st, New York City; General Samuel K. Schwenck, of 244 West 23d st, New York City; J. H. Moore, of Barre, Vt.; W. A. McKenzie, of Au Sable Forks; J. C. Natchford, of Syracuse, N. Y., and Joseph E. Patterson, of Wilkes-Barre, Pa., with the officers constitute the board of directors.

When a big building is to be erected, the Adirondack Granite Company will bid upon the contract to furnish all of the granite going into its construction. Heretofore, it has been impossible for the workers of the Au Sable Forks Granite Works to successfully bid with other concerns upon such contracts because of the lack of facilities.

The Woodbury Granite Company, with offices at 1 Madison av, has sent out to the trade an engraved New Year's greeting signed by its manager, George H. Bickford, in celebration of its fifteenth anniversary on January 1.

Cass Gilbert, the architect for the Woolworth building of 11 East 24th st, has not yet announced the kind of stone that will be used for the facades of that building. It is generally assumed in the trade, however, that the base will be granite with limestone and terra cotta trimmings for the remainder, covering three sides of the building and part of the fourth. This will prove to be one of the largest contracts that will come out in this half of the year.

MARBLE TRADE CONTINUES QUIET.

The marble trade, both interior and exterior, are extremely dull although the announcement that the McAlpin Hotel, which is to be erected in Greeley Square, will require a large quantity of interior marble, helped to brighten the outlook.

It was announced that the caps for the new post office adjoining the Pennsylvania station will be of pink Tennessee marble and the interior work will take a very large quantity of Italian Botocchino marble.

Tennessee marbles continue to be in greatest demand although Vermont is moving along actively. Julio Corsi, whose father is the proprietor of a large marble plant at Cararra, Italy, one-third of the capacity of which is shipped to the United States, says that there was a decided slump in American orders preceding the recent election but that since that time the demand has shown a wonderful improvement. He said that one of the recent shipments from his plant to America was composed of ten blocks, each of which weighed twenty-three tons, these having come to the United States since November.

The general stone situation shows a great deal of room for improvement. Most of the wholesalers report that the architects have taken a more optimistic view of the building prospects of 1911. Prices remain without change.

Slate occupies the same position that it held before the holidays, being in a dull market with prices only fairly well sustained.

Enameled Brick.

Enameled bricks are meeting with increased favor in this country, as a material of utility and beauty for building and other purposes, and many fields in which they can be used are constantly presenting themselves. Formerly a prejudice existed to the use of enameled brick, owing to the fact that they had to be imported from abroad. Of recent years several of the leading brick manufacturers have made enameled brick in this country. Some of them have been singularly successful. Enameled brick manufactured by one firm is similar to that made in England. They place the enamel on a fire-brick body and burn with one firing. Some manufacturers endeavor to produce enamel brick by using previously burned brick, dipping it in a glaze and again firing it. The effect is to produce an uneven finish. By the English process the enameled surface is perfect in every respect. Enameled brick have won such favor in England that the municipality of London requires that all courts and alleys be built of the material.

Enameled brick is largely used abroad, and foreigners express surprise that our architects do not utilize them more extensively, as they reflect light, are fire-proof, have no odor, prevent dampness and have a finished surface which is ornamental.—Clayworker.

Civil Engineers' Convention.

The annual meeting of the American Society of Civil Engineers will be called to order at 10 a. m., January 18, at the Society House. In the afternoon of January 18 there will be excursions to the works of Keuffel & Esser, in Hoboken, and to the Brooklyn Navy Yard. In the evening the president will hold a reception at the Society House. On January 19 an excursion will be made to the Bethlehem Steel Works and in the evening there will be an informal smoker at the Society House.

HUDSON RIVER BRIDGE—The Interstate Bridge Commission announces that it has tentatively approved of the 57-59th street location for the proposed bridge. The surveyors were unable to find rock bottom at Fort Washington Point or 110th st. A bridge at 59th st will reach the Jersey side at Weehawken Heights, west of which lie the Hackensack Meadows.

REAL ESTATE SECTION

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

THE WEEK IN REALTY.

THE purchase this week by the New York Real Estate Security Company of the property known as No. 42 Broadway and the taking over of a number of other properties by the company has an interest aside from the magnitude of the transaction. The company announces that its chief aim is the creation of a national as well as an international market for the sale of real estate securities. This is not the first attempt to sell bonds based upon the security of New York City real estate. Several of the attempts have been failures, but mainly by reason of the fact that their purchases of real estate were speculative and not investment purchases. There is an abundance of New York real estate which, if properly purchased, will return income enough to enable a return sufficiently large to pay six per cent. annually, but the managers of the company must be watchful and above all avoid any semblance of speculation, as purchasers of bonds look more for security than big returns. With these points kept well to the fore there is no reason why the new company should not be successful.

Governor Dix in his first annual message declares as have his predecessors in favor of retrenchment. He makes the following recommendations:

That the Advisory Board of Consulting Engineers be abolished.

That the State Commission of Highways be abolished.

That the Board of Parole be abolished.

That the Forest, Fish and Game Commission and the State Water Supply Commission be consolidated.

That the State Fair Commission be abolished.

That the printing law be revised, with reference to the number of reports printed for the departments.

That a bureau for the purchase of supplies for all departments for the State Government be established.

The foregoing recommendations if carried out by the Legislature will undoubtedly effect a considerable saving without impairing the efficiency of the state government, but will hardly make up the deficit amounting to nearly thirteen millions, which the former Comptroller anticipated in his annual report. Unless drastic reforms in administration are instituted there will be an immediate necessity for a return to direct taxation, and while it will probably only be small at the beginning, it is bound to increase and in a few years New York City real estate owners will find themselves burdened with new taxes which they will be unable to pay. In view of the fact that the Governor's message indicates his intention to have a business administration, it behooves the New York City taxpayers' associations to show him and the members of the Legislature where the money can be saved.

ACCORDING to the appraiser's report, which was filed this week, the net value of the estate of the late Caroline Phelps Stokes, who died in April, is \$1,533,710. The personal estate was valued at \$1,476,561 and the real estate at \$112,500. The jewelry was valued at \$8,000, wearing apparel at \$2,500, household articles at \$3,000 and the paintings at \$100,000.

ESTIMATE BOARD LEANING TO INTERBOROUGH

The Borough Presidents and Mr. Gaynor Vote Against Transit Committee's Report in Opposition to the Plan.

IT is very evident from the stand taken by the Board of Estimate at its meeting on Thursday that it will approve the Interborough proposition. When President of the Board of Aldermen Mitchel had concluded reading the report of the majority of the Transit Committee consisting of himself, Mayor Gaynor and Controller Prendergast, Mr. Gaynor said that he had not seen the report of the committee and that he had not had the opportunity of submitting a minority report.

Borough President McAneny suggested that the report, which completely opposed the Interborough plan, be considered by the Board as a committee of the whole. To this, Mr. Mitchel objected and Controller Prendergast backed him by saying that it was up to the members to define their position.

The crucial moment had arrived, and the line-up of the Borough Presidents became the pulsating question of the minute. The question was whether the report would be acted on or submitted to the Board as a committee. The Borough Presidents voted with Mayor Gaynor, and Controller Prendergast and Mr. Mitchel voted for the immediate adoption of the report. The day was carried by the apparent advocates of the Interborough proposition.

Mr. Mitchel consumed more than two hours in reading the report. In it, the Interborough was scored without compunction. The report declared unalterably for an independent system.

The majority of the members of the committee declared their opposition to the Interborough scheme for the following reasons:

1. Because it means the perpetuation and extension under private control of the present subway monopoly which, regardless of its obligations, has persistently exploited the public to satisfy corporate greed.
2. Because all the real benefits in the Interborough plan can be obtained through adherence to the principle of independence.
3. Because the mandate of the people, as expressed in the election of the members of this Board, was against monopoly and in favor of City built and City controlled subways.
4. Because since that mandate was expressed at the polls there has been no change in conditions to justify the violation of the principles then adopted.
5. Because competition in quality and extent of service which can be guaranteed only by municipally owned and controlled subways is absolutely essential to the future development of the City.
6. Because the Interborough Company has proved itself unworthy of the public trust by showing continued bad faith in its negotiations with the Public Service Commission, by its utter contempt of reasonable regulations, and in many other ways, even going so far as to offer flagrant defiance to the Commission on the day of the preparation of this report.

7. Because added distrust of the Interborough Company is inspired by the terms of the present offer, which discloses the purpose of the company to place all the burden and the risks of rapid transit extension upon the city and obtain for itself all the benefits.

Then Mr. Mitchel enumerates the reason for favoring an independent subway as follows:

1. For the seven reasons already given for the rejection of the Interborough proposition.
2. Because the city has available funds to the amount of \$150,000,000, which is much more than is needed for the independent route.
3. Because the routing of the independent system is such that it will carry to their destinations in the various parts of the city at a five-cent fare practically all of the traveling public who will avail themselves of its service.
4. Because an independent subway system is the only comprehensive one which gives the public the use of the Centre Street loop and the two bridges, representing already an expenditure of \$70,000,000 of public money which otherwise would pass into the control of the Brooklyn Rapid Transit Company, which now monopolizes the territory of Brooklyn and a part of Queens.
5. Because when the independent system is constructed economic necessity will compel the Interborough Rapid Transit Company to build extensions to the present system at its own expense, the facts demonstrating that this can now be profitably done.
6. Because the adoption of the independent system eliminates from the subway discussion the third tracking and extension of the elevated railroads, unfairly and improperly included in this discussion by the Interborough Company, and leaves this distinctly separate proposition to stand on its own merits.
7. Because the independent system will give quick relief to congested sections of the city and at the same time will force the prompt construction of the natural and logical extensions of the Interborough system with its own funds.
8. Because the history of rapid transit discussion for the past three years shows clearly the general acceptance by the public, the press and the Public Service Commission of an independent route as the best solution of the subway problem in this city.

Referring to the third-tracking of the elevated lines and the operation of the Steinway Tunnel by the Interborough, the report states:

On June 10, 1910, the Interborough asked permission to third-track and extend its elevated lines and to operate the Steinway Tunnel. The Commission has this proposition under consideration at the present time. The Commission, on June 30, 1910, inquired of the Interborough

whether, in view of the advantage of considering elevated extensions and extensions to the subway at the same time, the Interborough desired to make any proposition as to subway extensions. The reply from Mr. Shonts, on July 5, 1910, has already been referred to. This was not considered as a proposition from the Interborough until Mr. Shonts within the last two months wrote to the Commission stating that he desired to have it considered as a proposition. The Chairman of the Commission, in a letter to the Mayor dated July 7, 1910, in reply to one from the latter transmitting a copy of the letter from Mr. Shonts, expressed the objections of the Commission to such a proposition.

Attention is directed to the fact that the Public Service Commission in its communication informs this Board that the proposal of the Interborough Company to construct subway extensions is conditioned upon the acceptance by the city of its proposal to third-track and extend its elevated roads. The third-tracking plan is not a new one. Years ago the Rapid Transit Commission received repeated requests from the Interborough Company and its predecessor, to permit the third-tracking of the Second and Third avenue elevated lines. This privilege has always been regarded as one of enormous value to the railroad company. Permission has always been denied upon the ground that a grant of such value to the company should be made conditional upon the extension of the company's subway system with the company's funds. It has further always been vigorously opposed upon the ground of injury to abutting property, the attendant unsanitary conditions and the unsightly nature of the structure. In this connection it is worthy of note that the company which was at the time operating the elevated lines, through its vice-president, Mr. Bryan, stated, in the year 1906, that it was prepared to accept twenty-five year franchises for the third-tracking of its line. At the present time the Interborough Company's proposal demands nine hundred and ninety-nine year franchises for the same rights. The company also demands at the present time, eighty-nine year franchises for the extension of its elevated system.

Further, your committee desires to call attention to the fact that this proposition, which includes the operation of the Steinway Tunnel, wholly fails to meet the situation in the Borough of Queens. It makes the easterly extremity of the Steinway Tunnel the limit of operation. No adequate transit is offered to Queens by this plan, and while the operation of the Steinway Tunnel is not dependent upon the acceptance by the city of the subway portion of the Interborough Company's general proposition, your committee points out that adequate provision for this borough might well be made a condition of the acceptance of any elevated railway and Steinway Tunnel agreement.

It is the conviction of this committee that to bind into the present system these new subways, as outlined in the proposal, which are really only extensions as frankly stated by the Interborough, inevitably commits the city to their continued operation as integral parts of that system until the expiration of the lease held by the operating company upon the original subway, this, under the proposed modifications, being for a period of 49 years.

This brings up squarely the question of an independent subway system and of effective municipal control. If the argument of this committee holds good and the proposed lines are incapable of a physical severance from the existing system and of operation independently, then an acceptance of the proposition of the Interborough Company means an abandonment of the construction of an indepen-

dent subway system, with whatever results that may carry with it. There is another reason why this proposal precludes that kind of municipal control which is dependent upon the city's ability to take over and operate the new subways constructed. Even were the extensions capable of a physical severance and an independent operation, the form of franchise permitted by the present Rapid Transit Law must provide that the city shall pay to the company, as a condition precedent to the exercise of its right to take over the new subways, an amount equal to the cost of construction borne by the company plus 15 per cent. thereon, less accumulated sinking fund. It must also pay over to the company a sum equal to the fair value of the equipment at the time of assuming control. The aggregate so payable under the proposal of the Interborough Company would approximate the sum of \$75,000,000. Your committee submits that the city's difficulty in finding such a lump sum at one time available for payment to the Interborough Company is so great as to amount to practical impossibility. When your committee respectfully asks this board, from its understanding of the financial situation of this city, is that sum likely to be found available at any one time during the period of the proposed franchise?

For both of the reasons just stated, your committee is convinced that the adoption of the Interborough Company's proposal will mean the certain abandonment of all hope of a physically independent subway system capable of severance from the Interborough System and over which the City of New York might exercise the kind of control contemplated by the Rapid Transit act in its provisions for the grant of indeterminate franchises.

BROKERS APPROVE SUBWAY PLAN.

Think Interborough Subway Offer Should Be Sanctioned by the City— Resolutions Passed.

That the real estate men of Manhattan are thoroughly alive to the Subway situation was evidenced by the large attendance at the special meeting of Real Estate Board of Brokers which was called on Tuesday for the purpose of placing the organization on record with regard to the subway question. More than eighty members were present, and nearly all participated in the discussion.

As a result of the discussion resolutions were adopted favoring the adoption of the Interborough plan. It was urged, however, that if the city approve of the plan, the Interborough should be required to give transfers from the subway to the elevated lines and from the elevated lines to the subway at the following points: South Ferry, Brooklyn Bridge, Broadway at 66th st and Columbus av, in the same manner as it does now at 3d av and 149th st. The resolutions follow:

Whereas, The question of new subways now before the Board of Estimate and Apportionment and the Public Service Commission has been very carefully considered by a committee of the Allied Real Estate Interests, and by a joint committee of the Chamber of Commerce and the Merchants' Association, and

Whereas, Both of these committees have set forth at length their views on the subject and have unanimously urged the acceptance by the city of the proposal of the Interborough Rapid Transit Company, and

Whereas, The merits of the above question have been clearly and forcibly expounded by His Honor the Mayor in a recent published letter to Borough President Steers of Brooklyn, in which His

Honor the Mayor strongly favored the proposal of the Interborough Company, be it

Resolved, That the Real Estate Board of Brokers of the City of New York favors the adoption by the city of the proposal of the Interborough Company for the construction and operation of the new subway for the following reasons:

First, Because the route laid out by it meets the requirements of the Boroughs of Manhattan, Bronx, Brooklyn and Queens more adequately than any other route proposed, and because in conjunction with the existing subway, it makes a unified and comprehensive transit system.

Second, Because it offers transportation between all parts of the entire system for one five-cent fare.

Third, Because the Interborough Company will provide funds, in addition to the \$53,000,000 supplied by the city, to begin at once construction on all parts of the new subway, and agrees to complete the entire system with all reasonable speed.

Fourth, Because by providing the necessary funds, over and above the \$53,000,000 of the city moneys now available, it relieves the city of the necessity of embarking on its own account upon an undertaking of doubtful expediency—doubtful for the reasons that with the city moneys now available for the purpose but a part of the work can be done; that it is uncertain how many years will pass before the city debt limit may be increased sufficiently to allow the subway to be finished with city moneys; that even if it should transpire that the city be financially able in the near future to complete the subway, the drain on its resources for this one purpose will in all probability prevent it from making proper expenditures for other vitally needed public improvement.

PRIVATE REALTY SALES.

SOUTH OF 59TH STREET.

BARCLAY ST.—Wm. H. Whiting & Co. sold for Michael Coleman to Wm. Waldorf Astor 8 and 10 Barclay st, a plot 50x100, covered with old 3 and 5-sty buildings. The plot purchased is directly in the rear of 14 and 16 Vesey st acquired by Mr. Astor a little over a year ago. By this last purchase Mr. Astor has squared out his holdings, so that he now owns, including the north half of the Astor House site, a total of over 31,000 sq. ft.

Woolworth Enlarges His Site.

BARCLAY ST.—F. W. Woolworth, as president of the Broadway-Park Place Co., bought from Elizabeth Kenedy 3 and 5 Barclay st, two 6-sty buildings, on plot 50x75. This abutts the site of the new Woolworth Building, which when built will be the second highest building in the world. It is the intention of the buyer to use this property for an entrance from Barclay st to the Woolworth Building. The property has been held by the Kenedy family for many years. This completes the purchases for the new Woolworth Building, the site now comprising 105 feet on Broadway, 200 feet on Park pl and 50 feet on Barclay st, making a total plot of about 22,000 square feet. Edward J. Hogan, of the firm of John N. Golding, negotiated the sale.

GREENWICH AV.—Ennis & Sinnott the estate of Noah Norris 53 Greenwich av, a 4-sty building, on lot 21x73, adjoining the corner of Perry st.

HUDSON ST.—Denzer Brothers sold for Jay C. Guggenheimer to Benjamin B. Davis the 4-sty building at 252 Hudson st. The purchaser, who is the present owner of the adjoining parcel to the south, will erect on the combined plot a 6-sty and basement store and loft building.

HUDSON ST.—Henry Heide has added to his holdings by acquiring the seven tenements at the northwest corner of Hudson and Spring sts. The plot, which fronts 100 feet on Hudson st and 107 feet on Spring st, adjoins his factory at the south-

west corner of Hudson and Vandam sts. He now controls a frontage of 200 feet on Hudson st, 107 feet on Spring st and 250 feet on Vandam st. H. J. Scheuber & Bro. were the brokers.

READE ST.—Horace S. Ely & Co. and J. N. Kalley & Son sold for Florence C. Satterwhite and Gladys Martin the 5-sty building, 39x36.8, at the northeast corner of Reade and Church sts, known as 80 and 82 Reade st. The buyer is understood to be owner of the adjoining property, forming an "L" around the parcel just sold. According to the records this adjoining property is owned by George H. Stege.

WAVERLY PL.—Ruland & Whiting Co. sold for John J. Long 147 Waverly pl, a 3-sty building, on a lot 22x62, for John A. and John L. Rosenbaum; 149 Waverly pl, 3-sty building on a lot 22x62, and for George D. L. Harison 151-3 Waverly pl, a 3-sty building on a lot 48x62. The entire plot comprises over 4,000 square feet, and will be improved with a modern loft building.

23D ST.—The H. M. Weill Co., in conjunction with Frost, Palmer & Co., sold for Susan E. Wood premises 165 West 23d st, a 5-sty business building, on plot 22x115, 100 feet east of 7th av. The new owner is having plans drawn by Benjamin W. Levitan for an alteration.

32D ST.—The Henry M. Weill Co. and Frost, Palmer & Co. sold for Henry Harburger to Susan E. Wood 132 West 32d st, a 3-sty and basement dwelling, on lot 21x98.9. An 8-sty store and loft building will be erected on the site.

A 34th Street Deal.

34TH ST.—The 12-sty building 29 West 34th st, on lot 25x98.9, has been sold by Elizabeth A. Wilcox, who takes in part payment from Isabella Loring (Aetna Real Estate & Loan Co.) the vacant plot at the northwest corner of Central Park West and 91st st, 100x120. Julian Benedict and J. C. Hand are said to have been the brokers in the transaction. The 34th st building was completed about five years ago on part of a plot formerly owned by James C. Parrish. On the westerly half of the plot the new structure erected by the North River Savings Bank, a 2-sty building, insures permanent side light for its taller neighbor. The property is about 350 feet east of Broadway, on the north side of 34th st, a short distance west of the Waldorf-Astoria and diagonally opposite the site on which the new Hotel McAlpin is about to be erected. No. 31 West 34th st sold in 1901 for \$125,000; it is a lot 25x98.9; in June, 1910, Oppenheim-Collins bought 37 West 34th st, a lot 24x98.9, for \$415,000, the square foot price of the former was \$50.60 and of the latter \$174.81. The 91st st corner is one of the few remaining vacant parcels on Central Park West, and was acquired by Isabella Loring at foreclosure sale in 1901 for \$165,000. It is in the same block with the Ardsley Hall and just north of the El Dorado apartments, which cover the block front between 90 and 91st sts, and which were sold a few days ago to the Jacobs's estate.

53D ST.—Henry D. Winans & May sold 28 West 53d st, a modern residence, on a lot 25x100.5, for Mrs. George F. Victor. The purchaser will occupy the dwelling. This is one of the row of houses built by McCafferty & Buckley. The street is restricted to high grade private dwellings.

New Owners for No. 42 Broadway.

BROADWAY.—William E. G. Gaillard, president of the McVickar-Gaillard Realty Co., has completed negotiations whereby the 21-sty office building known as "No. 42 Broadway," was transferred to the New York Real Estate Security Co. The company was incorporated in 1908 with a

capital of \$3,950,000. New officers elected are Thomas B. Hidden, the former head of the Reynolds Paint Co., becoming president, and William E. G. Gaillard, of the McVickar-Gaillard Co., first vice-president. The building is one of the largest in the lower part of the city. It occupies a plot from 34 to 42 Broadway, having a frontage of 116.31 feet and runs through to 49 to 61 New st, 174 feet deep, the New st frontage being 115.7 feet. The area covered by the structure is 22,107 square feet. The land was purchased by the present sellers in 1902 from two owners. For 36 Broadway, containing 7,272 square feet, they paid \$700,000, a square foot price of \$96.26, and for the balance of the property known as 38 to 42 Broadway, containing 14,835 square feet, they paid \$1,175,000, making a price of \$79.20 a square foot. The building was erected in 1902 from plans by Henry Ives Cobb and was estimated to cost \$2,250,000, making a total cost for building and land of \$4,125,000. The present selling price is said to have been \$7,500,000, and some attempts have been made to show that the selling price per square foot is the fourth highest ever paid in this city. Heretofore in figuring the square foot prices for property sold only the land prices have been used; if allowance is made for the value of the modern office building which is included in this sale it will be found that the land sold for much less than the record price. Other properties transferred to the new company are the block front on the east side of 5th av, between 105th and 106th sts, 201.10x100; the southwest corner of St. Nicholas av and 186th st, 157.2x300x irregular, extending through to Wadsworth av, and a plot, 154x306, extending through from Wadsworth av to Broadway, just north of 185th st. Some time ago the company took title to the property 7 Pine st, a 10-sty office building on lot 21x73.2, just east of Broadway. Largely interested in the company is the estate of Raymond T. White, represented by Roger S. Baldwin, of the law firm of Baldwin & Hutchins. Much of the new cash capital in the enterprise has been furnished by clients of the McVickar-Gaillard Realty Co., among them F. C. Littleton, of the stock exchange firm of Smith, Heck & Co., who will be one of the New York Real Estate Security Co.

LEXINGTON AV.—Max Lowenstein, of the Marlow Realty Co., sold 645 Lexington av, a 5-sty flat, on lot 25x100, between 54th and 55th sts. The property is understood to have been given in part payment for the Claremont Court apartment house at 549 and 551 West 113th st, sold recently.

MADISON AV.—Winston H. Hagen, of the law firm of Hagen, Goodrich & Coughlan, resold to Charlotte Weatherley, a client of H. Schieffelin Sayers, 416 Madison av, a 4-sty building, on a lot 24.5x95. The Taylor-Sherman Co. was the broker. Mr. Hagen purchased the property early last month through Pease & Elliman from J. D. Slayback. Mr. Sayers stated that no plans had been formulated for the improvement of the property for business purposes and that it would be held as an investment.

5TH AV.—Farquharson & Wheelock, modistes, bought, through Worthington Whitehouse, 724 5th av, a 4-sty building, on lot 25x100, located about 40 feet north of 56th st. Mary E. Bierstadt is the owner of record. The firm will move into the property next March. The northwest corner of 5th av and 56th st was leased several months ago to Henry J. Duveen, by the George Kemp Real Estate Co. for a term of twenty years. No. 728 5th av, in the same block, formerly the residence of Charles W. Morse, was recently purchased by Daniel A. Loring.

NORTH OF 59TH STREET.

61ST ST.—G. A. Derschuch, W. J. Nolan and G. E. Kilgore resold for the Terrace Holding Co., B. S. Simons, president, to A. Perenyi, for occupancy, the 3-sty dwelling 243 East 61st st, on lot 20x10.5.

71ST ST.—John J. Kavanagh sold for the estate of Josephine F. Schneider, 120 East 71st st, a 4-sty and basement dwelling, on lot 16.8x100.5. C. Alfred Capen is the buyer.

72D ST.—Brown Bros., builders, bought from the Atlantic Realty Co., the 4-sty dwelling, 164 West 72d st, on lot 19x102.2; also from the West Seventy-second Street corporation the adjoining property, 166-168, two 4-sty dwellings, each on lot 20x102.2. The buyers propose erecting on the site, 59x102.2, a 12-sty apartment house. Slawson & Hobbs were the brokers in the transaction. The plot is located 100 feet east of Broadway and is in the block where several dwellings have recently been altered for business purposes.

90TH ST.—William I. Rosenfeld sold 20 West 90th st, a 4-sty dwelling, on lot 21x100.8. The buyer will occupy.

100TH ST.—George W. Lederer bought from the W. Axelrod Realty Co. the 8-sty fireproof apartment house known as the Chateau at 314 West 100th st, on plot 80x100.11, for about \$350,000. Maurice Runkle was the broker in the transaction.

115TH ST.—S. Osgood Pell & Co. sold for Frieda Heidelburger the 5-sty flat 69 West 115th st, on lot 25x100.11, between 5th and Lenox avs.

130TH ST.—Shaw & Co. sold for May L. Hirshorn 100 West 130th st, a 5-sty single flat, on lot 20x99.11, to Martin Ungrich for investment.

139TH ST.—Moore & Schutte sold for Mrs. L. M. Kilcoyne 511 West 139th st, a 5-sty apartment house, on plot 50x100.

AMSTERDAM AV.—Calder, Nassoit & Lanning sold for Matthew D. Edelman the Maryland, a 6-sty elevator apartment house, with stores, at the northwest corner of Amsterdam av and 105th st, on plot 100x76, to the New York Urban Real Estate Co., who are the owners of several first-class investment properties. The Maryland was held at \$250,000 and was sold by the same brokers last spring for the Irving Judas Construction Co. to Mr. Edelman.

BROADWAY.—The estate of Philip Donohue sold 2188 Broadway, a 3-sty brick building, on lot 25.9x34.1x irregular, between 77th and 78th sts. The plot adjoins on the north the new Metropolitan Market owned by William J. Carlin.

An Old Riverside Mansion Goes to Builders.

RIVERSIDE DRIVE.—Hall J. How & Co. sold for the Althea Rudd Ward estate the northeast corner of Riverside Drive and 114th st, a plot 76.1x94.4x irregular, to the A. C. & H. M. Hall Realty Co., which will erect a large apartment house on the site. The property has not changed hands in over fifty years and there is a large 2-sty Colonial mansion on the premises which was built more than 100 years ago.

ST. NICHOLAS AV.—Hayden & Co. sold for the estate of A. Gelstein 732 St. Nicholas av, a 4-sty dwelling, on plot 30x100, to Elsie F. Brockholst.

2D AV.—The F. Dornberger Realty Co. sold the 5-sty tenement, 1867 2d av, on lot 25x100, to Oscar Faulborn, who gave in exchange the two 3-sty tenements, 1904 and 1906 Pacific st, Brooklyn, on plot 40x107.

3D AV.—Schindler & Lieber sold for the Royal Holding Co. to a Mr. Norton 1444 3d av, southwest corner of 82d st, a 4-sty tenement, with stores, on lot 25.6x102.3.

8TH AV.—M. E. Fitz-Gibbon, in conjunction with George A. Hampton &



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Brother, sold for Marder & Bohm to a client the northeast corner of 145th st and 8th av, a 6-sty quadruple apartment, with six stores in the ground floor, on a plot 40x100. The property is reported to have brought \$160,000.

BRONX.

BECK ST.—The Reyam Realty Co. sold one of the recently completed buildings on the west side of Beck st, 210 feet north of Longwood av, on plot 40x100, to an investor.

KELLY ST.—Eugene J. Busher sold for the Boulevard Construction Co. 1052-1054 Kelly st, about 100 feet south of East 167th st, a 5-sty flat, four families on a floor, 40x88x100, to an investor.

LORING PL.—Slawson & Hobbs sold for the G. H. Masten Realty Co. 2284 Loring pl, a 3-sty frame stone dwelling, on plot 44x100.

146TH ST.—The New Amsterdam Realty Co. and Leonard Weil have purchased the southwest corner of 146th st and Willis av for investment from the Henry Muller Co. The plot, which measures 25x100, is covered with a 4-sty brick flat.

151ST ST.—Lizzie E. Bowen sold through Eugene J. Busher 383 and 385 East 151st st, between Melrose and Courtlandt avs, one 6 and one 3-family houses, on lot 50x115.4.

164TH ST.—Eugene J. Busher sold for Louis S. Davis the southeast corner of 164th st and Washington av, 181x101. This large plot is free and clear and the purchaser is paying all cash for same and intends to improve it with up-to date apartment houses.

JACKSON AV.—Vincent Horwitz sold the 2-family house 1112 Jackson av, on a lot 20x87.

JACKSON AV.—John A. Steinmetz sold for Michael J. Horan 945 Jackson av, a 4-sty single apartment, to M. Holzhamper for investment.

MACLAY AV.—The Maclay Avenue Realty Co. sold to George L. Clarke a lot, 25x100, on the west side of Maclay av, 100 feet north of St. Peter's av, for \$5,950.

SOUTHERN BOULEVARD.—James and Jessie Neil sold to Bertha Frey the plot, 53.3x101.5, on the east side of Southern Boulevard, 133 feet north of Freeman st, for \$14,000.

TELLER AV.—H. T. Wood sold for Francis Heine 1324 Teller av, a 3-sty 2-family house, on lot 25x80.

TINTON AV.—Julia Golden sold to Mrs. Catherine A. Lavelle 916 Tinton av, a 2-family dwelling on lot 27.6x135. Mrs. Lavelle gives in exchange 1753 Longfellow av, a 2-family dwelling on lot 25x100.

VALENTINE AV.—Shaw & Co. sold for Kate G. Lax 2831 Valentine av, a 3-sty 2-family frame dwelling, on lot 25x150.

WESTCHESTER AV.—Jacob Leitner sold the recently completed 1-sty stores at Westchester and Intervale avs for the Chesterville Realty Co. to Bowers & Sands. The parcel comprises about seven lots.

LEASES.

CORN & CO. have leased for the estate of Theophilus E. Roessle the third loft at 463-65 5th av to Joseph Petruzzi, ladies' tailor, formerly of Schulte & Petruzzi.

ROE & GOULD have leased for the estate of Robert Hoe the store at 4 West 28th st to the Label Shop; for the estate of B. Fischer to Thomas L. Leedom & Co., Inc., the fourth loft at 30-32 East 21st st. Both leases are for a term of years.

J. B. ENGLISH leased for Adolph Auerbach to Herbert Scheeneman store and basement 587 3d av for a term of years.

DANIEL H. RENTON & SON have leased the store on the northeast corner of Amsterdam av and 141st st to M. J. Callahan for a term of years.

WM. P. JONES & SON, who recently

sold the 3-sty dwelling 139 East 29th st for Thos. P. Keating to Joseph V. Malone and resold the same to Philip G. Becker, M. D., have in conjunction with P. A. H. Jackson & Sons leased the same for a term of years to the Armenian Society of America.

RULAND & WHITING CO. leased for a term of years the store and first loft at 84 Nassau st to Samuel Beck; the store and basement at 482 Pearl st to Anger Baking Co.; the store and basement at 254 Pearl st to McNamara Varnish Works; the store and basement at 153 Maiden lane to the Castle Lubricant Co., and the second and third lofts at 31 Ferry st to Edward A. Capen.

THE CHARLES F. NOYES CO. has leased for the Golden Hill Corporation (A. E. Morris, real estate manager) to the Calmon Asbestos and Rubber Works of America for a long term of years the ground floor and basement of 103 John st, corner of Cliff. As an indication of a better renting market the same brokers announce that the leases in building 215 Pearl st recently renewed for the Preferred City Real Estate Co. for five years from May 1 next were at an increased rental of 33 $\frac{1}{3}$ per cent.

M. & L. HESS have leased for M. L. McCready, through Ogden & Clarkson, agents, the store and basement on the southeast corner of 5th av and 21st st, for a long term of years at a rental aggregating \$160,000, to the Hungarian American Bank; for Joseph J. Little, the 2d loft at 473 Broadway, to Samuel Kaufman; for S. Weiner & Co., the 9th loft at 113-115 University pl, to M. Schnitzer & Co.; for George Bonavia, the 3d loft at 44 East 9th st, to Weiner Brothers, and for Ogden & Clarkson, the 4th loft at 29 East 10th st, to the Superior Waist Co.

EDWARD W. GRAY has leased the following lofts: for the Seaman Realty Holding Co. 28 West 15th st, second loft to J. Schulman, third loft to Louis Leukowsky, fourth loft to Solomon Weitz, fifth loft to Cohen & Perlstein, sixth loft to Max Berlat, seventh and eighth lofts to the Eagle Cloak & Suit Co. This completes the rental of the entire building; for Louis Ottmann 48 West 15th st, first loft to the New York Petticoat Co.; for Henry A. Hollman 131 West 24th st sixth loft to Heidt & Cohen; for B. Crystal & Son 141-145 West 17th st 15,000 sq. ft. to Yevet Co. & Sopolsky.

FREDERICK FOX & CO. have leased for the Criterion Const. Co. 8,500 sq. ft. of space in the new building at 114-120 West 26th st for a long term of years to Singer & Kamholz, manufacturing furriers; for the Peoples Co-operative Property Co. 6,800 sq. ft. of space in the new building 144-152 West 27th st for a long term of years to M. Trachtenberg & Bro., manufacturing furriers; for L. H. & N. W. Co. the third loft in the new building 130-132 West 25th st to Sol Gross & Co., manufacturers of waists and costumes; for Samuel Medlin the store and basement 128 West 26th st to I. Chaitin & Co., fur manufacturers.

THE CHARLES F. NOYES CO. has leased the second floor at 86 Fulton st for Daniel E. Seybel to D. D. Williamson & Co. for a period of five years; the four entire lofts at 25 Old Slip for H. V. Roddy to Joseph Martinson, and offices in 37-39 Liberty st for the Lawyers Title Insurance and Trust Co. to Robert P. Bell, Herman H. Kimmel and Louis H. Wolfe; the building 65 Front st for the Preferred City Real Estate Co. to the William B. Harris Co; in conjunction with William A. White & Sons the building 67-9 Front st to A. Muscia & Sons. Both leases are for ten years and the aggregate rental is approximately \$70,000. The Noyes Co. recently sold these buildings to the lessors.

STEPHEN H. TYNG, JR., & Company report the following leases in the new

Fourth avenue section: In the Fourth Avenue Building, covering a plot of 12,500 square feet at the southeast corner of 27th st, for which they are the agents, two entire floors to Sherman & Sons Co., "White Goods," at present located at 64 Leonard st; one entire floor to Bing Brothers, of Nuremberg, Germany, the largest manufacturers of toys in the world; one entire floor to Cosmopolitan Magazine; one entire floor to the Crowell Publishing Co., also space on various floors to White & Wyckoff Mfg. Co., stationery manufacturers, of Holyoke, Mass.; H. E. Lesan Advertising Co., Thos. Nelson & Sons, Publishers, Cauldwell-Wingate Company, builders. The above noted leases complete the renting of this 16-sty building above the 2d sty, a remarkable showing considering it was only turned over to the agents by the builders last March. In the Ashland building, covering a plot of 14,000 square feet at the southeast corner of 24th st and 4th av, for Philip Braender, front half of the 16th floor to L. C. Chase & Co., plumes and carriage materials, rear half of the 16th floor to the Orange-Judd Co., publishers, with plant at Springfield, Mass.; space on the 11th floor to the Marinette Knitting Mills, of Marinette, Wis. In the Merchants & Importers Building, at the southeast corner of 18th st, for Henry Corn. Space on various floors, to George S. Mawhinney, "Woolen Goods"; Stern Brothers, "Toys"; French River Textile Co., "Woolen Goods"; N. Jacobson Co., "Importers"; Sachs, Sanger & Salomon, "Woolen Goods"; J. Bieber, "Art Goods"; Kenyon & Childs, "Woolen Goods"; Williams Brothers, "Neckwear"; Millbrook Woolen Mills, "Woolen Goods"; Orinoka Mills, "Upholstery Goods"; Empire Worsted Mills, "Woolen Goods." In the American Woolen Building at the northeast corner of 18th st. Space to S. Solomon, "Resident Buyer." In the Germania Life Building, at the northeast corner of 18th st, space on various floors to J. L. Hudson Co., of Detroit, "Dry Goods"; Beacon Mfg. Co., of Providence, R. I., "Blankets"; Warren Leather Goods Co.; The Actograph Co. The store and basement in this building, as heretofore reported, has been leased to the Duplan Silk Company.

SUBURBAN.

YONKERS, N. Y.—Thomas S. Burke, of the Yonkers Realty Exchange sold to Frank Loughran one of the 2-family houses built by the Heidelbaugh Lumber Co. on Tibbetts road, Yonkers. This is the second sale of the Heidelbaugh houses reported by the same brokers, who also reports having sold for Richard Condon a house with 100 foot plot on Division av, Hasbroock Heights, Bergen County, N. J.

TRINITY CHURCH has negotiations under way for the erection of an 8-sty building located in old Greenwich Village, in the vicinity of the Butterick Publishing Co.'s building. The new building will be occupied by a publishing concern now located just north of 23d st. The site involved includes a block front.

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 43, of which 14 were below 59th st, 15 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 84, of which 28 were below 59th st, 47 above, and 9 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 160, as against 123 last week, and in the Bronx 123, as against 96 last week. The total amount was \$7,898,982, as against \$5,150,989 last week.

The amount involved in the auction sales this week was \$301,098. Last year the total for the week was \$327,890.

New Real Estate Corporations.

- Altair Realty Co.; inc., Dec. 9, 1910; capital, \$500; directors, Harry C. Brunninghaus, 2 West 38th st, N. Y.; Henry Friedman and Joseph Plunkett.
- Arbor Hill Park Co., 149 Broadway, N. Y.; inc., Dec. 28, 1910; capital, \$37,000; directors, Edward J. McCrossin, 149 Broadway, N. Y. C.; and Henry D. Barmore and Paul F. Lorusser.
- Harvey D. Blakeslee (Inc.); inc., Dec. 27, 1910; capital, \$2,000; directors, Harvey D. Blakeslee, 111 Broadway, N. Y.; and Laura J. Blakeslee and Wm. M. Mason.
- Bower-Butler Co., 165 Chambers st, N. Y.; inc. Dec. 12, 1910; capital, \$10,000; directors, Geo. Becker, Sea Cliff, L. I.; N. Y.; Wm. Butler, 216 17th st, Brooklyn; Frank A. Bower, Sea Cliff, L. I.
- Leo Bugg Realty Co., 47 West 42d st, N. Y.; inc. Dec. 10, 1910; capital, \$5,000; directors, Leo Bugg, 47 West 42d st, N. Y.; Eleanor E. Adachi, 47 West 42d st, N. Y.; Thomas P. De Graffenried, 140 Nassau st, N. Y. C.
- Donald Campbell Co.; inc. Dec. 28, 1910; capital, \$1,000; directors, James A. Campbell, Jr., 134 76th st, Brooklyn; Donald Campbell and Ida F. Campbell.
- Charlott St. Construction Co.; inc. Dec. 28, 1910; capital, \$5,000; directors, Louis Lass, 27 West 119th st, N. Y.; Mike Cappiello, 1024 Av St. John, Bronx; Antonio Castro, 179 East 109th st, N. Y. C.
- James Connolly Construction Co., 39 East 42d st, N. Y.; inc., Dec. 22, 1910; capital, \$5,000; directors, James Connolly, 39 East 42d st, N. Y.; Aaron H. Schwarz, 130 Fulton st, N. Y.; Edward Becket, 39 East 42d st, N. Y.
- Crown Holding Co., 5 Beekman st, N. Y.; inc., Dec. 9, 1910; capital, \$3,000; directors, James T. Sullivan, 5 Beekman st, N. Y. C.; Harry A. Bloomberg, 5 Beekman st, N. Y. C.; Rudolph Fixel, 27 Pine st, N. Y. C.
- Enn Realty Co., 32 Broadway, N. Y.; inc., Dec. 12, 1910; capital, \$1,000; directors, Eugene Blumenthal, 32 Broadway; Irvin J. Wiel and David Levy.
- Everett Building Co., 50 Church st, care L. K. Comstock; inc., Dec. 13, 1910; capital, \$500; directors, Henry E. Lichtenstein, 401 West End av, N. Y. C.; Solomon K. Lichtenstein, 40 Exchange pl, N. Y. C.; Samuel J. Hoexter, 78 Cauldwell av, Bronx.
- Fichel Bros. (Inc.); capital, \$5,000; directors, Isaac Henry Schless, 1160 Jackson av, Bronx; William Rosenzweig, 1148 45th st, Brooklyn; Harry Fichel, 1060 Forest av, Bronx.
- Franklin Brokerage Co.; inc., Dec. 12, 1910; capital, \$1,000; directors, James B. Collins, 745 Washington st, N. Y. C.; Robert E. Barrett, 20 Vernon av, Brooklyn; Clarence L. Armstrong, 208 Lefferts av, Brooklyn.
- The Gracey-Simon Realty Co.; inc., Dec. 27, 1910; capital, \$10,000; directors, William A. Gracey, Darien, Conn.; Louis Simon, 52 King st, N. Y.; Geo. A. Bloomfield, 584 East 141st st, N. Y.
- Greystone Terrace Realty Co., 115 Broadway, N. Y.; inc., Dec. 12, 1910; capital, \$10,000; directors, James Frank, 115 Broadway, N. Y.; Joseph I. Ryan, 960 Garfield av, Jersey City, N. J.; William F. Cornell, 44 Graffing pl, Freeport, N. Y.
- Hanover Realty Development Co., 111 Broadway, N. Y.; inc., Dec. 12, 1910; capital, \$150,000; directors, Nelson O. Wilhelm, Orange, N. J.; De La Green Keller, Hollis, L. I., N. Y.; Charles E. Robertson, 148 East 123d st, N. Y.
- Hardec Realty Co., 30 Church, N. Y.; inc., Dec. 14, 1910; capital, \$3,000; directors, Thomas Roberts, Jr., 30 Broad st, N. Y.; William S. Lare, and Albert S. Rockwood.
- Himmelstein & Arker Co.; inc., Dec. 28, 1910; capital, \$10,000; directors, Samuel Himmelstein, 181 East New York av, Broadway; Isaac Arker, 450 Hopkinson av, Brooklyn; Benjamin Feldman, 19 West 116th st, N. Y.
- Iba Bros. (Inc); 526 56th st, Brooklyn, N. Y.; inc., Dec. 9, 1910; capital, \$10,000; directors, Arthur Iba, 526 56th st, Brooklyn, N. Y.; Joseph Iba, Chester Iba, Edwin Iba.
- J. B. Realty Co., 16 Court st, Brooklyn, N. Y.; inc., Dec. 12, 1910; capital, \$1,000; directors, Joseph B. Silman, 16 Court st, Brooklyn; Morris Silman and Harry W. Lippman.
- Leasehold Improvement Co., 191 9th av, N. Y.; inc., Dec. 27, 1910; capital, \$10,000; directors, Colin M. Eadie, 191 9th av, N. Y.; Albert E. Straker, 191 9th av, N. Y.; Thos. P. de Graffenried, 140 Nassau st, N. Y.
- Leonhard Realty Co.; inc., Dec. 27, 1910; capital, \$1,000; directors, Leonhard F. Fuld, 150 East 110th st, N. Y.; Chester H. Graves, 107 St. Nicholas av, N. Y.; George Moser, 19 West 2d st, Brooklyn.
- S. Levy Realty Co., 200 Broadway, N. Y.; inc., Dec. 14, 1910; capital, \$5,000; Simon Levy, 230 West 113th st, N. Y.; William Axelrod, 100th st, and Riverside Drive, N. Y.; Joseph Levy, 250 Wyona st, Brooklyn.
- Little Ferry Construction Co., 181st st, and Broadway, N. Y.; inc., Dec. 12, 1910; capital, \$1,000; directors, Paul Geinitz, 548 West 125th st, N. Y.; Walter Von Erlenbell, 161 Wadsworth av, N. Y.; Marie Von Erlenbell.
- Mildon Realty Co., 99 Nassau st, N. Y.; inc., Dec. 28, 1910; capital, \$20,000; directors, William F. Donnelly, 99 Nassau st, N. Y.; Richard J. Donovan, Abraham E. Magnus.
- Mortgage and Transfer Co., 165 Broadway, N. Y.; inc., Dec. 12, 1910; capital, \$500; directors, Richard Walsh, 11 Old Broadway, N. Y.; Charles P. Ritter, 466 East 25th st, Brooklyn; Frank H. Stott, 43 Exchange Pl, N. Y.
- Mott Avenue Realty Co., 110th st, and So. Boulevard; inc., Dec. 10, 1910; capital, \$2,000; directors, Jacob Sanders, 536 Fox st, Bronx; Hyman Barnett, Annie Sanders.
- Reliance Improvement Co., 203 Broadway, N. Y.; inc., Dec. 28, 1910; capital, \$35,000; directors, John J. Schwartz, 203 Broadway, N. Y.; Edward S. Frith, 49 Wall st, N. Y.; William C. Foster, 34 Nassau st, N. Y.
- Realty Accumulating Co.; inc., Dec. 27, 1910; capital, \$1,000,000; Samuel Greason, Jr., 281 Carroll st, Brooklyn; Albert Mortimer, 67 West 71st st, N. Y.; Donald A. Adams, 385 Marlborough rd, Brooklyn.
- Runge & Co. (Inc.); inc., Dec. 12, 1910; capital, \$5,000; directors, Emile Runge, 13 Beech st, Flushing, N. Y.; Edward Runge, 154 Bowne av, Flushing, N. Y.; Louise Runge, 154 Bowne av, Flushing, N. Y.
- Sauer Realty Co., 464 4th av, N. Y.; inc., Dec. 27, 1910; capital, \$10,000; directors, William Sauer, 464 4th av, N. Y. C.; George F. Sauer, 117 Columbia st, Union, N. J.; Anna S. Veidinger, 345 West 70th st, N. Y.
- See-Em Holding Co., 3436 Broadway, N. Y.; inc., Dec. 9, 1910; capital, \$1,000; directors, Max Alexander, 24 Mt. Hope pl, Bronx; Martha L. Berliner, 893 Morris av, Bronx; Anna L. Freyman, 70 West 113th st, N. Y. C.
- Shelbourne Construction Co.; inc., Dec. 27, 1910; capital, \$5,000; directors, Herman J. Levy, 275 Lenox av, N. Y.; Alice Levy, Ernest A. Levy.
- Sillcocks Realty Co., 165 Broadway, N. Y.; inc., Dec. 10, 1910; capital, \$2,000; directors, Henry Fletcher, 2 East 63d st, N. Y.; R. S. Fletcher, Spring Lake,
- N. J.; Margaret M. Hill, 458 Westside av, Jersey City, N. J.
- Southfield Realty Co.; inc., Dec. 9, 1910; capital, \$10,000; directors, Frank Miltello, 192 Bowery, N. Y.; Alfonso Lambros, 192 Bowery, N. Y.; Francesco Aiello, 22 Stanton st, N. Y.
- The Joseph B. Thomson Real Estate Co.; inc., Dec. 13, 1910; capital, \$1,000; directors, Charles W. Thomson, 38 Sterling pl, Brooklyn; Joseph B. Thomson, 679 East 5th st, Brooklyn; Sadie Thomson, 679 East 5th st, Brooklyn.
- Tyron Realty Co., 31 Nassau st, N. Y.; inc., Dec. 28, 1910; capital, \$5,000; directors, Cornelius K. G. Billings, 54 Wall st, N. Y.; Blanche E. Billings, Edward A. McGuire.
- Wight Realty Company; capital, \$4,000; directors, Thomas H. Wight, East 2d st, Brooklyn; Jenn W. Reinhard, 428 9th st, Brooklyn; Agnes L. Wight, 428 9th st, Brooklyn.
- Willets Realty Co., 42 Broadway, N. Y.; inc., Dec. 27, 1910; capital, \$10,000; directors, William J. Dowd, 42 Broadway, N. Y.; James J. Wilson, Henry Presser.
- Wilx Realty Co., 814 Broadway, N. Y.; inc., Dec. 12, 1910; capital, \$5,000; directors, Charles G. Willoughby, 814 Broadway, N. Y.; Edward A. Brown, Rutherford, N. J.; Katie Pantell, 670 East 170th st, N. Y.
- Wodan Realty Co., 56 Wall St.; inc., Nov. 16, 1910; capital, \$10,000; directors, James F. Egan, 56 Wall st, N. Y. C.; Joseph F. McCloy, 56 Wall st, N. Y.; John F. Connolly, 56 Wall st.
- Workmen's Land Development Co., 346 Broadway, N. Y.; inc., Dec. 22, 1910; capital, \$80,000; directors, Eugene Ruttkay, 245 7th st, N. Y.; Gexa D. Berks, 17 Livingston pl, N. Y.; Isidor Braun, 366 East 69th st, N. Y.
- Yarmouth Construction Co.; inc., Dec. 27, 1910; capital, \$5,000; directors, William Van Antwerp, 18 Hamilton av, Yonkers, N. Y.; J. M. Shillabager, 30 Church st, N. Y.; E. M. Hardy.

Supreme Court Of United States Upholds Torrens Title Registration.

The following statement was issued on Thursday by Gilbert Ray Hawes, who is identified with the movement to bring the Torrens system of title registration into general use:

"The unanimous decision of the Supreme Court of the United States, handed down on Tuesday, the 3d inst., in the case of the American Land Company vs. Lewis Deiss, whereby the constitutionality and validity of the Torrens Land Title Registration Law is upheld, is one of the most important events of the New Year, as it disposes of the most serious objection on the part of the old title insurance companies, and removes the last obstacle to the general adoption of the system by property owners in this State.

"On the evening of next Wednesday, the 11th inst., I am to deliver an address before the Taxpayers' Alliance, of the Borough of the Bronx, at No. 2414 3d av, corner of Tremont av, on the Torrens System of Land Title Registration, in its historical, legal and practical aspects, with special reference to the latest decision of the United States Supreme Court and the Robin mortgage transactions."

HETTY GREEN has agreed to make a loan of \$325,000 at 4¼ per cent. interest on the property of the Roman Catholic Church of St. Ignatius Loyola, at Park av, 83d and 84th sts. The property measures 204 feet on Park av, 100 feet on 83d st and 321 feet on 84th st. This is the lowest rate of interest at which any real estate mortgage has been made in this city in a long time. Mrs. Green will have a large margin of security for the loan, since the property is conservatively valued at more than \$1,000,000.

NEWS CULLED FROM THE WEEK'S DOINGS

CLARENCE J. RAMSEY RESIGNS

From Tax Department—Becomes Appraiser for Cruikshank & Co.

Clarence J. Ramsey, who since 1898 has been connected with the Tax Department, first as an assistant deputy and later as deputy-in-charge of the Borough of Manhattan, this week resigned to accept the position of appraiser for Cruikshank & Co. The Board of Taxes and Assessments in accepting the resignation adopted the following:

"Resolved, That the resignation of Clarence J. Ramsey as Deputy Tax Commissioner-in-Charge of the Borough of Manhattan be accepted.

"In accepting this resignation, the Board of Taxes and Assessments desire to convey its appreciation for the untiring efforts of Mr. Ramsey in assisting this Board to carry out its policy for the year 1911, and while regretting the necessity for his retirement, wishes him every measure of success in his new undertaking."

Mr. Ramsey is forty years of age, has been in the real estate business for the past twenty-two years. He received his early schooling with the old firm of Smyth & Ryan, real estate auctioneers, brokers and appraisers, where he became a general all-around man. He entered the city's service in 1898, during the first year of Greater New York, having been selected from the Civil Service list, at which time Thomas Feitner was President of the Board of Tax Commissioners.

AT THE LAST MEETING of the members of the Van Nest Property Owners' Association at their meeting rooms, 629 Van Nest av, the following officers were elected for the coming year: August Dietrich, president; Gustav Kupsa, vice-president; Milton G. Butterfield, recording secretary; Walter Proll, financial secretary; Joseph F. Smith, treasurer. The association now has a membership of 117.

Mutual Gas & Electric Fixture Co. has opened offices and show rooms at 458 Tremont av.

MR. S. CEDERSTROM, expert appraiser of 189 Montague st, Brooklyn, has been for many years identified with the real estate interests of Brooklyn, and has enjoyed a reputation in his line that many might envy. Mr. Cederstrom's clientele comes largely from corporations and real estate owners who desire his services, and who can feel assured that his appraisals will be based on actual conditions. He has recently become a member of the Real Estate Board of Brokers of New York City.

THE JOHN A. MORRIS property, consisting of 128 acres of upland and 60 acres under water at Throgg's Neck, Westchester, has been transferred to the Van Nest Improvement Co.

NEW HOSPITAL.—The trustees of the new hospital to be known as the "Bronx Hospital" have filed articles of incorporation with the State Board of Charities at Albany for approval. The hospital is to be located in Tremont. A site has as yet not been selected.

J. REEBER'S SONS CO., second-hand building material dealers, have leased to the Bayer Piano Co. for a term of years a loft 50x135 in their new building on the west side of 3d av, north of 139th st, running through to Morris av; also in the same building to Bloch & Co., manufacturers of gas and electric fixtures, a loft 50x135, and to the American Pneumatic Action Co. a loft 50x135.

Public Market for Bronx.

CYRUS C. MILLER, President of the Borough of the Bronx, has appointed the following committee to select a proper site for a public market in the Bronx: Henry L. Heinter, chairman; Jos. E. Smith, secretary; Louis Huber, assistant secretary; Chas. M. Bogart, Henry Heyl, J. Homer Hildreth, William Lichtenfels, John Davis, Emil Fleischl, D. Henry Waltemade, Fred C. Krundisch and J. B. Simmons. All communications may be addressed to Joseph E. Smith, secretary, Public Market Committee, Bronx Borough Hall, Tremont and 3d av.

In announcing the appointment of the committee President Miller has issued the following communication to the public:

"Dear Sir:—In my opinion it is as necessary for the City Government to give facilities for lessening the cost of the necessities of life as it is to give transit or paving or any of the other advantages of a great city. For the poor especially it is necessary that good and cheap food can be procured readily. With this in view I have appointed a committee of citizens of The Bronx to consider the selection of a site for a public market. With the very rapid growth of New York City there is no one development that would contribute more to the real necessity of the people than that of the establishment of more general produce markets, that the food supplies for such great numbers of consumers may be had to better advantage. This would also afford a most favorable opportunity to install what this city needs very much, a more economic system of distribution. There is no better section of the city than the Borough of The Bronx in which to start a market, as in its population of over four hundred thousand people it is a great city in itself.

"A capacious general market, with adequate storage facilities, should be located at some suitable point that may be reached readily by the railroads, from which loaded cars may be delivered quickly on floats and thousands of people of the Bronx enabled to get their supplies as fresh and as promptly as any other part of the city. The ideal site would be near the center of the borough, where the market could be reached both by water and by rail, but the shape of the borough does not permit this. There is a very large farming territory north of The Bronx in the counties of Westchester, Putnam, Dutchess and Columbia, on the east side of the Hudson River, and in Rockland, Orange, Ulster and Greene on the west, that is capable of supplying half a million population with nearly everything that it requires for daily consumption. Within this territory there are many farms with thousands of acres of excellent land practically unused and having transportation facilities that are unsurpassed. From any portion of this territory fresh vegetables, fruits, milk, eggs, poultry and other products may be gathered in their best condition, delivered in the evening to trains and boats, and through this central market, with improved methods of distribution, served on the breakfast table of Bronx consumers the next morning. Our railroad facilities ensure for us a good supply of meat.

"In addition to this we have direct rail communications with the New England states and the Western states. When the New York Connecting railway is built, we will have communication with Long Island. Cars on floats can deliver to us the fruits and vegetables from the Southern states."

Taxation Conference.

The State Conference on Taxation will be held at Utica on Jan. 12 and 13, when public officials and authorities on taxation will meet to discuss this subject. Prominent among those who will participate in this gathering will be Tax Commissioner Lawson W. Purdy, A. C. Pleydell, secretary of the New York Tax Reform Association; Edward L. Heydecker, Assistant Tax Commissioner of New York; Theodore Sutro, former Tax Commissioner of New York, and Prof. Edwin R. A. Seligman, of Columbia University. The session on Thursday afternoon will be devoted to real estate assessments. Mr. Heydecker will be the principal speaker.

LEON G. LOSERE, the well-known real estate broker of Brook and 3d avs, has been elected corresponding secretary of the Commonwealth Independent Social Club for the coming half year.

THE NORTH NEW YORK Co-Operative Building and Loan Association will hold the annual stockholders' meeting on Monday, January 9th, 1911, at 2796 3d av, at 8 o'clock p. m.

THOS. W. WHITTLE, Commissioner of Public Works in the Bronx, has returned to his desk at the Bronx Borough Hall after two weeks of illness.

A. H. IVINS & CO. have secured for Mrs. Samuel W. Bowne a loan of \$275,000 at 4½%, on the property known as the Scott-Bowne Building at the southwest corner of New Chambers and Pearl sts; they have also secured a loan of \$60,000 at 4½% for Rosa B. Marx on the property, 543 Madison av.

ROBERT GRIER COOKE and John V. S. Oddie have formed a partnership for the conduct of a real estate brokerage business at 542 Fifth av. Mr. Cooke was formerly of the firm of Frederick Southack & Alwyn Ball, Jr. He is also the president of the Fifth Avenue Association. Mr. Oddie is entering real estate after having been for years prominently associated with allied lines. The firm has been appointed New York representatives of the Tuxedo Park Association.

EDWARD D. MACMANNUS, loan broker of 90 Nassau st, has placed the following loans: on the Dawson Arms, 219 to 227 Cathedral Parkway, \$235,000 for Samuel Davis; in conjunction with Wm. M. Hart, for the estate of Charles T. Barney, northeast corner of Park av and 38th st, \$240,000 at 4½%; for the L. & M. Holding Co., north side of 170th st, 145 feet east of Broadway, \$45,000; for Harry Goodstein, the builder, \$42,000 on 1838 7th av.

THE TITLE GUARANTEE & TRUST Co. loaned to the Jaeger Brothers Realty Co., \$63,500, on the 6-sty brick store and flat property located at 965-967 Amsterdam av; to Theresa F. Hannan, \$50,000, on the 4-sty and basement brick and stone dwelling at 26 West 47th st. The mortgage is for 3 years at 5%.

WILLIAM S. DENISON has formed a partnership with J. Milton Horner, under the firm name of William S. Denison & Co., and the business of real estate brokers and agents will be continued at their present location, 141 Broadway.

THE EQUITABLE LIFE Assurance Society recorded this week, seventy-five extensions of mortgages on Manhattan property amounting to \$2,964,300. They are mainly small mortgages, fifty-seven of them being at 4½% and 18 at 5%.

BLEIMAN & COMPANY will, after January 10, be located in more commodious offices at 656 Broadway, southeast corner of Bond st.

MUNICIPAL ASSESSMENT FORECAST

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

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

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

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

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,
90 WEST BROADWAY.

EAST 161ST ST, from Brook av to 3d av (assessment), 3 p. m.

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

CASTLE HILL AV, from West Farms rd to the Public Place at its southern terminus. 11 a. m.

CRUGER AV, from Williamsbridge rd to South Oak Drive. 10 a. m.

GLEBE AV, from Westchester av to Overing av. 3 p. m.

BUENA VISTA AV, from Haven av to West 176th st. 4 p. m.

UNNAMED ST, from Riverside Drive to West 177th st. 10 a. m.

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

TUESDAY, JAN. 10.

BRONX BOULEVARD, from Old Boston Post Road to East 242d st. 2.30 p. m.

MAGENTA ST, from White Plains rd to Colden av. 12.30 p. m.

UNNAMED ST, from Amsterdam av to Audubon av. 2 p. m.

NORTHERN AV, north of West 181st st and Fort Washington av. 3 p. m.

THROG'S NECK BOULEVARD, from Eastern Boulevard to Shore Drive. 3 p. m.

WEDNESDAY, JAN. 11.

WHITE PLAINS RD, from West Farms rd to bulkhead line of East River. 10 a. m.

GLEBE AV, from Westchester av to Overing av (assessment), 4 p. m.

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

THURSDAY, JAN. 12.

KINGSBRIDGE AV, from West 230th st to Broadway. 4 p. m.

MAGENTA ST, from White Plains rd to Colden av. 10.30 a. m.

EAST 211TH ST, from Woodlawn rd to Perry av. 10 a. m.

PARKER ST, from Protectory av to Wellington av. 2 p. m.

FRIDAY, JAN. 13.

KINGSBRIDGE AV, from West 230th st to Broadway (assessment), 2.30 p. m.

CLASON POINT ROAD, from Westchester av to East River. 3 p. m.

BY PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.

MONDAY, JANUARY 9.

ELECTRICAL CORPORATIONS.—"Application of New York Edison Company for hearing in respect to modifying order as to uniform system of accounts." Commissioner Maltbie, 2.30 p. m.

TUESDAY, JANUARY 10.

CITY OF NEW YORK AND JOHN B. McDONALD.—"Arbitration of determination of George S. Rice, Chief Engineer." 11 a. m.

FORTY-SECOND ST., MANHATTAN-VILLE & ST. NICHOLAS AVENUE RY. CO.—"Application for approval of change of motive power on 110th street line." Commissioner Maltbie, 2.30 p. m.

BROOKLYN UNION ELEVATED R. R. CO.—"Station facilities at Atlantic av and Flatbush av station, Fifth av elevated line." Commissioner McCarroll, 2.30 p. m.

WEDNESDAY, JANUARY 11.

INTERBOROUGH RAPID TRANSIT CO.—"Block signal system, subway local tracks." Chairman Willcox, 2 p. m.

BONDHOLDERS COMMITTEES, METROPOLITAN STREET RY. CO.—"Application for approval of reorganization plan and issue of securities thereunder." Chairman Willcox and Commissioner Maltbie, 2.30 p. m.

CONEY ISLAND & BROOKLYN R. R. CO.—"Application for approval of \$109,740 bond issue." Commissioner Bassett, 2.30 p. m.

THURSDAY, JANUARY 12.

DEGNON CONTRACTING CO.—"Arbitration, City's Appeal." 2 p. m.

DEGNON CONTRACTING CO.—"Arbitration No. 2, contractor's appeal." 2 p. m.

KINGS COUNTY LIGHTING CO.—"Rate for Gas." Commissioner Bassett, 2.30 p. m.

KINGS COUNTY LIGHTING CO.—"Application for approval of sliding scale for rate of gas." Commissioner Bassett, 2.30 p. m.

HUDSON & MANHATTAN R. R. CO.—"Application for approval of extension to June 15, 1913, of time to complete Ninth Street extension." Commissioner Eustis, 2.30 p. m.

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

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

INTERBOROUGH R. T. CO.—"Shuttle train service 50th st to 58th st stations, Sixth av elevated line." Commissioner Eustis, 3.30 p. m.

INTERBOROUGH R. T. CO.—"Rehearing as to general and Broadway subway service." Commissioner Eustis, 4 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL, 258 BROADWAY.

MONDAY, JAN. 9, 1911.

15TH TO 18TH STS, North River Dock Proceedings. 2.30 p. m.

TUESDAY, JAN. 10.

LOOP 1, Rapid Transit. 2 p. m.

WEDNESDAY, JAN. 11.

15TH TO 18TH ST, North River Dock Proceeding. 2.30 p. m.

THURSDAY, JAN. 12.

LOOP 1, Rapid Transit.

FRIDAY, JAN. 13.

18TH TO 23D ST, North River, Dock Proceeding, North River. 10.30 a. m.

15TH TO 18TH STS, North River, Dock Proceeding, North River.

LOCAL BOARD DOINGS.

The following is the result of the Local Board meetings held at the Bronx Borough Hall on Wednesday evening, Jan. 4, 1911:

LOCAL BOARD OF CHESTER, 23D DISTRICT.

SACKETT AV (sewer easement), from Colden av to Bronxdale av; adopted.

RADCLIFF AV (sewer easement), from Pierce av to Sackett av; adopted.

BRONXDALE AV (sewer easement), from Sackett av to Walker av; adopted.

SHORE DRIVE.—Acquiring title to Shore Drive, from its intersection with Layton av or Town Dock road to at or near the intersection of Throg's Neck Boulevard and Dewey av, and from such intersection following the course of the said Shore Drive as laid down on the final maps of this borough to its terminus at Pennyfield av; adopted.

RANDOLPH AV.—Acquiring title between 173d st (Beach av) and 172d st (St. Lawrence av), one block, so that the Board of Education may proceed with the construction of new Public School 47; adopted.

DAMIS AV.—Acquiring title between Westchester av and Lafayette av; also to Bronx River av, between Damis av and Randall av; adopted.

233D ST.—Change of street system in the vicinity of 233d st, Dyre av, Provost av; adopted.

LOCAL BOARD OF VAN CORTLANDT, 25TH DISTRICT.

188TH ST.—Paving with macadam the roadway from Aqueduct av to Sedgwick av, adjusting curb where necessary, and doing all work incidental thereto. Total estimated cost, \$7,300; assessed value of the real estate included within the probable area of assessment is \$369,500; 1446 linear feet; assessment \$33 for a 25-lot; adopted.

LOCAL BOARDS OF CROTONA AND VAN CORTLANDT.

BASSFORD AV.—Paving with macadam, from 182d st to 3d av. Estimated cost, \$5,200. Assessed value of the real estate, \$373,850; 1,096 linear feet; assessment \$59.25 for a 25-foot lot; adopted.

188TH ST.—Paving with macadam between 3d av and Beaumont av; adopted.

LOCAL BOARD OF CROTONA, 24TH DISTRICT.

JACKSON AV.—Receiving basin and appurtenances at the southwest corner of Jackson av and East 160th st; adopted.

179TH ST.—Paving with sheet asphalt and asphalt blocks, between 3d av and Bronx st. Estimated cost, \$52,000; assessed value of the real estate included within probable area of assessment is \$2,804,610, or \$36.50 assessment for a 25-foot lot; adopted.

CONDEMNATION PROCEEDINGS

REPORTS COMPLETED.

222D ST. (8th av).—Opening, from Bronx River to 7th st, area of assessment beginning at the point of intersection of the easterly line of the Bronx River with a line parallel to and distant 2,000 ft northerly from the northerly line of East 222d st; running thence easterly and parallel to East 222d st and always distant 2,000 ft northerly therefrom to its intersection with a line parallel to and distant 100 ft easterly from the easterly line of Boston rd; thence southerly along said line parallel to Boston rd to its intersection with a line parallel to and distant 2,000 ft southerly from the southerly line of East 222d st; thence westerly and parallel to East 222d st and always distant 2,000 ft southerly therefrom to its

intersection with the easterly line of the Bronx River; thence northerly along the easterly line of the Bronx River to the point or place of beginning.

UNNAMED ST.—Opening, located south of Boscobel av, extending from Undercliff to Aqueduct av, area of assessment beginning at a point on the line between the 23d and 24th Wards, distant 100 ft northwesterly from the northwesterly line of Lind av, the said distance being measured at right angles to the line of Lind av, and running thence northeastwardly along a line always distant 100 ft northwesterly from and parallel with the northwesterly lines of Lind av and Aqueduct av to a point distant 100 ft southwestwardly from the southwestwardly line of the unnamed street; thence northwestwardly and parallel with the unnamed street and the prolongation thereof to a point distant 100 ft northwesterly from the northwesterly line of Undercliff av; thence northeastwardly and always parallel with and distant 100 ft from the northwesterly line of Undercliff av to the intersection with the prolongation of a line distant 100 ft northwesterly from and parallel with the northeasterly line of the unnamed street, the said distance being measured at right angles to the line of the unnamed street; thence southeastwardly along the said line parallel with the unnamed street and the prolongation thereof to a point distant 100 ft northwesterly from the northwesterly line of Aqueduct av; thence northeastwardly and parallel with Aqueduct av to the intersection with the southwestwardly line of Boscobel pl; thence southeastwardly along the southwestwardly line of Boscobel pl to a point midway between Ogden av and Boscobel av; thence southwardly along a line midway between Ogden av and Boscobel av as laid out immediately adjoining Boscobel pl, and along the prolongation of the said line to the intersection with a line at right angles to Ogden av as laid out adjacent to Aqueduct av, and passing through the angle point on its westerly side immediately southerly therefrom; thence westwardly along the said line at right angles to Ogden av to a point distant 100 ft easterly from the easterly line of Merriam av; thence southwardly and parallel with Merriam av to the intersection with the prolongation of a line midway between Merriam av and Ogden av as laid out between West 170th and West 171st sts; thence southwestwardly along the said line midway between Merriam av and Ogden av to the intersection with the northeasterly line of West 170th st; thence northwestwardly along the northeasterly line of West 170th st to the southeasterly line of Merriam av; thence westwardly in a straight line to the intersection of the southwestwardly line of West 170th st with the northwesterly line of Merriam av; thence northeastwardly along the southwestwardly line of West 170th st to the intersection with the prolongation of a line midway between Lind av and Merriam av as these streets are laid out immediately north of West 169th st; thence southwestwardly along the said line midway between Lind av and Merriam av to the intersection with the line between the 23d and 24th Wards; thence westwardly along the said line between the 23d and 24th Wards to the point or place of beginning.

MAIN ST.—Opening City Island, from land acquired for east approach to City Island bridge to Long Island Sound; area of assessment, all the lands comprising what is known as City Island and all the lands under water included within what is familiarly known as the Hunter Grant, and also all the lands under water lying to the northwest and north of City Island which are bounded by the following described exterior line begin-

ning at the northwest corner of the Hunter Grant on the westerly side of City Island; thence running northerly on a straight line for a distance of about 540 ft; thence northeasterly on a straight line to its intersection with a line parallel to and distant 475 ft northwesterly from the northwesterly side of Terrace pl; thence still northeasterly along said parallel line for a distance of about 405 ft; thence curving to the right on the arc of a circle tangent to the preceding course and of 475 ft radius to its intersection with the northerly boundary line of the Hunter Grant on the east side of City Island. The above described area is shown on our benefit maps deposited as aforesaid. The Commissioners in the above proceedings have completed their estimate of damage and benefit and deposited the same with the Bureau of Street Openings, 90 West Broadway, for inspection. Objections must be filed on or before January 12 for 222d st and January 20 for the other; hearing will begin January 16 for 222d st and January 23d for the others. Reports will be submitted to the Supreme Court for confirmation March 21, March 7 and March 16, respectively.

FINAL REPORT.

AV A, SUTTON PL, 59th & 60th sts.—Blackwell's Island Bridge site.

BROOKLYN BRIDGE, Manhattan Terminal.—The Commissioners of Estimate & Appraisal in the above proceedings have completed this report and filed the same with the Board of Estimate and Apportionment for inspection. Reports will be presented to the Supreme Court for confirmation January 16.

PROPOSED ASSESSMENTS.

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

The area of assessment of the improvements extends to half the block at the intersecting streets, except where otherwise stated.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before January 31, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

26TH ST.—Reconstructing sewer under pier at foot of 26th st and East River, Area of assessment, affecting blocks 931, 932, 933, 957, 958 and 981.

HAVEN AV.—Sewer (now Northern av), between 177th and 178th sts. Area of assessment, affecting block 2177.

170TH ST.—Regulating, grading between Grant and Clay avs.

176TH ST.—Sewer between Sedgwick and Underhill avs, and south on Undercliff av, from W. 176th st to Washington Bridge. Area of assessment, affecting blocks 2877, 2878 and 2880.

230TH ST.—Sewer between Bway and Corlear av. Area of assessment, affecting blocks, 3402, 3403, 3404 and 3406.

DE KALB AV.—Regulating, grading from E 208th st to Gun Hill road.

GARRISON AV.—Regulating, grading from Whittier st to a point 50 ft east of Edgewater road.

158TH ST.—Regulating, grading from Prospect av to Southern boulevard.

ROSEWOOD AV.—Regulating, grading between White Plains road and Cruger av.

210TH ST.—Regulating, grading from DeKalb av to Wayne av.

MOSHOLU PARKWAY.—Sewers in Mosholu parkway, between Mosholu Parkway South near Jerome av and Mosholu Parkway North at the intersection of Jerome av and Mosholu Parkway North;

in Jerome av, between Mosholu Parkway North and E 208th st; in Mosholu Parkway North, between Jerome av and Gates pl; in Knox pl, between Mosholu Parkway North and Gun Hill rd; in Gates pl, between Mosholu Parkway North and Gun Hill road; in E 208th st, between Jerome av and Woodlawn rd; E 210th st, between DeKalb av and Woodlawn rd; in DeKalb av, between E 208th st and Gun Hill rd; in Kossuth pl, between Mosholu Parkway North and DeKalb av; in Steuben av, between Mosholu Parkway North and Gun Hill rd; Van Courtland av, between Mosholu Parkway North and Rochambeau av; Rochambeau av, between Van Courtland av and Gun Hill rd. Area of assessment, affecting blocks 3324, 3325, 3326, 3327, 3328, 3335, 3336, 3338, 3339, 3340.

ASTOR AV.—Regulating, grading, from Olinville av to White Plains rd.

BELMONT ST.—Regulating, grading, from Webster av to Clay av.

CANNON PL.—Regulating, grading, from Giles pl to W 238th st.

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

CROTONA PARK EAST.—Paving and curbing Crotona Park East, from Crotona Park South to the Southern boulevard.

MOSHOLU AV.—Sewer, between Bway and Von Humboldt av, at its intersection with W 254th st.

Bills of Costs.

UNNAMED ST.—Opening, 1,500 ft north of 181st st, from Fort Washington av to Northern av.

BAYCHESTER AV.—Opening, from W 4th st to northerly boundary of Pelham Bay Park and from 4th av, and Vernon Parkway, westerly to White Plains rd.

NORTH RIVER, between 15th and 18th sts.—Bills of costs in the above proceedings will be presented to the Supreme Court for taxation January 12 for North River; January 16 for Baychester av and January 18 for Unnamed st.

N. P. LEWIS ON ENCROACHMENTS.

Their Effect in Proceedings to Acquire Title to Streets.

Nelson P. Lewis, Chief Engineer of the Board of Estimate, in his report for the year 1909, recently issued, has an interesting chapter on the question of encroachments of buildings. Mr. Lewis in discussing this phase of the building situation considers it in connection with the acquisition of titles to streets, the expense of which, he says, was greatly increased by awards demanded and made for such structures falling within the lines of the new street. Here is what he has to say:

"The question of encroachments of buildings or such adjuncts to buildings as bay-windows, stoops, steps and areas was discussed in the last annual report, and has been the subject of much serious consideration in this office, especially in connection with proceedings to acquire title to streets, the expense of which was very often greatly increased by awards demanded and made for such structures falling within the lines of the new street. On April 23, 1909, the Board adopted an ordinance, which after extended discussion with interested parties, was rescinded. During the discussions of the committee it was found that all of the parties in interest believed that further encroachments of this kind upon public streets, at least to the extent to which they had been carried, were unnecessary and prejudicial to the public interests, although some slight encroachment, not to exceed two feet, would be unobjectionable and perhaps desirable to provide for entrance steps and such other orna-

mentation as would prevent monotony and excessive plainness in buildings to be erected in the future, but that on many of the residential streets where steps, stoops and areas had been built in good faith and where traffic was light, there would be nothing gained by compelling the removal of these structures, while in undeveloped sections it would undoubtedly be wise to prohibit such encroachments.

"Reference has already been made to the demands made for awards for structures within the street lines in connection with street opening proceedings. There have been many instances where the owner of the abutting property has demanded and received substantial awards for steps, stoops, fences, and even hedges, the disturbance or removal of which was exceedingly improbable, while in many cases portions of buildings which encroached but a small fractional part of a foot were paid for and were then allowed to remain without disturbance. It was thought that possibly there might be some plan by which street opening commissioners, with the approval of the Corporation Counsel, might make awards for the land occupied by these encroachments whether of buildings or any of their accessories, but would make no awards for the structures themselves, with the understanding that they should be allowed to remain until the buildings were torn down or remodeled, when all such encroachments should be removed.

"The matter was submitted to the Corporation Counsel in connection with a typical street in the Borough of Queens, but the Law Department was of the opinion that the plan which had been suggested was impracticable, as the City would have no right to agree with property owners for continued occupation of any portion of the street for a specific length of time, and that any such occupation which might be permitted or tolerated could be only for such time as the public needs did not require the street to its full width. The Corporation Counsel in his opinion laid down several important principles, and as this information has been placed in the hands of all of the assistants in charge of street opening proceedings for their guidance in the future, the substance of them will be briefly stated, as follows:

"No awards should be made for structures erected on streets which have been dedicated to the public, and it would consequently seem that no street opening proceedings should be undertaken in such cases.

"In the case of private streets or those which have been dedicated to public use, awards should only be made for such structures where the owners have acquired an adverse right to their maintenance, or where there is nothing to indicate that other owners who could enforce their removal have not consented to their erection and maintenance, but except where an adverse right has been acquired awards should be based not on the value of the structures, but on the probability of their being permitted to remain within the lines of the street.

"Ordinances covering the erection of steps, bay windows, areas, where these structures do not interfere with the public use of the street or the rights of the abutting owner, have come to be considered as a species of revocable license to their continued existence, but any privilege which may be granted by such ordinances can be continued only so long as the encroachments do not interfere with the needs of the general public or of the rights of other owners to light, air and access, and in all cases where awards are made for such structures which are within the existing ordinances and which do not interfere with the public use of a street or with other easements in the street, the awards should be based on the probability of the encroachments remaining, and not upon their actual value.

"Section 971 of the charter which permits the Board of Estimate to allow a building or a portion of a building taken in a street opening proceeding to remain for a time is intended to cover only such time as the public needs do not require the street to its full width, and the Board cannot legally agree with owners that such structures should remain during the lifetime thereof or for any definite period, while any action which the Board may take under Section 971 of the charter can only be with the consent of the owner of the structure."

In conclusion, Mr. Lewis says:

"It would seem therefore that the city must, in cases where there are minor encroachments upon streets, either pay the fair value of the encroachment, including the damage to the structure caused by its removal and then insist upon its prompt removal, or so change the lines of the street as to avoid interference with the buildings." "It might also be feasible," he says, "for the Commissioners of Estimate to make alternative awards, one predicated upon the cost of moving the building so that it will no longer encroach upon the street, and another based upon the damage caused by the removal of the encroaching portion, or, in case the greater part or all of the building falls within the street lines, upon its total destruction, and in the later case insist upon such destruction and not permit it to be removed to a new site within the limits of another unopened street to be again paid for and again removed."

List of Awards for the Manhattan Bridge Approach Reported by Commission Last Week.

The following is a list of awards made by Commissioners George Gordon Battle, Charles J. Leslie and John C. Fitzgerald for property taken for the Manhattan Approach to Manhattan Bridge or Bridge No. 3. Objections to the awards will be heard January 13, at the office of the Commissioners, 258 Broadway.

Owner and Property.	Amount.
M. H. Blyth, 31 Bowery.....	\$10,000
A. Herzberg, 39½ and 41 Bowery.....	83,500
L. Drake, 49 Bowery.....	60,000
H. R. Duryea, 51 Bowery.....	57,500
A. Herman, 53 Bowery.....	61,000
E. A. Leakin, 57 Bowery.....	41,000
H. Monsees, 59 Bowery.....	38,000
E. T. Gerry, 61 Bowery and 138 Canal st.	93,000

C. Shulman, 134-136 Canal st.....	137,500
C. L. Platt, 130 Canal st.....	46,500
World Realty Co., 124, 126, 128 Canal st. and 41 Chrystie st.....	175,000
S. Levin, 39 Chrystie st.....	39,500
E. L. Smith, 37 Chrystie st.....	60,000
A. L. Horn, 33-35 Chrystie st.....	41,000
Weintraub & Silver, 31 Chrystie st.....	33,000
A. Rodman, 29 Chrystie st.....	33,000
R. M. Ball, 27½ Chrystie st.....	46,500
L. Rosenzweig, 23-25 Chrystie st.....	43,000
H. C. F. Rahl, 13 Chrystie st.....	37,500
G. L. Kessler, 11 Chrystie st. and 20 Bayard st.....	57,500
N. Schancupp, 28 Bayard st.....	17,500
G. H. Orange, 30-32 Bayard st.....	36,000
C. A. Silver, 16-18 Bayard st. and 14 Chrystie st.....	60,500
D. and S. Ziegler, 16 Chrystie st.....	30,000
J. P. Slater, 20 Chrystie st.....	48,000
Weil & Meyer, 22 Chrystie st.....	40,500
Weil & Meyer, 24 Chrystie st.....	35,000
Lowenfeld & Co., 28 Chrystie st.....	40,500
H. Gross, 34 Chrystie st.....	32,250
Hogan Estate, 38 Chrystie st.....	48,500
C. S. Simpson, 42 Chrystie st. and 118-22 Canal st.....	90,000
C. Barnett, 114-116 Canal st. and 25 Forsyth st.....	72,000
G. Roab, 106, 108, 110 Canal st.....	185,000
J. H. Simpson, 23 Forsyth st.....	67,000
C. R. Farnolo, 21 Forsyth st.....	64,500
I. Marx, 19 Forsyth st.....	55,500
I. Marx, 15 Forsyth st.....	60,000
I. Marx, 5 Forsyth st.....	45,500
A. M. Adolphi, 3 Forsyth st.....	34,000
Lowenfeld & Co., 1 Forsyth st. and 2-4 Bayard st.....	75,000
Bank of Wash. Hghts., 6 Bayard st.....	30,000
Estate of N. Harrison, 10 Bayard st.....	36,500
E. M. Aims, 12 Bayard st.....	24,500
Union Title & Mortgage Co., 14 Bayard st.....	21,000
A. S. Ratkousky, 2-4 Forsyth st. and 70 Division st.....	69,000
B. Shlanowsky, 78 Division st.....	43,500
H. Wilson et al, 82 Division st.....	2,700
H. Wilson et al, 82 Division st.....	27,500
Lowenfeld & Co., 61 Division st.....	30,500
W. K. Warner, 63 Division st.....	26,000
Unknown, 4 Market st.....	12,750
K. Strebel, 65 Division st.....	25,000
A. A. Sampson, 67 Division st.....	28,000
H. Brody, 69 Division st. and 84 East Broadway.....	80,000
Weil & Meyer, 71 Division st.....	31,830
L. Adelson, 84 East Broadway.....	46,000
P. P. Boehm, 82 East Broadway.....	34,000
J. Lunitz, 76 East Broadway.....	43,000
A. Gumbiner, 74 East Broadway.....	35,000
S. R. Wells, 87 East Broadway.....	15,000
J. H. Cohen, 81 East Broadway.....	52,000
G. Sheils, 77-79 East Broadway and 10 Market st.....	87,000
Mandelbaum & Lewine, 12 Market st.....	50,000
H. Levy, 14 Market st.....	50,500
M. Levinson, 16 Market st.....	49,000
M. Levinson, 18 Market st.....	51,000
S. R. Wells, 20 Market st.....	50,447
J. Shea, 22 Market st.....	75,000
State Realty Co., 77 Henry st.....	27,000
J. Shea, 22 Market st.....	75,500
C. F. Walters, 76 Henry st.....	37,000
F. C. Hawkins, 78 Henry st.....	37,000
C. Stern, 80 Henry st.....	36,500
H. Goldman, 82-84 Henry st.....	53,500
G. H. Scribner, 3-5 Birmingham st.....	32,000
M. E. Conners, 7 Birmingham st.....	4,500
M. E. Conners, 7 Birmingham st.....	45,000
A. Holzman, 9 Birmingham st.....	52,500
Union Title & Mtg. Co., 135-137 Madison st.....	64,000
Union Title & Mtg. Co., 133 Madison st.....	47,250
M. Lisk, 127 Madison st.....	45,000
C. S. Prager et al, 125 Madison st.....	22,500
L. Schwetnick, 30 Market st.....	2,500
L. Schwetnick, 30 Market st.....	25,000
D. Rosing, 26-28 Market st.....	40,000
Union Title & Mtg. Co., 140 Madison st.....	47,250
L. Cohen, 132 Madison st.....	41,000
M. J. Mahoney, 53 Monroe st.....	16,000
N. Stern, 63 Monroe st.....	28,500
C. J. Musgrove, 65-67 Monroe st.....	31,500
S. R. Wells, 71 Monroe st.....	2,500

THE AUTOMOBILE CLUB OF AMERICA secured a loan of \$350,000 from the Union Trust Co. on 54th st, 247 to 259 West, and 55th st, 242 to 250 West, at 4%.

MICHAEL COLEMAN borrowed \$350,000, at 5%, from the Equitable Life Assurance Society, on 52d st, Nos. 136 to 146 West.

40TH ST. CO., borrowed \$635,000 at 4½% from Jas. W. Gerard, on Park av, No. 101, n e cor 40th st, and 101 to 103 East.

PROJECTED BUILDINGS.

No. of New Buildings.....	23	89
Estimated cost.....	\$98,650	\$834,800
Total Amount of Alterations.....	\$42,050	\$419,745
Total No. of New Buildings, Jan. 1 to date.....	16	22
Total Amt. of New Buildings, Jan. 1 to date.....	\$68,100	\$135,300
Total Amount of Alterations, Jan. 1 to date.....	\$11,350	\$401,445
Total No. of New Bldgs. for Dec.....	231	627
Total Amt. of New Bldgs. for Dec.....	\$1,668,735	\$5,776,373
Total No. of New Bldgs. for year of.....	1910	1909
Total Amt. of New Bldgs. for year of.....	5,684	10,314
Total Amt. of New Bldgs. for year of.....	34,686,457	\$58,766,459

QUEENS.

PROJECTED BUILDINGS.

	1910-1911	
	Dec. 30-Jan. 5, inc.	Dec. 31-Jan. 6, inc.
No. of New Buildings.....	63	52
Estimated cost.....	\$293,150	\$234,850
Total Amount of Alterations.....	\$2,325	\$10,923
Total No. of New Buildings, Jan. 1 to date.....	50	11
Total Amt. of New Buildings, Jan. 1 to date.....	\$265,950	\$46,400
Total Amount of Alterations, Jan. 1 to date.....	\$1,109	\$3,173
Total No. of New Buildings for Dec.....	246	300
Total Amount of New Buildings for Dec.....	\$838,270	\$1,635,540
Total No. of New Bldgs. for year of.....	1910	1909
Total Amt. of New Bldgs. for year of.....	3,999	4,527
Total Amt. of New Bldgs. for year of.....	\$15,199,243	\$17,414,261

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910-1911. Dec. 30-Jan. 5, inc.		1909-1910 Dec. 31-Jan. 6, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total No. for Manhattan	135	Total No. for Manhattan	252
No. with consideration	19	No. with consideration	20
Amount involved	\$1,105,640	Amount involved	\$755,512
Number nominal	176	Number nominal	232
1911.		1910.	
Total No. Manhattan, Jan. 1 to date	131	Total No. Manhattan, Jan. 1 to date	185
No. with consideration, Manhattan, Jan. 1 to date	13	No. with consideration, Manhattan, Jan. 1 to date	16
Total Amt. Manhattan, Jan. 1 to date	\$761,990	Total Amt. Manhattan, Jan. 1 to date	\$538,412
1910-1911. Dec. 30-Jan. 5, inc.		1909-1910 Dec. 31-Jan. 6, inc.	
Total No. for the Bronx	128	Total No. for the Bronx	107
No. with consideration	6	No. with consideration	3
Amount involved	\$88,489	Amount involved	\$16,450
Number nominal	122	Number nominal	104
1911		1910	
Total No., The Bronx, Jan. 1 to date	82	Total No., The Bronx, Jan. 1 to date	99
Total Amt., The Bronx, Jan. 1 to date	\$38,489	Total Amt., The Bronx, Jan. 1 to date	\$9,950
Total No. Manhattan and The Bronx, Jan. 1 to date	213	Total No. Manhattan and The Bronx, Jan. 1 to date	261
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$800,479	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$548,362
Total No. for Manhattan for Dec.	1910	Total No. for Manhattan for Dec.	1906
Total Amt. for Manhattan for Dec.	\$4,552,753	Total Amt. for Manhattan for Dec.	\$3,848,561
Total No. Nominal	691	Total No. Nominal	810
Total No. for The Bronx, for Dec.	47	Total No. for The Bronx, for Dec.	569
Total Amt. for The Bronx, for Dec.	\$562,300	Total Amt. for The Bronx, for Dec.	\$496,450
Total No. Nominal	523	Total No. Nominal	518
Total No. Conveyances for Manhattan and Bronx for year of	1910	Total No. Conveyances for Manhattan and Bronx for year of	1909
Total Amt. of Conveyances for Manhattan and Bronx for year of	\$54,550,528	Total Amt. of Conveyances for Manhattan and Bronx for year of	\$51,199,363

Assessed Value Manhattan.

1910-1911. Dec. 30-Jan. 5, inc.		1909-1910 Dec. 31-Jan. 6, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total No. with consideration	19	Total No. with consideration	20
Amount involved	\$1,105,640	Amount involved	\$755,512
Assessed value	\$825,500	Assessed value	\$504,500
Total No. nominal	176	Total No. nominal	232
Assessed value	\$12,519,800	Assessed value	\$10,588,500
Total No. with consid., from Jan. 1 to date	13	Total No. with consid., from Jan. 1 to date	16
Amount involved	761,990	Amount involved	538,412
Assessed value	\$547,500	Assessed value	\$465,000
Total No. nominal	118	Total No. nominal	169
Assessed value	\$5,796,800	Assessed value	\$7,084,000

MORTGAGES.

1910-1911. Dec. 30-Jan. 5, inc.		1909-1910 Dec. 31-Jan. 6, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total number	160	Total number	152
Amount involved	\$7,002,035	Amount involved	\$5,658,894
No. at 12%	3	No. at 12%	3
Amount involved	5,133	Amount involved	5,133
No. at 6%	42	No. at 6%	58
Amount involved	\$902,961	Amount involved	\$764,495
No. at 5 1/2%	5	No. at 5 1/2%	6
Amount involved	\$205,000	Amount involved	\$140,000
No. at 5%	61	No. at 5%	54
Amount involved	\$3,447,334	Amount involved	\$1,675,130
No. at 4 1/2%	18	No. at 4 1/2%	42
Amount involved	\$965,500	Amount involved	\$1,869,000
No. at 4%	3	No. at 4%	3
Amount involved	\$351,240	Amount involved	\$112,300
No. with interest not given	31	No. with interest not given	24
Amount involved	\$1,130,000	Amount involved	\$1,063,783
No. above to Bank, Trust and Insurance Companies	47	No. above to Bank, Trust and Insurance Companies	26
Amount involved	\$2,858,500	Amount involved	\$278,200
1911.		1910.	
Total No., Manhattan, Jan. 1 to date	122	Total No., Manhattan, Jan. 1 to date	158
Total Amt., Manhattan, Jan. 1 to date	\$3,407,785	Total Amt., Manhattan, Jan. 1 to date	\$4,889,569
Total No., The Bronx, Jan. 1 to date	87	Total No., The Bronx, Jan. 1 to date	131
Total Amt., The Bronx, Jan. 1 to date	\$510,949	Total Amt., The Bronx, Jan. 1 to date	\$1,033,025
Total No., Manhattan and The Bronx, Jan. 1 to date	209	Total No., Manhattan and The Bronx, Jan. 1 to date	289
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$3,918,734	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$5,922,594
Total No. for Manhattan for Dec.	1910	Total No. for Manhattan for Dec.	1909
Total Amt. for Manhattan for Dec.	\$41,777,328	Total Amt. for Manhattan for Dec.	\$27,938,894
Total No. for The Bronx, for Dec.	515	Total No. for The Bronx, for Dec.	615
Total Amt. for The Bronx, for Dec.	\$5,005,737	Total Amt. for The Bronx, for Dec.	\$5,592,474
Total No. of Mortgages for Manhattan and Bronx for year of	1910	Total No. of Mortgages for Manhattan and Bronx for year of	1909
Total Amt. of Mortgages for Manhattan and Bronx for year of	\$365,867,208	Total Amt. of Mortgages for Manhattan and Bronx for year of	\$374,194,386

EXTENDED MORTGAGES

1910-1911. Dec. 30-Jan. 5, inc.		1909-1910 Dec. 31-Jan. 6, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total number	112	Total number	8
Amount involved	\$5,367,800	Amount involved	\$2,393,500
No. at 6%	4	No. at 6%	2
Amount involved	\$47,000	Amount involved	\$4,532
No. at 5 1/2%	3	No. at 5 1/2%	1
Amount involved	\$30,000	Amount involved	\$350,000
No. at 5%	41	No. at 5%	26
Amount involved	\$2,201,000	Amount involved	\$834,500
No. at 4 1/2%	1	No. at 4 1/2%	1
Amount involved	\$100,000	Amount involved	\$6,000
No. at 4%	62	No. at 4%	33
Amount involved	\$2,689,800	Amount involved	\$1,165,000
No. at 4%	1	No. at 4%	1
Amount involved	\$300,000	Amount involved	.....

No. with interest not given	3	1
Amount involved	\$5,029	\$7,000
No. above to Bank, Trust and Insurance Companies	88	38
Amount involved	\$3,897,300	\$127,500 \$1,565,000 \$62,000

1911		1910	
Total No. Manhattan, Jan. 1 to date	102	Total No. Manhattan, Jan. 1 to date	58
Total Amt., Manhattan, Jan. 1 to date	\$4,989,300	Total Amt., Manhattan, Jan. 1 to date	\$2,024,500
Total No., The Bronx, Jan. 1 to date	11	Total No., The Bronx, Jan. 1 to date	8
Total Amt., The Bronx, Jan. 1 to date	\$185,579	Total Amt., The Bronx, Jan. 1 to date	\$81,332
Total No., Manhattan and The Bronx, Jan. 1 to date	113	Total No., Manhattan and The Bronx, Jan. 1 to date	66
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$5,174,879	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$2,105,832

Total No. for Manhattan, for Dec.	1910	Total No. for Manhattan, for Dec.	1909
Total Amt. for Manhattan, for Dec.	\$12,097,231	Total Amt. for Manhattan, for Dec.	\$6,549,325
Total No. for The Bronx, for Dec.	55	Total No. for The Bronx, for Dec.	40
Total Amt. for The Bronx, for Dec.	\$574,302	Total Amt. for The Bronx, for Dec.	\$509,450
Total No. for Manhattan and Bronx, for year of	1910	Total No. for Manhattan and Bronx, for year of	1909
Total Amt. for Manhattan and Bronx, for year of	\$108,756,942	Total Amt. for Manhattan and Bronx, for year of	\$94,157,502

PROJECTED BUILDINGS.

1910-1911 Dec. 31-Jan. 6, inc.		1909-1910 Dec. 31-Jan. 7, inc.	
Manhattan	The Bronx	Manhattan	The Bronx
Total No. New Buildings:	8	Total No. New Buildings:	17
Manhattan	6	Manhattan	19
The Bronx	2	The Bronx	8
Grand total	14	Grand total	36
Total Amt. New Buildings:	14	Total Amt. New Buildings:	36
Manhattan	\$570,000	Manhattan	\$4,741,000
The Bronx	480,000	The Bronx	624,500
Grand total	\$1,050,000	Grand total	\$5,365,500
Total Amt. Alterations:	4,500	Total Amt. Alterations:	8,825
Manhattan	\$207,512	Manhattan	\$92,630
The Bronx	4,500	The Bronx	8,825
Grand total	\$212,012	Grand total	\$101,455
Total No. of New Buildings:	3	Total No. of New Buildings:	9
Manhattan, Jan. 1 to date	3	Manhattan, Jan. 1 to date	17
The Bronx, Jan. 1 to date	0	The Bronx, Jan. 1 to date	0
Mhhtn-Bronx, Jan. 1 to date	6	Mhhtn-Bronx, Jan. 1 to date	26
Total Amt. New Buildings:	6	Total Amt. New Buildings:	26
Manhattan, Jan. 1 to date	\$125,000	Manhattan, Jan. 1 to date	\$2,541,000
The Bronx, Jan. 1 to date	49,000	The Bronx, Jan. 1 to date	572,500
Mhhtn-Bronx, Jan. 1 to date	\$174,000	Mhhtn-Bronx, Jan. 1 to date	\$3,113,500
Total Amt. Alterations:	6	Total Amt. Alterations:	26
Mhhtn-Bronx, Jan. 1 to date	\$196,312	Mhhtn-Bronx, Jan. 1 to date	\$73,665
Total No. New Bldgs., Manhattan, for Dec.	1910	Total No. New Bldgs., Manhattan, for Dec.	1909
Total Amt. New Bldgs., Manhattan, for Dec.	49	Total Amt. New Bldgs., Manhattan, for Dec.	64
Total No. New Bldgs., The Bronx, for Dec.	36	Total No. New Bldgs., The Bronx, for Dec.	148
Total Amt. New Bldgs., The Bronx, for Dec.	\$736,050	Total Amt. New Bldgs., The Bronx, for Dec.	\$3,399,750
Total No. New Bldgs., Manhattan and Bronx for year of	1910	Total No. New Bldgs., Manhattan and Bronx for year of	1909
Total Amt. of New Bldgs. for Manhattan and Bronx, for year of	2,798	Total Amt. of New Bldgs. for Manhattan and Bronx, for year of	3,340
Total Amount of Alterations, Manhattan and Bronx for year of	\$142,018,034	Total Amount of Alterations, Manhattan and Bronx for year of	\$168,329,122
Total Amt. of Alterations, Manhattan and Bronx for year of	\$16,444,961	Total Amt. of Alterations, Manhattan and Bronx for year of	\$13,310,630

BROOKLYN.

CONVEYANCES

1910-1911. Dec. 29-Jan. 4, inc.		1909-1910. Dec. 30-Jan. 5, inc.	
Total Number	410	Total Number	544
No. with consideration	10	No. with consideration	21
Amount involved	\$53,250	Amount involved	\$118,467
Number nominal	400	Number nominal	528
Total number of Conveyances, Jan. 1 to date	200	Total number of Conveyances, Jan. 1 to date	340
Total amount of Conveyances, Jan. 1 to date	\$31,000	Total amount of Conveyances, Jan. 1 to date	\$54,850
Total No. of Conveyances for Dec.	2,011	Total No. of Conveyances for Dec.	2,388
Total Amt. of Conveyances for Dec.	\$691,022	Total Amt. of Conveyances for Dec.	\$1,263,049
Total No. of Nominal Conveyances for Dec.	1,915	Total No. of Nominal Conveyances for Dec.	2,263
Total No. of Conveyances for year of	1910	Total No. of Conveyances for year of	1909
Total Amount of Conveyances for year of	\$13,078,528	Total Amount of Conveyances for year of	\$13,884,334

MORTGAGES.

Total number	312	Total number	486
Amount involved	\$1,101,340	Amount involved	\$2,201,878
No. at 6%	154	No. at 6%	258
Amount involved	\$439,179	Amount involved	\$620,810
No. at 5 1/2%	70	No. at 5 1/2%	57
Amount involved	\$307,594	Amount involved	\$813,800
No. at 5%	1	No. at 5%	1
Amount involved	\$900	Amount involved	.....
No. at 4 1/2%	60	No. at 4 1/2%	139
Amount involved	\$264,237	Amount involved	\$1,059,818
No. at 4%	2	No. at 4%	2
Amount involved	.....	Amount involved	.....
No. at 2%	1	No. at 2%	1
Amount involved	\$2,000	Amount involved	.....
No. with interest not given	26	No. with interest not given	35
Amount involved	\$87,430	Amount involved	\$202,950
Total number of Mortgages, Jan. 1 to date	159	Total number of Mortgages, Jan. 1 to date	330
Total amount of Mortgages, Jan. 1 to date	\$484,790	Total amount of Mortgages, Jan. 1 to date	\$1,437,557
Total No. of Mortgages for Dec.	1,607	Total No. of Mortgages for Dec.	2,119
Total Amt. of Mortgages for Dec.	\$5,738,025	Total Amt. of Mortgages for Dec.	\$8,917,844
Total No. Mortgages for year of	1910	Total No. Mortgages for year of	1909
Total amount of Mortgages for year of	\$107,070,325	Total amount of Mortgages for year of	\$106,881,086

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.

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

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SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Jan. 10.

52d st, No 9 E, 22.6x100.5, 3-sty bk stable. Broadway, No 714, 25x137.6, 11-sty stn bldg. 3d av, Nos 2338 & 2340 s w cor 127th st, 50x100, 127th st | 6-sty bk bldg with str. Broadway e s, 21 n 126th st, runs n 94.8 x s e 126th st | 106.5 x s w 72.5 to 126th st, x w 17.9 x n w 42.6 to beg. 3d av | w s, 115.4 n Wendover av, 200.11x Bathgate av | 148.10 to Bathgate av, x200x129.4. 72d st, No 28 E, 18.3x80, 5-sty bk dwg. 92d st, No 26 E, 22x100.8, 4-sty stn dwg 7th av, No 2027, 37.6x92, 5-sty bk tnt. 19th st Nos 30 & 32 W, 50x92, two 3-sty stn dwgs. Broome st, Nos 65 & 67 s w cor Cannon st, 50x Cannon st | 55.11, 4-sty bk tnt with str. 2d av, No 2302 n e cor 118th st, 27x80, 5-sty bk 118th st | tnt with str. 84th st, Nos 158 to 162 E, 81x100, three 5-sty stn tnts with str.

BRYAN L. KENNELLY.

Jan. 11.

87th st, Nos 120 & 122 E, 34.6x100.8, two 4-sty stn tnts. Bedford st, No 102, 22x50, 3-sty bk dwg. Greenwich st, No 723, 18.9x76.7x irreg, 3-sty bk dwg. 14th st, Nos 336 to 340, s s, 191.4 e Hudson st, 49.11x103.3, three 4-sty bk & stn dwgs.

ADVERTISED LEGAL SALES.

Jan. 7.

No Legal Sales advertised for this day.

Jan. 9.

10th av, Nos 169 to 175 n w cor 20th st, 100x100, 20th st, No 501 | three 3 & two 4-sty bk tnts & str. Julia Linck et al agt Ferruccio Vazzana et al; Zabriskie, Murray, Sage & Kerr, att'ys, 49 Wall st; Denis O'L Cohalan, ref. (Amt due, \$37,662.35; taxes, & \$1,524.03.) By Jos P Day. 3rd Broadway, Nos 566 to 576 n w cor 3d st, 3d st, No 65 | runs n 209.6 to Washington Square S, No 64 | Washington Sq 4th st, No 72 | S, or 4th st, x w 25 x s 56.8 x w — x s 153 x e 50 to beg, 10-sty bk loft & str bldg & one 3 & one 4-sty bk loft & str bldgs. Lewis A London et al agt Washington Square Realty Co et al; Solmer & Sonenthal, att'ys, 277 Bway; Bertram L Kraus, ref. (Amt due, \$35,917.21; taxes, & \$708.90.) By Joseph P Day. 3d av, No 4002, e s, 201.11 s 174th st, 25x90, 4-sty bk tnt & str. Madison Trust Co agt Alexander Axt et al; Action No 2; Allen W Ash

burn, Jr, att'y, 786 5th av; Jos Rowan, ref. (Amt due, \$3,313.05; taxes, & \$281.26; sub to two prior mts aggregating \$15,000.) By Herbert A Sherman. 3d av, No 4000, e s, 226.11 s 174th st, 25x90, 4-sty bk tnt & str. Same agt same; Action No 1; same att'y; same ref. (Amt due, \$3,315.05; taxes, & \$281.26; sub to two mts aggregating \$15,000.) By Herbert A Sherman. White Plains rd, e s, 100.1 s 239th st, 25x77.3x25 x76.4, Wakefield. Mary D Nesmith agt Wm W Penfield et al; Grant Squires, att'y, 40 Wall st; Ralph H Raphael, ref. (Amt due, \$3,300.83; taxes, & \$181.87.) By Joseph P Day.

Jan. 10.

150th st, Nos 205 & 207, n s, 100 w 7th av, 75x 99.11, two 5-sty bk tnts. Wm H Sands et al, trustees, & agt David Weingarten et al; Bowers & Sands, att'ys, 31 Nassau st; Geo S Mitendorf, ref. (Amt due, \$27,773.73; taxes, & \$908.98.) By Joseph P Day. 151st st, s s, 175 w 7th av, 75x99.11, vacant. B Aymar Sands, trustee, & agt Fannie Hamlin et al; Bowers & Sands, att'ys, 31 Nassau st; Thos J L McManus, ref. (Amt due, \$27,779.89; taxes, & \$807.97.) By Joseph P Day. 109th st, No 80, s s, 68 w Park av, 17x80.10, 4-sty stn tnt. German Savings Bank in the City of N Y agt Lena Pollack et al; A Henry Mosle, 30 Broad st, att'y; Ambrose A O'Connell, ref. (Amt due, \$7,666.68; taxes, & \$216.57.) Mort recorded June 30, 1909. By Joseph P Day. 14th st, No 46, s s, 270 e 6th av, 25x103.3, 6-sty bk loft & str Bldg. Sam W Steel agt Robt S Smith et al; L E Warren, att'y, 261 Bway; Abraham R Lawrence, ref. (Amt due, \$164,000; taxes, & \$—; partition.) By Jas L Wells Co.

Jan. 11.

Willow av, No 25, on map Nos 221 & 227 | 137th st, No 761, on map No 765 | n w cor 137th st, 100x30.1, 3-sty bk tnt & str 2-sty bk dwg. Josie E Ernst agt Wm Henderson et al; Menken Bros., att'ys, 87 Nassau st; Walter B Caughlin, ref. (Amt due, \$1,713.40; taxes, & \$252.06.) By Joseph P Day. Av A, No 1020, e s, 75.5 n 55th st, 25x80, 5-sty bk tnt. Emma C Orr agt Julia Kann et al; Wm C Orr, att'y, 54 Chambers st; Jas F Currien, ref. (Amt due, \$3,570.59; taxes, & \$402.60.) By Joseph P Day. 201st st, n s, 325 w 9th av, 18x—, gore, vacant. Chas O Stanley agt Solomon Moses et al; Stoddard & Mark, att'ys, 135 Bway; Earle Scott, ref. (Amt due, \$203.01; taxes, & \$31.89.) By Bryan L Kennelly. Tiffany st | s e cor 167th st, runs s 79.3 x e 100 x 167th st | n 25 x n w 85.10 x w 74.8 to beg, vacant. Nelson Smith Jr agt Geo W Collier et al; Nelson Smith, att'y, 2 Rector st; Edwin G Davis, ref. (Amt due, \$3,424.04; taxes, & \$1,674.18.) Mt recorded June 7, 1905. By Joseph P Day. 156th st, Nos 533 & 535, n s, 300 w Amsterdam av, 78.6x99.11, two 5-sty bk tnts. Ferdinand Steiger agt Louis Meryash et al; Saml Bitterman, att'y, 309 Bway; Jno C Gulick, ref. (Amt due, \$6,073.53; taxes, & \$—; sub to two mts aggregating \$43,500 on No 533 and two mts aggregating \$41,000 on No 535.) (Right title, &c.) By Jas L Wells.

Jan. 12. Washington, av | n e cor 188th st, runs e 230 x 188th st | n 352.11 to 189th st, x w 230 x 189th st | s 352.11 to beg, 2-sty stn dwg & two 2-sty fr dwgs & vacant. City Real Estate Co agt Archibald J MacFarland et al; Harold Swain, att'y, 176 Bway; Robt J Hare Powel, ref. (Amt due, \$54,826.93; taxes, & \$10,962.36.) By Joseph P Day. St Nicholas pl, Nos 38 to 42, e s, 174.1 s c l 153d st, 75x100, 6-sty bk tnt. Chelsea Realty Co agt Mica Construction Co et al; Wm F Clare, att'y, 135 Bway; Reid L Carr, ref. (Amt due, \$17,921.97; taxes, & \$17,921.97; taxes, & \$527.37.) By Joseph P Day. 99th st, No 231, n s, 105 w 2d av, 37.6x100.11, 6-sty bk tnt & str. New York Protestant Episcopal Public School agt Barnet Miller et al; Nash & Jones, att'ys, 63 Wall st; Melvin G Paliliser, ref. (Amt due, \$35,033.42; taxes, & \$899.33.) Mt recorded June 29, 1905. By Joseph P Day. West Farms rd | s e s, intersec s w s Freeman st, Freeman st | runs s e 138.4 x w 193.5 to Longfellow av | Longfellow av, x n 7.1 x n e 152.10 to beg, vacant. Julie S Gaddis agt Hyman Horwitz et al; Edw Miehling, att'y, 258 Bway; Chas J Leslie, ref. (Amt due, \$8,348.25; taxes, & \$6,500.) Mt recorded Jan 31, 1905. By Joseph P Day. 174th st, Nos 522 & 524, s s, 132.6 e Audubon av, 37.6x100, 5-sty bk tnt. Florence Rittwagen agt Wallach, Reisler & Co et al; Action No 1; Jas B Cauters, att'y, 49 Wall st; E Mortimer Boyle, ref. (Amt due, \$12,510.76; taxes, & \$1,381.60; sub to a first mt of \$26,000.) Mt recorded Sept 27, 1907. By Joseph P Day. 174th st, No 526, s s, 95 e Audubon av, 37.6x 100, 5-sty bk tnt. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$12,506.76; taxes, & \$1,387.37; sub to a first mt of \$26,000.) Mt recorded Sept 27, 1907. By Joseph P Day.

Jan. 13.

134th st, Nos 45 & 47, n s, 385 w 5th av, 50x 99.11, bk church. Jas L Holland agt The Mercy Seat Baptist Church et al; Myer Nussbaum, att'y, 261 Bway; Safford A Crummey, ref. (Amt due, \$19,150.50; taxes & \$133.98.) By Saml Marx. 11th st, No 231, n s, 139.10 w Waverly pl, runs n 12.5 x e .06 x n 45 x w 19.1 x s 45 x w 0.6 x s 12.5 x e 20 to beg, 5-sty & b bk dwg. Abram L Cross agt Gertrude E Cooper et al; Frank Benjamin, att'y, 127 Duane st; Chas L Hoffman, ref. (Amt due, \$6,542.07; taxes, & \$650.22.) Mt recorded May 14, 1891. By Joseph P Day.

Jan. 14.

No Legal Sales advertised for this day.

Jan. 16.

114th st, No 71, n s, 205 w Park av, 25x100.11, 5-sty bk tnt & str. Bertha Schwarzkopf agt Daniel Rosenthal et al; Riegelman & Bach, att'y, 141 Bway; Jos R Truesdale, ref. Action No 1. (Amt due, \$5,882.69; taxes, & \$410; sub to a first mort of \$20,000.) Mt recorded March 15, 1909. By Joseph P Day. 114th st, No 69, n s, 230 w Park av, 25x100.11, 5-sty bk tnt & str. Same agt same Action No 2; same att'ys; same ref. (Amt due, \$6,434.79; taxes, & \$410; sub to a first mt of \$20,000.) Mt recorded March 15, 1909. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending Jan. 6, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

*155th st, No 274, s s, 68.3 e Morris av, 27.6x86.6, 4-sty bk tnt. (Amt due, \$4,418.93; taxes, & \$56.35; sub to a first mt of \$11,500.) Aaron Moses13,627 *4th st, No 100, s s, 225 e 2d av, 18.9x96.2, 3-sty bk tnt. (Amt due, \$7,813.56; taxes, & \$523.38; sub to prior mt of \$8,000.) Jno H Iden16,136 Goerck st, No 31, w s, 125 n Broome st, 25x100, 5-sty bk tnt & str. Madison st, No 340, s s, 95.3 e Scammel st, 24.7x96, 5-sty bk tnt & str. 1-S right, title & int. (Amt due, \$1,264.69; taxes, & \$938.88.) Anna F Cooper500 *3d st, s s, 174 w Av C, 50x103.1, Unionport. (Amt due, \$694.94; taxes, & \$90.) Henry S Briggs950 Manida st, No 720, w s, 200 s Spofford av, 25x100, 2-sty bk dwg. (Amt due, \$2,228.53; taxes, & \$265.63.) Martha Realty Co et al, defendants2,700 *124th st, Nos 518 to 524, s s, 300 w Amsterdam av, 100x100.11, vacant. (Amt due, \$37,987.65; taxes, & \$1,291.05.) Solomon Jacobs20,000 *Crotona av, No 1399, w s, 25 s 170th st, 25x113.2x27.2x102.6, 2-sty fr dwg. (Amt due, \$2,608.80; taxes, & \$138.81; sub to prior mt of \$6,000.) Jos B Cornell6,680 *40th st, Nos 334 to 340, s s, 233.4 e 9th av, 66.8x98.9, three 3 and one 4-sty bk tnts. (Amt due, \$35,970.90; taxes, & \$811.65; sub to prior mts aggregating \$20,500.) Hugo E Distelhurst44,030

HERBERT A. SHERMAN.

*Madison av, Nos 2121 & 2123 n e cor 133d st, 49.11x72.6, 6-sty bk tnt & 133d st, Nos 37 & 39 | str. (Amt due, \$46,909.38; taxes, & \$3,437.08.) Wm L Condit47,000 *Madison av, Nos 2125 & 2127, e s, 49.11 n 133d st, 50x72.6, 6-sty bk tnt & str. (Amt due, \$25,142.93; taxes, & \$2,503.42.) Jno Aspinwall et al, trustees, &c.35,000

*133d st, Nos 41 & 43, on map No 43, n s, 72.6 e Mad av, 37.6x99.11, 6-sty bk tnt & str. (Amt due, \$29,007.57; taxes, & \$2,368.24.) Jno Aspinwall et al, trustees, &c.29,000

HUGH D. SMYTH.

30th st, No 145, n s, 166.8 w 3d av, 26.8x98.9, 5-sty bk tnt. (Amt due, \$26,518.26; taxes, & \$1,653.67.) Withdrawn *67th st, Nos 235 & 237, n s, 475 w Amsterdam av, 50x100.5, 6-sty bk tnt & str. (Amt due, \$43,147.25; taxes, & \$2,120.88.) American Mortgage Co.43,000

CHARLES A. BERRIAN.

213th st, n s, 176.2 e White Plains rd, 50x100, Wakefield. (Amt due, \$17,477.39; taxes, & \$1,039.24.) Natale Facarratta & Frank R Lore.19,900

BRYAN L. KENNELLY.

Teller av, No 1356, e s, 499 n 169th st, 25x80.7x25x80.9, 3-sty bk dwg. (Amt due, \$1,175.96; taxes, & \$888.86; sub to a prior mt of \$7,250.) Withdrawn Bathgate av, No 1620, e s, 20 n 172d st, 20x100, 2-sty fr dwg. (Amt due, \$4,115.39; taxes, & \$247.36.) Denis Duggan4,750 *Goerck st, No 90, e s, 81.3 n Rivington st, 15.4x99.11, 5-sty bk tnt. (Amt due, \$7,698.57; taxes, & \$1,044.03.) Sophie Bohnet et al extrx &c.7,500

JAMES L. WELLS.

Forest av, w s, 100 n 156th st, 25x87.6, vacant. (Partition.) Leonard Weill2,325

SAMUEL GOLDSTICKER.

*College av, No 1045, w s, 260 n 165th st, 22x92.6, 3-sty bk dwg. (Amt due, \$9,904.55; taxes, & \$317.50.) Henrietta Shipman extrx.8,000

DANIEL GREENWALD.

78th st, No 132, s s, 341 w Columbus av, 16x100, 4-sty & b stn dwg Sheriff's sale of all right, title, &c. Withdrawn.

Total \$301,098 Corresponding week, 1910 327,890 Jan. 1st, 1911, to date 301,098 Corresponding period, 1910 327,890

THERE is a vast amount of building operations now under way in the West. Are you getting your share of this business? If not, why not? The Dodge Reports cover all this information. Send to the F.W. Dodge Company, 11 East 24th Street, New York, also Boston, Philadelphia, Pittsburg and Chicago.

REAL ESTATE RECORDS

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

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

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

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

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

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

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

8th.—A. \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

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

CONVEYANCES

Dec. 30, 31, Jan. 3, 4 and 5.

BOROUGH OF MANHATTAN.

- Barclay st, Nos 8 and 10, s s, 238.9 w Bway, runs s 101.10 x e 39.1 x n 1 x e 11.3 x n 100 to st, x w 50 to beg, one 3 & one 5-sty bk & stn loft & str bldgs. Mary E Coleman to Wm W Astor at Victoria Embankment, London, Eng. Mt \$140,000. Dec 30. Jan 5, 1911. 1:88-15 & 16. A \$146,000—\$170,000. nom
- Chambers st, Nos 84 & 86, s s, 192.8 w Bway, runs s 75 x w 49.3 x n 75.1 x e 50, 5-sty stn loft & str bldg. Geo G De Witt et al EXRS Matilda W Bruce to City Real Estate Co, 176 Bway. Dec 8. Dec 31, 1910. 1:135-23 & 24. A \$130,000—\$152,000. 216,000
- Cannon st, No 52, e s, 100 n Delancey st, 25x100, 2 & 4-sty bk synagogue. Julius Miller to Congregation Austro-Hungarian Anshay Shepard, 52 Cannon st. Nov 25. Dec 31, 1910. 2:328-1. A \$8,500—\$10,500. nom
- Cathedral Parkway, Nos 202 to 222 (110th st), s s, 100 w Ams av, 200x70, two 12-sty bk & stn tnnts. Carlyle Realty Co, 505 5th av, to Akron Bldg Co, 505 5th av. Mt \$520,000. Dec 29. Jan 4, 1911. 7:1881-37 & 41. A \$—\$. nom
- Cathedral Parkway (110th st), n s, 175 e 8th av, 125x70.11, two 6-sty bk tnnts. Jonas Weil & Bernhard Mayer to Eberhard Faber, 40 Davis av, Boro of Richmond, N Y. Dec 29. Sub to mts \$155,000. Dec 31, 1910. 7:1826-8 & 12. A \$80,000—\$180,000. 100
- Charles st, No 56, s s, 101.7 e 4th st, 20x95, 3-sty & b bk dwg. Title Guarantee & Trust Co EXR Jno B McPherson to Johanna C M Blume Giebelhouse, 625 West Front st, Plainfield, N J. All liens. Dec 31. Jan 4, 1911. 2:611-11. A \$9,000—\$10,500. 12,550
- Duane st, No 161, n s, abt 45 e Hudson st, 24.8x47.5, 4-sty bk loft & str bldg.
- Leonard st, No 20, s s, abt 172 w West Bway, 25x100, 6-sty bk storage bldg.
- Walter B Lawrence TRUSTEE Emily Lawrence to Robt L Shepard HEIR, &c, Emily L Shepard at Warwick, Orange Co, N Y. B & S & C a G. Jan 5, 1911. 1:144-15. A \$11,000—\$13,500; 179-26. A \$22,000—\$35,000. nom
- Elizabeth st, No 91, w s, 155 s Grand st, 40x94, 6-sty bk tnt & str. Stanislas Ciletti et al to Antonio Checchia, 651 Washington st. Mts \$60,000. Dec 27. Dec 30, 1910. 1:238-23. A \$27,000—\$62,000. O C & 100
- Same property. Antonio Checchia to Checchia Realty Co, 651 Washington st. Mt \$60,000. Dec 27. Dec 30, 1910. 1:238. nom
- Frankfort st, Nos 35 & 37, s s, 118.1 w Gold st, 59x107x46.6x111.4, 5 & 6-sty bk loft & str bldg. Daniel B Freedman to 35 & 37 Frankfort St Co, 135 Bway. B & S. All liens. Nov 10. Jan 3, 1911. 1:103-17. A \$56,400—\$99,000. 100
- Front st, No 75|south cor Old slip, 19.7x54.10x19.5x54.4, 4-sty bk Old slip, No 35 | loft & str bldg. Yorktown Realty Co to Harry K Grigg, at Mt Vernon, N Y. Mt \$20,000. Dec 30. Jan 3, 1911. 1:34-15. A \$18,000—\$22,500. O C & 100
- Forsyth st, No 98, e s, abt 90 n Grand st, 25x100, 5-sty bk hall. Leibe Friedman et al to Max Green, 64½ Rush st, Bklyn. Mt \$24,000. Jan 3. Jan 4, 1911. 2:418-31. A \$21,000—\$33,000. nom
- Grand st, Nos 577 & 577½, s s, 110 w Corlears st, 30x96.5x26.8x 83.5, 5-sty bk tnt & str. Adolph Seelig to Fritz Aufrecht, 230 E 14th st. Mt \$17,000. Dec 23. Dec 30, 1910. 1:265-36. A \$16,000—\$24,000. O C & 100
- Hudson st, No 184, e s, 20 n Vestry st, 20x64, 2-sty bk str. Chas L Foster to Rector, &c, Trinity Church, Apr 28. Dec 31, 1910. 1:221-29. A \$8,500—\$9,000. 17,000
- Hamilton Terrace, e s, 594.6 n 141st st, 275x73.6x276.11x96.6, vacant. Barney Estate Co to Reliant Holding Co, 160 Bway. Jan 4, 1911. 7:2050-113 to 122 & part lot 123. A \$—\$. O C & 100
- Houston st, Nos 42 & 44|n e cor Mulberry st, 44.2x64.3x43.6x Mulberry st, No 298 | 59.11, 6-sty bk loft & str bldg. Geo G on map Nos 294 & 296| De Witt et al EXRS Matilda W Bruce to Geo McK Brown, at Skaneateles, Onondaga Co, N Y. Dec 8. Jan 4, 1911. 2:521-25. A \$40,000—\$70,000. 70,000
- Hudson st, No 636|s e cor Horatio st, 50x52.1x55x46.10, 6-sty bk Horatio st, No 50 | tnt & str. Anton Gronich assignee for benefit of creditors of Saml Klang & Saml Fertel, firm Klang & Fertel, to Celia Kohn, 507 Boulevard, B of Q. All liens. Jan 3. Jan 5, 1911. 2:626-27. A \$23,000—\$50,000. 135
- Hudson st, No 636|s e cor Horatio st, 50x52.1x55x46.10, 6-sty bk Horatio st, No 50 | tnt & str. Celia Kohn to Mollie Klang, 1116 Manhattan av, Brooklyn. Mts \$60,750. Jan 3. Jan 5, 1911. 2:626-27. A \$23,000—\$50,000. nom
- Houston st, No 348, n s, 118 w Av C, 22x65.9x22x64.7, 5-sty bk tnt & str.
- 60th st E, No 135, n s, 43 w Lex av, 21x100.5, 4-sty & b stn dwg. Max Moses to Fannie Moses his wife, 167 East 62d st. 1-3 part. Mt \$4,000. Dec 17. Jan 5, 1911. 2:384-42. A \$14,000—\$20,000. 5:1395-15. A \$32,000—\$35,000. nom
- Jane st, No 27, n s, abt 100 e 4th st, 16.8x60, 3-sty & b fr dwg.
- Sarah Shrader to Pierre E Guerin, 25 Jane st. Mt \$850. Jan 3. Jan 4, 1911. 2:616-39. A \$5,500—\$6,000. O C & 100
- Jumel pl, w s, 366.3 n 167th st, 25x100, vacant. Anna M Doty to Eastman Realty Co, 949 Bway. Dec 24. Dec 31, 1910. 8:2112-40. A \$3,500—\$3,500. nom
- Monroe st, Nos 238 to 242, s s, 204.9 e Scammel st, 64x97.4, three 3-sty bk tnnts & str & 6-sty bk tnt in rear. Ada E Carter to Francis J Berman, 38 White st. ½ part. Q C. Mts \$19,500. Dec 27. Jan 5, 1911. 1:261-53 to 55. A \$40,000—\$58,000. O C & 100
- Monroe st, Nos 238 to 242, s s, 205.2 e Scammel st, 64x97.4, three 3-sty bk tnnts & str & one 6-sty bk tnt in rear. Beryl Land & Bldg Co to Francis J Berman, 38 White st. Mt \$19,500. Dec 23. Dec 30, 1910. 1:261-53 to 55. A \$40,000—\$58,000. 100
- Pearl st, No 65|n s, abt 115 e Broad st, 23.5x114.1 to s s Stone Stone st, No 30 | st x18x113 w s, 4-sty bk loft & str bldg. 6th av, No 101, w s, 41.4 s Greenwich av, runs w 70 & 27 x e 85.11 to 6th av x n 21 to beginning, 3-sty bk tnt & str with 1-sty bk extension.
- Broadway, No 918, e s, 24 s 21st st, runs s 18 x e 11 & 61.3 x n 17.3 x w 66.6 to beginning, 4-sty bk bakery.
- Broadway, No 912, e s, 96.3 n 20th st, 17.10x50.11x17.3x45.9, 4-sty bk bakery.
- Broadway, e s, with all right, title & interest to all lands bounded Bway on w line bet Nos 912 & 914 on n line, bet 912 & 910 on s x — on e.
- Deed of trust. Eleanor L Phelps to U S Trust Co of N Y, 45 Wall st, in trust for Livingston Phelps. Dec 24. Jan 3, 1911. 1:29-6. A \$31,500—\$40,000; 2:593-17. A \$16,000—\$18,500; 3:849-64 & 67. A \$142,000—\$160,000. nom
- Pearl st, No 166 |e s, abt 23 s Maiden lane, also at n w Pine st, Nos 77½ & 79| cor No 164 Pearl st, runs s e 77.4 x n e 43.1 to s Pine st x n w 30.4 x s w 20.8 x n w 47.3 to Pearl st x s w 20.7 to beginning, 5-sty bk loft & str bldg. Mildred E Sterry INDIVID & EXTRX Geo E Sterry, Jr, to Wm De Witt Sterry, at Roselle Park, N J, Jas W Sterry, 21 W 74th st, & John D Sterry, 21 W 74th st. B & S. Dec 30. Jan 4, 1911. 1:39-9. A \$28,800—\$37,500. O C & 100
- Prince st, No 184, s s, 50 e Sullivan st, runs e 22 to alley x s 26 x w 10 x n 7 x w 12 x n 19 to beginning, with use of alley, 4-sty bk tnt & str. Fleischmann Realty & Const Co to Giacomo Manganaro, 205 Sullivan st. Mt \$5,000. Jan 3. Jan 4, 1911. 2:503-18. A \$5,000—\$7,000. O C & 100
- Same property. Release mt. Farmers Loan & Trust Co as TRUSTEE to Fleischmann Realty & Const Co, 507 5th av. Jan 4, 1911. 2:503. 1,660
- Perry st, Nos 37 & 39, n s, 150 e 4th st, 34.3x74, two 4-sty bk dwgs. Leon Ottinger to Fredk W Whitridge, 16 E 11th st. Dec 31. Jan 5, 1911. 2:613-38 & 39. A \$13,500—\$16,500. nom
- Park Terrace West, n w s, 203.9 n e 215th st, 50x100, the land in front of above to c l of st. Judith O'Callaghan to City of N Y. Aug 15, 1910. Jan 5, 1911. 8:2243—part lot 393. A \$—\$. nom
- St Marks pl, No 60 (8th st), s s, 300 w 1st av, 25x93.6, 4-sty bk tnt. Kate Schaffner et al to Fannie Guttman, 328 E 4th st. Mt \$15,000. Jan 4. Jan 5, 1911. 2:449-19. A \$21,000—\$28,000. nom
- Stuyvesant st, No 23, n s, 124.11 e 9th st, 15.11x59.3x16x62.8, 5-sty brk tnt. Eloise J Mosser to Antonie wife of Ludwig Lievendag, 25 Stuyvesant st. Mt \$7,000. Dec 29. Jan 5, 1911. 2:465-28. A \$9,000—\$12,000. nom
- Suffolk st, No 135. Assignment of rents. Mollie Harris to Moses N Schleider, 103 Attorney st. Dec 28. Dec 30, 1910. 2:354. 676
- Spring st, No 219 |n e cor Macdougall st, 25x67.10x22.9x Macdougall st, Nos 2 & 2½| 80.1, 3-sty fr (bk ft) tnt & str & 5-sty bk tnt & str. Anna C W Price et al to Henry Elias Brewing Co, 403 W 54th st. Dec 28. Dec 30, 1910. 2:504-47. A \$20,000—\$24,000. O C & 100
- Water st, No 672, n s, 150 w Jackson st, 25x100, 4-sty bk stable & factory. Alfred L Brown, Chelshire, Mass, to Adolph Schoneberger, 640 Hancock st, Bklyn, & Robt H Noble, 208 Bklyn av, Bklyn, firm of Schoneberger & Nable, 672 Water st. Dec 27. Dec 31, 1910. 1:260-27. A \$8,500—\$18,000. nom
- Willett st, No 91, w s, 220.7 n Rivington st, 30.5x100.3, 5-sty bk tnt. FORECLOS, Nov 29, 1910. Royal E T Riggs referee to Ida A Liston, 552 W 141st st. Dec 30. Dec 31, 1910. 2:339-26. A \$24,000—\$42,000. \$100 over & above mt for \$42,250
- West st, Nos 260 to 263|s e cor Vestry st, 75.9x102.6x75.2x101.7, Vestry st Nos 65 to 69| ruins of 7-sty bk loft bldg destroyed by fire. Patk J Carlin et al to P J Carlin Const Co, 16 E 23d st. All liens. Nov 19. Jan 4, 1911. 1:218-24. A \$100,000—\$180,000. nom
- Walker st, No 85, s s, 96 e Cortlandt alley, 24x100, 5-sty stn loft & str bldg. Jacob W Mack, 129 W 75th st, & ano EXRS Chas G Thurnauer to Etagloc Holding Co, 59 William st. ¼ part. Jan 4, 1911. 1:195-13. A \$23,000—\$42,000. 21,250
- Same property. Max Meyer et al EXRS Chas Zinn to same. ½ part. Oct 27. Jan 4, 1911. 1:195. 21,500
- Same property. Clara Liebmann et al HEIRS Chas Zinn to same. B & S. Nov 1. Jan 4, 1911. 1:195. O C & 100
- Same property. Caroline wife Heinrich Blomeyer HEIR Chas Zinn to same. B & S. Jan 4, 1911. 1:195. O C & 100
- Same property. Sophie Walz widow HEIR same to same. B & S. Oct 22. Jan 4, 1911. 1:195. O C & 100
- Same property. Lina Forscheimer HEIR Chas G Thurnauer to same. B & S. Nov 3. Jan 4, 1911. 1:195. nom

Waverly pl, No 147, n e s, 45.4 w Gay st, 22x62.1, 3-sty & b bk dwg. John J Long to Martha M Hall and Agnes Hall, both at No 44 Riverside Drive. Jan 3. Jan 5, 1911. 2:593-31. A \$9,000-\$10,500. O C & 100

Waverly pl, No 149, n e s, 67.4 w Gay st, 22x62.1, 3-sty & b bk dwg. Jno A Rosenbaum & ano to Martha M & Agnes Hall, 44 Riverside Drive. Dec 30. Jan 5, 1911. 2:593-32. A \$9,000-\$10,500. O C & 100

Waverly pl, Nos 151 & 153, n e s, 89.4 w Gay st, runs n w along pl, 16.10 to another part of Waverly pl, x n 31.8 x e 55.2 x s w 59.10 to beg, 3-sty bk tnt & str. Geo D L Harrison et al to Martha M and Agnes Hall, 44 Riverside Drive. Dec 29. Jan 5, 1911. 2:593-33. A \$12,000-\$14,000. nom

3d st E, No 416 | s s, 131.1 w Tompkins st, 40.4 to e s of Mangin | Mangin or East st | or East st, 68x40x62.11. |

3d st E, No 418, s s, 90.9 w Tompkins st, 40.4x68x40x62.11, two 6-sty bk tnts & str.

Anna Spitz to Katie Spitz, 66 Irving pl. 1/4 part. Q C. Dec 30. Dec 31, 1910. 2:356-43 & 45. A \$26,000-\$60,000. nom

Same property. Same to same. 1/4 part. Q C. Dec 30. Dec 31, 1910. 2:356. nom

3d st E, No 384, s s, abt 40 e Lewis st, 20x41.

3d st E, No 386, s s, abt 62 e Lewis st, 20x56.9x20x54. two 3-sty bk tnts & str.

Jacob Davis to Morris Weiss, 470 14th st, Bklyn, & Wm Weiss, 1097 Lorimer st, Bklyn. 1/2 part. Mts \$7,000. C a G. Dec 27. Dec 31, 1910. 2:356-7 & S. A \$11,000-\$13,000. nom

3d st E, No 164, s s, 169.6 e Av A, 24.9x105.11, 4-sty bk tnt & str & 3-sty bk tnt in rear. Frank H Meyer et al to Jos A Schneider, 173 3d st. Mt \$14,000. Dec 29. Dec 30, 1910. 2:398-12. A \$18,000-\$23,000. O C & 100

Same property. Jos A Schneider to Missionary Soc of the Most Holy Redeemer in State of N Y, 173 E 3d st. B & S. Mt \$14,000. Dec 29. Dec 30, 1910. 2:398. 100

5th st E, No 331, n s, 375 e 2d av, 25x97, 5-sty bk tnt & str. Ray Treibitz to Abraham Treibitz, 6 2d av. Mts \$29,750. Dec 15. Dec 30, 1910. 2:447-43. A \$19,000-\$28,000. O C & 100

6th st E, No 748, s s, 133 w Av D, 22x97, 3-sty bk dwg. Regina Spira to Saml Gellert, 743 E 6th st. Mt \$12,000. Dec 19. Jan 4, 1911. 2:375-33. A \$12,000-\$15,000. O C & 100

6th st E, No 748, s s, 133 w Av D, 22x97, 3-sty bk tnt. Release mt. Francis J Palliser to Joachim Spira, 205 W 118th st. Dec 31. Jan 4, 1911. 2:375-33. A \$12,000-\$15,000. 1,000

8th st E, No 371, n s, 258 e Av C, 25x93.11, 5-sty bk tnt & str. Cornelius Leventhal to Grossmann Investing Co, 59 W 115th st. Mts \$20,000. Dec 29. Dec 30, 1910. 2:378-55. A \$15,000-\$21,000. nom

10th st E, No 381, n s, 208 w Av C, 25x94.9, 5-sty bk tnt & str & 2-sty bk tnt in rear. Caroline Herrlich HEIR Louis Steinberger to Wm Cohen, 169 Av C. Jan 3, 1911. 2:393-45. A \$18,000-\$23,000. 100

10th st E, No 317, n s, 295.6 e Av A, 25x94.8, 4-sty bk tnt. Leo F Singer et al to Henry Spenadel, 346 E 10th st. Mt \$12,000. Jan 3. Jan 4, 1911. 2:404-47. A \$20,000-\$25,000. nom

13th st E, No 514, s s, 196 e Av A, 25x103.3, 5-sty bk tnt & str & 4-sty bk tnt in rear. FORECLOS. Dec 20, 1910. Geo W Collins referee to Isaac Berlin, 993 Union av. Dec 30, 1910. 2:406-13. A \$17,500-\$24,000. 19,000

15th st E, No 318, s w s, 219 s e 2d av, 22.6x103.3, 4-sty & b stn dwg. Peoples Institute to Salvation Army, 120 W 14th st. B & S. Dec 29. Jan 3, 1911. 3:921-54. A exempt-exempt. 30,000

17th st E, No 624, s s, 363 e Av B, 25x92, 5-sty bk tnt & str. Jos Rosenberg to Beckie Rosenberg his wife, 1577 Mad av. Mts \$11,950. Dec 2. Jan 4, 1911. 3:984-43. A \$7,500-\$15,000. nom

19th st W, Nos 428 & 430, s s, 400 e 10th av, 50x92, 4-sty bk garage. McKeon Realty Co to Jas R Pierson, 20 W 52d st. Mts \$58,500. Jan 3. Jan 4, 1911. 3:716-52. A \$21,000-\$35,000. O C & 100

22d st W, No 223, n s, 180.4 w 7th av, 16x78.6x16x78.7, 3-sty stn dwg. Geo G DeWitt et al EXRS Matilda W Bruce to Willie Lee Inman, 57 E 67th st. Dec 8. Jan 5, 1911. 3:772-33. A \$9,000-\$12,000. 14,650

29th st W, Nos 252 to 258, s s, 65 e 8th av, runs s 74 x e 38.5 x s 6.6 x e 49.10 x n 40.5 x e 1.8 x n 40.1 to st, x w 90 to beg, bldg being erected. Ole H Olsen to Sherpe Bldg Co, 1558 Crotona Park East. Mts \$81,000. Jan 5, 1911. 3:778-70. A \$55,000-\$80,000. nom

29th st E, No 139, n s, 225 w 3d av, 20x98.9, 3-sty & b bk dwg. Jas P Keating to Philip G Becker, 145 W 80th st. Mt \$8,500. Jan 4. Jan 5, 1911. 3:885-34. A \$14,500-\$17,000. O C & 100

30th st W, Nos 553 to 557, n s, 128.4 e 11th av, 48.1x31.6, vacant. Bond Mortgage & Securities Co to Henry M Work, 214 Hicks st, Bklyn, 445-6,500 part. All title. B & S. Dec 29. Jan 5, 1911. 3:702-6 to S. A \$6,000-\$6,000. 350

31st st E, No 15, n s, 138.9 w Mad av, 21.10x98.9, 4-sty & b stn dwg. Wm F Havemeyer to Peter S Rigney, 852 Classon av, Bklyn. Mt \$50,000. Dec 31. Jan 4, 1911. 3:861-12. A \$66,000-\$73,000. O C & 100

34th st W, No 474, s s, 39.4 e 10th av, 19.4x88, 4-sty stn dwg. Ellen D Chapman widow et al HEIRS, &c, Geo W Chapman to Jules S Bache, S E 67th st, & Henry & Wm J Wollman, 1 West 70th st. Mt \$3,000. Jan 3. Jan 5, 1911. 3:731-84. A \$13,000-\$16,000. O C & 100

36th st W, No 238, s s, 380.10 e 8th av, 19.2x98.9, 4-sty bk tnt. Danl Roth to Watson Vanderpoel, 115 Freeman st, Bklyn. Mt \$4,000. Dec 30. Jan 5, 1911. 3:785-65. A \$14,500-\$18,000. O C & 100

Same property. Watson Vanderpoel to 36th Street Co, 135 Bway. Mt \$28,000. Jan 4. Jan 5, 1911. 3:785. 100

39th st W, No 433, n s, 350 e 10th av, 25x98.9, 5-sty bk tnt & str. Mary F Jackson to Howard B Jackson, 118 E 28th st. Dec 30. Dec 31, 1910. 3:737-16. A \$10,000-\$16,000. nom

39th st W, No 435, n s, 325 e 10th av, 25x98.9, 5-sty bk tnt & str. Mary F Jackson to Wm E Jackson at Park Hill, Westchester Co, N Y. Dec 30. Dec 31, 1910. 3:737-15. A \$10,000-\$16,000. nom

40th st W, No 420, s s, 250 w 9th av, 25x98.9, 5-sty stn tnt & str & 3-sty bk tnt in rear. Julia Engelhardt et al HEIRS, &c, Julia Gebhard, dec'd, to Geo Gebhard, father of parties of 1st part. Q C. May 25. Dec 30, 1910. 3:737-49. A \$11,000-\$16,000. nom

40th st W, No 432, s s, 375 e 10th av, 25x98.9, 5-sty bk tnt & str. Henry Newman to Ella Newman, 19 E 88th st. Mt \$13,000. Mar 1, 1910. Jan 5, 1911. 3:737-55. A \$11,000-\$16,000. 8,000

44th st W, Nos 133 & 135, n s, 350 w 6th av, 40x100.5, two 5-sty stn dwgs. John W Barr, Jr, to Caroline Rullman, 878 Mad st, Bklyn. Mt \$47,000 & all liens. Dec 28. Dec 30, 1910. 4:997-18 & 18 1/2. A \$92,000-\$94,000. O C & 100

45th st W, No 523, n s, 450 e 11th av, 25x100.5, 2-49 parts. 45th st W, No 521, n s, 475 e 11th av, 25x100.5, 2-49 parts. 45th st W, No 525, n s, 412.6 e 11th av, 37.6x100.5, all of. 45th st W, Nos 517 & 519, n s, 500 e 11th av, 50x100.5, 2-49 parts. one 4, one 5-sty bk loft bldgs, & one 2 & two 5-sty bk loft bldgs in rear. Emily M Kapp HEIR, &c of Enoch Lumb to Robt J Lamoreux at Montclair, N J. Jan 5, 1911. 4:1074-18, 19 & 21. A \$49,750-\$62,500. 350

47th st W, No 604, s s, 100 w 11th av, 25x100, 4-sty bk rear tnt. Jacob Kindlimann to Henry Dickele, 605 W 49th st. Jan 3. Jan 4, 1911. 4:1094-37. A \$8,000-\$10,000. O C & 100

50th st E, No 47, n s, 50 w Park av, 25x100.5, 2 & 3-sty bk stable. Gladys R Martin to Florence C Satterwhite at Great Neck, L I. 1/2 part. Dec 16. Jan 5, 1911. 5:1286-33. A \$50,000-\$58,000. O C & 100

52d st W, Nos 136 to 146, s s, 150 e 7th av, 150x100.5, 12-sty bk loft bldg. Michl Coleman to Geo E Coleman, 132 W 87th st, Mary E Coleman, Florence Coleman & K Frances Coleman, 54 W 38th st. Mt \$350,000. Dec 29. Dec 31, 1910. 4:1004-53. A \$200,000-\$250,000. nom

54th st W, No 355, n s, 125 e 9th av, 25x100.5, 5-sty bk tnt. Mary E O'Farrell to Cath O'F Duffy, 519 Manhattan av. Oct 5, 1909. Dec 30, 1910. 4:1045-6. A \$14,000-\$24,000. nom

54th st W, No 355, n s, 125 e 9th av, 25x100.5, 5-sty bk tnt. Assignment of all interest under will of Daniel O'Farrell, dec'd. Mary E O'Farrell et al to Mortimer C O'Brien at White Plains, N Y. Mts \$5,700 & all liens. Dec 30. Jan 3, 1911. 4:1045-6. A \$14,000-\$24,000. nom

56th st W, No 323, n s, 275 w 8th av, 60x100.5, 2 & 3-sty & b bk church. First Church of Disciples of Christ to Young Mens Christian Assoc of City of N Y, 215 W 23d st. Mt \$50,000. Jan 3, 1911. 4:1047-20. A exempt-exempt. 106,500

56th st W, No 411, n s, 175 w 9th av, 25x100, 5-sty stn tnt. Ensign Realty Co to Wm Arnold, 547 W 49th st, & Michl Hallinan, 547 W 49th st. Mt \$15,000. Jan 3. Jan 5, 1911. 4:1066-25. A \$11,000-\$20,000. O C & 100

58th st W, No 337, n s, 460.8 w 8th av, 21.5x100.5, 4-sty & b stn dwg. Everett G Read to Rose Londner, 259 W 122d st. Mts \$23,000. Dec 28. Jan 3, 1911. 4:1049-13 1/2. A \$18,000-\$24,000. nom

58th st W, No 31, n s, 311 e 6th av, 22x100.5, 4-sty & b stn dwg. Sydney Bernheim to Alice B Nicoll, 364 W 57th st. Mt \$40,000. Dec 29. Dec 30, 1910. 5:1274-13 1/2. A \$58,000-\$70,000. O C & 100

60th st E, No 159, n s, 215 w 3d av, 20x100.5, 4-sty stn tnt & str. Patk J Conway to Bridget M Conway, 159 E 60th st. Q C. All title. Mt \$14,000. Dec 29. Dec 30, 1910. 5:1395-27. A \$16,000-\$22,500. nom

60th st E, No 130, s s, 84 w Lex av, 20.6x100.5. 60th st E, No 128, s s, 104.6 w Lex av, 20.6x100.5. two 4-sty & b stn dwgs. Jennie A Smith to Wm R Rose, 309 W 81st st. Mts \$49,500. Dec 27. Jan 3, 1911. 5:1394-61 & 61 1/2. A \$62,000-\$72,000. O C & 100

61st st E, No 243, n s, 155 w 2d av, 20x100.5, 3-sty & b stn dwg. Rachel Victorius to Adalbert Perenyi, 335 E 14th st. Mts \$17,250 & all liens. Dec 31. Jan 3, 1911. 5:1416-18. A \$12,000-\$16,000. O C & 100

64th st E, No 19, n s, 73 w Mad av, 22x100.5, 4-sty & b stn dwg. Wm R Rose to Jennie A Smith, at Bloomfield, N J. Mt \$55,000. Dec 27. Jan 3, 1911. 5:1379-14. A \$79,000-\$87,000. O C & 100

66th st W, No 223, n s, 350 w Ams av, 25x100.5, 5-sty bk tnt & str. Christopher B Wyatt to Chas A Bruhns, 152 Ams av. Mts \$14,000. Jan 3, 1911. 4:1158-18. A \$7,000-\$17,000. nom

66th st E, No 63, n s, 110 w Park av, 20x100.5, 4-sty & b stn dwg. Rachel Epstein, 63 E 66th st, to Geo L Shearer, 73 E 80th st. Dec 30. Dec 31, 1910. 5:1381-32. A \$45,000-\$53,000. nom

69th st W, No 116, s s, 148.6 w Col av, 13.6x100.5, 4-sty & b bk dwg. Ralph F Butts EXR & TRUSTEE Henry Dale & Elizabeth Remsen Leroy Dale to Wm H Hillman, 116 W 69th st. Q C. Dec 29. Dec 31, 1910. 4:1140-39. A \$9,500-\$17,000. nom

71st st E | s s, 125 e 5th av, 50x200.10 to n s 70th st, vacant. N Y | 70th st E | Public Library, Astor, Lenox & Tilden Foundations, | to Henry C Frick, at 7200 Penn av, cor Homewood av, Pittsburgh, Pa. B & S. Dec 5. Jan 4, 1911. 5:1385-6. A \$500,000-\$500,000. O C & 100

72d st W, No 167, n s, 118 e Ams av, 18x102.2, 5-sty bk-bldg & str. Alvan W Perry to Hubert E Rogers, 1/2 part. Mts \$35,000. Apr 22, 1909. Dec 30, 1910. 4:1144-5 1/2. A \$28,000-\$52,000. O C & 100

74th st W, No 21, n s, 494 e Col av, 25x102.2, 4-sty & b stn dwg. Mildred E Sterry INDIVID & EXTRX Geo E Sterry, Jr, to Wm De Witt Sterry at Roselle Park, N J, Jas W Sterry, 21 W 74th st, & John D Sterry, 21 W 74th st. B & S. Dec 30. Jan 4, 1911. 4:1127-21. A \$25,000-\$58,000. O C & 100

75th st E, Nos 237 & 239. Assignment of rents to secure \$550.46. Giovanni Giordano & Andrea Scibetta to Vincenzo Perniciaro, 1584 2d av. Dec 27. Dec 31, 1910. 5:1430. nom

76th st E, No 344, s s, 275 e 2d av, 25x102.2, 4-sty stn tnt. Myer Cohen et al to Rose Warshaw, of Bklyn. B & S & correction deed. All liens. Sept 6. Jan 5, 1911. 5:1450-41. A \$9,000-\$17,000. nom

77th st E, No 423, n s, 219 e 1st av, 25x102.2, 5-sty bk tnt. Louise Eberhart to Joseph Koebler, 1434 Av A. Mts \$17,000. Dec 30. Dec 31, 1910. 5:1472-10. A \$8,000-\$20,000. O C & 100

79th st E, Nos 418 & 420, s s, 269 e 1st av, 50x102.2, two 5-sty bk tnts. Charles Hammel & Co to Richard Dudensing, Jr, 1078 Mad av. Sub to mts \$30,000. Dec 29. Dec 31, 1910. 5:1473-38 & 39. A \$20,000-\$50,000. 1,200

81st st E, No 14, s s, 222.9 e 5th av, 20.5x102.2, 4-sty stn dwg. Joseph Loewi et al to Rosalie L Davies, 14 E 81st st. Dec 23. Dec 30, 1910. 5:1492-63 1/2. A \$45,000-\$55,000. nom

82d st E, No 118, s s, 210.9 e Park av, 14.3x102.2, 3-sty stn dwg. Seymour Realty Co to Anna M Brennan, 75 Parkhurst st, Newark, N J. All liens. Jan 5, 1911. 5:1510-64. A \$9,000-\$11,000. O C & 100

83d st E, No 223, n s, 305 e 3d av, 25.5x102.2, 3-sty stn tnt & 2-sty bk bldg in rear. Richard G P Dieffenbach EXR Richard G L Dieffenbach to Jacob J Bowman, 108 E 73d st. Mt \$4,500. Jan 4. Jan 5, 1911. 5:1529-13. A \$11,000-\$13,000. 9,500

Same property. Jacob J Bowman to Dora Millheiser, 224 E 83d st. Mt \$4,500. Jan 4. Jan 5, 1911. 5:1529. nom

84th st W, No 327 (323), n s, 273 w West End av, 18x102.2, 3-sty & b stn dwg. Henry Steinbach to The Stratford, 1070 Mad av. Dec 30. Dec 31, 1910. 4:1246-21 1/2. A \$11,000-\$22,000. O C & 100

85th st E, No 123, n s, 101.2 w Lex av, 17x102.2, 4-sty stn dwg. Fredk & Philip Feuring & ano EXRS, &c, Philip Feuring to Congregation Kehilath Jeshurun, 117 E 85th st. Dec 22. Jan 3, 1911. 5:1514-13. A \$10,500-\$14,000. 19,190

86th st E, Nos 157 to 161, n s, 204.11 w 3d av, 76.8x100.8, 1 & 2 & 3-sty bk theatre (Yorkville). 86th St Theatre Co to Tappan Realty Co, address not given. All liens. Dec 27. Jan 4, 1911. 5:1515-26. A \$62,000-\$145,000. nom

89th st E, No 321, n s, 325 e 2d av, 25x100.8, 5-sty bk tnt & str. Jacob Koch to Peter Keber, 1703 2d av. Mt \$15,000. Jan 3, 1911. 5:1552-14. A \$9,000-\$22,000. 100

90th st E, No 167, n s, 175 w 3d av, 25x100.8, 5-sty bk tnt. Sidney L Teven to Mary Teven, 167 E 90th st. Mt \$16,300. Jan 3, 1911. 5:1519-29. A \$14,000-\$25,000. O C & 100

91st st W, No 60, s s, 241 e Columbus av, 20x100.8, 4-sty & b stn dwg. Oliver H Corsa to Jas E Corsa, 60 W 91st st. 1/2 part. Jan 5, 1911. 4:1204-54. A \$13,000-\$25,000. nom

95th st W, No 73, n s, 100 e Col av, 18x100.8, 4-sty & b bk dwg. Alice D Doughty widow et al to Lina Weil, 19 E 98th st. C a G. Dec 5. Jan 3, 1911. 4:1209-5. A \$10,000-\$16,000. nom

Same property. Release dower. Julia D wife Frederic V S Crosby to same. Dec 30. Jan 3, 1911. 4:1209. nom

Same property. Lina Weil to Henry M Toch, 19 W 94th st. Mt \$12,000. Jan 3, 1911. 4:1209. O C & 100

96th st E, No 334, s s, 140 w 1st av, 35x100.8, 6-sty bk tnt & str. Palmer Realty Co to Jas R Pierson, 20 W 52d st. B & S. All liens. July 17, 1909. Jan 4, 1911. 5:1558-33. A \$11,000-\$39,000. 100

96th st E, No 334, s s, 140 w 1st av, 35x100.8, 6-sty bk tnt & str. Jas R Pierson to McKeon Realty Co, 206 W 14th st. Mts \$35,000. Jan 3. Jan 4, 1911. 5:1558-33. A \$11,000-\$39,000. O C & 100

97th st E, No 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty bk tnt. Gussie Litwin to Valerie Frank, 2081 Vyse av. Mt \$18,000. Nov 11. Jan 4, 1911. 6:1647-9. A \$9,000-\$19,000. O C & 100

99th st W, Nos 122 & 124, s s, 291 w Col av, 42x100.11, 5-sty bk tnt. Chas H Snowden to Robt H Marquart, 810 E 179th st. Q C. Mt \$42,250. Jan 3. Jan 5, 1911. 7:1853-45. A \$20,100-\$50,000. nom

99th st W, No 152, s s, 248.1 e Ams av, 15.4x79.11x15.4x79.2, 3-sty & b bk tnt. Iantha W & Morgan L Vail EXRS, &c, E Wright Vail to Walter S Brigham, 2249 Bway. Mort \$5,000. Dec 21. Dec 30, 1910. 7:1853-54. A \$5,000-\$8,000. S,850

100th st E, No 209, n s, 175 e 3d av, 25x100.8, 5-sty bk tnt. Grossmann Investing Co to Cornelius Leventhal, 156 W 144th st. Mt \$17,000. Dec 29. Dec 30, 1910. 6:1650-8. A \$9,000-\$20,500. nom

102d st W, No 169, n s, 300 e Ams av, 25x96.11x25x96.10, 5-sty bk tnt. Catharine Hartigan to Peter Boyle, 22 W 61st st. Mt \$18,000. Jan 3, 1911. 7:1857-13. A \$11,700-\$21,500. O C & 100

102d st W (rear of No 169 W), a strip, begins 96.10 n 102d st & 300 e Ams av, runs n 0.7 x e 25 x s 0.1 1/2 x w 25 to beginning. Cath Hartigan to Peter Boyle, 22 W 61st st. Q C. Jan 3, 1911. 7:1857. 100

102d st E, Nos 119 & 121, n s, 227.6 e Park av, 50x100.11. Assignment of rents. Eliza Palumbo to Freehold Construction Co, 200 Bway. Oct 15, 1909. Jan 4, 1911. 6:1630. nom

102d st E, Nos 119 & 121, n s, 227.6 e Park av, 50x100.11. Assignment of rents. Eliza Palumbo to Freehold Const Co, 200 Bway. Oct 15, 1909. Jan 4, 1911. 6:1630. nom

109th st E, No 327, n s, 325 e 2d av, 25x100.11, 4-sty bk tnt & 2-sty bk tnt in rear. FORECLOS, Dec 29, 1910. George Burnham referee to Chas W Endel, 600 W 140th st. Mt \$11,000. Dec 31. Jan 3, 1911. 6:1681-14. A \$7,000-\$16,000. 3,000

116th st E, Nos 58 to 64, s s, 130 e Mad av, 80x100.11, four 5-sty bk tnts & str. Hyman Goldfarb to Solfen Realty Co, 648 Bway. Mt \$76,000. Dec 22. Dec 30, 1910. 6:1621-45 to 47. A \$48,000-\$84,000. O C & 100

116th st E, No 156, s s, 66.8 e Lex av, 16.8x100.11, 3-sty stn dwg. CONTRACT. Lizzie N Hunt, 158 W 144th st, with Donato Cefola, 2297 1st av. Mts \$11,500. Nov 21. Jan 5, 1911. 6:1643-49 1/2. A \$8,500-\$11,000. 12,600

120th st E, No 521, n s, 226.5 e Pleasant av, 65.3x100.11, 3-sty fr dwg. Goldmount Realty Co to Sarah Goldberg, 187 Stockton st, Bklyn. Dec 24. Dec 31, 1910. 6:1817-10. A \$16,000-\$17,500. nom

120th st E, No 416, s s, 200 e 1st av, 25x100.10, 5-sty bk tnt. Selig Kotzen to Wm J Pedrick, Jr, 688 Sterling pl, Bklyn, N. Y. Mt \$22,000. Dec 28. Jan 4, 1911. 6:1807-41. A \$6,500-\$24,000. O C & 100

121st st E, No 233, n s, 235 w 2d av, 25x100.11, 4-sty stn tnt & str. Alex Spiro to Ellen Priess, 1234 Boston road. Mt \$17,000, taxes, &c. Jan 5, 1911. 6:1786-15. A \$10,000-\$20,000. 100

122d st W, No 120, s s, 225 w Lenox av, 19x100.11, 3-sty & b stn dwg. Geo Bonney & ano EXRS Geo B Bonney to Everett P Ketchum, 272 Manhattan av. Dec 27. Jan 3, 1911. 7:1906-43. A \$9,800-\$18,500. 18,000

122d st W, Nos 515 to 523, n s, 250 w Ams av, 125x90.11, two 6-sty bk tnts. Marie E L Masemann, 907 West End av, to Sauer Realty Co, 464 4th av. Mt \$200,000. Dec 29. Dec 31, 1910. 7:1977-18 & 21. A \$70,000-\$190,000. nom

123d st W, No 358, s s, 132 e Morningside av E, 16x100.11, 3-sty & b stn dwg. Geo V Morton to Wells Holding Co, 159 W 125th st. Mt \$10,000. Dec 28. Jan 3, 1911. 7:1949-59. A \$7,600-\$12,500. O C & 100

123d st W, No 362, s s, 100 e Morningside av East, 16x100.11, 3-sty & b stn dwg. Mary A Dempsey to Lilly Kilcoyne, 511 W 139th st. Mt \$10,000. Dec 31. Jan 3, 1911. 7:1949-60. A \$7,600-\$11,500. O C & 100

127th st E, No 132, s s, 65 w Lex av, 35.10x99.11x35.11x99.11, 6-sty bk tnt & str. FORECLOS, Nov 29, 1910. Royal E T Riggs (ref) to Ida A Liston, 552 W 141st st. Sub to taxes, & all liens. Dec 30. Dec 31, 1910. 6:1775-59. A \$13,000-\$43,000. \$1,000 over & above 2 mts aggregating 39,500

128th st W, No 45, n s, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg. Thos D Richardson to Harrison A Searle, 32 W 126th st. Mt \$6,500. June 1, 1909. Jan 3, 1911. 6:1726-18 1/2. A \$5,500-\$8,500. O C & 100

Same property. Harrison A Searle to Wells Holding Co, 159 W 125th st. Mt \$6,500. Dec 29. Jan 3, 1911. 6:1726. O C & 100

128th st E, Nos 70 to 74, s s, 80 w Park av, 60x99.11, 3-sty bk chapel & school & two 3-sty bk dwgs. Chas Francis Rabell et al to Evangelical Lutheran Church of The Epiphany, 70-74 E 128th st. 1/2 part. Oct 11. Jan 5, 1911. 6:1752-41 to 42. A \$8,000 & exempt-\$11,500 & exempt. 13,750

Same property. Chas F Rabell TRUSTEE Charlotte M Burlock to same. 1/2 part. Oct 11. Jan 5, 1911. 6:1752. 13,750

129th st E, No 20, s s, 253.6 e 5th av, 17.8x99.11, 3-sty stn dwg. Release judgment. Mary E Bird to Ida C Reed, 2333 Loring pl. Dec 24. Jan 4, 1911. 6:1753-62 1/2. A \$7,400-\$11,500. 100

Same property. Miriam wife Alfred W Minuse to same. 1/4 part. B & S. Dec 17. Jan 4, 1911. 6:1753. nom

Same property. Ida C Reed to John J O'Keefe, 18 E 129th st. Dec 24. Jan 4, 1911. 6:1753. O C & 100

130th st W, No 239, n s, 342.6 e 8th av, 19.6x99.11, 3-sty & b stn dwg. Danl E Dowling to Margt J Dowling, 396 Ogden av, Jersey City Heights, N. J. B & S. Dec 29. Dec 30, 1910. 7:-1936-15. A \$8,500-\$14,000. nom

131st st W, No 145, n s, 285 e 7th av, 20x99.11, 3-sty & b stn dwg. Enrico Casabianca to Kuhn-Lawson Co, 508 W 142d st. Mt \$10,000. Dec 20. Dec 30, 1910. 7:1916-13 1/2. A \$8,800-\$15,000. exch & 100

133d st W, No 66, s s, 135 e Lenox av, 25x99.11, 5 sty bk tnt. Caroline D Bolstridge to Archibald M Duncan, 154 Noble st, Bklyn. Mts \$22,000. Nov 26. Dec 30, 1910. 6:1730-66. A \$9,000-\$22,500. O C & 100

133d st W, Nos 132 & 134. Assignment of rents to secure mts for \$12,000. Paul Borchard to Caroline H Owings, 64 W 128th st. Dec 31. Jan 3, 1911. 7:1917. nom

138th st W, No 609, n s, 192 w Bway, 16x99.11, 3-sty bk dwg. Arthur L Kingsley to Harold A Pierce, at Grantwood, N. J. Mt \$7,000. Dec 29. Jan 3, 1911. 7:2087-23 1/2. A \$5,800-\$10,000. nom

Same property. Harold A Pierce to Brown-Weiss Realities, 61 Park row. Mts \$10,500. Dec 30. Jan 3, 1911. 7:2087. nom

139th st W, Nos 518 to 524, s s, 250 w Ams av, 100x99.11, 6-sty bk tnt. Wm M Moore Co to Martha E Moore, 853 St Nicholas av. Sub to mt \$—. Dec 14. Dec 31, 1910. 7:2070-43 & 45. A \$—. nom

139th st W, No 511, n s, 200 w Ams av, 50x99.11, 5-sty bk tnt. Lilly Kilcoyne to Mary A Dempsey, 362 W 123d st, & Daniel F McElkenny, No - Van Corlear pl. Mts \$59,000. Dec 23. Jan 3, 1911. 7:2071-23. A \$16,000-\$51,000. nom

139th st W, No 136, s s, 178 e 7th av, 26x99.11, 5-sty stn tnt. Jos L Jacobson to Pauline Levy, widow, 227 W 142d st. Mt \$20,000. Jan 3, 1911. 7:2007-56. A \$11,000-\$26,500. O C & 100

141st st W, No 469, n s, 88 e Ams av, 18x99.11, 4-sty bk dwg. Berney Realty Co to Stockton Realty Co, 505 5th av. Mt \$17,000. Jan 3. Jan 4, 1911. 7:2058-4 1/2. A \$5,000-\$16,000. O C & 100

142d st W, No 611, n s, 200 w Bway, 15x99.11, 3-sty & b stn dwg. Jas O'Connell, Hollis, Long Island, to Robt Power, 306 Ams av. Sub to mt \$9,000. Dec 15. Dec 31, 1910. 7:2089-23 1/2. A \$5,100-\$10,000. 100

143d st W, Nos 111 & 113, n s, 183.4 w Lenox av, 41.8x99.11, 6-sty bk tnt. Emblem Realty Co to Florentine M Fuld, 130 E 110th st. Mts \$53,250 & all liens. Dec 30, 1910. 7:2012-23. A \$16,500-\$48,000. nom

144th st W, No 509, n s, 133.9 w Ams av, 16.6x99.11, 3-sty & b bk dwg. Susan Clist to Mary B Kirkland at Santa Rosa, Cal. Mt \$7,500. Dec 7, 1908. Jan 4, 1911. 7:2076-27. A \$6,600-\$10,000. O C & 100

145th st W, Nos 227 to 235, n s, 350 w 7th av, 120x99.11, three 6-sty bk tnts & str. Esther Geiger to Chas Geiger, 307 Grand st & Solomon Braverman, address not given. Mt \$148,500. June 14, 1909. Jan 5, 1911. 7:2031-14 to 17. A \$61,500-\$156,000. O C & 100

149th st W, Nos 236 & 238, s s, 260 e 8th av, 40x99.11, 6-sty bk tnt. Terrace Holding Co to Rachel Victorius, 243 E 61st st. Mts \$36,000. Dec 31. Jan 3, 1911. 7:2034-53. A \$11,000-\$44,000. O C & 100

151st st W, s s, 100 w 7th av, 75x99.11, vacant. FORECLOS, Dec 19, 1910. Thos J L McManus referee to Jos W Rickey, 305 W 126th st. Dec 31. Jan 3, 1911. 7:2036-38 to 40. A \$15,000-\$15,000. 16,500

162d st W, Nos 535 to 537, on map Nos 535 to 539, n s, 285 e Bway, 80x99.11, 5-sty bk tnt. Placid Realty Co to Wm D Faris, 202 Hancock st, Bklyn. Mt \$82,000. Dec 30. 1910. 8:2122-15. A \$29,000-\$84,000. O C & 100

179th st W, No 706, on map No 704, s s, 225 e Fort Washington av, 50x92.6, 5-sty bk tnt. Hargood Realty & Const Co to John C Livingston, at Bar Harbor, Me. Mts \$55,000 on this & other property. Jan 3, 1911. 8:2176-part lot 22. A \$-\$. O C & 100

186th st W, n s, 100 w Ams av, 150x107.5, vacant. Jno F Comey to Kuhn-Lawson Co, 508 W 142d st. Dec 28. Dec 30, 1910. 8:2156, part lot 92. A \$-\$. nom

Av D, No 14, owned by party 1st part. |

Av D, No 12, owned by party 2d part. |

Agreement modifying covenants and restrictions. Simon Silverman, 783 Dawson st, with Louis Schaffler, 11-13 Av D. Nov 19. Jan 5, 1911. 2:357. nom

Amsterdam av or 10th av | n e cor 209th st, 74.11x100, vacant. Gertrude M Fincke to Max Marx, 419 Convent av. Mt \$18,000. Dec 23. Jan 4, 1911. 8:2206-1. A \$17,500-\$17,500. O C & 100

Amsterdam av, No 1761 | n e cor 147th st, 24.11x100, 5-sty bk tnt 147th st, No 471 | & str. John Lenahan to Wm B Fisher, 120 W 42d st. All title. All liens. Dec 29. Jan 3, 1911. 7:2062-1. A \$25,000-\$50,000. nom

Audubon av | n e cor 176th st, 99.11x100, 6-sty bk tnt. Granite 176th st | Constn Co to Jno M Robinson, of Teaneck, N. J. Mt \$154,825. Dec 31. Jan 5, 1911. 8:2132-10. A \$35,000-P \$43,000. O C & 100

Adrian av, late Jansen av | s w cor 228th st, 85.5x50x96.5x51.3, 228th st | vacant. Abels, Gold Realty Co to Peoples Union Realty Co, 44 Court st, Bklyn. Mts \$6,500 & all liens. Dec 27. Jan 5, 1911. 13.3402-315 & 316. A \$7,200-\$7,200. O C & 100

Audubon av, No 215 | w s (?), should be e s, 98.9 n 175th st, 101.1 to 176th st, No 550 | s s 176th st x95x110.1x95.5, probable error, 6-sty bk tnt. Brown-Weiss Realities to Chas A Williams, 409 W 45th st. Mts \$151,000. Dec 31. Jan 3, 1911. 8:2132-7. A \$36,000-P \$45,000. O C & 100

Same property. Chas A Williams to Emily J Rothwell, 30 Tobey st, Providence, R I. Mts \$170,000. Dec 31. Jan 3, 1911. 8:2132. nom

Broadway, Nos 36 to 42 | e s, 206.11 s Exchange pl, runs e 175 to New st, No 55 | New st, Nos 67, 55, 53, 51 & 49, x s 115.4 x w 197 x n 116 to beginning, 20 & 21-sty bk & str office bldg. Forty-two Broadway Co to N Y Real Estate Security Co, No 7 Pine st. Mt \$4,000,000. Dec 29. Dec 31, 1910. 1:22-19. A \$1,725,000-\$3,650,000. 1,000

Bowery, No 266, w s, 223.1 s Houston st, 16.6x98.9x16.6x98.2, 2 & 4-sty bk loft & str bldg. Leo McLaughlin to Jos D McLaughlin, 2040 7th av. Q C. Dec 28. Dec 30, 1910. 2:507-31. A \$15,000-\$17,000. nom

Broadway, Nos 2637 & 2639 | s w cor 100th st, runs w 218.9 x s 100th st | 31.10 x e 219.3 to Bway, x n 40.7 to beg, 2-sty bk str & vacant. Theo W Sheridan et al EXRS, &c, Greenleaf K Sheridan to Susan Mount, 4 W 21st st. Dec 29. Jan 4, 1911. 7:1871-52, 56, 57, 58, 59 & 60. A \$93,500-\$104,500. 190,000

Bradhurst av, No 202 | e s, 159.8 s 153d st, 40.2 to 152d st x 100. 152d st

Bradhurst av, e s, 119.9 s 153d st, 39.11x100.

Bradhurst av, e s, 79.10 s 153d st, 39.11x100. vacant.

Calender Realty Co to Akron Building Co, 505 5th av. Mts \$28,000. Dec 29. Jan 4, 1911. 7:2046-49 to 51. A \$28,600-\$28,600. nom

East End av, No 104, w s, 51.8 n 84th st, 25x78, 4-sty stn tnt. Otto Meisel to Wm Stein, Jr, 554 E 85th st. Mt \$9,000. Jan 3, 1911. 5:1581-25. A \$8,500-\$16,500. O C & 100

Isham av or str | n e cor 215th st, 100x100, all that part of bed of st 215th st | lying in front of above lots. Saml Wiener to City of N Y. Aug 4. Jan 3, 1911. 8:2250-50. A \$6,000-\$6,000. nom

Lexington av, No 1185 | n e cor 80th st, 100x45, 5-sty bk tnt & 80th st, Nos 149 & 151 | str. 80th st E, No 153, n s, 358.4 w 3d av, 16.8x100, 3-sty stn dwg. Hub Realty Co, 505 5th av, to Akron Bldg Co, 505 5th av. Mts \$75,000. Dec 30. Jan 4, 1911. 5:1509-20. A \$55,000-\$85,000. nom

Lexington av, No 363, e s, 98.9 s 41st st, 19.8x75, 4-sty & b stn dwg. John A Faust to Susie M Faust his wife at Hotel Minerva, Florence, Italy. Mt \$20,000. Jan 4, 1911. 5:1295-20. A \$16,000-\$24,000. O C & 100

Lexington av, No 638, w s, 20.5 n 54th st, 20x70, 3-sty & b stn dwg. Albert N Maas to Harry C Irwin, 127 W 43d st. Mt \$15,000. Dec 27. Dec 30, 1910. 5:1309-14½. A \$15,000-\$18,000. O C & 100

Lenox av, Nos 561 to 567 | s w cor 139th st, 99.11x125, 6-sty bk 139th st, Nos 100 & 102 | tnt & str. T J McGuire Const Co, 100 W 139th st, to Ann McGuire, 100 W 139th st. Mts \$172,000. Dec 27. Dec 31, 1910. 7:2007-36. A \$825,000-\$200,000. exch

Lenox av, Nos 633 & 635, w s, 39.11 s 142d st, 40x100, 6-sty bk tnt & str. Jacob Steigelfest to Wm Reichman, 79 E 91st st. Mts \$57,000 & all liens. Dec 29. Dec 30, 1910. 7:2010-34. A \$-\$. O C & 100

Madison av, Nos 1596 to 1598 | n w cor 107th st, 44.2x110, 6-sty 107th st, No 23 | bk tnt & str. Abraham Kassel to Saml Richards, 14 Linden av, Bloomfield, N J. Dec 30. Mts \$103,000. Dec 31, 1910. 6:1613-15. A \$45,000-\$90,000. nom

Park av, No 101 | n e cor 40th st, 98.9x105, 4-sty & b stn 40th st, Nos 101 & 103 | dwg & 3-sty bk dwg. Jas W Gerard et al TRUSTEES Benj S Welles to Fortieth Street Co, 320 5th av. B & S. Dec 14. Dec 30, 1910. 5:1295-1 & 5. A \$330,000-\$375,000. O C & 100

Park row, Nos 76 & 78. Centre st, Nos 8 and 10. Asst of a portion of award for land taken for Bridge purposes. Jeanne A Casper & Adelaide E Jones INDIVID and as EXTRXCES of Frances J Storms to Robt McGill, of Hoboken, N J. Dec 30, 1910. 1:121. 10,000

Pinehurst av | n w cor 180th st, 100.1x111.2x100x106.9, vacant. Har-180th st | good Realty & Const Co to Alex S Solow, 866 Southern Boulevard. Mt \$25,000. Jan 3, 1911. 8:2177-130. A \$28,000-\$28,000. O C & 100

Pinehurst av | n w cor 180th st, 100.1x111.2x100x106.9, vacant. 180th st | John C Livingston to Hargood Realty & Const Co, 160 Bway. Mt \$25,000 & all liens. Dec 28. Jan 3, 1911. 8:2177-130. A \$28,000-\$28,000. O C & 100

Park av, No 1984, w s, 50.3 n 133d st, 24.11x86. Park av, No 1986, w s, 75.2 n 133d st, 25.7x86x26.1x86. two 5-sty bk tnts & str. Julia L Sanders to Malvine Schwarz, 353 E 82d st. Mt \$14,500. Jan 4. Jan 5, 1911. 6:1758-35 & 36. A \$14,000-\$36,000. nom

Riverside Drive, No 102, e s, 121.11 s 83d st, runs e 55.10 x s 23.4 x w 12 x s 15 x w 26.5 to Drive x n 42.1 to beginning, 4 & 5-sty bk dwg. Devereux Milburn to Langdon P Marvin, 27 Waverly pl. Q C. Dec 31. Jan 3, 1911. 4:1245-2. A \$27,000-\$50,000. nom

St Nicholas av, No 354 | s e cor 128th st, 25.3x90.2x25x86.6, 5-128th st, No 310 | sty bk tnt & str. Christopher Brenner to Louis Brenner, 106 W 92d st. Mt \$19,000. Dec 30. Dec 31, 1910. 7:1954-40. A \$16,500-\$34,500. nom

St Nicholas av | s w cor 186th st, 157.2x300x155.2x300, vacant. 186th st | vacant. Wadsworth av | w s, 60.2 n 185th st, runs n 154.5 x w 150 x n Broadway | 2.1 x w 176.4 to Bway, x s 149.5 x e 306 to beg, vacant. Thos B Hidden to N Y Real Estate Security Co, No 7 Pine st. Mts \$85,000. Nov 4. Dec 31, 1910. 8:2166-33. A \$130,000-\$130,000; 2167-32. A \$87,000-\$87,000. 100

Seaman av, s e s, 230 s w 218th st, 50x100, that part in front of above to e l of av. Thos F Keogh to City of N Y. Aug 15, 1910. Jan 5, 1911. 8:2243-part lot 370. A \$-\$. nom

Same property. Release mt. Lawrence Drake to same. Aug 22. Jan 5, 1911. 8:2243. nom

West End av | n e cor 89th st, 100.8x100, vacant. Release mort. 89th st | Title Ins Co of N Y to West End Constn Co, 73 E 90th st. Jan 3. Jan 5, 1911. 4:1237-1. A \$-\$. 25,000

1st av, No 2264, e s, 66 n 116th st, 20x74, 4-sty stn tnt & str. Antonio Anzalone to Angiola & Alfonso Anzalone, 2264 1st av. Mt \$12,500. Jan 4. Jan 5, 1911. 6:1710-3. A \$6,000-\$11,500. nom

1st av, No 2272, e s, 25.2 s 117th st, 20.5x94, 4-sty bk tnt & str. Margt F Murphy to Mary Patterson, 1975 7th av. ½ part. B & S. All liens. Jan 3, 1911. 6:1710-48. A \$7,000-\$12,000. nom

1st av, Nos 21 & 23, w s, 75.3 n 1st st, runs w 75 x s 50.3 x w 25 x n 86.10 x e 100 to 1st av, x s 36.7 to beg, 7-sty bk tnt & str. Abraham Kassel to Saml Richards, 14 Linden av, Bloomfield, N J. Dec 30. Mt \$70,500. Dec 31, 1910. 2:443-35. A \$40,000-\$80,000. nom

2d av, No 357, w s, 42 s 21st st, 20x75, 3-sty bk tnt & str. John Benzur to Peter C Lorenz & Sophie M his wife, tenants by entirety, 353 2d av. Mt \$10,000. Dec 27. Dec 30, 1910. 3:901-32. A \$12,500-\$15,000. O C & 100

2d av, No 1994, e s, 51 s 103d st, 25x100, 5-sty stn tnt & str. Flora Pick to Hermina Butt, 36 Morningside av E. Mts \$24,500 & all liens. Dec 31. Jan 3, 1911. 6:1674-51. A \$10,000-\$25,000. O C & 100

3d av, Nos 1334 & 1336, w s, 51.2 n 76th st, 51x100. Release claims, &c, for statiou platform extension. John J Aaron & Robert Rosenberg to Interborough Rapid Transit Co et al. Oct 25, 1909. Jan 3, 1911. 5:1411-35 & 36. A \$36,000-\$60,000. 900

3d av, Nos 167 & 169 | n e cor 16th st, 43x60, Release claims, 16th st, No 201 | etc, for 3d track. Robt S Clark of Cooperstown, N Y, to Manhattan Railway Co, 165 Bway. Sept -, 1910. Dec 30, 1910. 3:897. 430

3d av, No 2062 | s w cor 113th st, 25.2x100, 4-sty bk tnt 113th st, Nos 174 to 180 | & str & 1-sty fr str in st. John H Deggelman to Max Tannenbaum, 58 E 123d st. Mt \$33,000. Dec 29. Dec 31, 1910. 6:1640-40. A \$33,000-\$40,000. O C & 100

3d av, Nos 341 to 347 | n e cor 25th st, 98.9x160, 6 5-sty bk tnts 25th st, Nos 201 to 211 | with stores on av. Geo G De Witt et al EXRS Matilda W Bruce to Geo McK Brown at Skaneateles, Onondaga Co, N Y. Dec 8. Jan 4, 1911. 3:906-1. A \$131,000-\$240,000. 200,000

3d av, Nos 1629 to 1643 | s e cor 92d st, runs s 201.5 to n e 91st st 91st st, Nos 201 to 211 | x e 200 x n 100 x w 25 x n 100 to s s 92d st, Nos 200 to 210 | 92d st x w 175 to beg, 2 4-sty bk tnts & str, 3, 4, 5 & 6-sty bk bldgs of brewery. 3d av, Nos 1601 & 1607 | s e cor 91st st, 201.5 to n s 90th st x 90th st, Nos 201 to 291 | 510x201.5 to s s 91st st x 510, 1, 2 & 3-91st st, Nos 286 to 292 | sty bk & fr bldgs of brewery. 92d st, Nos 205 to 211, n s, 100 e 3d av, 100x100.8, 2 & 4-sty bk bldgs of brewery. Jacob Ruppert & Anna his wife to Jacob Ruppert, a corpn, 92d st & 3d av. All liens. Dec 31. Jan 4, 1911. 5:1537-1, 9, 45 & 46. A \$291,000-\$546,000; 1536-1 to 21, 30 & 31. A \$433,500-P \$532,000; 1538-5 & 8. A \$28,000-\$128,000. nom

4th av, No 464, n w s, 21.7 n e 31st st, 20.1x78.11, 4-sty bk tnt & str. Marie E L Masemann et al to Sauer Realty Co, 464 4th av. Dec 29. Mts \$30,000. Dec 31, 1910. 3:861-37. A \$45,500-\$50,500. nom

5th av | n e cor 105th st, runs n 201.10 to s s 106th st, x e 150 105th st, x s 100.11 x w 50 x s 100.11 to n s 105th st, x w 106th st | 100 to beg, three 1-sty fr bldgs & vacant. St Nicholas av | s w cor 186th st, runs s 157.2 x w 300 to e s 186th st | Wadsworth av, x n 155.2 to s s 186th st, x e Wadsworth av | 300 to beg, vacant. Wadsworth av | w s, 60.2 n 185th st, runs n 154.5 x w 150 x n Broadway | 2.1 x w 176.4 to e s Bway, at point 214.6 n 185th st, x s 149.5 x e 306 to beg, vacant. Release mort. Empire Trust Co as TRUSTEE to N Y Real Estate Security Co, 7 Pine st. Q C. Dec 28. Dec 31, 1910. 6:1611-1 to 4 and 67 to 70. A \$233,000-\$233,000; 8:2166-33 A \$130,000-\$130,000; 2167-32. A \$87,000-\$87,000. nom

5th av | n e cor 105th st, runs n 201.10 to 106th st, x e 150 105th st, x s 100.11 x w 50 x s 100.11 to 105th st, x w 100 to 106th st | beg, three 1-sty fr bldgs & vacant. Thos B Hidden to N Y Real Estate Security Co, 7 Pine st. Nov 4. Mts \$165,000. Dec 31, 1910. 6:1611-1 to 4 & 67 to 70. A \$233,000-\$233,000. 100

5th av, No 168, w s, 29 s 22d st, 26x120, 4-sty stn dwg & 2-sty bk bldg in rear. Covenants and establishment of ownership. Malcolm MacMartin, 168 5th av, is owner of 187-480 interest and Eliz M Maxwell, also at 168 5th av, is owner of 293-480 interest. Nov 19. Dec 30, 1910. 3:823-44. A \$210,000-\$225,000. nom

6th av, No 808, e s, 44.2 s 46th st, 18.7x75, 4-sty bk str with 1-sty bk extension. Christian Buckman, 800 6th av, to Lillie Bohm, 224 W 137th st, and Annie Marder, 222 W 122d st. Jan 4, 1911. 5:1261-72½. A \$25,000-\$31,000. nom

Same property. Lillie Bohm to Harriet D Potter at Pau, France. Jan 3. Jan 4, 1911. 5:1261. nom

6th av, No 661, w s, 60.9 n 38th st, 19x60, 4-sty stn tnt & str. Geo G De Witt et al EXRS Matilda W Bruce to Jane E Oothout, 218 Madison av. Dec 8. Jan 4, 1911. 3:814-37. A \$36,000-\$39,000. 62,500

8th av, Nos 600 to 604 | n e cor 39th st 50x60.4, 3 3 & 1 4-sty 39th st, Nos 273 & 275 | bk tnts & str. Eleonore M F B Allover et al to Emma E Dux & Clara A Baab, both at 470 W 153d st, & Marie Allover, 711 W 180th st. Q C. Dec 19. Jan 4, 1911. 3:789-1 to 3 & 6. A \$70,000-\$79,500. 5,000

8th av, No 2450 | n e cor 131st st, 25x100, 5-sty bk tnt & str. Chas 131st st, No 273 | H Potter & ano to Minnie Harris, 108 W 141st st. Mt \$42,000. Oct 10. Jan 4, 1911. 7:1937-1. A \$27,000-\$48,000. 100

8th av, Nos 2730 & 2732 | n e cor 145th st, 40x99.10, 6-sty bk tnt 145th st, No 275 | & str. Lillie Bohm & ano to Christian Buckman, 800 6th av. Mt \$80,000. Jan 3. Jan 4, 1911. 7:2031-1. A \$32,000-\$75,000. nom

Same property. Release mort. Albert Weiss & ano to Annie Marder, 222 W 122d st. Jan 3. Jan 4, 1911. 7:2031. 6,000

8th av, No 2861 | s w cor 153d st, 40x99.11, 5-sty bk tnt & str. 153d st, No 300 | John Volz to Margt C Daly, 241 W 120th st. B & S. All liens. Dec 29. Jan 4, 1911. 7:2046-63. A \$17,500-\$54,000. O C & 100

10th av, Nos 543 & 545, w s, 74.1 n 40th st, 49.4x100, two 5-sty bk tnts & str. Herbert H Childs & ano to Childe H Childs, at Rye, N Y. B & S. Jan 5, 1911. 4:1069-32 & 33. A \$30,000-\$50,000. nom

Lands under water of East River adj lands John A Stevens, etc, in Long Island City begins at line of land of Alex McAloney, at h w mark, runs n w 266 to bulkhead and pier line, x s w 404.2 and 71.2 and 149.1 and 200.3 and 201 x s e 7.6 to h w mark at beg, contains 290,344 sq ft. People of State of N Y to Jno A Stevens EXR Saml Stevens. Dec 17, 1870. Dec 30, 1910. 5:1373. letters patent

MISCELLANEOUS.

Appointment of new trustee same will Alice W Emmet & Chas S Rackemann trustees under will Caroline E Johnson appoint Chas F Adams 2d as trustee, at Concord, Mass. Dec 20. Jan 5, 1911.

General release and receipt of legacy of \$50,000. Matthew Clarkson legatee of Susan M Clarkson to Banyer Clarkson as exr Susan M Clarkson. Jan 3. Jan 5, 1911. nom

Power of atty. Orion H Cheney as Supt of Banks of State of N Y to Arba K Alford as special deputy Supt of Banks as agent to assist in liquidation of Northern Bank of N Y. Dec 27. Dec 31, 1910.

Power of attorney. The Porzellanfabrik. Weiden Gubrueder Bauscher of Weiden, Bavaria, Germany, to Ewald Nocht, 55 E 76th st, N Y. Sept 14, 1904. Jan 3, 1911.

Power of attorney. Anna T Theriat to Chas J Theriat. Dec 2, 1909. Jan 4, 1911.

BOROUGH OF THE BRONX.

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

*Bartholdi st, s s, 25 e Cedar av, 50x100. Henry Schatzkin to Raffaella Paonessa, 1038 Boston road. All liens. Dec 28. Dec 30, 1910. 100

*Birch st, w s, 150 s Chester av, 25x100. Melrose Realty Co to Giacomo Garaguso, 239 E 46th st. Mt \$1,625. Dec 15. Jan 5, 1911. O C & 100

*Catharine st, e s, — n 241st st; also 50 n lot 208 & being part lots 51, 52 & 53, map Penfield property, South Vt Vernon, 25x 106x25x107. Geo Roeder to Lena Roeder his wife, 119 Trenchard st, Yonkers, N Y. All liens. Dec 28. Dec 30, 1910. nom

Fox st, No 1042, e s, 323.2 n 165th st, 25x100, 3-sty bk dwg. John Kreusser et al HEIRS, &c, of Maria Kreusser to Philipp Weber, 1032 Union av. Dec 31. Jan 4, 1911. 10:2726. O C & 100

Gilbert pl, No 1217, n s, 75 w Faile st, 25x100, 2-sty bk dwg. Lewis B H Adams to Michael Izzo, 167 West End av. Mts \$8,000. Dec 30, 1910. Jan 3, 1911. 10:2761. O C & 100

Hoffman st | s w cor 189th st, 30x89.11, 5-sty bk tnt. Aqueduct 189th st, No 560 | duct Const Co to Eliz M Blasbery, at Jersey City, N J. Mts \$30,500. Dec 1. Jan 3, 1911. 11:3058. 100

*Jefferson st | s e cor Starling av, 155x100, Unionport. Annie F Starling av | Mackenzie to Westchester Wood-Working Co, cor Sand st & Starling av, Unionport. Mt \$4,000 and all liens. Dec 19. Dec 30, 1910. O C & 100

*Johnson st or av, e s, 425 n Dark st, & being lot 45 map property J E Bullard & Co, adj South Mt Vernon, 25x100. Geo J Mosgrove to Robt McKean, at Mt Vernon, N Y. Nov 30. Jan 4, 1911. 100

Kelly st, No 1029, w s, 80.3 n 165th st, 50x100, 5-sty bk tnt. Wm Sinnott Co to Molly Smoleroff, 141 E 114th st. Mt \$37,500. Dec 31. Jan 4, 1911. 10:2705. O C & 100

Lorillard pl, w s, 47.11 s 188th st, 32.8x90, vacant. Alrick H Man TRUSTEE Maria M C Wetmore, & said Maria M C Wetmore to Sarah Gluck, 505 W 141st st. C a G. Oct 10. Jan 3, 1911. 11:3056. 3,900

*Marvin pl, w s, abt 167 n 4th st, 22.8x75.

Marvin pl, e s, abt 189 n 4th st, 22.5x91x20.9x87.3, Westchester Angelo Pagnuco to Rosie wife of Angelo Pagnuco, 803 East Fayette st, Syracuse, N Y. Dec 29. Jan 5, 1911. nom

Simpson st, Nos 996 to 1004, on map Nos 992 to 1004, e s, 401.11 s Westchester av, 160x100, four 5-sty bk tnts. Stockton Realty Co to Berney Realty Co, 41 Liberty st. Mt \$84,000. Dec 30. Jan 4, 1911. 10:2725. O C & 100

*Washington st or Purdy st, e s, 346 n Westchester av, & being n 1/2 of lot 414 map (No 29 in Westchester Co) of Unionport, 50x 108. Harvey J Kutz to Lydia G Kutz, 828 Dawson st. Mt \$1,250. Dec 30. Jan 4, 1911. nom

*Wyatt st, or 177th st | s w cor road to West Farms Station, Rd to West Farms Station | 46x100x— to road, x—. Duane S Everson to Chas H Baechler, 1762 Walker av. C a G. Dec 15. Jan 5, 1911. O C & 100

*5th st | s s, 305 e Havemeyer av, 100x216 to n s 4th st, Unionport. 4th st | Sarah A Bussing et al HEIRS John Bussing to Alex F Walsh, No — Quimby av, Unionport. Q C. Nov 30. Jan 3, 1911. nom

138th st, No 624 (902), s s, 600 w Home av, also 252 w Cypress av, 25x100, 4-sty bk tnt. John Fath to Bernard Treptow, 370 E 138th st. Mt \$9,000. Jan 4, 1911. 10:2550. O C & 100

139th st, No 535, old No 537, n s, 208 w St Anns av, 41.8x100, 5-sty bk tnt. Claus Bosch to Polatschek Spencer Realty Co, 938 St Nich av. Mts \$34,000. Jan 4, 1911. 9:2267. 100

154th st, No 386, s s, 125 w Melrose av, 25x100, 2-sty b fr dwg. Sophia M Woessner to Genoveda D'ada, 386 E 154th st. O C. Dec 22. Jan 5, 1911. 9:2400. nom

155th st, No 289 and 291, n s, 166.3 e Morris av, 54x100, two 5-sty bk tnts. Isidor Teitelbaum to Lena Fuchs, 64 E 117th st. 1/2 part. All title. All liens. Dec 23. Dec 30, 1910. 9:2415. O C & 100

156th st, No 423, n s, 175.8 w Elton av, 24.5x98.10x24.5x98. 3-sty fr rear tnt & 2-sty fr stable. Chas Liberman to Molly Sherman, 423 E 156th st. B & S. Mts \$5,500. Jan 4. Jan 5, 1911. 9:2378. nom

161st st, Nos 827 & 829, n s, 120 w Prospect av, 50x96.10, 6-sty bk tnt & str. Polatschek-Spencer Realty Co to Claus Bosch, 824 Trinity av. Mts \$55,000. Jan 4, 1911. 10:2677. nom

170th st | s e cor Cromwell av, runs s 11.1 x e — to w s In-Cromwell av | wood av, x n — to 170th st, x w — to beg, vacant. Inwood av | All title. W Stebbins Smith et al to Erie Basin Improvement Co. Feb 2. Dec 31, 1910. 11:2864. nom

170th st, late Old Highbridge st, s s, 97.4 e Cromwell av, runs s 100 x e 92.6 to Cromwells Brook x n — to Old Highbridge st x w 70.8 to beg, vacant. Mary E Aitchison to Erie Basin Improvement Co, 100 Bway. All title. Feb 2. Dec 31, 1910. 11:2864. nom

Same property. John H Devoe TRUSTEE Mary E Aitchison to Erie Basin Improvement Co, 100 Bway. Feb 2. Dec 31, 1910. 11:2864. 100

170th st, late Old Highbridge st | s s, 97.4 e Cromwell av, runs s 100 Inwood av | x e 92.6 to c l Cromwells or Doughty's Brook x n — to st x w 70.10 to beg, except part for inwood av, vacant.

170th st, late Old Highbridge st | all title to bed of st bounded on n Inwood av | by 170th st, e by Inwood av, s by lots 39, 45, 50 & 48 on tax maps & w by Cromwell av, vacant. Release dower., Emma wife John H Devoe to Erie Basin Impt Co, 100 Bway. Dec 28. Dec 31, 1910. 11:2864. nom

*172d st, or St Lawrence av, No 1223, w s, 318.7 s Westchester av, 25x100, 2-sty fr dwg. FORECLOS, Dec 28, 1910. Louis B Hasbrouck referee to An Assoc for the Relief of Respectable Aged Indigent Females, N Y, 891 Ams av. Dec 28. Jan 4, 1911. 4,550

180th st, late Samuel st, s s, 100 w Hughes av, late Jefferson av, 25x100, vacant. Pasquale D'Auria to Filomena D'Auria, 2113 Belmont av. Nov 7. Dec 31, 1910. 11:3069. 100

181st st, n s, 37.4 e Aqueduct av, East, 37.6x100, 4-sty bk tnt. Release mort. Bronx Investment Co to Belmar Investing Co, 69 W 181st st. Dec 30, 1910. 11:3207. 23,000

187th st | s w cor Crescent av, 71 & bounded w by lot 54, 88.4 Crescent av | x107.10, on av, except part for st & av, being lot 53 map S Cambreling et al, at Fordham.

187th st, s s, lot 54 same map bounded n by 187th st, x e by part lot 53, 88.4 & partly by Crescent av, 20.6 s by part lot 61, 15.8 and w by lot 55, 100, except part for Crescent av, vacant. Jeannette G Rogers et al to Angela Carretta, 2367 Hughes av. Jan 4. Jan 5, 1911. 11:3074. 7,250

189th st, No 214, s s, 100 w Valentine av, 22.8x93.4, 2-sty fr dwg. Arthur C Hearle to Margt Flatley, 510 E 163d st. B & S. Mt \$5,400. Dec 28. Jan 3, 1911. 11:3152. nom

189th st, No 210, s s, 145.4 w Valentine av, 22.8x93.4, 2-sty fr dwg. Arthur C Hearle to Jas P McRickard, 72 23d st, Broadway-Flushing, L I. B & S. Mt \$5,250. Dec 28. Jan 3, 1911. 11:3152. nom

203d st late Signal pl, e s, 100 s Webster av, 25x100, vacant. Jas F Donnelly to Georgia A McDonald, 1 W 72d st. B & S. Dec 31. Jan 5, 1911. 12:3330. O C & 100

205th st, n s, — e Grand Boulevard & Concourse, and being lot 530 map property Geo F & Henry B Opydyke, 25.2x131x25x134.3. Emma Ryerson to Wm B Dodin, 310 W 117th st. Mt \$8,000. Dec 29. Jan 5, 1911. 12:3312. nom

*223d st, n s, 125 w Laconia av, 25x109.6. Melrose Realty Co to Giovanni Fiorini, 373 Brook av. Dec 17. Jan 5, 1911. O C & 100

*223d st, n s, 225 w Laconia av, 25x109.6. Melrose Realty Co to Vincenzo Fiorelli, 2046 2d av. Mt \$1,500. Dec 17. Jan 5, 1911. O C & 100

*225th st, s s, 232.3 e Bronxwood av, 25x113.10x28.3x100.10. 223d st, s s, abt 173 w Laconia av, 25x99. Patrick Duffy to Lizzie Duffy, 6 Jones st. Dec 1. Dec 30, 1910. nom

*225th st, n s, 400 w Paulding av, 50x109, vacant. Edward Fisher to John E Sheehan, 130 W 44th st. 1/2 part. Mt \$840. Dec 23. Dec 31, 1910. O C & 100

*226th st, n s, 155 w 4th av, 25x114, Wakefield. Chas Pace to Olga Bowsky, 826 E 216th st. Jan 4. Jan 5, 1911. O C & 100

*229th st, n s, 155.1 e Bronxwood av, 25x114. Melrose Realty Co to Claudio Turco, 8 Oak pl, Yonkers, N Y. Mt \$1,000. Dec 17. Jan 5, 1911. O C & 100

*230th st, late 16th av, n s, 280 e White Plains av, and being part lots 585 & 586, map of Wakefield, begins at w l of said tract, runs e 40 x n 114 x w 40 x s 114 to beg. Eliz R wife Geo W King et al to Magdalena Hoffman, at Jersey City, N J. All title. B & S. Dec 27. Dec 30, 1910. nom

*231st st, late 17th av, s s, 280 e White Plains av, and being part lots 585 & 586 map of Wakefield, begins at w s of said tract & runs e 40 x s 114 x w 40 x n 114 to beg. Mary F wife of & Chas J Carroll to Eliz R King, at Jersey City, N J. All title. B & S. Dec 27. Dec 30, 1910. nom

*231st st, late 17th av, s s, 320 e White Plains av; also 40 e from w s of tract & being part of lots 585 & 586, same map, 40x114. Eliz R wife of & Geo W King et al to Peter Hoffman, Jersey City, N J. All title. B & S. Dec 27. Dec 30, 1910. nom

*231st st, late 17th av | s s, 360 e White Plains av, also 80 e from 230th st | w s of tract & being part lots 585 and 586, same map, runs e 20 to e s of tract x s 228 to n s 230th st, late 16th av x w 60 x n 114 x e 40 x n 114 to beg. Eliz R wife of & Geo W King et al to Mary F Carroll at Jersey City, N J. All title. B & S. Dec 27. Dec 30, 1910. nom

237th st (Van Cortlandt av) | s w cor Spuyten Duyvil Parkway, runs Independence av | w 108 x s 100 x w 209 to e s In-Spuyten Duyvil Parkway | dependence av x s 261 x e — to Parkway x n — to beginning.

Lot 1 part farm Jas R Whiting at Spuyten Duyvil, begins at n line said farm at land of N Y C & H R R R Co, runs s w along R R 179 x e 354 to c l proposed road x n 215 x w 292, except part conveyed to said R R, with lands under water of Hudson River. Mt \$5,500.

Part plot 4 same map, begins at n line said farm at c l proposed road, contains 1 482-1,000 acres.

Palisade av | being lots 1 to 5 map of Hudson Park, & runs to Hudson Terrace | land of N Y C & H R R R Co.

Lots 6 to 10 same map, contains 4 acres.

Palisade av, being lot 11 same map.

Yonkers av, w s, lots 1 to 28 same map, contains 11 421-1,000 acres.

Spuyten Duyvil Parkway, w s, lots 29, 30, 33 & 34 same map, runs to e s Yonkers av, contains 1 220-1,000 acres.

Parcels A, B, C & D same map, being lands under water of Hudson River.

Yonkers av, w s, 100 s 237th st, late Van Cortlandt av, runs w 100 x s 50 x w 50 x s 50 x e 175 to c l of av x n 100 x w 25 to beginning.

237th st | s w cor Yonkers av, runs s 100 x e 25 to c l said av Yonkers av | x n 100 x w 25 to beginning, being now included in Independence av.

237th st | s e cor Independence (Yonkers) av, 59x100x— Independence av | x100.

237th st | s e cor Independence av, runs s 100 x w 30 to e Independence av | l of av x n 100 x e 30 to beginning.

Van Cortlandt av | s s, 400 w Spuyten Duyvil road or Park pl, at Yonkers av | w s Yonkers av, 50x100.

237th st, s s, 45 w Independence av, 50x100.

Yonkers av, w s, 200 s 237th st, late Van Cortlandt av, runs s 155.3 x w 236.11 x n 183.3 x e 85.11 x s 50 x e 150 to av at beginning.

Palisade av | s e cor 237th st, late Van Cortlandt av, runs s e 237th st | 364.1 x s 334 x n w 365.8 to Palisade av x n 300.5 to beginning.

Yonkers av | n w cor 237th st, late Van Cortlandt av, 300x600. 237th st

Palisade ave s, at s s land James Scrymser, runs e 616.6 to w s Yonkers av | Yonkers av x s 338.4 x w 600 to Palisade av x n 196 to beginning, being lots 25 to 28 map Hudson Park, contains 3 65-100 acres.

Yonkers av | n e cor 237th st, late Van Cortlandt av, runs s 239th st | 500 to s s 239th st, late Northern Ter-Park pl | race x350 to w s Park pl x500x350. Spuyten Duyvil Parkway | contains 4 acres, except part for Spuyten Duyvil Parkway. Mts \$14,000.

239th st (Northern Terrace), n e cor Yonkers av, runs e 25 x n 105.8 x w 25.2 to e s of av x still w 25 x s 100 to st x e 25 to beginning.

239th st, late Northern Terrace, n s, 288.6 e Yonkers av, runs n w 64.3 x n 144 x s e 71 x s w 155 to beginning. Mt \$1,450.

N Y C & H R R R Co, e s, at s s land Joseph Delafield, runs s e 534 & 716 x e 440 x s e 20 to c l Yonkers av x s w 233 x w 625 x n w 515 & 620 to R R x n e 234 to beginning.

Lands under water Hudson River at Spuyten Duyvil, begins at e s lands N Y C & H R R R Co, 216 s of s s land Joseph Delafield, contains 4-10 acre.

N Y C & H R R R, w s, at line bet lands of Douglas & Delafield, contains 10 81-100 acres, except part conveyed to said R R.

Land under water Hudson River, at s s of land granted to Jos Delafield Nov 14, 1873, & 100 w from c l N Y C & H R R R Co, runs to land granted to Jas R Whiting Mar 6, 1871, contains 216,000 sq ft.

Filled in lands at high water mark on e s of said R R, 216 s of s s land Joseph Delafield & adj lands of James Douglas, contains 4-10 acre.

Filled in lands & lands under water of Hudson River, at s s land granted to Joseph Delafield, Nov 14, 1873, & 100 w from c l

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said R R, runs to land granted to Jas R Whiting Mar 6, 1871, contains 72,040 sq ft, except lots 12 to 18 on map of Hudson Park used as a homestead.
 Sub to rights of way over private road from Kappock st to 248th st, along bank of Hudson River, 2-sty fr dwg, 2-sty fr stable and vacant.
 James Douglas at Spuyten Duyvil to Stadacona Co, 99 John st. All liens. Dec 30, 1907. Dec 31, 1910. 13:3412, 3417. 25,000
 Arthur av, Nos 2452 & 2454 | n e cor 188th st, 95x81.8x95x82. 188th st, No 689 | two 2-sty fr and one 2-sty bk dwgs, with str in No 2454. The Dejudicibus Bldg Co to Pietro Peluso, 95 Park st. Mt \$17,500. Dec 31, 1910. 11:3077. nom
 *Balcom av, e s, 200 n Latting st, 25x90. Hudson P Rose Co to Emma A Cornwall at Dean st & Town Dock road, Westchester. Mt \$2,500. Dec 28. Dec 30, 1910. nom
 Bainbridge av, No 2942, s s, 124.8 e Bedford Park Boulevard, 24.2 x118, 2-sty fr dwg. Philomene Classens to Robt Classens, 2942 Bainbridge av. Mts \$6,250. Dec 29. Dec 30, 1910. 12:3292. O C & 100
 Brook av | s w cor St Pauls pl, 36.9x80x32.1x80.1, 5-sty bk tnt St Pauls pl & str. Robt H Mathews Co to Chas Marks, 460 W 34th st. Mt \$38,500. Dec 29. Dec 31, 1910. 11:2896. nom
 Belmont av, No 2113, w s, 120.10 n 180th st, 25.1x80.8x25.1x80, 4-sty bk tnt. Pasquale D'Auria to Filomena D'Auria. Nov 7. Dec 31, 1910. 11:3081. 100
 *Basset av | s w cor Saratoga av, 25x100. Hudson P Rose Co to Saratoga av | Jose D Arias, 1037 Madison av. All liens. Dec 15. Dec 30, 1910. nom
 Belmont av, No 2133, w s, 29 n 181st st, 16.3x78.4x16.3x77.11, 2-sty bk dwg. Filomena Tesoro to Vincenza Cilettili, 2389 Arthur av. Mts \$4,000. Dec 30. Jan 3, 1911. 11:3082. nom
 Belmont av, No 2135, w s, 45.3 n 181st st, 16.9x78.9x16.9x78.4, 2-sty bk dwg. Filomena Tesoro to Maria A Germano, 2389 Arthur av. Mts \$4,000. Dec 30. Jan 3, 1911. 11:3082. nom
 Belmont av, No 2137, w s, 62 n 181st st, 16.7x79.2x16.7x78.9, 2-sty bk dwg. Filomena Tesoro to Maria Germano, 2389 Arthur av. Mts \$4,000. Dec 30. Jan 3, 1911. 11:3082. nom
 Boston av or Kingsbridge Terrace, s e s, 562 n e Perot st, runs s e 86.6 x n 99.10 to av x s w 49.9 to beginning, gore, vacant. Sidney B Goodrich to Rose Giannini & Josephine Vitolo, both at 167 St Nich av, as joint tenants. Dec 30. Jan 4, 1911. 12:3254. nom
 Bailey av, w s, 129 s Albany road, & being lots 64 to 67 map (No 1057) of Maria Shady, except part for Bailey av, 100x32.1x100 x36.2, vacant. Emile Coletti to Itelloc Realty Co, 135 West Tremont av. Dec 30. Jan 3, 1911. 12:3267. nom
 Bryant av, No 1501, w s, 100 s 172d st, 20x100, 3-sty bk dwg. Henry Alting to Allen Constn Co, 87 Nassau st. Mt \$7,500. Jan 4. Jan 5, 1911. 11:2995. O C & 100
 *Bronx Park av, e s, 75 s Lebanon st, 25x100.
 Bronx Park av, e s, 125 s Lebanon st, 25x100.
 Mollie Sturmhauser to Fanny Shapiro, 4436 West Bell pl, St Louis, Mo. 1-3 part. All liens. Dec 15. Jan 5, 1911. O C & 200
 *Commonwealth av | n w cor Tacoma st, 25x100, except part for Tacoma st | Tremont av. Pasquale D'Auria to Filomena wife of Pasquale D'Auria, 2113 Belmont av. Nov 7. Jan 5, 1911. O C & 100
 *Corsa av | s e cor Ash av, 52x116x50x100, Laconia Park. Nettie Ash av | Weil to Solomon Levy, 81 W 113th st. B & S. Oct 28. Jan 5, 1911. O C & 100
 *Cedar av, n s, 131 w Corsa av, 25x100, Laconia Park. Ernest Stevens to Melrose Realty Co, 2775 Webster av. Dec 24. Jan 5, 1911. O C & 100
 College av, No 1045, e l, 260 n 165th st, if extended, runs w 122.6 x n 22 x e 122.6 to said e l x s 22 to beg, except part for av, 3-sty bk dwg. FORECLOS, Jan 4, 1911. S Stamwood Menken ref to Henrietta Shipman at Stony Brook, Suffolk Co, N Y. EXTRX Wm Shipman. Jan 4. Jan 5, 1911. 9:2437. 8,000
 College av, No 1039, w s, 194 n 165th st, 22x92.6, 3-sty bk dwg. Saml Mann, 1121 Forest av to E Loewenthal & Son, Inc, 1347 Boston rd. Mt \$9,000. Dec 30. Jan 5, 1911. 9:2437. O C & 100
 Corlear av, w s, 100 n 236th st, runs n e along av, 525 x s e — to e s Corlear av, x s w — x n w — to beg, vacant. Louisa Dash to City of N Y. All title. B & S & C a G. June 1, 1910. Jan 5, 1911. 13:3406, 3414. omitted
 Same property. Release mort. Chas L Binger to same. Sept 19. Jan 5, 1911. 13:3406 & 3414. nom
 Creston av | s w cor 191st st, runs w 285.8 to e s Morris av, x Morris av | n 50 to n s 191st st, x e 281.11 to w s Creston av, 191st st | x s 50 to beg, being bed of East 191st st, vacant. Henry F Keil to City N Y. B & S. Feb 7. Dec 30, 1910. 11:3175. nom
 Crotona av, No 2409, w s, 75 n 187th st, 25x80, two 2-sty fr dwgs. Pasquale D'Auria to Filomena D'Auria, 2113 Belmont av. Nov 7. Dec 31, 1910. 11:3105. 100
 Crotona Park South, No 654, old 910 | s e cor Crotona av, 22.1x Crotona av, No 1426 | 100.7x21.1x107.1, 3-sty bk tnt & str. Saml Polans to Ray Grossman, 1426 Crotona av, ½ part. All title. All liens. Dec 29. Dec 30, 1910. 11:2937. 1,000
 Crotona av, w s, 237.6 n 183d st, 37.6x80, 4-sty bk tnt. Release mt. Kellwood Realty Co to T J Cunningham Co, 815 Hunts Point av. Dec 28. Jan 3, 1911. 11:3103. 2,000
 Same property. Release mt. N Y Trust Co to same. Dec 30. Jan 3, 1911. 11:3103. O C & 1,000
 Concord av | s e cor St Marys st, runs s 122.11 x e 116.7 St Marys st, No 750 | x n 72.5 to s w s of Port Morris Branch of the N Y & H R R x n w 118.7 to s s St Marys st x w 9.11 to beginning, 2-sty bk shop. Pittsburgh Motor Vehicle Co to Ward Motor Vehicle Co, a corp, at Concord av & 143d st. Jan 3. 1911. 10:2574. nom
 Courtlandt av, Nos 551 & 553 | n w cor 149th st, 55x100, two 5-sty 149th st, No 349 | bk tnts & str. Wilhelmina F Menzenhauer to Eugene J Busher, 651 E 164th st. Mts \$29,000. Dec 31. Jan 3, 1911. 9:2331. 100
 *Carpenter av, Nos 4234 & 4236 (2d st), e s, 125 n 234th st, 50x 105.6. Edw F Schubert to Harriett J Schubert, 3608 3d av. Mts \$11,000. Mar 10, 1909. Jan 3, 1911. O C & 100
 *Coddington av, n s, 1204 e Fort Schuyler road, 25x129.3x25x129.4. John T Mulqueen to Thos J Ryan, 660 Dawson st. Jan 3. Jan 4, 1911. nom

*Commonwealth av, No 1240, or East 171st st, e s, 96.6 s Westchester av, 21x50, Irving Realty Co to Fridolin Weber, 372 E 155th st. Mt \$2,500. Dec 22. Jan 4, 1911. nom
 Davidson av, No 1914, e s, 139 n 177th st, 49x55.1x49x56.9, 4-sty bk dwg. Release mt. David J Daly to Jno Massimino Co, 177th and Davidson av. Dec 15. Dec 30, 1910. 11:2862. nom
 Same property. Jno Massimino Co to Theresa Cappucci & Pasquale Pignuolo, both at 1914 Davidson av. Mts \$10,450. Dec 15. Dec 30, 1910. 11:2862. nom
 Decatur av, No 2543, w s, 92.1 n Kingsbridge road, 50x78.10x50x 80.6, 5-sty bk tnt. Adeline Grossmann to Henry A Kennedy, 466 E 189th st. Mts \$27,500. Jan 4. Jan 5, 1911. 12:3275. O C & 100
 *Edwards av, w s, 152 n Latting st, 26x—x25x—, & being lot 181 map Seton Homestead. Francis Trainor to Hudson P Rose Co, 32 W 45th st. Dec 17. Jan 5, 1911. nom
 *Edison av, w s, 350 n Tremont road, 25x127.8x30.8x145.5, Tremont terrace. CONTRACT. Bankers Realty & Security Co with Max Pellar. May 24, 1906. Jan 5, 1911. 1,100
 Fulton av | s e cor 169th st, 65.2x79x65x74.3, 5-sty 169th st, Nos 570 to 574 | bk tnt & str. Solomon Goldsmith to Fulton-Wendover Constn Co, 1130 Union av. Mt \$52,000. Jan 4. Jan 5, 1911. 10:2612. nom
 Fulton av, w s, 96.11 n 174th st, 195.1x100x198x93.8, vacant. Wm D Paris to Otto Kunstman, 498 W 158th st. Mt \$22,500. Dec 28. Dec 30, 1910. 11:2930. O C & 100
 Franklin av, n w s, 106.6 s w 169th st, 28x64, vacant. Jno J Ross to Cath Ross, 520 W 162d st. Q C. Dec 24. Dec 30, 1910. 10:2612. nom
 Grant av, w s, 156.6 n 166th st, 50x100, vacant. 101st St Co to Henry C Irons, 452 W 8th st, Plainfield, N J, and Jno R Todd, 208 Summit av, Summit, N J. Mt \$1,100. Nov 21. Dec 30, 1910. 9:2452. nom
 *Gifford av | n e cor Balcom av, 101.8x50x107.7x50, Westchester. Patrick Duffy to Lizzie Duffy, 6 Jones st. Oct 1. Dec 30, 1910. nom
 *Hunt av, e s, 297 s Bronxdale av, 25x100. Ida J wife of G H Schuler to Harrison B Schuler, 200 Park av, Baltimore, Md. Apr 7, 1909. Dec 31, 1910. 100
 Hoe av, No 1161, w s, 272.3 s Home st, 25x100, 5-sty bk tnt & str. Chas G Willoughby to Wilk Realty Co, 814 Bdwg. All liens. Dec 20. Dec 31, 1910. 10:2745. O C & 100
 Hughes av, No 2112, e s, 122.2 n 180th st, 25.1x81.6, 4-sty bk tnt. Pasquale D'Auria to Filomena D'Auria, 2113 Belmont av. Nov 7. Dec 31, 1910. 11:3081. 100
 Hoe av, Nos 1516 & 1518, e s, 75 n 172d st, runs n 50 x e 100 x s 47.10 x s w — x w — to beg, 5-sty bk tnt. Alfred B Olsson to Ole Olsson, 984 Union av. Dec 8. Dec 31, 1910. 11:2989. nom
 Hunts Point av | n w cor Spofford av, 56x29.9 to Faile st, x50x55, Faile st | vacant. Utility Realty Co to Indiana Giberson, 39 Spofford av | W 67th st. Jan 3. Jan 5, 1911. 10:2764. O C & 100
 Hoe av, Nos 1321 & 1323, w s, 50 s Jennings st, 50x100, 5-sty bk tnt. Allen Constn Co to Henry Alting, 1321 Hoe av. Mts \$42,500. Jan 3. Jan 5, 1911. 11:2980. O C & 100
 Hull av, No 3147, w s, 311.5 n Woodlawn road, 20x100, 2-sty fr dwg. Jos Hlawatsch to Ida B Balek at New Rochelle, N Y. Mts \$7,000. Jan 3. Jan 5, 1911. 12:3345. nom
 Intervale av, e s, 143.10 n Westchester av, 50x100, vacant. Pauline Knauss et al to Hannah Graff, 261 W 128th st. Mt \$10,000. Jan 3. Jan 4, 1911. 10:2699. O C & 100
 Katonah av, w s, 25 n 241st st, 75x85, except part for Mt Vernon av, vacant. Richd P Cunneen to Alice Cunneen, 241st st & Katonah av. Jan 4. Jan 5, 1911. 12:3381. nom
 Longfellow av, No 1538, e s, 175 n 172d st, 25x100, 2-sty bk dwg. Longfellow Constn Co to Vincenzo Di Pace, 2248 1st av. Mt \$6,000. Jan 3. Jan 5, 1911. 11:3009. 100
 Lind av, e s, 213.4 n 169th st, 50x100, vacant. Patrick Duffy to Lizzie Duffy, 6 Jones st. Oct 1. Dec 30, 1910. 9:2532. nom
 *Maitland av, n s, 253 e Old road, 25x100, Westchester. Mary A Wardlow to Joseph Kerbert, 448 E 149th st. Jan 4, 1911. O C & 100
 Macombs road, w s, 75.9 n 175th st, runs n 75 x w 123.10 x s 51.3 x e 25.9 x s 25.6 x e 101.11 to beg, vacant. Chas E Dowdall to Louise D Dowdall his wife, 2225 Aqueduct av, Dec 29. Jan 4, 1911. 11:2876. nom
 Morris av, No 890, e s, 75 s 162d st, 25x100, 3-sty fr tnt & str. Mt \$6,500.
 *Baisley av | s e cor Fairfax av, 100x100.
 Fairfax av | Louis Becker to Jno D Harder, 73 Lenox av. Jan 3. Jan 5, 1911. 9:2421. nom
 Same property. Jno D Harder to Louis Becker & Rebecka his wife joint tenants, 893 Morris av, 1st parcel sub to mort \$6,500. Jan 3. Jan 5, 1911. 9:2421 & *. nom
 Marion av, No 2776, e s, abt 100 n 197th st, 25x94, 2-sty fr dwg. Henry R Murray to Jas E Milligan, 129 W 98th st. Mt \$2,100. Dec 28. Jan 5, 1911. 12:3283. O C & 100
 *Nereid av | s w cor Mathilda st or av, 50x100. Harry McGlade Mathilda st | to Frederick Sparkman, 342 E 146th st. Dec 29. Dec 31, 1910. Mt \$2,150. nom
 *Pier av | n w cor Middletown road, runs n 175 x s w Middletown road | 150 x s 25 x w 40 to Middletown road, x e 30 to beg. Bankers Realty & Security Co to Theodore Werner. Mch 18. Dec 31, 1910. O C & 100
 Pelham av, Nos 611 to 617, n s, 50.11 w Hughes av, 76.5x100, two 5-sty bk tnts & str. Levoli Const Co to Tony Velo, 230 1st av. Mts \$31,000 & all liens. Dec 29. Dec 30, 1910. 12:3273. 100
 Prospect av, w s, 50 n 167th st, 75x100, vacant. Ida J wife of & G H Schuler to Harrison B Schuler, 200 Park av, Baltimore, Md. Mt \$13,500. Apr 7, 1909. Dec 31, 1910. 10:2680. O C & 100
 Prospect av, Nos 2446 & 2448, e s, 460 n 187th st, runs e 95 x n 34 x n e 6.5 x w 98.5 to av x s 40 to beginning, two 2-sty bk dwgs. Wm H Rath EXR Adam Rath to Grace E Brady, 152 Lex av. Mts \$12,000 & all liens. Nov 7. Jan 3, 1911. 11:3115. 1,750
 Park av, Nos 4282 & 4284, e s, 217.4 s 179th st, 41.4x100, 5-sty bk tnt. Henry Cleland to Wm Keil, 122 Fisher av, White Plains, N Y. Mt \$30,000. Dec 29. Jan 3, 1911. 11:3035. O C & 100
 *Pilgrim av, w s, 195 n Pelham rd, 25x100, Westchester. Regent Realty Co to Alice A Mangin, 469 E 145th st. All liens. Jan 4. Jan 5, 1911. nom

Brooklyn
L. I. City
New York
Hoboken
Bayonne
Staten Island
New Jersey

DEEP WATER-FRONT.

BULKHEADS WITH PIER PRIVILEGES FOR RENT
FACTORIES, FACTORY SITES, RAIL CONNECTIONS
CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.

East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic River

Park av, No 4463, w s, 129 s 182d st, 18x87.10x18x87.2, 2-sty fr dwg. Cath A McArdle to Mary C Morgan, 4463 Park av. Jan 3. Jan 5, 1911. 11:3030. nom

Same property. Mary C Morgan to Cath A wife of & Francis L McArdle, 4463 Park av. Jan 3. Jan 5, 1911. 11:3030. nom

*Penfield av | s e cor Baker av, 46.7x103x21x101.2, Wakefield. Baker av | Jno E Sheehan to Edw Fisher, 229 W 115th st. 1/2 part. Mt \$1,400. Dec 23. Dec 31, 1910. O C & 100

Ryer av, Nos 2181 to 2185, w s, 203.4 n 181st st, & being part lot 199 map Prospect Hill estate at Fordham, begins at n line of lot 200, runs w 120.9 to point 148.6 e Av C x n 50 to lot 198 x e 125 x s 50.2 to beginning, except part for Ryer av, three 3-sty fr tn'ts. Jas T Murray to Thos P Howley, 421 W 34th st. All liens. Jan 4. Jan 5, 1911. 11:3157. O C & 100

*St Lawrence av, w s, 281.4 s West Farms rd, 25x100. Francis M McBride & ano by Susan McManus GDN to Violet Graham, 71 St Lawrence av. All title. Jan 4. Jan 5, 1911. 700

Southern Boulevard, No 1765, w s, 200 s Crotona Park East, 25x 130.1, 5-sty bk tnt & str. Moorehead Realty & Const Co, 415 E 140th st to Thos P Concannon, 1019 Stebbins av. Mt \$22,500. Dec 29. Dec 30, 1910. 11:2940. O C & 100

Southern Boulevard, No 1505, w s, 412.5 n Jennings st, 37.6x100, 5-sty bk tnt & str. Martha Realty Co to Otilie Zalkind, 890 Irvine st. Mts \$40,500. Dec 30. Dec 31, 1910. 11:2977. nom

Spuyten Duyvil Parkway, n s, part lot 15 map of David Banks, Jr, at Moshulu, begins 50 e from w s lot 15, runs n 90.7 x e — to point 125 e from w s lot 15 x s 91.7 to Parkway x w — to beginning, with all title to lands in said Parkway & in Delafield av, Thompson Terrace & Livingston st. Jennie V wife John Kennedy to City Real Estate Co, 176 Bway. Mt \$3,000. Jan 3, 1911. 13:3415. 100

Southern Boulevard, w s, 150.1 n Crotona Park East, 50x100, vacant. Michl Burke to City of N Y. Jan 3, 1911. 11:2942. 14,089.70

Tibbett av, w s, 135 s 246th st, & being plot 13 blk 18 map (No 1470) of Fieldston, 60.2x100x70x100.1, vacant. Delafield Estate to Albert E Wheeler & Jennie S his wife as joint tenants, 420 W 160th st. All liens. Dec 31. Jan 3, 1911. 13:3415. 100

Trinity av | w s, 160.10 s Westchester av, at s s Terrace pl, runs Terrace pl | s 348.7 x w 207.4 to e s Park st x n 174.1 to s s Park st | Terrace pl x n e 246.5 x e still along pl 32.10 to beginning, vacant. Joseph Goldstein to Clinton Holding Co, 132 Nassau st. Mt \$27,500 & all liens. Dec 24, 1907. Jan 3, 1911. 10:2623. nom

Tibbett av, the land within lines of said av between West 236th & West 240th sts, abt 960 ft in length, vacant. Louisa Dash to City of N Y. All title. B & S & C a G. June 1. Jan 5, 1911. 13:3406; 3414. omitted

Same property. Release mt. Chas L Bininger to same. Sept 19. Jan 5, 1911. 13:3406 & 3414. nom

Undercliff av, e s, 736.7 n 176th st, 150x167x151.6x—, vacant. Undercliff Realty Co to Clinton Holding Co, 132 Nassau st. Mts \$11,500 & all liens. Nov 10. Jan 3, 1911. 11:2880. O C & 100

Union av, No 1144, e s, 113.11 s Home st, 18.9x100, 3-sty fr tnt. Patrick Jones to Mary wife Patrick Jones, 1144 Union av. Mt \$5,000. Dec 28. Dec 30, 1910. 10:2680. nom

Union av, No 859, w s, 25 s 161st st, 25.6x100, except part for av, 3-sty fr tnt & str. Theo Sattler & Bertha his wife to Richard Koppen & Katie his wife, 859 Union av. Jan 3. Jan 4, 1911. 10:2667. nom

Same property. Richard Koppen & Katie his wife to Theo Sattler, 306 W 102d st. Jan 3. Jan 4, 1911. 10:2667. nom

*Vincent av, e s, 100.3 n La Salle av, 50x83.5x50x81.9. Lewis H Wolf to Frieda Wolf, 47 St Nicholas av. Dec 27. Dec 30, 1910. O C & 100

Vyse av, No 2121, w s, 100 s 181st st, 25x100, 3-sty bk dwg. Robert Ghamas to Margaret Ghamas, 2119 Vyse av. Mt \$2,500. Dec 28. Jan 3, 1911. 11:3128. O C & 100

Valentine av, No 2827, w s, 54.1 n 197th st, 18x81x18x82, 3-sty bk dwg. Release mt. Paragon Mortgage Co to Philip Cahill, 2825 Valentine av. Dec 31. Jan 3, 1911. 12:3304. O C & 100

Vyse av, No 1462, e s, 50 n Jennings st, 18.9x100, 2-sty fr dwg. Rose Meadoff to Anshel Garmise. All liens. Jan 22, 1909. Jan 5, 1911. 11:2995. nom

*White Plains road | s w cor Jackson av, 52.9x51.10x50x68.7. G Jackson av | Pasquale D'Auria to Filomena wife of G Pasquale D'Auria, 2113 Belmont av. Nov 7. Jan 5, 1911. O C & 100

Webster av | n e cor 203d st, late Signal pl, 75x100. Signal pl | 203th st, late Signal pl, e s, 125 s Webster av, runs s 87.8 to lands N Y C & H R R R x e 33.11 x s 13.1 x n e 66.7 x n 92.1 x w 100 to beg, vacant. Benj A Polhemus to Georgia A McDonald, 1 W 72d st. Mt \$5,000. Jan 5, 1911. 12:3330. O C & 100

Webster av, n s, 125 w Woodlawn road, late Scott av, 50x120, vacant. Sadie H Jacobs to Harry Harris, 848 Manida st. Mt \$4,000. Dec 31. Jan 3, 1911. 12:3331. nom

Washington av, No 1308, e s, 123 n 169th st, 25.7x106x25.7x 105.5, 1-sty fr club house. Rudolph Deibel to Louis Vallenstein, 36 W 113th st, Matilda Monness, 25 W 111th st, & Hyman Rosenthal, 59 E 95th st. Mt \$2,250. Dec 30. Dec 31, 1910. 11:2910. 100

Willis av, No 370, e s, 130 n 142d st, 20x100, 3-sty & b bk dwg. Gertrude I wife Josiah D Grummon to Saml P Watson, 157 W 82d st. Mt \$10,000. Dec 29. Dec 30, 1910. 9:2287. nom

Washington av, No 1683, w s, 25 n 173d st, 25x90, 4-sty bk tnt. Jonas Weil to Fanny Gruen, 401 E 52d st. Dec 19. Dec 31, 1910. 11:2906. 100

*Watson av | s w cor Havemeyer av, 205x108, Unionport. Michl Havemeyer av | E Devlin to Fredk A Wurzbach, 381 E 165th st. Mts \$12,000. Dec 20. Jan 4, 1911. O C & 100

*Lot 16A map (No 1108B) subdivision portion of Penfield property at Wakefield. Domineck Leggiere to Amy V Leggiere, 58 North 4th av, Mt Vernon, N Y. All liens. Q C. Dec 23. Dec 30, 1910. nom

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.

Dec. 30, 31, Jan. 3, 4 and 5.

BOROUGH OF MANHATTAN.

Church st, Nos 204 & 206 | s w cor Thomas st, store & basement. Thomas st | Emily H Chrystie to John F & Edw E Buell, at Jersey City, N J; 4 2-12 yrs, from Dec 1, 1910. Jan 3, 1911. 1:147..... 4,000

Church st, Nos 204 & 206 | s w cor Thomas st. Assign lease. Edwd Thomas st | E Buell to John F Buell, 606 E 84th st. All title. Dec 6, 1910. Jan 3, 1911. 1:147..... nom

Division st, No 112, all except basement. S Sharlin to Sam Rosenberg, 114 Division st; 5 yrs, 4 months, from Jan 1, 1911. Dec 24, 1910. Dec 31, 1910. 1:294..... 1,800

Front st, No 65, all. Preferred City Real Estate Co to Wm B Harris Co, 167 Front st; 10 yrs, from May 1, 1911. Jan 5, 1911. 1:34..... 2,500

Houston st, No 119 E | cor store & basement. Frieda Hart to Vin-Chrystie st, No 232 | cent Damiano, 335 Pleasant av; 9 4-12 yrs, from Jan 1, 1911. Jan 4, 1911. 2:422..... 2,100 & 2,400

Jones st, No 6. Assign lease. Patrick Duffy to Lizzie Duffy, 6 Jones st. Oct 1. Dec 30, 1910. 2:590..... nom

Mangin st, Nos 22-24, all. Louis Sackin & ano to Sarah & Marks Cohn, 106 Goerck st; 3 yrs, from Dec 1, 1910. Jan 3, 1911. 2:322..... 4,500

Madison st, Nos 299 & 301 | cor Montgomery st. Re-assign lease. Montgomery st | Davies J Marshall to David Pinkel, 1730 70th st, Bklyn. All title. Mt \$1,200. Dec 27. Jan 3, 1911. 1:268..... nom

Orchard st, No 133. Re-assign lease. John D Haase to Harry Wolf & David Grossman, both at 222 Broome st. All title. Mt \$1,850. Dec 27. Jan 3, 1911. 2:415..... nom

Prince st, No 8, west store & b. Michele Faruolo & ano to Vito Mione, 202 Elizabeth st, & Vito Vasile, 208 Prince st; 5 yrs, from May 1, 1911. Jan 3, 1911. 2:492..... 840

7th st, No 15, str. Cath McSorley to Wm J McSorley, 15 7th st; 5 yrs, from Jan 1, 1911. Jan 5, 1911. 2:463..... 1,300

11th st, Nos 119 to 125 E. Assign lease. Chas Wanderman & ano to Webster Hall Co. All title. Dec 5. Dec 31, 1910. 2:556..... nom

14th st, Nos 116 & 118 W, 1st loft. Henry A Dix & Sons Co, to Magazine & Book Co, 116 W 14th st; 3 yrs, from Feb 1, 1911. Jan 5, 1911. 2:609..... 3,000

19th st, No 455, n s, 150 e 10th av, 25x91.11. Assign lease. Albert E Straker (Casimir de R Moore consents) to Leasehold Improvement Co, 191 9th av. Dec 30. Dec 31, 1910. 3:717..... nom

19th st, No 455, n s, 150 e 10th av, 25x91.11, the land. Casimir de R Moore to Albert E Straker, 313 W 127th st; 21 yrs, from Dec 1, 1910, with 21 yrs option of renewal. Dec 1. Dec 31, 1910. 3:717..... taxes, &c, & 260 to 700

20th st, No 26 W. Leasehold. Agreement as to management under lease, &c. Saml N Katz with Hyman L Laster, 25 W 20th st. Dec 13. Jan 3, 1911. 3:821..... nom

20th st, No 26 W, all. Bertha K Bartlett to Samuel N Katz, 1556 51st st, Bklyn; 21 yrs, from Nov 23, 1910. Jan 4, 1911. 3:821..... taxes, &c, & 3,800 to 5,000

24th st, Nos 30 & 32 W, store & basement. Marmac Construction Co to The Mosaic Tile Co, at Zanesville, Ohio; 4 9-12 yrs, from May 1, 1911. Jan 4, 1911. 3:825..... 4,100 to 4,350

34th st, No 140 E, all. Mary C Brown to Chas Hibson, 4 11-12 yrs, from Nov 1, 1910. Jan 3, 1911. 3:889..... 3,100

39th st, Nos 323 & 325 E, shop in rear & runway leading thereto. Geo J Roberts & Bros to Bernard J Keegan, 325 E 39th st; 3 yrs, from Jan 15, 1911. Dec 30, 1910. 3:945..... 720

45th st, No 432 W. Assign lease. Pietro Massari to Nellie Morgan, 501 W 45th st. Dec 14. Jan 5, 1911. 4:1054..... nom

52d st, No 234 W, front basement & front room on parlor floor. Jane Sherman to Anna Shapera, 765 8th av; 2 yrs, from Oct 1, 1910. Dec 30, 1910. 4:1023..... 840 & 900

54th st, No 338 E, all. Emanuel Eschwege to Florence Caldarelli, 110 Skillman st, Bklyn; 3 yrs, from Dec 1, 1910. Jan 5, 1911. 5:1346..... 1,600

84th st, No 216 W. Assign lease. John A Kernohan to Geo D Taylor, 216 W 84th st. Jan 3, 1911. 4:1231..... nom

Same property. Assign lease. Geo D Taylor to Solomon Beringer, 216 W 84th st. Nov 26. Jan 3, 1911. 4:1231..... nom

Same property. Assign lease. Solomon Beringer to Jos Zwich, 216 W 84th st. Dec 30. Jan 3, 1911. 4:1231..... nom

107th st, n s, 57 e Park av, 135x100.6, the large hall in bldg. Halpern Bros Co to Elias Baker, 1579 Mad av; the Jewish holidays only, from Sept 17, 1911, to Oct 2, 1911, for term, \$1,650. Jan 3, 1911. 6:1635.....

109th st, Nos 56 & 58 E, 3-sty bk stable, 50x90. Martin Lyons to Chas Rosenthal. Oct 14, 1909; 5 yrs, from Nov 1, 1909. Jan 4, 1911. 6:1614..... 4,400

Same property. Assign lease. Chas Rosenthal to Nabatof Bros & Kolnik. All title. Dec 30, 1910. Jan 4, 1911. 6:1614..... nom

109th st, No 70 W. Assign lease. Morris Meisenberg, 69 W 109th st, to Samuel Halbreich, 115 Cherry st. June 12. Jan 4, 1911. 7:1844..... nom

Columbus av | n e cor 89th st, store. Assign lease. John C Wil-89th st | lenbrock to Henry Mahnken, 624 Columbus av. Dec 16. Jan 4, 1911. 4:1203..... nom

Columbus av | n e cor 89th st, store. Louis Vogel & ano to John 89th st | C Willenbrock & Henry Mahnken. Mar 8, 1906; from completion of alterations to May 1, 1916. Jan 4, 1911. 4:1203..... 2,250 & 2,400

Convent av, e s, bet 129th st, & 130th sts, being 1st str s of entrance to St Agnes Court. Manhattan Leasing Co to Henry Lenzen on premises; 5 yrs, from Oct 1, 1910. Jan 5, 1911. 7:1969..... 900 to 1,200

Lexington av | s w cor 125th st. Surrender lease. Harry Levey to 125th st | Lewis Hopner, of Bklyn, N Y. Nov 18. Dec 30, 1910. 6:1773..... O C & 100

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS

**239 VERNON AVENUE
LONG ISLAND CITY NEW YORK**

Lexington av, No 641, all. Saml Woolverton TRUSTEE Ann E Cairns to Rosa Schwartz, 641 Lex av; 5 yrs, from May 1, 1911. Jan 3, 1911. 5:1309..... 2,200
 3d av, No 2062. Assign lease. Benj M Abraham to H Koehler & Co, 501 1st av. Jan 31. Dec 30, 1910. 6:1640..... nom
 3d av, No 2062, corner store, 15x59x23x59, & part cellar. John H Degelman to Benj M Abraham, of Borough of Queens; 5 yrs, from Feb 1, 1910. Dec 30, 1910. 6:1640.....1,500 & 1,800
 3d av, No 664, all. Jacob Morch EXR, &c, Anna M Rothmann to Lena Labes, 664 3d av; 4 yrs, from May 1, 1911. Jan 5, 1911. 5:1297..... 2,220
 8th av, No 414. Assign lease. Jos F Murphy to Jno H Wolfram, 414 8th av. Dec 15. Jan 5, 1911. 3:780..... nom
 8th av, No 2741, store & cellar. Abraham Arndt to Wm Mullarkey, 171 W 99th st; 5 yrs, from Jan 1, 1911. Dec 30, 1910. 8:2045..... 1,200 & 1,800
 8th av, No 750 in 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 bk bldg & str.
 Leasehold. FORECLOS, Dec 2, 1910. Geo Haas referee to Leo B Weisl, 71 E 92d st. Jan 3, 1911. 4:1018..... 45,000
 11th av or in e cor 20th st. Re-assign lease. Arthur Marginal st, No 120 G Freeland to John Brennan, 375 W 46th st. All title. Mt \$6,000. Dec 28. Jan 3, 1911. 3:692..... nom

BOROUGH OF THE BRONX.

134th st, No 252 E, 25x100, all. Ella E Foxwell to Benj Pfifferling, 2448 3d av; 5 yrs, from Dec 1, 1910. Dec 30, 1910. 9:2317..... 540
 144th st, Nos 226 & 228 E, 5-sty factory. Kate C Clark to Columbia Metal Box Co, 1955 Park av; 10 yrs, from Feb 1, 1911 (with option to purchase for \$38,000 before Jan 1, 1912). Jan 4, 1911. 9:2340..... 3,800
 Belmont av, No 2121 | s w cor 181st st, Subordination of lease to 181st st | mt for \$40,000. Checchina Carucci & Minnie Soskin with Helene Fuld. Dec 22. Dec 30, 1910. 11:3081..... nom
 Bedford Park Boulevard, No 352, all. C N Shurman Investing Co to Wm H Bogart, 352 E 200th st; 3 yrs, from Oct 1, 1910. Jan 4, 1911. 12:3284..... 900
 Longwood av, No 938, 1st str with bakery underneath, also basement to store No 3. James Blewett to Max Nowak, 811 Kelly st; 7 1/2 yrs, from Oct 1, 1910. Jan 3, 1911. 10:2701.....1,320
 Melrose av, No 769 | n w cor 157th st, str & part basement. Sophia 157th st | Braun to Bernhard Greenebaum, 398 E 158th st; 3 yrs, from Feb 1, 1911. Jan 3, 1911. 9:2404..... 480
 Prospect av, No 901, w s, 263 n 161st st, str. Henry Acker to Benj Gibbs, 901 Prospect av; 5 yrs, from Jan 1, 1910. Jan 5, 1911. 10:2677..... 1,200
 Prospect av, No 903, str. Henry Acker to Adelaide Mentz, 903 Prospect av; 5 yrs, from Feb 1, 1910. Jan 5, 1911. 10:2677..... 1,200
 Riverdale av | s w cor River st, 241x301x262.8 to st x262, all. Lena River st | Crawford et al to Edward Bame, Flats road, Harrington, N J; 5 yrs, from Oct 1, 1910. Dec 30, 1910. 13:3424..... per month 155 to 175
 3d av, Nos 2789 to 2793, 50x70x52x62, s s. J & M Haffen to Long's Hat Stores, Inc, 66 Delancey st; 3 yrs, from May 1, 1911. Jan 4, 1911. 9:2327..... 4,200

Brandt, Albert to Christina L Kruse, 2443 Grand av. 82d st, No 511, n s, 177.4 e Av A, 29.8x102.2. Jan 5, 1911, 5yrs, 5%. 5:-1579. 12,750
 Bodine, Peter with TITLE GUARANTEE & TRUST CO, 176 Bway. 47th st, No 26 W. Subordination agreement. Jan 3, Jan 4, 1911. 5:1262. nom
 Barney, Lilly W to TITLE INS CO of N Y, 135 Bway. 74th st, No 155, n s, 142.11 e Ams av, 21.3x102.2. Dec 30, due Jan 3, 1914, 4 1/2%. Jan 3, 1911. 4:1146. 16,000
 Barthold, Rodolfo G to Saml Woolverton, at Scarsdale, N Y, trustee Ann E Cairns. 89th st, No 60, s s, 200 e Col av, 20x100.8. All title to strip on s. Jan 3, 1911, 3 yrs, 4 1/2%. 4:1202. 24,000
 Behrend, Bernhard M & Monroe M to Annie S Arnold at Islip, N Y. 118th st, No 59, n s, 150 e Mad av, 30x100.11. Jan 4, 1911, 5 yrs, 4 1/2%. 6:1745. 21,000
 Bartlett, Helen M wife John H, of Greenport, N Y, to Fannie K Koss, 628 West End av. 8th av, No 346, e s. 63.8 n 27th st, 19.7x82. Jan 4, 1911, 3 yrs, 5%. 3:777. 10,000
 Berlin, Isaac to LAWYERS TITLE INS & TRUST CO, 13th st. No 514, s s, 196 e Av A, 25x103.3. P M. Dec 30, 1910, 3 yrs, 5%. 2:406. 13,500
 Berls, Wm L & Herman Schumacher to Peter Dohm, 324 W 115th st. 63d st, No 120, s s, 300 w Col av, 25x100.5. Dec 29, due Jan 1, 1916, 5%. Dec 30, 1910. 4:1134. 22,500
 Barney Estate Co to Presbyterian Home for Aged Women, 49 E 73d st. Park av, No 705, e s, 40.5 n 69th st, 20x88.11. Dec 20, 3 yrs, 5%. Dec 31, 1910. 5:1404. 45,000
 Same to same. Same property. Certificate as to above mt. Dec 22. Dec 31, 1910. 5:1404. —
 Brown Bros, Inc, owners & builders, a corpn, to John S Heep, 267 W 134th st. 158th st, n s, 150 w Bway, runs n 115 x w 75 x s 97.6 to e s Riverside Drive x s 23.3 to 158th st x e 59.7 to beginning. Dec 30, 1910, due, &c, as per bond. 8:2136. 245,000
 Same to same. Same property. Certificate as to above mt. Dec 30, 1910. 8:2136. —
 Becker, C Adelbert to LAWYERS TITLE INS & TRUST CO, 160 Bway. 10th st, No 48, s s, 300.5 s e 6th av, 21.6x92.3. Dec 31, 3 yrs, 5%. Jan 3, 1911. 2:573. 15,000
 Beckman, Isabella, 38 E 76th st, with Otto Boden, 1326 3d av. 77th st, No 434, s s, 150 w Av A, 25x59.5x25.4x63.6. Extension of \$6,000 mt until Dec 16, 1913, at 5 1/2%. Dec 29. Jan 5, 1911. 5:1471. nom
 Cohen, William to Caroline Herrlich, 251 Hewes st, Bklyn, N Y. 10th st, No 381, n s, 208 w Av C, 25x94.9. P M. Prior mt \$—. Jan 3, 1911, 5 yrs, 5%. 2:393. 11,000
 Congregation Kehilath Jeshurun, a corpn, to Fredk Feuring, 16 Van Deventer av, Princeton, N J, et al exrs Philip Feuring. 85th st, No 123, n s, 101.2 w Lex av, 17x102.2. P M. Dec 31, 5 yrs, 5%. Jan 3, 1911. 5:1514. 14,000
 Coleman, Michl to EQUITABLE LIFE ASSUR SOC of the U S, 120 Bway. 52d st, Nos 136 to 146, s s, 150 e 7th av, 150x100.5. Dec 29, due Jan 1, 1912, 5%. Dec 30, 1910. 4:1004. 350,000
 Corbitt, Geo, 197 Monroe st, to Grover A Whalen, 234 W 103d st. 94th st, No 128, s s, 230 e Park av, 20x100.8. Dec 30, 1910, 2 yrs, 5%. 5:1522. 13,000
 Coles, Wm F, at Hendersonville, N C, to N Y LIFE INS & TRUST CO, 52 Wall st. South st, No 1, n e cor Whitehall st, Nos 59 to 64, 43.4x108x40.7x107.3. 1/4 part. Prior mt \$20,000. Dec 22, due Apr 26, 1912, 4 1/2%. Jan 3, 1911. 1:4. 2,500
 Carlin (P J) Const Co, 16 E 23d st, to METROPOLITAN LIFE INS Co, 1 Mad av. Vestry st, Nos 65 to 69, s e cor West st. No 260 to 263, 101.7x75.2x102.6x75.9. Jan 4, 1911, due Oct 1, 1915, 6%, until completion of bldg, & 5 1/2% thereafter. 1:218. 160,000
 Same to same. Same property. Certificate as to above mt. Jan 4, 1911. 1:218. —
 City Equity Co to Ambrose G Todd guardian. Certificate as to mt for \$10,000 covering land in Kings Co. Dec 21. Jan 4, 1911. Misc. —
 CENTRAL TRUST CO of N Y with Mary S Taylor, 120 E 67th st. 113th st, Nos 502 & 504, s s, 85 w Ams av, 54.1x100.11. Extension of \$25,000 mt until Jan 1, 1916, at 5%. Dec 30. Jan 4, 1911. 7:1884. nom
 CENTRAL TRUST CO to Mary S Taylor. 113th st, Nos 506 & 508, s s, 139.1 w Ams av, 54.1x100.11. Extension of \$25,000 mt until Jan 1, 1916 at 5%. Dec 30. Jan 4, 1911. 7:1884. nom
 Conkling, Alfred R, 157 E 70th st to Herbert S Schoonmaker, 201 W 127th st. Greene st, No 87 & 89, n w cor Spring st, No 127, 100x25. Dec 28, due &c as per bond. Jan 5, 1911. 2:500. 45,000
 Conkling, Alfred R 157 E 70th st to Herbert S Schoonmaker, 201 W 127th st. West End av, No 246, e s, 92.2 n 71st st, runs e 100 x n 24.6 x w 34.9 x n 0.8 x w 65.3 to av x s 25 to beg. Dec 27, due as per bond. Jan 5, 1911. 4:1163. 30,000
 Congregation Austrio-Hungarian Anshay Sephard to Esperanto Mort Co, 37 Liberty st. Cannon st, No 52, e s, 100 n Delancey st, 25x100. Equal lien with mt for \$3,000. Jan 3, 5 yrs, 5 1/2%. Jan 5, 1911. 2:328. 17,000
 Same to same. Same property. Equal lien with mt for \$17,000. Jan 3, 5 yrs, 5 1/2%. Jan 5, 1911. 2:328. 3,000
 Same to Louis Israelson, 170 W 136th st. Same property. Prior mt \$20,000. Jan 4, installs, 6%. Jan 5, 1911. 2:328. 2,500
 Dacorn Realty Co to State Realty & Mort Co, 11 Pine st. Riverside drive, s e cor 145th st, 100x124.4x99.11x120. Prior mt \$—. Dec 30, 1 yr, 6%. Jan 3, 1911. 7:2091. 2,500
 Same to same. Same property. Certificate as to above mt. Dec 30. Jan 3, 1911. 7:2091. —
 Dickele, Henry to Herman E Kreuder, 411 Rebecca av, Wilkinsburg, Pa. 47th st, No 604, s s, 100 w 11th av, 25x100. P M. Jan 3, 3 yrs, 5%. Jan 4, 1911. 4:1094. 4,500
 Deutsch, Regina to GREENWICH SAVINGS BANK, 246 6th av. 64th st, No 150, s s, 250 e Ams av, 33.4x100.5. Jan 4, 1911, due as per bond. 4:1135. 30,000
 Same & Michl E O'Donovan, 471 Hudson st, with same. Same property. Subordination agreement. Jan 4, 1911. 4:1135. nom
 Davis, David with Thatcher M Adams & ano exrs, &c, Frances C Adams. 116th st, Nos 48 & 52 W. Extension of 2 mts for \$100,000 each until Jan 1, 1916, at 5%. Jan 4, 1911. 6:1599. nom
 Diefenthaler, Geo T to MUTUAL LIFE INS CO of N Y, 34 Nassau st. 102d st, n s, 325 n e 1st av, 428x— to Harlem River x428 x100.11, with all title to land under water of Harlem River adj above. Prior mt \$—. Dec 30, due, &c, as per bond. Dec 31, 1910. 6:1696. 25,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

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

Dec. 30, 31, Jan. 3, 4 and 5.

BOROUGH OF MANHATTAN.

Automobile Club of America, a corpn, to UNION TRUST CO, 80 Bway. 54th st, Nos 247 to 259, n s, 81.3 e 8th av, runs n 62.11 x w 1.3 x n 23.8 x e 20 x n 13.10 x e 112.6 x s 110.5 to st x w 131.3 to beginning; 55th st, Nos 242 to 250, s s, 158.4 e 8th av, 91.8x100.5. Mort or deed of trust. Prior mt \$1,150,000. Dec 1, due Nov 1, 1930, 4%. Dec 30, 1910. 4:1026. gold bonds, 350,000
 Allovon, Maria & Emma E Dux to Clara A Baab, 470 W 153d st. 8th av, Nos 600 to 604, n e cor 39th st, Nos 273 & 275, 50x60.4. Jan 4, 1911, 1 yr, 5%. 3:789. 3,334
 Alfaro, Anna L F, 131 W 130th st with Alice M de Cresti. 130th st, No 131, n s, 366.8 e 7th av, 16.8x99.11. Extension of \$11,000 mt until Jan 1, 1914 at 6%. Dec 29. Jan 3, 1911. 7:1915. nom
 Ackermann, Marie to American Mortgage Co, 31 Nassau st. Washington st, Nos 712 & 714, w s, 50 s 11th st, runs w 32.2 x — 38.1 x s 23.8 x s 23.2 x e 64.8 to Washington st x n 46.1 to beg. Jan 4, 1911, 5 yrs, 5%. 2:637. 16,000
 American Real Estate Co with Thatcher M Adams & Julian W Robbins exrs &c Frances C Adams. 125th st, Nos 67 & 69 W. Extension of mt for \$100,000 to Feb 15, 1916 at 4 3/4%. Jan 5, 1911. 6:1723. nom
 Blau, Jos, 132 W 119th st to Dora Schiffer, 12 E 76th st & ano. Ams av, Nos 718 & 720, s w cor 95th st, Nos 200 & 202, 40.8x100. Jan 3, 5 yrs, 5%. Jan 4, 1911. 4:1242. 70,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

- Drake, Kath F wife Jos J Drake to UNION TRUST CO, 80 Bway, 51st st, No 352, s s, 218 e 9th av, 16x100.5. Dec 30, 1910, 5 yrs, 5%. 4:1041. 10,000
- Davidowitz, Morris & Tony Grun to TITLE GUARANTEE & TRUST CO, 176 Bway, 11th st, Nos 507, n s, 95.6 e Av A, 25x 103.3. Jan 3, 1911, due, &c, as per bond. 2:405. 20,000
- Etagloc Holding Co, 59 William st, to Jacob W Mack, 129 W 75th st, et al exrs, &c, Chas Zinn. Walker st, No 85, s s, 96 e Cortlandt alley, 24x100. P M. Jan 3, 3 yrs, 5%. Jan 4, 1911, 1:195. 42,500
- Elias (Hy) Brewing Co to Anna C W Price, 2 Macdougall st, & ano. Spring st, No 219, n e cor Macdougall st, Nos 2 & 2½, runs e 25 x n e 67.10 x w 22.9 to Macdougall st x s 80.1 to beginning. Dec 28, due, &c, as per bond. Dec 30, 1910. 2:504. 25,000
- Ecke, Lillian, 267 W 122d st, & Jacob Margulis, 65 7th st, with TITLE GUARANTEE & TRUST CO, 176 Bway, 7th st, No 65. Subordination agreement. Jan 3, Jan 4, 1911. 2:449. nom
- Egbert, Kate J to BANK FOR SAVINGS, 22d st, No 314, s s, 180 w 8th av, 20x98.6. Jan 5, 1911, 1 yr, 4½%. 3:745. 2,000
- Evangelical Lutheran Church of the Epiphany, 70-74 E 128th st to Burlock E Rabell, 72 Ashburton av, Yonkers, N Y. 128th st, No 74, s s, 100 w Park av, 20x99.11. Oct 11, 3 yrs, 5%. Jan 5, 1911, 6:1752. 6,750
- Evangelical Lutheran Church of the Epiphany, 70-74 E 128th st to Burlock E Rabell, 72 Ashburton av, Yonkers, N Y. 128th st, No 70 & 72, s s, 120 w Park av, two lots, each, 20x99.11; two mts, each \$6,625. Oct 11, 3 yrs, 5%. Jan 5, 1911. 6:1752. 13,250
- Eells, Mary W with SEAMEN'S BANK FOR SAVINGS, 74 Wall st, West End av, s w cor 80th st, ——. Extension of \$300,000 mt until Nov 15, 1915, at 4½%. Dec 1, Jan 5, 1911. 4:1244. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Eloise F Parker, 439 W 147th st, 147th st, No 431, n s, 347.6 w St Nich av, 27.6x 99.11x50x irreg. Extension of \$24,000 mt until Jan 1, 1916 at 5%. Jan 1, Jan 4, 1911. 7:2062. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Thos Scholes, 8th av, No 2558. Extension of mt for \$16,000 to June 20, 1915 at 5%. June 16, Jan 5, 1911. 7:1942. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Mary A Boylston admr of Jos Boylston, 41st st, No 142 E. Extension of \$5,000 mt until June 20, 1913, 4½%. May 31, Jan 5, 1911. 5:1295. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Herman Ahrens, King st, No 39. Extension of \$20,000 mt until June 20, 1915, at 4½%. May 30, Jan 5, 1911. 2:520. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Marcus Simon & Abraham Weiss, 126th st, No 239 W. Extension of \$12,000 mt until June 20, 1911 at 4½%. June 30, Jan 5, 1911. 7:1932. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Mary C Binnis, 136th st, No 216 W. Extension of \$9,000 mt until June 20, 1911 at 4½%. June 20, Jan 5, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Mary B Ripley, 79th st, No 16 E. Extension of \$75,000 mt until July 1, 1913, at 4½%. July 14, Jan 5, 1911. 5:1393. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Chas A Gould, Spring st, No 77. Extension of \$160,000 mt until June 20, 1911 at 4½%. July 30, Jan 5, 1911. 2:496. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Emma M Wray, 37th st, No 327 & 329 W & 38th st, No 310-328 W. Extension of \$165,000 mt until June 20, 1913 at 4½%. June 29, Jan 5, 1911. 3:761. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Morris Kite, 77th st, No 317 E. Extension of mt for \$9,000 to Oct 1, 1913 at 5%. Sept 13, Jan 5, 1911. 5:1452. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Chas S Hirsch, 72d st, No 259 W. Extension of mt for \$32,500 to July 1, 1913 at 5%. June 28, Jan 5, 1911. 4:1164. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Jno Jardine, 124th st, No 118 W. Extension of mt for \$7,500 to June 20, 1911 at 5%. June 29, Jan 5, 1911. 7:1908. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Bella M Wallach, 138th st, No 208 W. Extension of \$12,000 mt until June 20, 1913 at 4½%. June 1, Jan 5, 1911. 7:2023. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Louis T & Girard Romaine, 76th st, No 237 W. Extension of mt for \$17,000 to June 20, 1911 at 5%. July 30, Jan 5, 1911. 4:1168. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Julia Schwarz, 147th st, No 418 W. Extension of mt for \$7,000 to June 20, 1913, at 5%. June 30, Jan 5, 1911. 7:2061. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Rutgers Realty Co, 31st st, Nos 34 & 36 W. Extension of \$375,000 mt until June 20, 1913 at 4½%. July 1, Jan 5, 1911. 3:832. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Jno Jardine, 124th st, No 116 W. Extension of \$7,500 mt until June 20, 1911 at 4½%. June 29, Jan 5, 1911. 7:1908. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with J W Schneps, 135th st, No 247 W. Extension of \$18,500 mt until June 20, 1913 at 4½%. July 11, Jan 5, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Sidney L Teven, 90th st, No 167 E. Extension of \$12,000 mt until June 20, 1913, at 4½%. June 20, Jan 5, 1911. 5:1519. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Jno T Gibby, Stone st, No 10. Extension of \$23,000 mt until June 20, 1913 at 4½%. July 25, Jan 5, 1911. 1:10. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Lelia Wall, 12th st, No 50 W. Extension of \$14,000 mt until June 20, 1912 at 4½%. June 21, Jan 5, 1911. 2:575. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Mary McKay, 7th av, No 45. Extension of \$5,000 mt until June 20, 1913 at 4½%. June 30, Jan 5, 1911. 2:609. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Morris Glucksmann et al, Bowery, No 211. Extension of \$33,000 mt until June 20, 1913, at 4½%. June 25, Jan 5, 1911. 2:425. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Percy F, Herbert & Ferdinand Salomon, Mad av, No 2103. Extension of \$6,000 mt until June 20, 1911 at 4½%. June 30, Jan 5, 1911. 6:1757. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Harriette N Finch, 136th st, No 260 W. Extension of \$9,000 mt until June 20, 1913 at 5%. June 22, Jan 5, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Easter Realty Co, 110th st, No 163 E. Extension of \$9,000 mt until June 20, 1913 at 4½%. May 31, Jan 5, 1911. 6:1638. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Martha C Holly, 103d st, No 306 W. Extension of \$12,000 mt until June 20, 1911 at 4½%. May 30, Jan 5, 1911. 7:1890. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Mary A Coughlin exr of Patk H Coughlin, 114th st, No 67 E. Extension of \$13,000 mt until June 20, 1911 at 4½%. June 24, Jan 5, 1911. 6:1620. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with The Wendell & Evans Co, Charlton st, No 1-7. Extension of \$5,500 mt until Oct 1, 1911 at 5%. Sept 14, Jan 5, 1911. 2:519. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Aaron Goodman, 6 Beekman pl, 3d av, Nos 267-277. Extension of mt for \$110,000 to Mar 15, 1913 at 4½%. Nov 17, Jan 5, 1911. 3:902. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Mary E Robertson, 7th av, No 73. Extension of mt for \$9,500 to June 20, 1913 at 5%. June 18, Jan 5, 1911. 3:790. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Christina Bartels, 10th av, No 402. Extension of mt for \$9,500 to June 20, 1913 at 5%. May 31, Jan 5, 1911. 3:730. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Sabine Walter, 91st st, No 57 W. Extension of mt for \$11,000 to June 20, 1913 at 5%. June 29, Jan 5, 1911. 4:1205. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Christina Cook by Valentine Cook Jr & J Arthur Fischer committee, 40th st, Nos 104 & 106 W. Extension of mt for \$50,000 to June 20, 1911 at 5%. June 20, Jan 5, 1911. 3:815. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Richd T Dana, 127th st, Nos 238 & 240 W. Extension of \$6,000 mt until June 20, 1913, at 4½%. Aug 9, Jan 5, 1911. 7:1932. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Josephine G Buckley, 73d st, No 58 E. Extension of \$28,000 mt until June 20, 1913 at 4½%. June 20, Jan 5, 1911. 5:1387. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Thos Scholes, 8th av, No 2556. Extension of \$16,000 mt until June 20, 1913 at 4½%. June 16, Jan 5, 1911. 7:1942. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Amalia Kahn, 50th st, No 360 E. Extension of \$7,000 mt until June 20, 1913, at 4½%. June 17, Jan 5, 1911. 5:1342. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Emma L Taylor, 136th st, No 253 W. Extension of \$8,000 mt until June 20, 1913, 4½%. June 30, Jan 5, 1911. 7:1942. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Easter Realty Co, 110th st, No 161 E. Extension of \$9,000 mt until June 20, 1913 at 4½%. May 31, Jan 5, 1911. 6:1638. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Easter Realty Co, 110th st, No 167 E. Extension of \$9,000 mt until June 20, 1913 at 4½%. May 31, Jan 5, 1911. 6:1638. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Herman Joveshof, 136th st, No 258 W. Extension of \$9,000 mt until June 20, 1911 at 4½%. June 20, Jan 5, 1911. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Easter Realty Co, 110th st, No 169 E. Extension of \$9,000 mt until June 20, 1913 at 4½%. May 31, Jan 5, 1911. 6:1638. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Theo A L Davis, 18th st, No 215 W. Extension of mt for \$13,000 to June 20, 1913 at 5%. June 15, Jan 5, 1911. 3:768. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Geo E Doty, 8th av, No 579. Extension of mt for \$11,000 to June 20, 1911 at 5%. June 17, Jan 5, 1911. 3:762. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Jno L Du Fais as trustee, 82d st, No 307 W. Extension of mt for \$16,000 to June 20, 1913 at 5%. June 17, Jan 5, 1911. 4:1245. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Easter Realty Co, 110th st, No 171 E. Extension of \$9,000 mt until June 20, 1913 at 4½%. May 31, Jan 5, 1911. 6:1638. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Kath Kevenev, 52d st, No 29 W. Extension of \$28,000 mt until June 20, 1913 at 4½%. Jan 30, Jan 5, 1911. 5:1268. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Jno C Clark, 77th st, No 306 W. Extension of \$10,000 mt until June 20, 1913 at 5%. July 18, Jan 5, 1911. 4:1185. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Eliz P Skinner, 76th st, No 314 W. Extension of \$7,000 mt until June 20, 1913 at 5%. June 30, Jan 5, 1911. 4:1185. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Easter Realty Co, 110th st, No 165 E. Extension of \$9,000 mt until June 20, 1913 at 4½%. May 31, Jan 5, 1911. 6:1634. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Chas A Gould, Houston st, No 11 & 13 W. Extension of \$270,000 mt until June 20, 1911 at 4½%. July 30, Jan 5, 1911. 2:512. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Anna W Hornthal & Sarah Weissman, Bowery, No 262 & 262½. Extension of \$33,000 mt until June 20, 1913, at 4½%. June 30, Jan 5, 1911. 2:507. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Geo A Plimpton, 25th st, No 43 E. Extension of \$45,000 mt until June 20, 1911 at 4½%. June 30, 1910, Jan 5, 1911. 3:855. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Jos Guinet, Bway, No 520 & 522. Extension of \$300,000 mt until July 1, 1913 at 4%. Jan 5, 1911. 2:483. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Mabel R Blumenthal, 118th st, No 149 W. Extension of \$12,000 mt until June 20, 1913 at 4½%. June 20, Jan 5, 1911. 7:1903. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Chas A Gould, 5th av, No 126 & 123. Extension of \$700,000 mt until Jan 1, 1913 at 4½%. May 31, Jan 5, 1911. 3:819. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Marv G Barrymore, 54th st, No 208 W. Extension of \$10,000 mt until June 20, 1913 at 4½%. July 30, Jan 5, 1911. 4:1025. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Margaret A Stevens, 58th st, No 126 W. Extension of \$8,000 mt until June 20, 1913 at 4½%. June 30, Jan 5, 1911. 4:1010. nom
- EQUITABLE LIFE ASSUR SOC OF THE U S with Henry Simonsfeld Gustave J Simonsfeld, Salomon Simonsfeld & Millie Gross, 136th st, No 244 W. Extension of \$5,000 mt until June 20, 1913 at 4½%. May 31, Jan 5, 1911. 7:1941. nom

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EQUITABLE LIFE ASSUR SOC OF THE U S with Edw W & Tracy H Harris. 42d st, No 232 E. Extension of \$10,000 mt until June 20, 1913 at 4½%. June 30. Jan 5, 1911. 5:1315. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Mary Abbett Post. 139th st, No 209 W. Extension of \$11,000 mt until Feb 1, 1913, at 4½%. Jan 31, 1910. Jan 5, 1911. 7:2025. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Rebecca M Vanderbeek. St Nich av, No 762. Extension of \$18,000 mt until June 20, 1913 at 4½%. June 30. Jan 5, 1911. 7:2053. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Kate Mayo McCullon. 139th st, No 223 W. Extension of \$11,000 mt until Feb 1, 1911 at 4½%. May 31. Jan 5, 1911. 7:2025. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Emil Bachmann. Manhattan av, No 549. Extension of \$7,000 mt until June 20, 1913 at 4½%. June 17. Jan 5, 1911. 7:1949. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Adelaide M Oppenheimer. 118th st, No 147 W. Extension of \$12,000 mt until June 20, 1913 at 4½%. May 30. Jan 5, 1911. 7:1903. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with George Dambacher. 100th st, No 62 W. Extension of \$14,300 mt until June 20, 1912 at 4½%. Aug 22. Jan 5, 1911. 7:1835. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Agnes Dixon. 128th st, No 107 W. Extension of \$5,000 mt until June 20, 1915, 4½%. June 16. Jan 5, 1911. 7:1913. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Henrietta M Welshusen. 143d st, No 455 W. Extension of \$10,000 mt until June 20, 1911 at 4½%. June 30. Jan 5, 1911. 7:2059. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Louis T & Girard Romaine. 76th st, No 239 W. Extension of \$16,000 mt until June 20, 1911 at 4½%. July 30. Jan 5, 1911. 4:1168. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with F Spencer Halsey. 74th st, No 108 W. Extension of \$6,000 mt until July 1, 1913 at 5%. July 1. Jan 5, 1911. 4:1145. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Marshall E Curry & Sarah C Curry. 83d st, No 115 W. Extension of \$8,500 mt until Dec 1, 1912 at 4½%. Mar 31. Jan 5, 1911. 4:1214. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Chas S McCullough. 139th st, No 227 W. Extension of \$11,000 mt until Feb 1, 1911 at 4½%. May 31. Jan 5, 1911. 7:2025. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Teresa Gounod. 102d st, No 126 W. Extension of \$15,000 mt until June 20, 1911 at 4½%. May 30. Jan 5, 1911. 7:1856. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Agnes G Mossman. 92d st, No 160 W. Extension of \$5,000 mt until June 20, 1913 at 4½%. July 6. Jan 5, 1911. 4:1222. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Emma Britz. 133d st, No 26 W. Extension of \$10,000 mt until June 20, 1913 at 4½%. June 21. Jan 5, 1911. 6:1730. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Henry G Autenrieth. Northern av, e s, plot 4 map of Haven & Buck at Fort Washington, contains 2 263-1,000 acres, with rights to spring, dock, roads, &c. Extension of \$18,000 mt until June 20, 1913, at 4½%. May 23. Jan 5, 1911. 8:2179. nom

Same with same. Same property. Extension of mt for \$4,000 to June 20, 1913, at 5%. May 23. Jan 5, 1911. 8:2179. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Edw F Brandies. 49 Claremont av. Canal st, No 348. Extension of \$18,000 mt until Jan 1, 1913, at 5%. Nov 19. Jan 5, 1911. 1:211. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Laurids B Eske-sen. St Nich av, n e cor 174th st, 89.8x100. Extension of mt for \$24,000 to July 1, 1913, at 6%. June 27. Jan 5, 1911. 8:2131. nom

EQUITABLE LIFE ASSUR SOC of the U S with Hannahett Youngs. 1st av, Nos 616 to 622, n e cor 35th st, 151.3x321.4 to exterior line x153x322.6. Extension of mt for \$100,000 to Dec 1, 1912, at 4½%. Dec 1, 1909. Jan 5, 1911. 3:967. nom

EQUITABLE LIFE ASSUR SOC OF THE U S with Edw H Van Ingen. Bway, Nos 1352 to 1362, n e cor 36th st, Nos 105 & 107, 105.9x197.2 to w s 6th av, Nos 613 to 623, x98.9x159.4. Extension of mt for \$700,000 to June 20, 1913, at 5%. June 27. Jan 5, 1911. 3:812. nom

Falk, Milly E with Peppy Reiss. Av C, Nos 21 & 23. Extension of \$48,000 mt until Jan 3, 1916, at 5%. Dec 15. Jan 4, 1911. 2:385. nom

Fromhagen, Fredk to Pabst Brewing Co, 606 W 49th st. Bway, n e cor 106th st. Saloon lease. Dec 13, demand, 6%. Jan 4, 1911. 7:1878. 4,113

Foster, Sara M with Resi Herskovitz. 114th st, No 46 W. Extension of \$9,000 mt until Jan 3, 1916, at 5½%. Dec 16. Dec 30, 1910. 6:1597. nom

Faber, Eberhard, 40 Davis av, Borough of Richmond, N Y, to Jonas Weil, 36 E 75th st, & ano. Cathedral Parkway, n s, 175 e 8th av, old line, 2 lots, each 62.6x70.11. 2 P M mts, each \$10,000; 2 prior mts, \$— each. Dec 29, due Jan 1, 1912, 6%. Dec 31, 1910. 7:1826. 20,000

Fortieth St Co to Jas W Gerard, 725 5th av, et al trustees Benj S Welles. Park av, No 101, n e cor 40th st, Nos 101 & 103. 98.9x105. P M. Dec 30, 1910, due Jan 25, 1914, 4½%. 5:1295. 635,000

Freeman, Chas H with Isaac Untermyer, 15 E 60th st, et al exrs & Bernard Lowenstein. 178th st, Nos 608 & 610, s s, 150 w St Nich av, 50x99.10. Subordination agreement. Dec 28. Dec 30, 1910. 8:2144. nom

Fritz, Margaret M to Hugh Reilly, 358 W 51st st. 44th st, No 419, n s, 275 w 9th av, 25x100.5. Dec 23, due, &c, as per bond. Jan 3, 1911. 4:1054. 18,000

Greenberg, Jacob, 79 W 119th st, with Adele & Bernard S Oppenheimer, 2345 Bway. Manhattan av, No 457, & 119th st, No 351 W. Extension of mt for \$12,000 to Dec 29, 1915, at 5%. Dec 24. Dec 30, 1910. 7:1946. nom

Greenberg, Jacob with Adele Oppenheimer & Bernard S Oppenheimer, 2345 Bway. Manhattan av, Nos 479, and 120th st, No 350 W. Extension of \$13,500 mt until Dec 29, 1915, at 5%. Dec 24. Dec 30, 1910. 7:1946. nom

GREENWICH SAVINGS BANK with Anna A Murland, 40 E 81st st. 6th av, Nos 375 & 377, n w cor 23d st, No 109, Extension of \$250,000 mt until Dec 28, 1911, at 5%. Dec 28. Dec 31, 1910. 3:799. nom

Galvin, Eliz to Eliza J Williams. Mad av, No 2066, w s, 65.8 n 130th st, 16.8x75. Mar 8, 3 yrs, 5%. Dec 31, 1910. 6:1754. 7,000

Goldsmith, Bella to Isaac Stern, 515 W 110th st. 137th st, No 122, s s, 275 w Lenox av, 25x99.11. Jan 3, 1911, due, &c, as per bond. 7:1921. 22,000

Guerin, Pierre E to TITLE GUARANTEE & TRUST CO, 176 Bway. Jane st, No 27, n s, abt 100 e 4th st, 16.8x60. P M. Jan 3, due, &c, as per bond. Jan 4, 1911. 2:616. 5,500

Green, Max, of Bklyn, N Y, to Leibe Friedman, 27 E 103d st, et al. Forsyth st, No 98, e s, abt 90 n Grand st, 25x100. P M. Prior mt \$24,000. Jan 3, 3 yrs, 6%. Jan 4, 1911. 2:418. 3,000

Gellert, Saml, 743 6th st, to Regina Spira, 205 W 118th st. 6th st, No 748, s s, 133 w Av D, 22x97. P M. Prior mt \$—. Jan 3, 5 yrs, 6%. Jan 4, 1911. 2:375. 4,000

Gens, Frank with TITLE GUARANTEE & TRUST CO, 176 Bway. 7th st, No 65. Subordination agreement. Nov 30. Jan 4, 1911. 2:449. nom

Goldstein, Bertha, 117 W 137th st, to Wm Menke, 331 Central Park West. 137th st, No 126, s s, 325 w Lenox av, 25x99.11. Dec 31, 5 yrs, 5%. Jan 4, 1911. 7:1921. 21,000

Same & Louise M Schutz to Wm Menke, 331 Central Park West. Same property. Subordination agreement. Dec 31. Jan 4, 1911. 7:1921. nom

Gebhard, Emilie, 81 7th st, with Abraham King, 545 W 111th st. 2d av, No 78. Extension of \$18,000 mt until Jan 1, 1914, at 4½%. Dec 29. Jan 4, 1911. 2:446. nom

Greenwood, Isaac J Jr, 2626 Bway to Gertrude J wife Fred Ingraham at Hempstead, N Y. 6th av, No 457, w s, 83.5 n 27th st, runs w 100 x n 25 x e 40 x s 5 x e 60 to av x s 20 to beg; 6th av, No 771, s w cor 44th st, No 100, 25.5x75; 6th av, No 791, s w cor 45th st, No 100, 25.5x60; 14th st, No 214, s s, 250 w 7th av, 25x131.6; Murray st. No 53, n s, 100 e West Bway 25 x100.4. ¼ part. All title. Prior mt \$14,000. Dec 22, due Mar 1, 1911, 6%. Dec 23, 1910. 1:133, 2:618, 3:803, 4:996 & 997. Corrects error in last issue, when last parcel read Murray st, No 53, n s, 100 e Bway, &c. 1,200

Gates, Eliz H, 540 Park av & et al trustees Chas O Gates with Isaac Leader, 1834 Clinton av & Jacob Bloom at 1832 Clinton av. Bleecker st, Nos 259 to 263, e s, 171 n Cornelia st, 54x80.1. Extension of mt for \$50,000 to Nov 1, 1915 at 5%. Dec 15. Jan 3, 1911. 2:590. nom

Gross, Albt B & Max & Wm M Engel to Mary E Pinchot, 1615 Rhode Island av, Washington, D C. 27th st, No 115, n s, 200 w 6th av, 50x98.9. Prior mt \$200,000. Jan 4, due, &c, as per bond. Jan 5, 1911. 3:803. 32,500

Gumpel, Julius & Morris to Flora Ehrmann, 16 E 49th st. 3d av, Nos 2316 & 2318, w s, 24.11 s 126th st, 50x90. Jan 4. 5 yrs, 5%. Jan 5, 1911. 6:1774. 50,000

Same to Samson Lachman, 313 W 106th st, & ano. Same property. Prior mt \$50,000. Jan 4, 5 yrs, 5%. Jan 5, 1911. 6:1774. 5,000

Goldberg, Morris & Nathan Schanupp to Harris D Colt, 14 E 60th st, trustee Edw M Cameron. Willett st, No 61, w s, 175 s Rivington st, 25x100. Jan 4, 5 yrs, 4½%. Jan 5, 1911. 2:338. 24,000

Goldsmith, Theresa, 29 E 79th st, with Arnold Kohn, 18 E 95th st. 7th av, No 1836. Extension of \$50,000 mt until Jan 1, 1916, 5%. Dec 30. Jan 5, 1911. 7:1827. nom

Hafner, Lawrence C with Eugene F Brady, 467 Lafayette av, to UNION DIME SAVINGS BANK, 701 6th av. 50th st, Nos 126 & 128, s s, 325 w 6th av, 50x100.4. Extension of \$25,000 mt until Nov 1, 1913, at 5%. Dec 21. Jan 3, 1911. 4:1002. nom

Heep, Jno S, 267 W 134th st, with N Y LIFE INS CO, 346 Bway. 158th st, n s, 150 w Bway, runs n 115 x w 75 x s 97.6 to e s Riverside Dr x s 23.3 to 158th st x e 59.7 to beg. Agreement as to share ownership in mt. Dec 30. Dec 31, 1910. 8:2136. nom

Hudson Terrace Realty Co to Chas H Stanton, 105 Berkley pl, Bklyn, N Y. Marble Hill av, n e cor 225th st, 117x85x99x86.11. Prior mt \$—. Jan 4, 3 yrs, 6%. Jan 5, 1911. 13:3402. 25,000

Same to same. Same property. Certificate as to above mt. Jan 4. Jan 5, 1911. 13:3402. —

Hastings, Mary E to Moses Misch. 130th st, No 168, s s, 96 e 7th av, 20x99.11. Extension of \$10,000 mt until Dec 24, 1913, at 4½%. Dec 30, 1910. 7:1914. nom

Hopper, Lewis to BANK FOR SAVINGS, 280 4th av. Lex av, Nos 2056 to 2060, s w cor 125th st, Nos 132 & 134, 100.11x32.5, all title to strip 2.8 adj above on w. Dec 30, 1910, 1 yr, 4½%. 6:1773. 15,000

Hartigan, Mary I to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 124th st, No 71, n s, 125 w Park av, 17.6x100.11. Prior mt \$—. Dec 30, 1910, 3 yrs, 5%. 6:1749. 2,000

Hamburger, Bessie to Max Hamburger, 54 E 124th st. 14th st, Nos 526 & 528, s s, 371 e Av A, 50x103.3. Prior mt \$—. Jan 3, 1911, 2 yrs, 4½%. 2:407. 3,000

Herbermann, Chas C to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Ams av, No 714, w s, 40.8 s 95th st, 40x100. Jan 3, 1911, 1 yr, 5%. 4:1242. 40,000

Hackes, Sara G to Jacob H Schiff, 965 5th av. South st, No 110, n w s, 133.11 n e Beekman st, 16.9x79.2x16.9x80.1. Prior mt \$—. Dec 15, 2 ys, 4%. Jan 4, 1911. 1:97. 1,000

Hannan, Theresa F to TITLE GUARANTEE & TRUST CO, 176 Bway. 47th st, No 26, s s, 350 w 5th av, 20x100.5. Jan 3, due, &c, as per bond. Jan 4, 1911. 5:1262. 50,000

Ihlseng, Axel O to Magnus C Ihlseng, 93 Rutland road, Bklyn, N Y. 33d st, No 151, n s, 148 e Lex av, 20x98.9. Dec 30, 5 yrs, 4%. Jan 4, 1911. 3:889. 240

Inkelas, Max & Hermann Sacks to CENTRAL TRUST CO of N Y, 54 Wall st. 59th st, No 515, n s, 200 w Ams av, 25x100.5. Jan 3, 5 yrs, 5%. Jan 4, 1911. 4:1151. 15,000

Inkelas, Max, 206 E 78th st, & Hermann Sacks, 1482 2d av, to Isaac Friedman, 1507 2d av. 59th st, No 515, n s, 200 w Ams av, 25x100.5. Prior mt \$15,000. Jan 3, installs, 6%. Jan 4, 1911. 4:1151. 2,000

Jaeger Bros Realty Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Ams av, Nos 965 & 967, e s, 50.7 n 107th st, 50.4x100. Jan 4, 1911, due, &c, as per bond. 7:1862. 63,500

Same to same. Same property. Certificate as to above mt. Jan 4, 1911. 7:1862. —

Jackson, Wm E, of Park Hill, N Y, to Mary F Jackson, 620 W 116th st. 39th st, No 435, n s, 325 e 10th av, 25x98.9. P M. Dec 30, due, &c, as per bond. Dec 31, 1910. 3:737. 18,000

Jackson, Howard B, 118 E 28th st, to Mary F Jackson, 620 W 116th st. 39th st, No 433, n s, 350 e 10th av, 25x98.9. P M. Dec 30, due, &c, as per bond. Dec 31, 1910. 3:737. 18,000

Jacobs, Edward with BOWERY SAVINGS BANK, 128 Bway. 3d av, Nos 1245 & 1247. Extension of \$35,000 mt until June 24, 1913, at 4½%. Dec 14. Dec 30, 1910. 5:1426. nom

Jacobowsky, Ernestine to Anna Schwarz. 127th st, No 372, s s, 100 e Columbus av, 25x99.11. Extension of \$3,000 mt until Jan 1, 1914, at 6%. Dec 30, 1910. 7:1933. nom

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Koebler, Jos to Louise Eberhart, 400 W 152d st. 77th st, No 423, n s. 219 e 1st av. 25x102.2. P M. Prior mt \$10,000. Dec 30, due Jan 1, 1916, 6%. Dec 31, 1910. 5:1472. 5,000	Maybeck, Bernard K & Stefan Pelger to GERMAN SAVINGS BANK, 157 4th av. 70th st, No 416, s s, 265 e 1st av. 26x 100.5. Jan 5, 1911, 5 yrs, 5%. 5:1464. 15,000
Kinsella Const Co to Ormond Realty Co, 99 Nassau st. Riverside Drive, Nos 489 to 492, e s, 125 s 122d st, 100x100. Prior mt \$375,000. Dec 30, due Feb 1, 1913, 6%. Dec 31, 1910. 7:1991. 50,000	Margulis, Jacob to TITLE GUARANTEE & TRUST CO, 176 Bway. 7th st, No 65, n s, abt 330 e 2d av, 25x93.6. Jan 3, due, &c, as per bond. Jan 4, 1911. 2:449. 20,000
Same to same. Same property. Certificate as to above mt. Dec 30, Dec 31, 1910. 7:1991.	Moessner, Cath L to Jno Hill, 264 W 25th st. 9th av, No 262, e s, 59.9 s 26th st, 19.5x55. Jan 4, 2 yrs, 5%. Jan 5, 1911. 3:749. 1,000
Kertscher & Co, 13 Lawrence st, with Isaac Untermyer, 15 E 60th st, et al, 178th st, Nos 604 to 610, s s, 160 w St Nich av, 2 lots, each 50x99.10. 2 subordination agreements. Dec 28, Dec 30, 1910. 8:2144. nom	Mendelsohn, Julius Co to Alfred Mendelsohn. Certificate as to chat-tel mt dated Aug 30, 1910. Aug 30, 1910. Jan 5, 1911. —
Kuhn-Lawson Co to John F Comey, 52 W 54th st. 186th st, n s, 100 w Ams av, 150x107.5. P M. Dec 29, due Jan 1, 1912, 5%. Dec 30, 1910. 8:2156. 34,500	Morris, Anna R to MUTUAL LIFE INS CO of N Y, 32 Nassau st. 8th av, No 2466, e s, 25 s 132d st, 24.11x100. Jan 3, due, &c, as per bond. Jan 5, 1911. 7:1937. 10,000
Koschetz, Sam, 128 Norfolk st, & Hayman Weiner, 322 South 5th st, Bklyn, N Y, to Albert G Morganstern, 14 E 78th st. 3d st, No 222, s s, 189.6 e Av B, 24.9x105.11. Dec 31, 5 yrs, 5%. Jan 4, 1911. 2:385. 24,000	Noonan, Nanno F to TITLE GUARANTEE & TRUST CO, 176 Bway. 107th st, No 310, s s, 205 e Riverside Drive, 20x100.11. Jan 4, due, &c, as per bond. Jan 5, 1911. 7:1892. 20,000
Katz, Samuel, 162 E 36th st, to Cornelia G Chapin, 11 W 49th st, 35th st, Nos 152 to 156, s s, 213.7 e Lex av, 66x97.6. Jan 3, 5 yrs, 5%. Jan 4, 1911. 3:890. 130,000	Nissenson, Bertha, 108 W 124th st, & Olga Rosenson, 7 W 111th st, to Camilla L Minzesheimer, 138 E 61st st. 113th st, No 12, s s, 200 e 5th av, 25x100. Prior mt \$—. Jan 3, 5 yrs, 6%. Jan 5, 1911. 6:1618. 5,000
Kassel, Abraham to Morris Kuttner, 73d st, No 120, s s, 175 e Park av, 18.9x102.2. Given as collateral security for payment of note of \$10,000. Prior mt \$—. Jan 7, 1909, 1 yr, 6%. Jan 3, 1911. 5:1407. 10,000	Noble, Robt H, of Bklyn, to Adolph Schoneberger, 640 Hancock st, Bklyn. Water st, No 672, n s, 150 w Jackson st, 25x100. P M. Dec 27, 3 yrs, 5%. Jan 5, 1911. 1:260. 15,000
Keber, Peter to Jacob Koch, 1703 2d av. 89th st, No 321, n s, 325 e 2d av, 25x100.8. P M. Prior mt \$15,000. Jan 3, 5 yrs, 5 1/2%. Jan 4, 1911. 5:1552. 5,000	North Holding Co, 103 Park av, to Realty Co of America, 2 Wall st. 89th st, n s, 100 e West End av, 75x100.8. Prior mt \$110,000. Jan 5, 1911, due, &c, as per bond. 4:1237. 15,000
Kuchmann, Geo to GERMAN SAVINGS BANK, 157 4th av. 90th st, No 323, n s, 325 e 2d av, 25x100.8. Jan 3, 5 yrs, 4 1/2%. Jan 4, 1911. 5:1553. 12,000	Same to same. Same property. Certificate as to above mort. Jan 5, 1911. 4:1237.
Karnack Realty Co to Harriet L Simons, 596 Riverside Drive, 151st st, n s, 150 w Bway, 75x99.11. Prior mt \$90,000. Jan 4, 1911, due Sept 1, 1913, 6%. 7:2098. 15,000	Same to same. Same property. Prior mt \$110,000. Jan 5, 1911, due, &c, as per bond. 4:1237. 10,000
Same to same. Same property. Certificate as to above mt. Jan 4, 1911. 7:2098.	Same to same. Same property. Certificate as to above mort. Jan 5, 1911. 4:1237.
Kirsh, Nathan with BOWERY SAVINGS BANK. Stanton st. No 34. Extension of \$15,000 mt until Dec 20, 1915, at 5%. Dec 20, Jan 5, 1911. 2:422. nom	Same to same. Same property. Certificate as to above mt. Dec 29, Dec 31, 1910. 1:22.
Levine, Samuel, 133 Av B, & Saml Feingold, 8 E 116th st, with Frederic de P Foster, Tuxedo Park, N Y, & ano trustees, 116th st, No 8 E. Extension of \$23,000 mt until Jan 5, 1914, at 5%. Nov 18, Jan 4, 1911. 6:1621. nom	Same to Chas S Cosgrove, 316 W 30th st. Same property. P M. Prior mt \$4,000,000. Dec 29, 5 yrs, 6%. Dec 31, 1910. 1:22. 354,000
Lyons, Raphael, 601 W 113th st, with Chas H Marshall, 6 E 77th st, & ano trustees for the Society for the Relief of Destitute Children of Seamen. 5th av, No 1332. Extension of \$20,000 mt until Dec 27, 1915 at 4 1/2%. Dec 21, Jan 4, 1911. 6:1595. nom	Same to same. Same property. Certificate as to above mt. Dec 31, 1910. 1:22.
Lang, Louis to GREENWICH SAVINGS BANK, 246 6th av. Stanton st, No 208, n s, 73.5 e Ridge st, 26x100. Jan 3, 1911, due, &c, as per bond. 2:345. 25,000	Same to same. Same property. Certificate as to above mt. Dec 31, 1910. 1:22.
Same & Joseph & John Ruff at Whitestone, L I, with same. Same property. Subordination agreement. Jan 3, 1911. 2:345. nom	Nachod, Julius E, of Glenside, Pa, to Edna S Tull, at St Davids, Delaware Co, Pa. Bway, No 648, e s, 145.3 s Bond st, 30.3x 150x40.1x150. Prior mt \$—. Dec 3, 3 yrs, 6%. Dec 31, 1910. 2:529. 10,000
Lipman, Saml to ITALIAN SAVINGS BANK, 64 Spring st. 15th st, Nos 312 to 316, s s, 150 w 8th av, 50x103.1. Jan 3, 1911, 3 yrs, 5%. 3:738. 65,000	Olson (Jno E) Const Co to Morris H Hayman, 249 W 107th st. 25th st, Nos 127 to 131, n s, 325 w 6th av, 75x98.9. Prior mt \$347,000. Dec 29, due Apr 1, 1911, 6%. Jan 3, 1911. 3:801. 43,000
Lipman Saml to Samson Lachman, 313 W 106th st. 15th st, Nos 312 to 316, s s, 150 w 8th av, 50x103.1. Prior mt \$65,000. Jan 3, 1911, 1 yr, 6%. 3:738. 5,000	Same to same. Same property. Certificate as to above mt. Dec 29, Jan 3, 1911. 3:801.
Loventhal, David, 2032 2d av, to Hannah Goldsmith, 92 Waterloo st, Albany, N Y. 112th st, Nos 111 & 113, n s, 136.3 e Park av, 38.9x100.11. Jan 3, 1911, 5 yrs, 5%. 6:1640. 38,000	O'Shaughnessy, Sarah J to TITLE GUARANTEE & TRUST CO, 176 Bway. 101st st, No 108, s s, 150.6 w Col av, 24.6x100.11. Prior mt \$15,000. Dec 31, due, &c, as per bond. Jan 3, 1911. 7:1855. 1,000
Levy, Pauline to Jos L Jacobson, 136 W 139th st. 139th st, No 136, s s, 178 e 7th av, 26x99.11. Prior mt \$20,000. Jan 3, 1911, due, &c, as per bond. 7:2007. 1,000	O'Keefe, John J to Mary F Kammerer, 157 E 46th st. 129th st, No 29, s s, 253.6 e 5th av, 17.8x99.11. P M. Dec 24, 5 yrs, 5%. Jan 4, 1911. 6:1753. 6,000
Leventhal, Cornelius to Grossmann Investing Co, 309 Bway. 100th st, No 209, n s, 175 e 3d av, 25x100.8. P M. Prior mt \$17,000. Dec 29, due July 1, 1913, 6%. Dec 30, 1910. 6:1650. 1,750	Ormsby, Frank G to SEAMENS BANK FOR SAVINGS in City of N Y, 76 Wall st. 111th st, No 529, n s, 375 w Ams av, 100x 100.11. Jan 5, 1911, 5 yrs, 5%. 7:1883. 125,000
Lewis, Harris & Israel, 158 Henry st, to Solomon Wertheim, 20 W 77th st. Monroe st, No 250, s s, 315 w Jackson st, runs e 20 x s 97 x w 20 x n 97 to beginning; Monroe st, No 252, s s, 275.11 w Jackson st, 20x97.3. Dec 29, 5 yrs, 5%. Dec 31, 1910. 1:261. 40,000	Openhym, Tillie S, 102 W 70th st, with Mary Gallinger, 50th st, No 415 E. Extension of \$6,000 mt until Jan 1, 1914, at 5%. Dec 30, Jan 5, 1911. 5:1362. nom
Lotze, Philip to Katie Henning, 600 W 157th st. 7th av, Nos 2546 & 2548, w s, 80 n 147th st, 39.10x100. Jan 4, 1911, 3 yrs, 6%. 7:2033. 7,000	Pupke, Arnold W & Helene Pupke widow to Chelsea Realty Co, 135 Bway. 57th st, No 150, s s, 200 e 7th av, 25x200.10 to 56th st, No 153. Prior mt \$30,000. Jan 4, 2 yrs, 6%. Jan 5, 1911. 4:1009. 10,000
Lytton, Henry C, of Chicago, Ill, to SEAMENS BANK FOR SAVINGS, 76 Wall st. 20th st, Nos 18 to 22, s s, 345 w 5th av, runs s 92 x w 25 x s 92 to n s 19th st, No 23, x w 25 x n 92 x w 25 x n 92 to 20th st, x e 75 to beg. Dec 29, 5 yrs, 4 1/2%. Jan 4, 1911. 3:821. 20,000	Patterson, Frank H & ano trustees Henry B Patterson with Ella Gitskey. 79th st & Bway, Hotel Ansonia. 143d st, No 257 W. Extension of \$28,000 mt until Jan 1, 1916, at 5%. Jan 4, Jan 5, 1911. 7:2029. nom
Lubbert, Jno H & Jno to TITLE GRARANTEE AND TRUST CO, 176 Bway. Mott st, No 101, w s, abt 125 n Canal st, 25x100. Jan 4, 1911, due, &c, as per bond. 1:205. 20,000	Perenyi Adalbert, 335 E 14th st, to Rachel Victorious, 243 E 61st st. 61st st, No 243, n s, 155 w 2d av, 20x109.5. P M. Prior mt \$9,000. Dec 31, 3 yrs, 6%. Jan 3, 1911. 5:1416. 5,000
Lievendag, Antonie wife of & Ludwig Lievendag, 25 Stuyvesant st to Eloise J Mosser at Mamaroneck, N Y. Stuyvesant st, No 23, n s, 124.11 e 9th st, 15.11x59.3x16x62.8. P M. Prior mt \$7,000. Jan 4, installs, 6%. Jan 5, 1911. 2:465. 2,500	Same to Berry B Simons, 115 W 118th st. Same property. Prior mt \$9,000. Dec 31, installs 6%. Jan 3, 1911. 5:1416. 3,250
Levy, Julius, 285 Central Park West, Julia L Sanders, 938 St Nicholas av, with Ernest N Adler, 1506 1st av. Park av, Nos 1984 & 1986. Agreement modifying two mortg. Jan 4, Jan 5, 1911. 6:1758. nom	Pierce, Harold A, of Grantwood, N J, to Industrial Savings & Loan Co, Times Bldg, 42d st & Bway. 138th st, No 609, n s, 192 w Bway, 16x99.11. Dec 30, 1 yr, 6%. Jan 3, 1911. 7:2087. 3,500
Lytton, Henry C, of Chicago, Ill, to Esperanto Mort Co, 37 Liberty st. 20th st, Nos 18 to 22, s s, 345 w 5th av, runs s 92 x w 25 x s 92 to 19th st, No 23, x w 25 x n 92 x w 25 x n 92 to 20th st, x e 75 to beg. Prior mt \$420,000. Dec 30, 1 yr, 6%. Jan 5, 1911. 3:821. 15,000	Pineus, Minnie to TITLE GUARANTEE & TRUST CO, 176 Bway. 2d av, No 1585, w s, 22 n 82d st, 29.1x57. Dec 31, due, &c, as per bond. Jan 3, 1911. 5:1528. 15,000
Moriarty, Mary A & John J to UNION TRUST CO, 80 Bway. 23d st, No 152, s s, 170 w 3d av, 25x98.9. Dec 30, 1910, 5 yrs, 5%. 3:878. 55,000	Peirce, John to Henry K S Williams. 51st st, No 11, n s, 252.6 e 5th av, 27.6x100.5. July 13, 1909, 1 yr, 6%. Dec 30, 1910. 5:1287. 50,000
Marvin, Alfred H, 1646 East 15th st, Bklyn, N Y, with Chas M Rosenthal, at s e cor Fort Washington av & 170th st. Fort Washington av, s w cor 170th st, 75.7x107.2x75x98.5. Extension of \$15,000 mt until Dec 30, 1911, at 5 1/2%. Dec 30, 1910. 8:2139. nom	Prowler, Morris to Letitia A Tyson, 47 W 51st st & ano exrs Henry H Tyson. 3d av, No 1953, e s, 106.2 s 108th st, 17.8x 100. Jan 4, 1911, 5 yrs, 4 1/2%. 6:1657. 8,000
Mione, Vito & Vito Vasile to Lion Brewery, s w cor 108th st & Col av. Prince st, No 8. Saloon lease. Dec 29, demand, 6%. Jan 3, 1911. 2:492. 2,728.48	Reliant Holding Co to Barney Estate Co, 135 Bway. Hamilton Terrace, e s, 504.6 n 141st st, 125x86x125.10x96.6. P M. Jan 3, due Dec 1, 1913, 5%. Jan 4, 1911. 7:2050. 32,500
Mahnken, Henry to Lion Brewery, at Col av & 108th st. Columbus av, n e cor 89th st. Saloon lease. Dec 16, demand, 6%. Jan 4, 1911. 4:1203. 4,467.33	Reliant Holding Co to Barney Estate Co, 135 Bway. Hamilton Terrace, e s, 629.6 n 141st st, 150x73.5x151x86. P M. Jan 3, due Dec 1, 1913, 5%. Jan 4, 1911. 7:2050. 32,500
	Reliant Holding Co to Chelsea Realty Co, 135 Bway. Hamilton Terrace, e s, 504.6 n 141st st, 275x73.5x276.11x96.6. Prior mt \$65,000. Jan 3, 1911, due, &c, as per bond. 7:2050. 34,000
	Same to same. Same property. Certificate as to above mt. Jan 3, 1911. 7:2050.

Trucking Contractors For Building Materials

JOSEPH F. WHELAN COMPANY, Inc.

Telephone, 4680-2931 BRYANT

603 WEST 42d STREET

Rosenswaike, Louis to GERMAN SAVINGS BANK, 157 4th av. 26th st, No 323, n s, 325 e 2d av, 25x98.9. Jan 4, 1911, 5 yrs, 5%. 3:932. 14,000

Rigney, Peter S of Bklyn, N Y, to Chelsea Realty Co, 135 Bway. 31st st, No 15, n s, 138.9 w Mad av, 21.10x98.9. P M. Prior mt \$50,000. Dec 31, due July 3, 1911, 6%. Jan 4, 1911. 3:-861. 14,000

Rafferty, Ellen, 622 W 52d st, to Terence F Gallagher, 44 W 60th st. 52d st, No 622, s s, 375 w 11th av, 25x100.5. Jan 3, 3 yrs, 5%. Jan 4, 1911. 4:1099. 6,500

Ritaro Realty Co to PROVIDENT SAVINGS LIFE ASSUR SOC of N Y, 35 Nassau st. 22d st, Nos 140 to 144, s s, 300 e 7th av, 62.6x98.9. Dec 31, 3 yrs, 5%. Jan 3, 1911. 3:797. 250,000

Same to same. Same property. Certificate as to above mt. Dec 31. Jan 3, 1911. 3:797. nom

Reaney, Emma L to LAWYERS TITLE INS & TRUST CO, 160 Bway. 36th st, No 142, s w s, 136.8 s e Lex av, 20.10x98.9. Dec 31, 2 yrs, 5%. Jan 3, 1911. 3:891. 10,000

Rees & Rees, a corpn, to BROADWAY SAVINGS INSTN, 5 & 7 Park pl. 39th st, No 241, n s, 168.4 w 2d av, runs w 19.4 x n 98.9 x e 19.9 x s 95 to e l former Samuel st x s 4 to beginning; 39th st, No 239, n s, 187.4 w 2d av, 19.1x98.9. Jan 3, 1911, due May 1, 1912, 5%. 3:920. 20,000

Same to same. Same property. Consent as to above mt. Jan 3, 1911. 3:920. —

Same to same. Same property. Certificate as to above mt. Jan 3, 1911. 3:920. —

Rickey, Jos W to Chas E Sands, 22 E 46th st, et al, trustees Saml S Sands. 151st st, s s, 100 w 7th av, 75x99.11. P M. Dec 31, due July 1, 1912, 5½%. Jan 3, 1911. 7:2036. 20,000

Ruderman, Annie to Harris Schwartz, 5 E 106th st. 108th st, No 114, s s, 152.11 e Park av, 25.6x100.11x25.4x100.11. P M. Prior mt \$25,000. Nov 7, due Apr 17, 1912, at 6%. Dec 30, 1910. 6:1635. 3,500

Rosenthal, Marcus, 61 E 73d st, to Antoinette B De Witt, at Morris Township, N J. 46th st, Nos 345 & 347, n s, 100 w 1st av, 40x100.5; Weeks av, w s, 34 s 173d st, 50x95. Dec 30, due, &c, as per bond. Dec 31, 1910. 5:1339, 11:2793. 2,500

Ritaro Realty Co, 150 Nassau st & Chas Reinhardt with PROVIDENT SAV LIFE ASSUR SOC of N Y, 35 Nassau st. 22d st, No 140 to 144 W. Subordination agreement. Dec 31. Jan 5, 1911. 3:797. nom

Reher, Herman, 276 W 11th st, & Wm Volk, 40 Columbia Terrace, Weehawken, N J, to Jno Kean, at Elizabeth, N J. St Nicholas av, Nos 1344 & 1346, e s, 36.5 n 177th st, 39x100. Jan 5, 1911, 5 yrs, 4½%. 8:2133. 35,000

Rosen, Max, 16 Devoe st, to Thos S Ollive, 23 W 74th st, as committee Edwin O Brinckerhoff. 1st av, No 997, w s, 60.5 s 55th st, 20x80. Jan 5, 1911, 5 yrs, 5%. 5:1347. 8,500

Stein, Wm to Otto Meisel, 104 East End av. 85th st, s s, 98.6 w West End av, 16.6x102.2. Jan 3, 1911, 3 yrs, 5%. 5:1581. 3,000

Sillon Constn Co to MIDDLETOWN SAVINGS BANK at Middletown, N Y. Riverside Drive, No 740, n e cor 151st st, 103.9x173.1x99.11x145. Jan 5, 1911, 5 yrs, % as per bond. 7:2098. 280,000

Same to same. Same property. Certificate as to above mort. Jan 5, 1911. 7:2098. —

Sandquist, Nelson P to Magdalena Voegel, 555 E 86th st. 1st av, Nos 1745 to 1751, w s, 50.8 s 91st st, 100x100. Leasehold. Prior mt \$10,500. Jan 5, 1911, 2 yrs, 6%. 5:1553. 2,000

Schuler, Sophia to TITLE GUARANTEE & TRUST CO, 176 Bway. 120th st, No 215, n s, 225 w 7th av, 25x100.11. Jan 4, due, &c, as per bond. Jan 5, 1911. 7:1926. 17,000

Schmidt, Henry W, of Bklyn, N Y, to GERMAN SAVINGS BANK. 157 4th av, 9th av, No 719, s w cor 49th st, Nos 400 to 404, 25.1x100. Prior mt \$20,000. Jan 5, 1911, 1 yr, 5%. 4:1058. 5,000

Snelling, Georgia wife of & Jno D Snelling to SEAMENS BANK FOR SAVINGS in City N Y, 76 Wall. 25th st, No 11, n s, 600 e 6th av, 25x98.9. Jan 5, 1911, 1 yr, 4½%. 3:827. 10,000

Stuyvesant Constn Co to Isaac Shiman, Hollander Hotel, Superior st, near Public sq, Cleveland, Ohio. 14th st, Nos 238 & 240, s s, 139 w 2d av, 46.4x103.3. Prior mt \$60,000. Jan 3, due Dec 1, 1915, 6%. Jan 5, 1911. 2:469. 12,000

Same to same. Same property. Certificate as to above mt. Jan 3. Jan 5, 1911. 2:469. —

Sherpe Building Co, 1558 Crotona Park East to Seymour Realty Co, 25 Broad st. 29th st, Nos 252 to 258, s s, 65 e 8th av, runs s 74 x e 38.5 x s 6.6 x e 49.10 x n — x e — x n 40.1 to st, x w 90 to beg. Bldg loan. Jan 5, 1911, due July 1, 1911, 6%. 3:778. 40,000

Same to same. Same property. Certificate as to above mort. Jan 5, 1911. 3:778. —

Schlesinger, Adolph, 7 Stanton st, to EMPIRE CITY FIRE INS CO, 93 William st. 24th st, No 312, s s, 193.9 e 2d av, 18.9x98.9. Dec 30, 1910, 5 yrs, 5%. 3:929. 8,000

Shearer, Geo L, 73 E 80th st, to Rachel Erstein, 63 E 66th st. 66th st, No 63, n s, 110 w Park av, 20x100.5. P M. Dec 30, due Jan 20, 1914, 4½%. Dec 31, 1910. 5:1381. 45,000

Schumacher, Caroline, 205 W 85th st, with Peter Dohm, 324 W 115th st. 63d st, No 120, s s, 300 w Col av, 25x100.5. Subordination agreement. Dec 29. Dec 30, 1910. 4:1134. nom

Solfen Realty Co to Hyman Goldfarb, 25 Claremont av. 116th st, Nos 58 to 64, s s, 130 e Mad av, 4 lots, each 20x100.11. 4 mts, each \$3,500. Dec 22, 3 yrs, 6%. Dec 30, 1910. 6:1621. 14,000

Schwarz, Walter M, 601 W 113th st, with Isaac Untermyer, 15 E 60th st, et al exrs, &c, Bernard Lowenstein. 178th st, Nos 602 & 604, s s, 100 w St Nich av, 50x99.10. Subordination agreement. Dec 28. Dec 30, 1910. 8:2144. nom

Sherwood, Geo T with Jacob T Hildebrandt, 144th st, Nos 228 to 232 W. Extension of \$9,000 mt until Apr 1, 1911, 6%. Mar 20, Dec 30, 1910. 7:2029. nom

Stevens (Samuel) Realty Co, a corpn, to MUTUAL LIFE INS CO of N Y. Certificate as to mt for \$120,000 covering land in Queens Co, N Y. Dec 9. Dec 30, 1910. 5:1373. —

Saginaw Holding Co to Isaac Untermyer et al exrs Bernard Lowenstein. 178th st, Nos 604 to 610, s s, 100 w St Nich av. 2 lots, each 50x99.10. 2 certificates as to 2 mts for \$47,000 each. Dec 28. Dec 30, 1910. 8:2144. —

Schimpf, Henry W to FRANKLIN SAVINGS BANK, 656 8th av. 34th st, No 445, n s, 250 e 10th av, 16.8x98.9. Jan 3, 1911, 3 yrs, 5%. 3:732. 10,000

Strauss, Clara, 167 W 129th st, with Frederic de P Foster, at Tuxedo Park, N Y. St Nicholas av, No 340. Extension of \$25,000 mt until Dec 21, 1915, at 5%. Nov 28. Jan 4, 1911. 7:-1954. nom

Stein, Wm, Jr, to Wm Stein, 554 E 85th st. East End av, No 104, w s, 51.8 n 84th st, 25x78. P M. Prior mt \$9,000. Jan 3, 1911, 3 yrs, 5%. 5:1581. 2,750

Solow, Alex S to Hargood Realty & Const Co, 160 Bway. Pinehurst av, n w cor 180th st, 100.1x111.2x100x106.9. P M. Prior mt \$25,000. Jan 3, 1911, due May 18, 1912, 6%. 8:2177. 12,500

Silberblatt, Dora to Eliz H Keys, 267 W 90th st. 119th st, No 120, s s, 271 w Lenox av, 18x100.11. Prior mt \$—. Jan 4, 1911, 5 yrs, 5%. 7:1903. 15,000

Sonken, Abraham to Wm MacN Purdy, 32 E 63d st & ano trustees John Purdy. 1st av, No 2412, e s, 75.5 s 124th st, 25.4x100. Jan 3, 5 yrs, 5%. Jan 4, 1911. 6:1811. 16,000

20 West 17th St Co to Wm L Condit, at Hoboken, N J. 17th st, No 20, s w s, 325 n w 5th av, 33.4x92. Certificate as to above mt. Dec 29. Jan 3, 1911. 3:818. —

Thorn, Louisa F J, of Massapequa, L I, to N Y LIFE INS & TRUST CO, 52 Wall st, 77th st, No 310, s s, 126 w West End av, 20x102.2. Dec 30, 3 yrs, 4½%. Jan 3, 1911. 4:1185. 23,000

TITLE GUARANTEE & TRUST CO with Morris H Stern. 138th st, No 125 W. Extension of \$19,000 mt until June 1, 1915, at 4½%. Dec 30, 1910. 7:2007. nom

Tekulsky, Nathan exr, &c, Geo Tekulsky & Louis, Helene T & Caroline Tekulsky to MERCANTILE TRUST CO, 120 Bway. 17th st, No 428, s s, 350 w 9th av, 25x92. Jan 4, 3 yrs, 5%. Jan 5, 1911. 3:714. 7,000

Tilyou, Mary E at Steeplechase Park, Bklyn, with METROPOLITAN LIFE INS CO, 1 Madison av. 108th st, Nos 235 to 239, n s, 200 e Bway, 75x100.11. Extension of mt for \$90,000 to Dec 1, 1913, at 5%. Dec 21. Jan 3, 1911. 7:1880. nom

Ungrich, Martin to American Mortgage Co, 31 Nassau st. Lenox av, No 383, w s, 27 n 129th st, 24.10x75x24.11x75. Dec 30, 1910, 5 yrs, 4½%. 7:1914. 20,000

Van Cortlandt Hotel Co to George Schuchman, 142 E 40th st. 49th st, Nos 142 to 146 W. Leasehold. Dec 29, demand, 6%. Dec 31, 1910. 4:1001. 5,000

Vanderpoel, Watson to W Forbes Morgan, Jr, as trustee, 140 W 57th st. 36th st, No 238, s s, 380.10 e 8th av, 19.2x98.9. P M. Jan 4, 3 yrs, 5%. Jan 5, 1911. 3:785. 28,000

Weil's (David) Son Litho Co to Maurice Weil & ano. Consent & certificate to mt for \$24,000. Jan 3. Dec 31, 1910. Misc. —

Weinberg, Thomas to UNION TRUST CO, 80 Bway. Canal st, Nos 171 & 173, n s, 41.9 w Elizabeth st, 41.9x99.10. Dec 29, due Jan 1, 1916, 5%. Dec 30, 1910. 1:204. 62,000

Woehrl, Emma M to Manhattan Mortgage Co, 200 Bway. 118th st, No 243, n s, 143.4 w 2d av, 16.8x100.11. Prior mt \$—. Dec 23, due, &c, as per bond. Jan 3, 1911. 6:1783. 7,000

Weil, Lina, 19 E 98th st, to Wm Brill, 102 W 49th st, et al. 95th st, No 73, n s, 100 e Col av, 18x100.8. Jan 3, 1911, 3 yrs, 5%. 4:1209. 12,000

Winthrop Press, in Hudson Co, N J, to Harry Harris. Certificate as to mort for \$—, dated Dec 30, 1910. Jan 4, 1911. —

Williams, Chas A to Brown-Weiss Realities, a corpn, 61 Park row. Audubon av, No 215, w s, (?) should be e s, 98.9 n 175th st, 101.1 to s s 176th st, x95x110.1x95.5, probable error. Prior mt \$151,000. Dec 31, 3 yrs, 6%. Jan 3, 1911. 8:2132. 19,000

Warren, Georgia W, 924 5th av, to Geo H Warren, 924 5th av. 5th av, No 924, e s, 64 n 73d st, 33x100. Jan 4, 1911, due Jan 4, 1921, 4½%. 5:1388. 50,000

Withington, Henry & Richd W of East Orange, N J, individ & admr Rose H Cotterill to TITLE INS CO of N Y. 135 Bway. 127th st, No 144, s s, 259.6 e 7th av, 15.6x99.11. Dec 31, due Jan 3, 1914, 5%. Jan 5, 1911. 7:1911. 7,000

Weigand, Julius A with TITLE GUARANTEE & TRUST CO, 176 Bway. 120th st, No 215 W. Subordination agt Jan 4. Jan 5, 1911. 7:1926. nom

Whitridge, Fredk W to LAWYERS TITLE INS & TRUST CO, 160 Bway. Perry st, Nos 37 & 39, n s, 150 e 4th st, 34.3x74. P M. Jan 4, 5 yrs, 5%. Jan 5, 1911. 2:613. 11,000

West End Constn Co, 73 E 90th st, to MET LIFE INS CO, 1 Madison av. West End av, n e cor 89th st, 100.8x100. Jan 1, due Oct 1, 1920, 6%, until completion of bldg, 5½%, thereafter until. Oct 1, 1915, & thereafter at 5%. Jan 5, 1911. 4:1237. 525,000

Same to same. Same property. Certificate as to above mt. Jan 5, 1911. 4:1237. —

Zodikow, Ludwig to Eli M Nathan, 35 W 86th st. Stanton st, Nos 334 & 336, n s, 40 w Mangin st, 39.8x70. Dec 28, due as per notes. Dec 30, 1910. 2:325. 5,000

Zwick, Jos & Eliz to Beadleston & Woerz, 291 West st. 84th st, No 216 W. Saloon lease. Nov 25, demand, 0%. Jan 3, 1911. 4:1231. 3,300

Same to same. Same property. Saloon lease. Prior mt \$3,300. Dec 31, demand, 6%. Jan 3, 1911. 4:1231. 2,353.33

BOROUGH OF THE BRONX.

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

Ackermann, Emma wife Henry, 524 Wales av, to Antonio Trezza, 329 E 114th st. Wales av, e s, 225 s 149th st, 25x100. Prior mt \$12,500. Dec 31, due Jan 1, 1913, 5%. Jan 3, 1911. 10:2581. 4,000

*Arias, Jose D, 1037 Mad av, to Hudson P Rose Co, 32 W 45th st. Bassett av, s w cor Saratoga av, 25x100. P M. Dec 15, 3 yrs, 5½%. Dec 30, 1910. 470

Armato, Rebecca McK H of Jersey City, N J & Thos Houston of Elizabeth, N J, to Madeline Weber, 16 Boylston st, Jamaica Plain, Mass. Waterloo pl, w s, 101.11 n 175th st, 25x70. Jan 5, 1911, due &c as per bond. 11:2958. 1,000

Alting, Henry to Allen Constn Co. Hoe av, No 1321 & 1323, w s, 50 s Jennings st, 50x100. P M. Prior mt \$42,500. Jan 4, 3 yrs, 6%. Jan 5, 1911. 11:2980. 6,500

Atwater, Virginia S, 2583 Sedgwick av, to N Y LIFE INS & TRUST CO, 52 Wall st. Sedgwick av, w s, 585.11 s Kingsbridge road, 37.6x111.10x37.8x115.1. Dec 30, 1910, 5 yrs, 5%. 11:3237. 7,000

Bame, Edward to Ebling Brewing Co, 760 St Anns av. Riverdale av, s w cor 254th st, late River st. Saloon lease. Oct 21, demand, 6%. Dec 30, 1910. 13:3424. 1,426

Butts, Thos W to Josephine M Brown, 49 Sea View av, Norwalk, Conn. Valentine av, e s, old line, 113.6 s 189th st, runs s 275.3 x e 100 x s 25 x e 150 to w s Tiebout av x n 98.2 to 187th st x w 100 x n 101.11 x e 100 to Tiebout av x n 100.1 x w 250 to beginning, except part for sts. Nov 15, 2 yrs, 6%. Dec 31, 1910. 11:3147. 7,000

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using **King's Fibrous Plaster Boards** on the walls and ceilings and plastering with **King's Windsor Cement?**

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

- Belmar Investing Co to Maria T McCormick, 408 W 130th st. 181st st, n s, 37.4 e Aqueduct av E, 37.6x100. Dec 30, 1910, 3 yrs, 5½%. 11:3207. 23,000
Same to same. Same property. Certificate as to above mt. Dec 30, 1910. 11:3207. —
- *Bankers Realty & Security Co to WASHINGTON SAVINGS BANK. Lots 696, 697, 698, 700, 701, 706 to 708, 713 to 717 blk 14, lots 732, 733, 745, 746, 752 to 756 blk 17, lots 762 to 766 & 769 blk 18, lots 787 to 794 blk 20 map Tremont Terrace. Feb 19, 2 yrs, 6%. Dec 31, 1910. 19,250
- *Same to same. Lots 5, 6, 7, 11, 28, 34, 36 & 38 blk 1, lots 63, 64 blk 2, lots 104, 105, 116, 148 & 149 blk 4, lots 150, 151, 153, 172 blk 5, lots 183 to 194, 199 to 209, 216, 217, 222, 224 blk 6, lots 233, 249, 254, 255 blk 7, lots 260 to 267, 271 to 278, 283 to 286 blk 8, lots 304 & 305 blk 9, lots 322, 323, 329, 335, 336, 341, 342, 346 blk 10, lots 357, 365, 368, 369, 378, 379 to 383, 390, 391, 396 blk 11, lots 397 to 405 & 408 to 413 blk 12, lots 418, 424, 428, 435, 436, 437 to 441, 444, 445, 446, 450, 454, 456, 457 to 461 blk 13, lots 468, 469 blk 14, lots 474, 475, 490, 491, 492, 493, 495, 499, 500, 501, 502, 512, 513, 514 to 517 blk 15, lots 524, 525, 526, 533, 556, 557, 558 blk 16, lots 566 to 569, 582 to 585, 590, 591 blk 18, lots 598, 599, 604, 605, 608, 609, 624 blk 19, & lot 680 blk 22 same map. Feb 19, 2 yrs, 6%. Dec 31, 1910. 99,500
- Busher, Eugene J to Wilhelmina F Menzenhauer, 22 Sherman pl, Jersey City, N J. 149th st, No 349, n w cor Courtlandt av, Nos 551 & 553, 100x55. P M. Prior mt \$29,000. Dec 31, due, &c, as per bond. Jan 3, 1911, 9:2331. 28,000
- Berry, Eva H wife Joseph I to Antonia Hegeman guardian Henry Bartels, 1010 Stebbins av. Tiebout av, s e s, old line, 700 n e Clark st, old line. 50x186.4x50.7x170, except part for av & st. Prior mt \$— Dec 31, 3 yrs, 6%. Jan 3, 1911. 11:3022. 2,500
- Berney Realty Co to Gladys R Martin, at Great Neck, L I. Simpson st, e s, 441.11 s Westchester av, 40x100. Jan 3, 5 yrs, 5%. Jan 4, 1911. 10:2725. 30,000
- Berney Realty Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Simpson st, e s, 481.11 s Westchester av, 40x100. Jan 3, 5 yrs, 5%. Jan 4, 1911. 10:2725. 30,000
- Same to same. Simpson st, e s, 401.11 s Westchester av, 40x100. Jan 3, 5 yrs, 5%. Jan 4, 1911. 10:2725. 30,000
- Bantly, Emily P to Ermina R Beckwith, 472 West End av. Trinity av, No 902, e s, 250 n 161st st, 25x100. Jan 3, due, &c, as per bond. Jan 4, 1911. 10:2638. 10,000
- Bantly, Emily P & Robt A Bailey with Ermina R Beckwith, 472 West End av. Trinity av, No 902, e s, 250 n 161st st, 25x100. Subordination agreement. Jan 3, Jan 4, 1911. 10:2632. nom
- Birch, Chas, 1587 Washington av, to Julius Schwarzkopf, 62 E 90th st. Washington av, No 1587, w s, 260 s 172d st, 25x150, except part for av. Prior mt \$14,500. Jan 3, 2 yrs, 6%. Jan 4, 1911. 11:2904. 3,500
- Buhrendorf, Fredk J & Fredk Merk to Christian S Beehler, 444 Southern Boulevard. Woodlawn road, No 3204, e s, 25 n 207th st, 25x100.1. Dec 31, 5 yrs, 5%. Jan 4, 1911. 12:3343. 5,000
- Basel, Thos, 3012 Woodlawn road, to Herman F Epple, 2516 Grand av. Woodlawn road, e s, 156.11 n Webster av, 26.1x121.3x25x 128.11. Jan 3, 5 yrs, 5%. Jan 4, 1911. 12:3353. 16,000
- Berney Realty Co to Regine Seligsberg 57 W 58th st. Simpson st, e s, 521.11 s Westchester av, 40x100. Jan 4, 5 yrs, 5%. Jan 5, 1911. 10:2725. 30,000
- *Baechler, Chas H to Duane S Eyerson, 131 W 71st st. Road to West Farms station, s w cor 177th st, runs w 46 x s 100 x e — to rd x n — to beg. P M. Dec 15, 4 yrs, 5%. Jan 5, 1911. 5,500
- *Birnbaum, Herman & Bertha Rosner to Rachel Mamlock, 157 E 61st st, trustee Meyer Mamlock. Berrian st, e s, 50 s 178th st, 25x100. Jan 5, 1911, 3 yrs, 5%. 4,000
- Bohn, Anna to Pauline Clemens, 950 Washington av. Washington av, No 950, e s, 192.10 n 163d st old line, 25x80.7x25x80.8. Jan 4, 5 yrs, 5%. Jan 5, 1911. 9:2368. 11,000
- Same & Wm Berk with same. Same prop. Subordination agt. Jan 4, Jan 5, 1911. 9:2368. nom
- *Bank, John A with Sophie Grosskopf, 798 E 161st st. Saxe av, e s, 100 n McGraw av, 25x100. Extension of \$1,800 mt until Nov 17, 1913, at 5%. Oct 22, 1910. Jan 5, 1911. nom
- *Carragher, Frank, 1404 Edwards av to Danl McLean, 1141 Have-meyer av. Edwards av, e s, 50 n Latting st, 2x100. Dec 30, 2 yrs, 6%. Jan 4, 1911. 800
- Carucci, Checchina to Helene Fuld, 130 E 110th st. Belmont av, No 2121, s w cor 181st st, 85.8x46.3x97.11x50. Dec 30, 1910, 4 yrs, 5%. 11:3081. 40,000
- *Cornwall, Emma A at Dean st & Towndock road, Westchester. to Hudson P Rose Co, 32 W 45th st. Balcom av, e s, 200 n Latting st, 25x90. P M. Dec 28, 3 yrs, 5%. Dec 30, 1910. 600
- Cappucci, Theresa & Pasquale Pignuolo to John Massimino Co, at Davidson av & 177th st. Davidson av, No 1914, e s, 139 n 177th st, 49x55.1x49x56.9. P M. Prior mt \$10,450. Dec 15, installs, 6%. Dec 30, 1910. 11:2862. 3,950
- Concannon, Thos P, 1019 Stebbins av, to Robt J Moorehead, 415 e 140th st. Southern Boulevard, No 1765, w s, 200 s Crotona Park East, 25x130.1. P M. Prior mt \$22,500. Dec 29, due, &c, as per bond. Dec 30, 1910. 11:2940. 11,000
- Cornish (Jno W) Const Co to LAWYERS TITLE INS & TRUST CO, 160 Bway, & ano. 3d av, w s, 104.8 n 175th st, 50x105. Certificate as to 2 mts aggregating \$40,500. Dec 23. Dec 30, 1910. 11:2923. —
- *Carroll, Mary F wife of & Chas J Carroll at Jersey City, N J, to Geo W King, at Jersey City, N J. 231st st, late 17th av, s s, 360 e White Plains av, also 80 e from w s tract formed by lots 585 & 586, runs e 20 x s 228 to 230th st, late 16th av, x w 60 x n 114 x e 40 x n 114 to beginning, being part lots 585 & 586 map Wakefield. Dec 27, due Mar 27, 1911, 6%. Dec 30, 1910. 1,000
- Craig, Gilbert T to Mary M Baab, 164 E 83d st. 169th st, No 285, n s, 22.6 w College av, 20x90. Dec 31, 4 yrs, 5½%. Jan 3, 1911. 11:2785. 5,000
- Same & Thornton Bros Co with same. Same property. Certificate as to above mt. Dec 31, Jan 3, 1911. 11:2785. —
- Cunningham (T J) Co to Sadie I Carlew, 17 W 122d st, & ano. Crotona av, w s, 237.6 n 183d st, 37.6x80. Dec 28, due, &c, as per bond. Jan 3, 1911. 11:3103. 17,000
- Same to same. Same property. Certificate as to above mt. Dec 28. Jan 3, 1911. 11:3103. —
- Cahill, Philip, 2825 Valentine av, to Jos U Audibert, 870 E 169th st. Valentine av, No 2827, w s, 54.1 n 197th st, 18x81x18x82. Dec 31, due Jan 1, 1914, 5%. Jan 3, 1911. 12:3304. 6,000
- Cameron, Wm A, 50 E 196th st, with Jos U Audibert, 870 E 160th st. Valentine av, No 2827, w s, 54.1 n 197th st, 18x81x18x82. Subordination agreement. Dec 31, Jan 3, 1911. 12:3304. nom
- Ciletti, Vincenza to Joseph Tesoro, at n w cor Crotona av & 189th st. Belmont av, No 2133, w s, 29 n 181st st, 16.3x78.4x16.3x 77.10. Prior mt \$— Dec 29, installs, 6%. Jan 3, 1911. 11:3082. 676.68
- Denton, Millicent S to Annie A Moran, 770 Park av. Union av, n e cor 167th st, 125x100. Prior mt \$100,000. Dec 27, due Sept 30, 1911, 6%. Dec 31, 1910. 10:2680. 2,200
- Dreyer, August, & Max & Ray Solomon to LAWYERS TITLE INS & TRUST CO, 160 Bway. Willis av, e s, at n w s Bergen av, runs n 107.5 x e 54.1 to n w s Bergen av x s w 128.7 to beginning. Dec 29, 5 yrs, 5%. Dec 30, 1910. 9:2292. 35,000
- *Deudicibus Bldg Co, 630 E 169th st, to Alex J Hamilton, Jr. 2041 Washington av. 233d st, s s, 27.8 e 4th av, 75x100x50.3 to 4th av x 33.5 & 52.8 to beginning. Prior mt \$4,000. Dec 30, due Mar 30, 1911, 6%. Dec 31, 1910. 6,000
- *Same to same. Same property. Certificate as to above mt. Dec 30. Dec 31, 1910. —
- Doherty, Eliz C to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 138th st, s s, 156.6 e Alex av, 2 lots, each 25x100. 2 mts, each \$4,000. Jan 4, 1911, due May 26, 1912, 5%. 9:2300. 8,000
- Dorrmann, Andrew to Henry Bungerz, 499 E 153d st. 153d st, s s, 154.3 e 3d av, 28.10x85.7x26.6x85. Jan 3, demand, 5%. Jan 4, 1911. 9:2363. 3,000
- Day, Jas to Abram I Elkus, 26 E 61st st, trustee Jas Kopke. Garrison av, w s, 144.3 n Longwood av, 25x99.11. Jan 4, 1911, 3 yrs, 5%. 10:2731. 2,200
- Eichler, Auguste widow to Wm H Von Spreckelsen, 309 Bway. 160th st, s s, 250 w Elton av, 25x100, except part for st. Jan 3, 3 yrs, 5½%. Jan 4, 1911. 9:2381. 6,000
- Eldridge, Alice T wife of & Geo D to John H Thorn, — Northern Terrace, Hudson Park. Palisade av, e s, 336 s 254th st, late River st, runs e 347 x n 100 x w 385 to av x s 182 to beginning. Prior mt \$33,249.28. Dec 29, due Apr 1, 1911, 5%. Dec 30, 1910. 13:3424. 662.50
- Empire City Woodworking Co & Dora Perlman with Mary A Handes, 306 E 157th st. Jackson av, No 758, e s, 154 n 156th st, 26x87.6. Extension of \$779.20 mt until Feb 4, 1912, at % as per bond. Jan 4, Jan 5, 1911. 10:2646. nom
- Eckert, Nicholas, 4426 Park av, with Patrk Beckingham, 2778 Bainbridge av. 202d st, No 208 E, s s, 69.4 e Grand Boulevard & Concourse, 25x100. Subordination agreement. Jan 4, Jan 5, 1911. 12:3307. nom
- Same to Wm Wilsnack. Same property. Certificate as to receipt of \$589.70 on account of mt. Jan 4, Jan 5, 1911. 12:—3307. —
- EQUITABLE LIFE ASSUR SO of the U S with Jacob Ruppert. Southern Boulevard, s s, 100 e Lincoln av. Extension of \$100,000 mt until June 20, 1913, 4½%. July 18, Jan 5, 1911. 9:2308. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Adolph M Bendheim. 3d av, Nos 2599-2607. Extension of \$22,500 mt until June 20, 1913, at 4½%. June 11, Jan 5, 1911. 9:2321. nom
- Ewen, Nicholas to TITLE GUARANTEE & TRUST CO, 176 Bway. Clay av, No 1319, w s, 280.9 n 169th st, 16.8x82.5x16.8x82.7. Jan 5, 1911, due, &c, as per bond. 11:2782. 2,500
- Same to same. Clay av, No 1321, w s, 297.5 n 169th st, 16.8x 82.3x16.8x82.5. Jan 5, 1911, due, &c, as per bond. 11:2782. 2,500
- *Florini, Giovanni to Melrose Realty Co, 2775 Webster av. 223d st, n s, 125 w Laconia av, 25x109.6. P M. Dec 17, installs, without interest. Jan 5, 1911. 250
- *Fiorelli, Vincenzo, 2046 2d av, to Melrose Realty Co, 2775 Webster av. 223d st, n s, 225 w Laconia av, 25x109.6. P M. Dec 19, due Oct 25, 1911, 6%. Jan 5, 1911. 200
- Frick, Louisa, of Hoboken, N J, to Cath Schroeder, 1180 Jackson av. 165th st, n s, 49.3 w Trinity av, 24.2x100. Dec 30, 1910, 3 yrs, 5%. 10:2633. 14,000
- *Fisher, Edward, 229 W 115th st, to John E Sheehan, 130 W 44th st. Lots 153A & 153B map No 1108B subdivision of portion Penfield property. Prior mt \$1,400. Dec 23, 2 yrs, 5%. Dec 31, 1910. 240
- Flatley, Margt to John J Bell, Upper Nyack, N Y. 189th st, No 214, s s, 100 w Valentine av, 22.8x93.4. P M. Prior mt \$5,400. Dec 28, 2 yrs, 6%. Jan 3, 1911. 11:3152. 1,000
- Goett, Edward to Geo Hinck, 411 E 88th st. 168th st, Nos 751-755, n s, 172.5 e Boston road, 2 lots, each 42x148.3. 2 mts, each \$5,000; 2 prior mts, each \$35,000. Jan 3, 1911, due, &c, as per bond. 10:2663. 10,000
- Germano, Maria to Jos Tesoro, at n w cor 189th st & Crotona av. Belmont av, No 2137, w s, 62 n 181st st, 16.7x79.2x16.7x78.9. Prior mt \$— Dec 29, due Jan 1, 1915, 6%. Jan 3, 1911. 11:3082. 676.68
- Same to same. Belmont av, No 2135, w s, 45.3 n 181st st, 16.9x 78.9x16.9x78.4. Prior mt \$— Dec 29, 4 yrs, 6%. Jan 3, 1911. 11:3082. 676.68
- Gluck, Sarah to Alrick H Man trustee Maria M C Wetmore, 245 Church st. Richmond Hill, L I. Lorillard pl, w s, 47.11 s 188th st, 32.8x90. P M. Oct 10, due Nov 22, 1911, 6%. Jan 3, 1911. 11:3056. 3,400
- *Gallagher, Edw J to Sinclair H Kirby, — Fort Independence st. Hollywood av, w s, 103.5 n Codidngton av, 100x96.8x100x95.5. Dec 31, 3 yrs, 6%. Jan 3, 1911. 1,350
- *Same to Wm H Blanchard, — Fort Independence st. Lots 153, 154, 156, 286, 287 & 288 same map. Dec 31, 3 yrs, 6%. Jan 3, 1911. 1,350
- Gordon, Julius to Sol Gordon, 20 Ludlow st. Brook av, e s, 175 s 171st st, 25x100.11. Prior mt \$11,500. Jan 2, 3 yrs, 4%. Jan 4, 1911. 11:2895. 3,000
- Ginsburger, Emil to Theo Wentz, 328 W 77th st. Beaumont av, e s, 112.6 n 183d st, 37.6x100. Jan 3, due, &c, as per bond. Jan 4, 1911. 11:3103. 1,000
- Giberson, Indiana, 39 E 67th st, to Hunts Point Estates, 165 Bway. Hunts Point av, n w cor Spofford av, 56x29.9 to Faile st, x50x 55. P M. Jan 3, 3 yrs, 5%. Jan 5, 1911. 10:2764. 3,465

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*Graham, Violet J to Mary Franz, 1111 E 179th st. St Lawrence av, w s, 325 n Mansion st, 50x100, except part for St Lawrence av. Jan 4, 2 yrs, 6%. Jan 5, 1911. 1,000
 Garrett, Annie to Cath Slater, 175 E 75th st. Ryer av, No 2080, n e cor 180th st, and being lot 21 map 62 lots at Mt Hope. Prior mt \$5,000. Jan 1, 3 yrs, 6%. Jan 4, 1911. 11:3144 & 3149. 1,000
 Huebener, Martha to Wm Mellin, 664 E 179th st. 135th st, No 628, s s, 625 e St Anns av, 25x100. Prior mt \$10,500. Jan 4, due, &c, as per bond. Jan 5, 1911. 10:2547. 2,000
 Heins, Fredk A & Adolph E, 304 E 86th st, with Warch Constn Co, 881 Tremont av. Honeywell av, s e cor 178th st, 100x34. Extension of \$32,000 mt until Jan 1, 1916, at 5%. Jan 4, 1911. 11:3121. nom
 Howley, Thos P to Danl R Kendall, 1 E 60th st, & ano trustees Jno L Rogers. Ryer av, No 2185, w s, 236.5 n 181st st, 17.3x 102.1x17.2x100.5. Jan 5, 1911, 5 yrs, 5½%. 11:3157. 4,500
 Same to Susan R Kendall, 10 W 55th st. Ryer av, No 2183, w s, 219.8 n 181st st, 16.9x100.5x16.8x98.10. Jan 5, 1911, 3 yrs, 5½%. 11:3157. 4,500
 Havens, Jas H to Jacob Koch, 1703 2d av. Nelson av, No 1663, w s, 150 s Brandt pl, 37.6x100. Prior mt \$20,000. Jan 5, 1911, 2 yrs, 6%. 11:3157. 3,500
 Hopper, Albert with Annie M Metzler, 2143 Mapes av. 179th n s, 130.1 w Webster av, 16.8x125. Dec 29, 3 yrs, 5½%. Dec 30, 1910. 11:3142. 3,500
 Hopper, Albert, 363 E 179th st, & Annie M Metzler, 2143 Mapes av, with Wm B Storer, 477 4th st, Bklyn, N Y. 179th st, n s, 130.1 w Webster av, 16.8x125. Subordination agreement. Dec 28. Dec 30, 1910. 11:3142. nom
 Hopper, Albert F with Annie M Metzler, 2143 Mapes av. 179th st, n s, 130.1 w Webster av, 16.8x125. Agreement changing interest days. Dec 28. Dec 30, 1910. 11:3142. nom
 Heberd, Isaac N to Mary A Scott, 2323 Davidson av. Washington av, e s, 110 n 179th st, 25x88.2. Dec 22, 3 yrs, 5%. Dec 30, 1910. 11:3046. 3,000
 Illmensee, Caroline A to Arthur F Spaulding, 758 West End av. Clay av, No 1701, w s, 80 s 174th st, 30x95. Prior mt \$4,000. Dec 29, due June 29, 1912, 6%. Dec 30, 1910. 11:2790. 7,000
 Keil, Wm, of White Plains, N Y, to Henry Cleland, 1849 Anthony av. Park av, Nos 4282 & 4284, e s, 217.4 s 179th st, 41.4x100. P M. Dec 29, 2 yrs, 6%. Jan 3, 1911. 11:3035. 6,000
 Katzenstein, Harry, Milton & Bertha to Simon Katzenstein, 827 Union av. Bergen av, Nos 610 & 612, e s, 198.8 n Westchester av, 50x100; Bergen av, s e cor Rose st, 1.4x100. P M. Dec 10, 3 yrs, 6%. Dec 30, 1910. 9:2361. 2,500
 Kunstman, Otto, 498 W 158th st, to Wm D Faris, 202 Hancock st, Bklyn, N Y. Fulton av, w s, 96.11 n 174th st, 195.1x100x198x 93.8. Dec 30, 1910, 2 yrs, 6%. 11:2930. 22,500
 Koenemann, Eliz A, 450 E 161st st, to Wm E Hoffmann, 957 Grant av. 161st st, No 385 E, n s, 25x99.5x25x98.5 e s. Jan 3, due, &c, as per bond. Jan 4, 1911. 9:2408. 3,000
 *Kacin, Jan to Viliam Huthanzl, 429 E 66th st, & ano. Plot begins 590 e White Plains road, at point 570 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Jan 3, 3 yrs, 5%. Jan 4, 1911. 2,000
 Katonah Constn Co, 866 E 178th st, to Jas S Cully, 935 College av & ano. So Boulevard, e s, 193.4 s 182d st, 139.11x135.10x 132.2x90.2. Prior mt \$—. Dec 20, 1 yr, 6%. Jan 5, 1911. 11:3111. 30,000
 Same to same. Same property. Certificate as to above mort. Dec 30. Jan 5, 1911. 11:3111. —
 Same to same. Crotona Parkway, s e cor 178th st, 39.5x99.10x 35.9x116.3. Prior mt \$35,000. Dec 20, 1 yr, 6%. Jan 5, 1911. 11:3121. 7,000
 Same to same. Same property. Certificate as to above mt. Dec 30. Jan 5, 1911. 11:3121. —
 LAWYERS TITLE INS & TRUST CO with Emilie F Pladeck & Johanna M Becher. Tinton av, No 726. Extension of \$5,000 mt until Feb 1, 1916, at 5½%. Dec 27. Jan 4, 1911. 10:2665. nom
 Levin (Nathan B) Co to Clairville E Benedict, at Katonah, N Y, guardian Jas A Benedict. Briggs av, w s, 240 n 196th st, 20x 94.1x20x93.9. Dec 30, 3 yrs, 5%. Dec 31, 1910. 12:3301. 7,000
 Same to same. Same property. Certificate as to above mt. Dec 29. Dec 31, 1910. 12:3301. —
 Same to same. Briggs av, w s, 260 n 196th st, 20x94.6x20x94.1. Dec 30, 3 yrs, 5%. Dec 31, 1910. 12:3301. 7,000
 Same to same. Same property. Certificate as to above mt. Dec 29. Dec 31, 1910. 12:3301. —
 Same to same. Briggs av, w s, 280 n 196th st, 20x94.10x20x94.6. Dec 30, 3 yrs, 5%. Dec 31, 1910. 12:3301. 7,000
 Same to same. Same property. Certificate as to above mt. Dec 29. Dec 31, 1910. 12:3301. —
 Same & Geo E Buckbee, 1941 Grand Boulevard & Concourse, with same. Briggs av, w s, 240 n 196th st, 60x94.10x60x93.9. Subordination agreement. Dec 30. Dec 31, 1910. 12:3301. nom
 Le Roy Const Co to Greenwich Mortgage Co, 3025 3d av. Fordham road, s w cor Valentine av, 110.2x128.2x110x134.5. Dec 29, due June —, 1911, 6%. Dec 31, 1910. 11:3153. 13,000
 Same to same. Same property. Certificate as to above mt. Dec 29. Dec 31, 1910. 11:3153. —
 Same & Arthur E Briggs, 2550 Grand Boulevard & Concourse, with same. Same property. Subordination agreement. Dec 28. Dec 31, 1910. 11:3153. nom
 Landon, Henry H with Francis J Ryan. Grand av, No 2412. Extension of \$5,500 mt until Dec 31, 1913, at 5%. Dec 12. Dec 30, 1910. 11:3199. nom
 *Landgrebe, Anton to Margt E Anderson, 657 E 165th st. McGraw av, n e cor Taylor av (Harrison av), 75x35x85.6x76.2. Dec 30, 1910, due, &c, as per bond. 3,000
 Lowenstein, Celia wife of & Albt L Lowenstein to Annie L Horn, 13 East 53d st. Jerome av, w s, 110.11 from e s Anderson av, & w s Jerome av, runs n 103 x w 88.3 x w 84.5 to e s Anderson av, x s 100 x e 43.5 x e 48.4 to beg. Jan 4, 5 yrs, 5%. Jan 5, 1911. 9:2504. gold 12,000
 Loeb, Bella to Emanuel Schloss, Plainfield, N J. 156th st, No 497, n s, 24.11 w Brook av, 2.11x99.11x23.5x99.11. Prior mt \$16,500. Jan 5, 1911, 2 yrs, 6%. 9:2364. 2,000
 *Lion, Gidale to Mary D Nesmith, 14 E 16th st. Old road, s s, 150 e Storrow st, 25x82.6. Jan 4, 1911, due, &c, as per bond. 1,000

*Mascia, Jos A, 275 E 151st st, to Mary Matthies, 1841 Cruger av. Lot 32 supplementary map No 1039 Bronxwood Park & part of lot 35 which abuts the rear line lot 32, except part of lot 32 lying bet old s s Rosewood st & n w line Rosewood st. Jan 4, 5 yrs, 6%. Jan 5, 1911. 5,000
 *Melrose Realty Co to Nicola Galante, 566 E 187th st. 229th n s, 205 e Bronxwood av, 50x114, Wakefield. Dec 16, 3 yrs, 6%. Jan 5, 1911. 1,000
 Milligan, Jas E to Henry R Murray, 2776 Marion av. Marion av, No 2776, e s, abt 100 n 197th st, 25x94. Prior mt \$2,100. Jan 4, due July 1, 1912, 5%. Jan 5, 1911. 12:3283. 1,100
 Manhattan Mortgage Co, 200 Bway, to John H Buscall Co, 1825 Anthony av. Washington av, w s, 145.3 s 170th st, 45x150. Extension of \$34,000 mt until Mar 1, 1916, at 5%. Dec 30. Dec 31, 1910. 11:2901. nom
 *Mahler, Wm P to Fidelity Development Co. Matthews av, e s, 100 s Brady av, 25x100. P M. Mar 31, 1910, due Mar 1, 1911. % as per bond. Dec 31, 1910. 2,000
 McRickard, Jas P to John J Bell, Upper Nyack, N Y. 189th st, No 210, s s, 145.4 w Valentine av, 22.8x93.4. P M. Prior mt \$5,250. Dec 28, 2 yrs, 6%. Jan 3, 1911, 11:3152. 1,950
 McClinchie, Sarah to Lawyers Realty Co, 160 Bway. 183d st, s s, 112 w Bathgate av, 20x95. Prior mt \$—. Dec 31, due June 30, 1911, 6%. Jan 3, 1911. 11:3057. 500
 McKenna, John J, 2336 Creston av, with Jacob & Clementine Kallfelz, 531 E 147th st. 147th st, No 531, n s, 224.7 w St Anns av, ——. Extension of \$1,250 mt until Apr 15, 1914, at % as per bond. Nov 7. Dec 30, 1910. 9:2274. nom
 Nelson, August to COMMONWEALTH SAVINGS BANK, 2007 Ams av. 168th st, n s, 116.8 w Lind av, 25x83.11x20x91.3. Dec 31, 1910, 3 yrs, 5%. 9:2530. 5,000
 *North Bronx Realty Co to Geo C Libers, 30 E 169th st, & ano, exrs, &c, Chistian Libers. Bronx av, s e cor Burke av. 52.4x 38.6x51.1x41.4. Jan 3, due, &c, as per bond. Jan 4, 1911. 3,500
 *Same to same. Same property. Certificate as to above mt. Dec 31. Jan 4, 1911. —
 Oakley, Robt H trustee Thos F Cock with Albert Cahn. 136th st, 596 E. Extension of \$11,000 mt until Dec 30, 1911, at 6%. Dec 30, 1910. 10:2548. nom
 Olmstead, Danl to DOLLAR SAVINGS BANK, 2808 3d av. Simpson st, No 1236, e s, 367.11 n Home st, 20x100. Jan 5, 1911, due June 1, 1914, 5%. 11:2975. 3,000
 Perlman, Dora wife of & Benjamin Perlman, 758 Jackson av, to Mary A Handes, 306 E 157th st. Jackson av, No 758, e s, 154 n 156th st, 26x87.6. Jan 4, 3 yrs, 5%. Jan 5, 1911. 10:2646. 6,000
 *Peyerl, Anton, 552 Union av, with John Fenn, 742 E 230th st. 230th st, late 16th av, s s, 355 w 4th av, & being e ½ of w ½ lot 549 map Wakefield, 25x114. Extension of \$3,500 mt until Jan 1, 1914, at 5½%. Dec 30. Jan 4, 1911. nom
 Quinn, Annie to C M Bush, 33 Maple av, Madison, N J. Ryer av, w s, 345.1 n Burnside av, 25x152.6x25.4x154.11. Jan 4, 1911, 3 yrs, % as per bond. 11:3149. 1,500
 *Quinn, Edw J, 1219 Taylor av, to Ottilie J Wohlheuter, 1244 Clay av. Taylor av, No 1219, lot 129 amended map Gleason property, 25x100. Jan 3, due, &c, as per bond. Jan 4, 1911. 4,500
 Rosenberg, Alexander to David Kidansky, 51 E 96th st, & ano. Fairmount pl, s e cor Crotona av, 90x40. Dec 29, due Mar 1, 1911, 6%. Jan 4, 1911. 11:2950. 5,000
 Rendall, John with Ella R Andrews, 256 W 57th st. 183d st, n s, 239.7 w Washington av, 35x100. Agreement modifying terms of mt. Jan 4, 1911. 11:3038. nom
 Recunda, Chas D, 310 W 49th st, with COMMONWEALTH SAVINGS BANK, 2007 Ams av. 168th st, n s, 116.8 w Lind av, 25x 83.11x20x91.3. Subordination agreement. Dec 30. Dec 31, 1910. 9:2530. nom
 Rendall, Jno with Carrie A Torriani, 438 W 116th st, & ano. 183d st, n s, 99.7 w Washington av, 35x100. Agreement modifying mt. Jan 4. Jan 5, 1911. 11:3038. nom
 Riess, Henry to Chas Neundorff, 285 E 141st st. Belmont av, No 2326, e s, 350 n 183d st, 25x100. Jan 4, 2 yrs, 6%. Jan 5, 1911. 11:3088. 800
 Radley, Josephine, 486 W 136th st, with Millie M Wendler, 1687 Macombs road. Nelson av, e s, at w s Macombs road, 125x89x 125, gore. Extension of 2 mts aggregating \$7,000 until Jan 3, 1914, at 5%. Jan 3. Jan 4, 1911. 11:2876. nom
 Siemers, Henry, Jr, to Henry Ahrens, 555 W 43d st. 144th st, No 531, n s, 300 e Brook av, 25x100. Jan 4, due, &c, as per bond. Jan 5, 1911. 9:2271. 11,000
 Sowdon, Mary V to Eureka Co-operative Savings & Loan Assn. Bergen av & 149th st. Anthony av, No 1986, e s, 268 s Burnside av, 25x145.4. Jan 4, installs, 6%. Jan 5, 1911. 11:2814. 5,600
 Schavel, Maria to Eliz B Stone at Ossining, N Y. Jackson av, e s, 78.9 s 166th st, 20x77.8. Prior mt \$4,000. Dec 22, due, &c, as per bond. Jan 5, 1911. 10:2650. 1,000
 Siemers, Henry with Henry Ahrens, 555 W 43d st. 144th st, No 531 (815) E. Subordination agreement. Jan 4. Jan 5, 1911. 9:2271. nom
 *Steiner, Moritz to Emma Kingsman, 263 So 1st av, Mt Vernon, N Y. Bronx Park av, s w cor Lebanon st, 25x100. Prior mt \$3,500. Jan 3, due Jan 1, 1914, 5½%. Jan 4, 1911. 1,500
 Smoleroff, Molly, 141 E 114th st, to William Sinnott Co, 967 E 165th st. Kelly st, No 1029, w s, 80.3 n 163th st, 50x100. P M. Prior mt \$37,500. Dec 31, due Aug 1, 1915, 6%. Jan 4, 1911. 10:2705. 11,000
 *Swedish, Evangelical Lutheran Bernadotte Church of City N Y, a corpn, to DOLLAR SAVINGS BANK, 2808 3d av. Randall av, s e cor Murdock av, 50x100. Dec 30, due June 1, 1911, 5%. Jan 4, 1911. 500
 Simpson Const Co, 1238 Simpson st, to Paul Armitage, 13 Central Park West, & ano. Simpson st, e s, 361.10 n Westchester av, 40x100. Prior mt \$33,500. Jan 3, 1911, due, &c, as per bond. 10:2727. 7,000
 Same to same. Same property. Certificate as to above mt. Jan 3, 1911. 10:2727. —
 Tesoro, Filomena, at n w cor Crotona av & 189th st, with Simeon C Bradley, 2702 Marion av. Belmont av, w s, 45.3 n 181st st, 16.9x78.9; Belmont av, w s, 28.5 n 181st st, 16.10x78.4. Extension of 2 mts for \$2,500 each until Jan 18, 1914, at 6%. Dec 29. Dec 31, 1910. 11:3082. nom

GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.	ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"	<h1>ALSEN</h1>	SEE PAGE 160-1 "SWEET'S" FOR FULL PARTICULARS	This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.
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Sherwood, Wm to Mathias Haften, 652 Courtlandt av. Park av, late Terrace pl, w s, 56.6 n 159th st, late Waverly pl, 56.6x100x 50x126.6, except part for Park av. Jan 5, 1911, 3 yrs, 5%, 9:2419. 6,000

*Tvidik, Joseph to Joseph Wollmann, 1370 Av A. 5th st, n s, 373.11 e Green lane, 25x100, Westchester. Jan 3, 3 yrs, 5%. Jan 4, 1911. 2,000

*Turco, Claudio, 8 Oak pl, Yonkers, N Y, to Melrose Realty Co, 2775 Webster av. 229th st, n s, 155.9 e Bronxwood av, 25x 114. P M. Dec 17, due Mar 17, 1913, 6%. Jan 5, 1911. 450

*Torrens, Benj to TITLE GUARANTEE & TRUST CO, 176 Bway. 216th st (2d av), s s, 150.4 w Bronxwood av, 100x114. Jan 4, 1911, due, &c, as per bond. 1,500

*Unionport Realty Co to Albrecht Kalthoff, 307 Belmont st. Av D, w s, extends from 6th to 7th sts, 216x205, Unionport. Jan 4, due, &c, as per bond. Jan 5, 1911. 6,500

*Same to same. Same property. Certificate as to above mort. Jan 3. Jan 5, 1911.

Von Inten, Rebecca W with Susie E Piser, 762 Union av. 3d av, No 3394, e s, 125 s 166th st, 25x135 to n w s Franklin av, x27.6x137, except part for Franklin av. Extension of mort for \$10,000 to Dec 5, 1913, at 5½%. Dec 20. Jan 3, 1911. 10:-2608. nom

Viol, Carl M with Fredk W Budd. Bristow st, w s, 150 n Jennings st, 22.6x59.3x irreg x87.2, also lot in rear, 25x28. Extension of \$3,000 mt until Oct 24, 1913, at % as per bond. Sept 20. Jan 5, 1911. 11:2963. nom

Wilsnack, Wm, 208 E 202d st, to Patk Beckingham, 2778 Bafn-bridge av. 202d st, No 208, s s, 69.4 e Grand Boulevard and Concourse, 25x100. Jan 4, due, &c, as per bond. Jan 5, 1911. 5,000

Wendler, Millie M to Josephine Radley, 486 W 136th st. Nelson av, e s, at w s Macombs road, 125x89x125, gore. Jan 3, 3 yrs, 5%. Jan 4, 1911. 11:2876. 1,000

Same to Anna Price, 452 W 153d st. Same property. Jan 3, 3 yrs, 5%. Jan 4, 1911. 11:2876. 3,000

Wicke, Adam C, 2024 Mohegan av, to Carl Lange, 442 E 84th st. Mohegan av, e s, 39.1 s 179th st, 33x145.2, except part for av. Jan 5, 1911, 3 yrs, 5%. 11:3123. 4,000

Woolley, Philip, 116 Rockwood st, to Edw F Cole, 301 W 106th st. Plympton av, e s, 69.3 n Boscobel av, 100x96.5. Dec 29, 3 yrs, 6%. Dec 30, 1910. 11:2874. 2,000

William Const Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Wilkins av, late pl, Nos 1030 & 1032, e s, 118.1 n South-ern Boulevard, —x—, Certificate as to mt for \$15,000. Dec 23. Dec 30, 1910. 11:2976.

*Wilhelm, Christian, at Ronkonkoma, L I, to Mary A Keefe, 1421 Overing av, Westchester. Ellison av, e s, 125 n Marrin st, 50x 100, Westchester. Dec 29, 3 yrs, 5½%. Dec 30, 1910. 2,500

Wilx Realty Co to Caroline C Bishop, 49 W 75th st. Hoe av, No 1161, w s, 272.3 s Home st, 25x100. P M. Dec 20, 5 yrs, 5½%. Dec 31, 1910. 10:2745. 17,000

Willoughby, Chas G with Caroline C Bishop, 49 W 75th st. Hoe av, No 1161, w s, 272.3 s Home st, 25x100. Subordination agree-ment. Dec 31, 1910. 10:2745. nom

*Werner, Theo to WASHINGTON SAVINGS BANK. Middletown road, n w cor Pier av, runs n 175 x s w 150 x s 25 x w 40 to road x e 30 to beginning. P M. Mar 18, 2 yrs, 6%. Dec 31, 1910. 3,000

Witzel, Carl & Conrad, 560 St Anns av, to Grover J De Bold, 1424 Ams av. Southern Boulevard, Nos 559 & 561, n w s, 450 w Av St John, 50x115. Prior mt \$46,500. July 12, 1909, demand, 6%. Dec 31, 1910. 10:2683. 4,000

Watson, Saml P to Gertrude I Grummon, 2 Pinehurst av. Willis av, No 370, e s, 130 n 142d st, 20x100. P M. Prior mt \$10,000. Dec 29, due, &c, as per bond. Dec 30, 1910. 9:2287. 2,700

Weber, Philipp, 1032 Union av, to Otto Kruesser, 1042 Fox st. Fox st, No 1042, e s, 323.2 n 165th st, 25x100. P M. Jan 3, 3 yrs, 5%. Jan 4, 1911. 10:2726. 6,000

Warch Construction Co to Adamson R McCanless, 210 W 72d st, gdn Maude A Brookfield, 178th st, s s, 34 e Honeywell av, runs e 28.5 x s 81.4 x w 2.5 x s 18.8 x w 26 x n 100 to beg. Jan 4, 1911, 5 yrs, 5%. 11:3121. 20,000

Same to same. Same property. Certificate as to above mt. Jan 4, 1911. 11:3121.

Wahlig (Frank A) to Annie E Worm, 769 St Nicholas av. Pros-pect av, s e cor 179th st, 40.1x75. Prior mt \$25,000. Jan 3, due, &c, as per bond. Jan 4, 1911. 11:3106. 5,000

Same to same. Same property. Certificate as to above mt. Jan 3. Jan 4, 1911. 11:3106.

Wheeler, Albert E, 420 W 160th st, to Delafield Estate, 25 Broad st. Tibbett av, w s, 135 s 246th st, 60.2x100x70x100.1. P M. Dec 31, due, &c, as per bond. Jan 3, 1911. 13:3415. 2,500

JUDGMENTS IN FORECLOSURE SUITS.

29.
3d av, e s, lot 86, map of village of Morisania, Bronx.
3d av, e s, 264 s 170th st, 50x209.7.
Max Hirschkind agt Selig Gumpel et al; Louis Wertheimer, att'y; David E Thomas, ref. (Amt due, \$9,367.)
134th st, n s, 385 w 5th av, 50x99.11. Jas L Holland agt Mercy Seat Baptist Church; Meyer Nussbaum, owner; Safford A Crummev, ref. (Amt due, \$18,834.)
Dec. 30.

Lots 29 to 32. Amended may of Adeo Park East of Botanical Garden, Bronx. Geo Hill agt Ray Levy; Lawrence E French, att'y; Melvin G Palliser, ref. (Amt due, \$2,533.60.)
101st st, Nos 188 to 192 East. Julius Levy agt Martin M Goodman; Cooper & Baer, att'ys; Irving S Dorf, ref. (Amt due, \$35,745.17.)
Dec. 31.

99th st, n s, 192 w Bway, 17x100.11. Fredk W Marks agt Mary B Cunningham et al; James, Schell & Elkus, att'ys; Benno Lewinson, ref. (Amt due, \$17,272.75.)
105th st, n s, 320 e 2d av, 30x100.11. Fredk B Jacobus agt Saml Kadin; Wilson M Powell, att'y; Saml I Isaacs, ref. (Amt due, \$26,837.78.)
Jan. 3.

Sullivan st, Nos 125 & 127. Francis Hoffman agt Elvira De Optatis et al; Paul Hellingner, att'y; John C Hoenninger, ref. (Amt due, \$3,986.47.)
14th st, Nos 534 East. Gene Bruder agt Tillie Burkan et al; Saml Hellingner, att'y; Jno J Jordan, ref. (Amt due, \$5,017.50.)
Mercer st, w s, 306 s Amity st, 56x52.
Mercer st, e s, 305.2 s Amity st, 10x50. Fredk Sellar agt Stanley Crawford; Phillips & Avery, att'ys; Millard Davis, ref. (Amt due, \$15,136.67.)
Jan. 4.

Beach st, w s, 50 n Gleason av, 25x50. Annie P Kirk agt Capodilupo Construction Co; Men-ken Bros, att'ys; Alfred B Jaworower, ref. (Amt due, \$3,624.58.)
Beach st, n w cor Gleason av, 50x25. Same agt same; same att'ys; same ref. (Amt due, \$4,970.85.)

LIS PENDENS.

Dec. 31.
No Lis Pendens filed this day.
Jan. 3.
Broadway, No 152, 215-1200 part. Greenwich st, No 205, 1-5 part.
Pauline A Piffard agt Louis A Arthur et al; counter claim; att'y, J F Connor.
3d av, Nos 4065 to 4071. Saml Moshalik agt Rose Spangenthal et al; amended action to fore-close mechanics lien; att'ys, Pantell & Glick-stein.
Thompson st, No 231. Tenement House Dept agt Carmelo Naso; notice of levy; att'y, A R Watson.
Allen st, No 6. Same agt Louis Mashkowitz; notice of levy; att'y, A R Watson.
11th st, No 414 East. Tenement House Dept agt Salvatore Genoves; notice of levy; att'y, A R Watson.

Jan. 4.

Lots 44 to 46, map of Westchester Terrace, 1-2 part, Bronx. Warren D Smith agt Sigmund H Bleier et al; amended action to reform and correct a mortgage; att'y, Graves & Miles.
112th st, No 12 West. Tenement House Dept agt Callman Rouse; notice of levy; att'y, A R Watson.
215th st, n s, lot 568, map of Laconia Park, Bronx. Michele Agugliano agt Michione Can-ton; notice of levy; att'y, O E Davis.
So Boulevard, w s, 193.4 s 182d st, 139.11x 135.10. Francis X Keil agt Katonah Con-struction Co; notice of levy; att'y, O E Davis.
Hughes av, e s, 150 s 189th st, 25x87.6. Ali-mabo Tozzini et al agt Fratantonio Amabile Realty Co; notice of levy; att'y, Curtis & Romanga.
Elizabeth st, Nos 241 to 245. Jos Schwartz agt Rosanna Dunne et al; action to foreclose me-chanics lien; att'y, M Silverstein.
Stanton st, No 247. Tenement House Dept agt Kate Kennell; notice of levy; att'y, A R Wat-son.
Same property. Same agt same; notice of levy; att'y, A R Watson.
Stanton st, Nos 205 & 207.
Ridge st, No 138.
Tenement House Dept agt Solomon H Schlan-ger; notice of levy; att'y, A R Watson.
12th st, No 517 East. Same agt Julia A Schlo-bohm; notice of levy; att'y, A R Watson.
56th st, No 414 West. Same agt Metropolis Securities Co; notice of levy; att'y, A R Wat-son.
Broadway, n w cor 28th st, 105.9x189. Fredk F Proctor et al agt International Amusement & Realty Co et al; specific performance; att'y, W F S Hart.
Park av, w s, 50.5 n 58th st, 50x200x irreg to 59th st. Herter Realty Co agt Title Guarant-ee & Trust Co et al; action to declare lien; att'ys, Sheehy, Carroll & McCormack.

Jan. 5.

7th st, Nos 295 & 297. Daniel London agt Re-gina Unger et al; foreclosure of transfer of tax lien; att'y, J Gans.
11th st, No 414 East. Tenement House Dept agt Salvatore Genoves; notice of levy; att'y, A R Watson.
109th st, n s, 310 e 3d av, 25x100.11. Minna Eichner agt Jownshend et al; amended trans-fer of tax lien; att'y, A S Aaronstamm.

Jan. 6.

18th st, No 518 East. Tenement House Dept agt David D Jennings; notice of levy; att'y, A R Watson.
17th st, No 508 East. Same agt Meri Negla; notice of levy; att'y, A R Watson.
15th st, No 258 West. Same agt Christopher Sommer; notice of levy; att'y, A R Watson.
3d st, Nos 66 & 68 East. Same agt Aaron Jacobs; notice of levy; att'y, A R Watson.
10th st, No 389 East. Tenement House Dept agt Moses Maas; notice of levy; att'y, A R Watson.
Hoe av, e s, 125 s 173d st, 75x100. Vittorio Marcigliano agt East 167th Street Realty Co; notice of levy; att'y, J B Cohen.
136th st, No 167 West. Tenement House Dept agt Mary Simcox; notice of levy; att'y, A R Watson.
Sheridan av, Nos 943 to 947.
163d st, No 195 East.
Michael Cerussi agt Briggs Avenue Realty Co et al; action to foreclose mechanics lien; att'ys, Miller & Bretzfelder.

FORECLOSURE SUITS.

Dec. 31.
Madison av, Nos 778 & 780. Rutherford Realty Co agt Jno T Williams et al; att'ys, Wells & Snedeker.
3d av, w s, 25 s 28th st, 24.4x63.7. Wm D Ward agt Michael A Coyle et al; att'y, J J O'Brien.
1st av, No 1843. Lena Garland agt Bohemian Real Estate Assn et al; att'ys, A L & S F Jacobs.
3d av, No 1020.
61st st, No 170 East.
78th st, No 26 East.
Stuart Wyeth agt Julius Jungmann et al; att'y, H Swain.
Stanton st, s w cor Goerck st, 50x75. Madison Trust Co agt Israel Schiff et al; att'y, A W Ashburn, Jr.

Jan. 3.

26th st, s s, 125 w 1st av, 25x98.9. Peter Don-ald agt Julius Braun et al; att'y, J B Wilds.
48th st, n s, 150 w 1st av, 25x100.5. Margaret L Loonie agt August H Druder et al; att'y, Alexander & Ash.
145th st, n s, 100 e 7th av, 40x99.11. City Real Estate Co agt Margaret Ludlow et al; att'ys, Stoddard & Mark.
27th st, No 120 West. Ada M Beers et al agt A & S Construction Co et al; att'y, W E Sam-mis.

Jan. 4.

172d st, s s, 100 e Longfellow av, 25x100. Henry B Hathaway agt Benjamin Viau et al; att'y, A Dession.
Broadway, No 865. Beers Realty Co agt Esther Blumenthal et al; att'ys, Hunt, Hill & Betts.
Park av, No 1613. Martha Schlesinger agt Main Realty Co et al; att'y, M H Harris.
Lot 3, map of subdivision of Block 3256, 24th Ward, Bronx. Lazarus Fried et al agt Jno P Duff; att'y, S Bitterman.
Concord av, No 325. Carl Ernst et al agt Harry F Manes et al; amended; att'ys, Parker & Ernst.

Jan. 5.

Prospect av, s e s, 199 s w Samuel st, 33x100. Earle V Rodgers et al agt Giosue Galiani et al; att'y, H A Vieu.
128th st, s s, 75 w 2d av, 26x99.11. Henry B Twombly trustee agt Bertha Jobcowitz et al; att'ys, Putney, Twombly & Putney.
47th st, Nos 128 & 130 West. Estate of Chas E Coddington agt Olympia Realty & Construc-tion Co; att'ys, Jones & Carleton.
2d av, s w cor 24th st, 74x97.1. Lillian Kil-coyne agt Mary T McQuaid et al; att'y, E G Davis.
141st st, s s, 456.9 e St Ann's av, 50x95. Kate Mordecai et al agt Sancar Co et al; att'ye, Simpson, Werner & Cardozo.
8th av, w s, 334.6 s 133d st, 25.3x100. Julius J Frank et al, trustees, agt Armor Realty Co et al; att'y, J McBrien.
Manhattan av, n w cor 118th st, 100.11x100. Geo D Gregory agt Ledyard Construction Co et al; att'y, A T Davison.
Lenox av, No 55. S J Meltzer agt New Realty Co et al; att'y, B M Kaye.
100th st, No 158 East. Lincoln Trust Co agt Maurice J Katz et al; att'ys, Bowers & Sands.
115th st, n s, 180 e 1st av, 35x100.11. Julia A Tiemann agt Chas A Pecora et al; att'ys, Cary & Carroll.

ATLAS PORTLAND CEMENT

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New York

Jan. 6.
 136th st, No 246 West. Letitia S Sands et al
 agt Jno W Harmon; att'y, J C Clark.
 1st av, No 62. Herman Kappes agt Fredk Seyd
 et al; att'y, G H Hyde.
 Decatur av, No 3215. Amelia Davis agt Irene
 A Poulson et al; att'y, J B Kilsheimer.
 3d av, e s, 32 n 167th st, 37.1x107.10. Aaron
 Blume et al agt Morris Simon et al; att'ys,
 M S & I S Isaacs.

JUDGMENTS

In these lists of Judgments the names alpha-
 betically arranged and which are first on each
 line are those of the judgment debtor. The let-
 ter (D) means judgment for deficiency. (*)
 means not summoned. (†) 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 fled against corporations, etc.,
 will be found at the end of the list.

Dec. and Jan.

- 31 Auer, Wm—W H Scott\$1,055.53
- 31 Appelby, Alfred—W Horstman80.91
- 31 Azara, Victor G & Aurelia—E Cantore.63.79
- 31 Alifred, Paula & Rudolph—M A Lesser.25.08
- 3 Angiulli, Luigi—H L Slobodin184.51
- 3 Appleby, Chas E—R Turnercosts, 103.83
- 3 Asen, Henry—M Goldberg132.50
- 3 Amarante, Michael—A L Fessler134.17
- 3 Auerbach, Philip et al—J Schildkrate.187.57
- 4 Adams, Henry C—Albany Automobile Ex-
change227.34
- 4 Adler, Otto et al—Pockwood Piano Co.211.91
- 4 Aboud, Haffiz—Star Ribbon Mfg Co.....27.97
- 4 Ambriola, Maria G & Gaetano—H G Silleck
Jr336.09
- 5 Albrecht, Chrystine et al—J Konig et al.....105.26
- 5 Abrams, Ida—H Stryssower et al.....830.89
- 5 Albaugh, Thurlouck—J D Barton134.96
- 5 the same—the same27.65
- 6 Ansell, Wm C—J F Nuno172.39
- 6 Alexander, Verne W—A F Smith38.79
- 6 Andrews, Geo C et al—R W Pittman.328.97
- 6 Aronson, Harry—Belwood Realty Co.....26.71
- 6 Alexander, Max A—M Balamut et al.143.38
- 31*Berkowitz, Isaac—M Zwerdign et al.....34.41
- 31 Benson, W W—Alo Realty Co.....557.61
- 3 Butinsky, Morris & Louis—Independent Con-
sumers Ice Co.....78.45
- 3 Ballard, Richard W—Batavia & N Y Wood
Working Co.....191.91
- 3 Baldwin, Geo D—J Hovorka218.65
- 3 Barr, Wm T—P I Farber17.40
- 3 Breidkoff, Saml—M Feier1,091.45
- 3 Buckspan, Abraham gdn—Smith Gray &
Co.....costs, 23.26
- 3 Bongiovanni, Benedetto—F D Maglio.....43.73
- 3 Bernheimer, Mary or Mrs Lloyd—M Pitot.....82.39
- 3 Bier, Jacob et al—German Exchange Bank
.....381.47
- 3 Barber, Clarence L—E W Davidson.....costs, 120.45
- 3 Barnett, Moe et al—A Spero et al.....31.16
- 3 Borroano, Guiseppe—Interborough Rapid
Transit Co.....costs, 68.88
- 4 Bassen, Jos—Yates Smith Co.....160.24
- 4 Busick, Earle et al—International Brass &
Electric Co.....229.38
- 4 Bangs, Anson M—R R Smith.....78.31
- 4 Bell, W Walpole Jr—Bell & Duncan.532.31
- 4 Briskman, Saml—A M Berinstein.....costs, 73.00
- 4 Bruckner, Fredk C—W A Megrath.1,359.95
- 4 Beatty, Herbert A—R R Velie.....2,310.26
- 4 Bensen, Geo—Degnon Contracting Co.....costs, 23.08
- 4 Bolnick, Harry—Chas D Brown & Co.311.47
- 4*Budke, Geo H et al—American Newspaper
Pub Assn95.41
- 4 Bouton, Jas P—A Stumpf68.22
- 4 Blass, Gus—American Radiator Co.....186.41
- 4 Burgess, Jas H—Equitable Trust Co of
N Y82.80
- 4 Beluck, Saml—L Leavitt95.85
- 4 Beller, Sidney et al—J W Place301.55
- 5 Blair, Delphine—J Schloss143.91
- 5 Bayles, Jas C—City of N Y.....27.80
- 5 Barron, Adolph—the same199.91
- 5 Batton, Saml—the same471.66
- 5 Berkowitz, Morris—the same27.80
- 5 Boden, Jno—the same208.34
- 5 Brayton, H Reene—the same290.49
- 5 Broderman, Georgiana—the same.....381.08
- 5 Buschmann, Abraham L—the same.....199.91
- 5 Butts, Harry H—the same.....208.34
- 5 Block, Chas—the same208.34
- 5 Becker, Jos M—Primrose Shirt Co.....63.85

- 5 Baldanza, Libario—N Albanese.....47.65
- 5 Brothers, W Franklin—City of N Y.....208.34
- 5 Busick, Earle D et al—E S Craddock.108.91
- 5 Barowitz, Michael—J Rubenstein.....83.41
- 5 Biederman, Max—C Callman180.37
- 5 Bassett, Gertrude S—Dinkell & Jewell Co.....117.99
- 6 Boehm, Harry E—Sterling Engraving Co.....162.39
- 6 Brennan, Patk—City of N Y76.16
- 6 Benaim, Rose K—Ride Ericsson Engine Co.....101.66
- 6 Bellinger, Eva K et al—H E Demarest.....187.47
- 6 Blum, Alfred—City of N Y39.60
- 6 Balish, Marie—C Hoffman et al39.97
- 6 Birdseye, Clarence F—La Banque Nation-
ale3,335.72
- 6 Blood, Arthur C—Commercial Advertiser
Assoc218.21
- 6 Barbalatt, Jos—M Barez17.35
- 6 Bram, David—M Koenig976.56
- 6 Brennan, Chas N—A Byrne2,139.37
- 31 Carr, C Franklin—J W Stolts.....128.91
- 31 Conheim, Philip—M Rosenberg.....97.41
- 31 Coupe, Frank J et al—Consolidated Safety
Pin Co.....955.50
- 3 Cameron, Duncan E—J Dreicer et al.....1,110.31
- 3 Chase, Edith—M A Redington.....336.65
- 3 Concanon, Jas J—J J Dillon143.41
- 3 Crosby, Reba L—E Sobel161.91
- 3 Cox, Jas H—S E Price519.65
- 4 Cohen, Jacob—I B Frankel39.35
- 4 Cumisky, Edw—M L Tyson216.41
- 4 Chapman, Francis H—Curtis Blaisdell Co.....8,495.98
- 4 Cohn, Louis—A N Cohen75.46
- 4 Christensen, Leonard—J Meurer.....414.51
- 4 Cowan, Harriett—N Y Millinery Supply Co.....76.23
- 4 Craven, Jno—Equitable Trust Co of N Y.....59.63
- 4 Cuddy, Jno J—the same101.02
- 4 Campbell, Blenden gdn—A Rudini.....costs, 92.21
- 5 Carinol, Adolf—L Henle et al.....45.10
- 5 Clark, Geo F—J Ryan137.77
- 5 Cantor, Jno A—Inland Type Foundry.....25.02
- 5 Cassidy, Herbert E—H Wolfenstein.....47.05
- 5 Clark, Thos G—H W Vogel et al.....34.68
- 5 Condit, Silas A—F Tocchi111.03
- 5 Cramer, Jno V R—A Van Raalte.....288.25
- 6 Canfield, Abraham L—Rochester & Pitts-
burgh Coal & Iron Co1,871.86
- 6 Cryan, John J—N Y Edison Co.....228.02
- 6 Chambers, Edw T—N Y Telephone Co.....49.01
- 6 Cuvillier, E Mels20.41
- 6 Cohen, Isidor G—C Bisberg34.72
- 6 Chase, Charles—G J Goldstein et al.....201.65
- 6 Cohen, Meyer—R Lyon74.65
- 6 Cohen, Chas et al—B Rabinowich13.95
- 6 Cherniack, Max et al—First National Bk
of Jersey City331.47
- 6 Carl, Byron E—Paterno Bros42.98
- 31 Deery, James C—Mason Seaman Transpor-
tation Co.....257.48
- 31 Ditter, Alfred A—American Agency for the
Associated Wine Growers & Exporters of
Hungary25.65
- 31 Danziger, Sigmund—L Mandel90.41
- 31 the same—J Herzberg161.68
- 31 Diccio, Sylvester—J M Ryan53.01
- 31 Duchrenheimer, Theodore—H S Strauss et al.....125.27
- 3 Doherty, Henry L et al—M C Heywood.....1,302.46
- 3 De Vassey, Count—O Oestreich et al.97.05
- 4 De Pago, Jos—S Strauss64.81
- 4 Drew, Wm—Degnon Contracting Co.....costs, 108.18
- 5 Durant, Jennie L—H Pistchal219.83
- 5 Daniels, Morris S—C L Middleton et al.....costs, 111.80
- 5 Dunn, Mary F—M Lyons87.47
- 5 Dizik, Irving B—C Rosenthal.....27.31
- 6 Duff, James—A Blau189.96
- 6 Dobson, Patk J—J J Kelley68.11
- 6 Domb, Louis & Leo—R Seigel et al.....488.90
- 6 Derschuch, Gustav A—M F Boswellcosts 27.72
- 6 the same—the same218.45
- 6 De Pass, Isidore O et al—Derbyshire Coffee
Co et al5,110.47
- 6 Deyo, Henry E—D M Page332.21
- 31 Emerick, Chas—C Hopper et al.....248.99
- 31 Erdtmann, Paul W—E Sarasohn et al.81.65
- 3 Eagleton, Loretto—J Wolfener.....93.81
- 3 Eugeman, Wm A—N Y Life Ins & Trust
Co.....1,236.25
- 4 Engel, Jos—T Weber112.22
- 31 Farley, Mary—J P Dowling322.40
- 4 Farber, Sam* & Bertha* et al—L Frucht-
man168.09
- 5 Erbe, Frederick—Seitz Brewing Co.2,031.25
- 5 Ebstone, Henry—P J Bickel.....63.31

- 5 Emden, Victor—L Ruelberg27.21
- 6 English, Fredk J—W B Richards174.18
- 6 Eschenbach, Gustave W et al—K Styers1,617.22
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4 Hunter Construction Co et al—H T Klingensmith1,597.22 4 Associated Operating Co—J Lococo.1,392.37 4 Gordon Brothers Iron Works—Vulcan R R Construction Co.473.46 4 Horowitz Bros Inc—A Rosenblatt.185.41 4 Washed Quartz Gravel & Sand Co—Jeffreys Mfg Co.282.02 4 I Caplan & Co et al—J W Place.301.55 5 Jetter Brewing Co—A M Backhaus.1,538.00 5 St Nicholas Hygeia Ice Co—N Y Edison Co.30.80 5 Dr Garifalas Remedy Co—B T Givandam.131.68 5 Prudential Ins Co of America—A Lane.234.67 5 P Derby & Co—M Einhorn2,032.02 5 Horowitz Bros Inc—C L Thatcher Jr.621.73 5 Oscar C Braunn & Co—City of N Y.27.80 5 William E Burrough Co—the same.36.86 5 Bartlett Realty Co—the same20.56 5 Bankruptcy Examiners Assn—the same.27.89 5 Bazar Du Voyage Co—the same21.46 5 Bellport Realty Development & Traction Co—the same27.80 5 Beck Chemical Co—the same27.80 5 Belden & Franklin Machine Co—the same109.32 5 Bergen Iron Works—the same37.71 5 Blums Ticket Agency—the same27.80 5 Broads Mfg Co—the same61.04 5 Bridgeport Star Vending Match Co—the same23.28 5 H H Fuller Realty Co—Realty Records Co.157.15 5 Orden Allemania—E Wagner538.91 5 C L Gray Construction Co—M Maas.113.47 5 American Silolite Co or Magnesia Cement Co—Reading Cement Inlaid Tile Co.126.88 5 Nightingale Whistle Mfg Co—New Publication Co.388.41 5 Eichner Auction Rooms Inc—H Kramer et al.354.21 5 Empire State Novelty Co et al—J Haber.303.75 5 the same—S Rehmer305.40 5 S R Ball Co—L W Kerwin et al.197.40 5 Elena Realty & Construction Co et al—G P Sherwood & Co.427.58 5 Sperry & Hutchinson Co et al—C F Maguire10,136.82 5 Graf & Hauck Co—Alberene Stone Co.411.32 5 M F Construction Co—G B Raymond & Co840.22 5 the same—the same1,542.64 5 Bay Shore & Brentwood Co—W A Johnston119.65 6 Universal Standard Electric Co—German American Electric Co.234.36</p>	<p>6 Bontempi Rust Proofing Co—N Y Mutual Gas Light Co133.52 6 Fucel Contracting Co—A H Marvin.204.74 6 Metzler Building & Construction Co—Morton Bond & Mortgage Co.70.05 6 Universal Coal Co—J Y Hite et al.908.50 6 Universal Coal Co—N S Kemmerer et al.778.72 6 M A Ryan—W Nelson.592.88 6 N Y Cab Co Ltd—A Dugan.costs, 78.53 6 Pundt Baking Co—Bogert Flour Co.61.61 6 Liberty Liquor Co et al—European American Bank270.75 6 Bardenhauer Hygienic Underwear Co—City of N Y.91.18 6 Bell & Bogart Soap Co—the same.42.66 6 Beekman Advertising Agency—the same.38.67 6 Bloom & Mandell Co—the same.345.58 6 Booth Drop Forge Co—the same.93.60 6 Bonner Mfg Co—the same370.09 6 Brooklyn Electric Equipment Co—the same81.31 6 Brooklyn Cold Storage Warehouse Co—the same32.01 6 Brooklyn Cedar Ware Co—the same.59.51 6 Braunfels Browning Co—the same.607.66 6 Brown & Root Co—the same.1,094.27 6 Bradley Universal Heat, Light & Power Co—the same23.28 6 Butterick Painless Dental Co—the same52.87 6 Burnett & Miheen—the same.89.40 6 Builders Stone Contracting Co—the same85.74 6 Bueva Vista Improvement Co—the same.57.24 6 R Bertelli & Co—the same.154.54 6 Higher Education Ass'n—A Ward.76.96 6 Haines Realty Corp—J L Radermacher.29.79 6 Billings-Stevens Co—C J O'Brien.152.81 6 Graf & Hauck Co—American Radiator Co.183.85 6 Chase Trucking Co—Scientific Hoof Pad Co.72.35 6 Aetna Indemnity Co et al—Derbyshire Coffee Co5,110.47 6 Liberty Liquor Co et al—State Bank.2,047.68 6 City of N Y—F Burhans.4,413.25 6 the same—J Mayer11,548.02 6 the same—J P McGovern.403.42 6 Walton Building Co et al—W M Young.1,116.48 6 Rosen & Diamond—D Puzar.100.91 6 William R Ficke Co—Law Printing Co.779.39</p>	<p>Fay, Jno H & Gertrude T Cockerill—West Side Bank. 19105,126.21 Grummon, Gertrude I—M O'Gorman. 1910.557.60 *Gunther, C V V—A Keuthen. 1905.2,543.90 Glaser, Julius—A A Silberberg. 1910.134.16 Goldenberg, Benjamin—S Roeder et al. 1899.424.51 Gunther, C V V—C E Monroe. 1907.34.66 Gallagher, Jno J & Jas Callahan—W Brand. 1909280.97 *Goldberg, Jacob—Manchester Fire Assurance Co. 1905281.63 Hengstler, Ida—C A Eriessens. 1910.331.15 Hannert, Wm & Oscar Manner—F W Devoe & C T Reynolds Co. 1910.42.15 Hauser, Jos—J Levy et al. 1910.78.28 Hopkins, Eustis L, Jno H Push & Frances A L Haven—S V Baker et al. 1910.127.70 Same—same. 1909212.62 Hazelton, Thos—H J Friedman. 1910.27.65 Hyman, Moe—E Nachtigal. 1910.110.48 Jones, Nettie J & Cyrus P—M A Lazanuff. 1909304.35 Same—same. 190829,489.70 Kahn, Leonis J, George Kahn & Isaac Schoenberg—J Maybaum. 1907220.31 Katz, Saml—A Donnelly. 1908.142.81 Karet, Michael—Arverne Hotel Supply Co. 1910108.13 Lesser, Benj—J Hallahan et al. 1903.168.84 Moody, Evangeline G—M E Boas. 1910.94.36 *Maas, Gertrude—E Hartwig. 1910404.41 McCarney, Edw S—City of N Y. 1910.125.00 McCoy, Daniel J—City of N Y. 1910.59.41 Marchigiani, Liderapora—A Seiger. 1910.102.43 Moshkowitz, Louis—J B Grifenhagen. 1910.4,117.74 McCarney, Edw E—City of N Y. 1906.106.85 *Multz, Solomon—H Becker. 1910.112.15 Negley, Albt E Jr—W F Stone. 1901.96.91 Orvis, W Leroy—M Loeb. 1910.34.31 *Osborn, Gertrude—E S Pierson et al. 1910.248.82 Popham, Rosina N—C Barrere. 1910.1,660.02 Pierson, J Fred Jr—H A Clark. 1908.3,562.80 Same—same. 190995.84 Pallatta, Jos & Gustav Sondheimer—O N Jacoby. 191064.78 Parsen, Louis—Conron Bros Co. 1910.327.98 Russell, Henry—F Potter et al. 1910.325.41 Roseff, Mrs Philip—M M Rubintz et al. 1910.152.11 Strauss, Herman—L Franz. 1910.3,960.52 Strauss, Herman—L Franz. 191095.30 Silverman, Harry & Michael Retzker—L Neugass. 191069.63 Silverstein, Abraham—J M Levin et al. 1910.216.94 Silverstein, Abraham—J M Levin et al. 1910.121.25 Spraker, Harriet M & Howard Carroll—same 1910125.66 Shapiro, Morris—M Silverstein. 1910.1,045.33 Simmons, E de Forest—G W Bromley & Co. 191046.41 Siebrecht, Henry A—D Nicoll et al. 1910.80.41 *Speeden, Wm & Pauline Goermann—M J Drummond. 191073.72 Waite, Wm A & Mary A McEathron—C Heylman. 1892221.88 Volz, Jno—City of N Y. 1910.144.39 Winberg, August F—J H Fink & Co. 1910.95.00 Wynkoop, Harvey—Colonial Development Corp. 1909214.65 Weisberg, Max—J Spero et al. 191088.00</p>
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SATISFIED JUDGMENTS.

Dec. 31, Jan. 3, 4, 5 and 6.

Allen, Jno R—C Wulf. 1910.531.96	Bennett, Wincent—E Prims et al. 1910.111.70
Bemak, Louis—J Rose et al. 1897.113.14	*Broeniman, Edw G—A Garwine. 1910.385.02
Brown, Isaac—National Fireproof Sash & Door Co. 1910139.30	Bemak, Louis—C P Worman et al. 1897.144.62
Bradshaw, Chas—B W Monbo. 1909107.97	Brock, Saml—C H Studin. 1908.170.53
Beach, Alice L—L E Monnot et al. 1910.363.00	Berman, Morris & Jno McManus—R M Manley 1909204.62
Calvert, Wm E—A Schmidt. 1909.178.55	Capital Co & Harry M C Vedder—Peck Bros & Co. 1910814.04
Cross, Albt H—L Fine. 1910.59.41	Comyns, David J & Adele—M Assen. 1910.25.55
Chatterton, Lillian R—H E Marks. 1908.509.31	Corday, Jacob—M P Ferris. 1910.9.98
*Dempsey, Julia A—City of N Y. 1909.118.29	*Donogh, Jane M—G W Curtis et al. 1910204.40
Dean, Casper W—F R Long Co. 1910.106.30	Duffy, Peter—F L Hutton. 1910.320.65
Decker, Garret B—O Heimstodt. 1910.43.91	Dunn, Oscar J—J P W Hart. 1906.43.68
Erickson, Albt H & Effie A Erickson—Carnegie Trust Co. 19083,101.09	Erickson, Effie A—H Hornfeck et al. 1909.161.52
France, Millard H & Chester A—I Abramson. 19102,276.64	Fillbrun, Geo—S Rosenbaum. 1901.96.07

CORPORATIONS.

City of N Y—M F Donnelly. 191041,019.28
Brooklyn Ferry Co of N Y & The United States Fidelity & Guaranty Co—City of N Y. 1910.10,752.11
Evangelical Lutheran Church of The Epiphany—C F Rabell. 191074.97
Luciano, Minutillo & the Co-operative Construction Co—C Shapiro. 1910.77.07
Otis Elevator Co—T Mattson. 1911.2,879.16
Co-operative Construction Co & Luciano Minutillo—Standard Plumbing Supply Co. 1910425.59
Co-operative Construction Co, Luciano Minutillo & Jas Defeny—B Greenthal. 1910.169.84

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Spring 8258 507-509 West Broadway N.Y.



Green, Byron W, Jr, Co—17th Street Realty Co. 1910	83.38
Same—same. 1910	786.11
Germansky Construction Co—L Darn et al. 1910	138.06
"Joseph"—H H Upham & Co. 1910	255.66
H P Cornell Co—H M Gidden. 1910	900.60
Fidelity & Deposit Co of Md & Criterion Club—P W Cullinan. 1902	1,796.62
Fidelity & Deposit Co of Md & Black Rabbit Club—H H Lyman. 1900	1,984.00
Fidelity & Deposit Co of Md & Amor Pleasure Club—H H Lyman. 1900	1,700.00
Fidelity & Deposit Co of Md & Francis J Donnelly—P W Cullinan. 1903	1,720.72
Fidelity & Deposit Co of Md & Patk F Reynolds & Michael Reynolds—same. 1902	1,772.08
Fidelity & Deposit Co of Md & Jos J Hurney—same. 1903	1,915.28
Laurel Rubber Co—J Kronenberg. 1910	224.10
Milne Water Tube Boiler Co—P Boettiger. 1910	140.91
Morris, William, Inc—West Star Roofing Co. 1910	534.41
Equitable Trust Co of N Y—W J Howe. 1910	12.41
Fidelity & Deposit Co of Md & Wm P Baird—P W Cullinan. 1907	166.35
Same—same. 1904	13,401.75
Fidelity & Deposit Co of Md & Patk J Monahan—P W Cullinan. 1903	1,740.05
C L Gray Construction Co—G Baum. 1910	524.41
International Metallurgical Co—G H Cogswell. 1910	27.41
Joseph Joseph & Bros Co—J S Watson. 1910	113.55
Royal Metal Steel Co—Automobile Trade Directory. 1910	204.07
Settel's Steam Laundry Co—W Braun. 1910	31.13
Fidelity & Deposit Co of Md & Frank Flaherty—M N Clement. 1910	1,847.47
Fidelity & Deposit Co of Md & Amsterdam Construction Co—Kingsbridge Co. 1902	1,831.50
National Elevator Co—R Podercht. 1910	1,704.64
Same—same. 1911	106.38
Pioneer Paper Co—N V Cantasano et al. 1910	522.08
Wyanoak Co—C & M Envelope Co. 1910	231.24

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS

Dec. 31.

305—Pelham av, Nos 613 to 617. Robt A Nolan agt Levoli Construction Co & Jos Levoli	\$790.00
306—Audubon av, n e cor 177th st, 100x100. Emanuel Katz agt Broad Construction Co, Jno Cohen & Jno Altman	275.00
307—57th st, Nos 32 & 34 East. August H Hillers agt Maria B Chapin	2,257.59
308—Mott av, s e cor 144th st, 100x100. Davis Iseeks agt Handy Realty Co & Rockville Real Estate Co.	60.00
309—Delancey st, Nos 109 & 113. Louis Sroka agt Essex & Delancey Co & Sam Laster.	121.26

Jan. 3.

1—47th st, s s, 211 e 1st av, 250x100. Thos F J Moffett agt Peter F & Wm F Kane, Schwartzchild & Sulzberger Co, Sulzberger & Sons Co, Universal Coal Co & Keller & Co.	235.00
2—Intervale av, w s, 108.5 n 169th st, 25x 184.10. Geo J Shand Inc agt Jas Butler Inc & Gustave Schmidt, Jr	120.00
3—115th st, No 629 West. Harry Rubin agt Alcazar Realty Co.	620.00
4—Hughes av, No 2486. Meyer Michelsohn et al agt Michele Posucci, Antonio Cravanni, Henry Weisberger & Meyer Buckoff.	175.00
5—Manida st, No 727. Ike Friedman agt Abraham L Lowenstein & Albt Gerards.	88.00
6—Whittier st, Nos 830 & 832. Same agt Mary Walpole	410.00
7—Adams st, No 1612. Clyde F Howes agt Jno Doe & A Borrone	21.31
8—178th st, s s, 100 w Audubon av, 75x94. Conroy Bros Inc agt Jno Glass Jr Construction Co.	1,782.12
9—Claremont av, No 140. A B Brown Co agt Tuscan Construction Co.	146.00
10—Broadway, s w cor 153d st, 99.11x150. Empire City Gerard Co agt Morris Levin.	5,933.30
11—Amsterdam av, s w cor 174th st, 50x100. Union Fire Proof Sash & Door Co Inc agt Emkaar Realty Co.	200.00

Jan. 4.

12—233d st, s s, 25 w Barnes av, 75x100. Wm Schradin agt Dieudicibus Building Co.	1,776.00
13—Washington av, n e cor 167th st, 65x127. Jacob M Seidenberg agt Carmine Altieri. (Renewal)	1,764.02
14—Seneca av, s s, 125 w Faile st, 42x102. Chas Kreienberg agt M S A Wilson Construction Co & M S A Wilson.	287.46
15—Satisfied.	
16—10th av, No 815.	
54th st, No 501 West.	
Max Martz agt Helen Ranken & B Z Stanger & Co.	125.00

Jan. 5.

17—Doyers st, No 8. David Stillman agt Jno Doe & Morris Goldenberg	50.00
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18—32d st, Nos 326 & 328 East. Timothy D Gleason agt N Y Barber Towel Supply Co, Savaimo Nappi, Pasquale Trotta & E Riger	55.40
19—6th st, No 415 East. Keshin Blitstein & Co agt Congregation Adas Le Israel Anshei Meseritch & Kaplan Goldshear	325.00
20—Broadway, Nos 1480 to 1490. Rockland Rockport Lime Co agt Mary A Fitzgerald & C L Gray Construction Co.	102.70
21—Brook av, No 459. Geo Vairo agt Herman Brand & Goldstein Bros.	85.00
22—6th st, No 415 East. Lawrence Rovney agt Congregation Edath LeIsrael Anshei Meseritch & Jos Bernstein.	187.87
23—178th st, Nos 586 & 590 West. Geo Brown & Co agt Jno Glass Jr Co & John Glass Jr.	700.00
24—Beck st, Nos 581 to 587. Isidor Fisher agt Altro Realty Co & Ciro Borrilli.	100.00
25—56th st, Nos 234 to 238 East. Solomon Kaminer agt Jas Williams & Jos Hartman.	63.70
26—Minford pl, w s, 125 s 172d st, 75x100. Anton Wild agt Francis Keil Co & Giles & Fuhrman	32.90
27—165th st, s s, whole front bet Teller & Findlay avs, 185x108.11x160.3x94.6. Alfio Salerno agt Solomon M Schatzkin & F T Construction Co.	1,028.85

Jan. 6.

28—140th st, No 356 East. Geo McFadden agt Farmers Loan & Trust Co gdn & Jno J Steele	55.00
29—Elmsere pl, s s, 300 w Marmion av, 100x 100. Brooklyn Fireproof Sash & Door Co, Inc, agt Home St Realty Co & Harry Levin.	262.50
30—Hoe av, e s, 75 n 172d st, 50x— Savoy Glass Co agt Ole Olsson & Alfred B Olsson.	200.00
31—70th st, No 26 West. Herman Blumenstetter agt Henrietta A Rosenblatt & Saml Rosenblatt	36.00
32—187th st, Nos 517 to 521 East. Nicholas F Peterson agt Mountain Construction Co.	145.00
33—Anthony av, e s, 178 s 173d st, 100x100. Wm G Kinney agt Anthony Avenue Construction Co, Associate Contractors & Builders Inc & Anthony F Barro.	6,660.80
34—Beaumont av, Nos 2420 to 2428. Bregman, Rosenberg & Ratner Co agt Jacob Cohen Construction Co.	650.00
35—192d st, No 600 West.	
191st st, No 601 West.	
Isidor Cohen agt Almeda Construction Co. & Moore Blackley Co.	330.00
36—191st st, s s, 175 w Hughes av, 50x100. Michel Lagana et al agt Mary E Wilkinson, Gennaro Basciano, Alfonso Morett & Giuseppe Picone	195.00
37—Prospect av, e s, 50 n 183d st, 50x110. John Bell Co agt Anna Welschmann, Chas Nagle & A De Luca (Renewal)	463.63
38—College av, s e cor 165th st, 79x26. Mary A B Schneider agt Mountain Construction Co (Renewal)	67.50
39—175th st, No 315 East. Saml Goldblatt agt Frank A Tenbrook & Abraham Melzer	119.00
40—10th st, No 234 East. Eisner Bros agt Clara Heiferman & Jos B Greitzer	425.00
41—143d st, No 505 West. Geo Schweppenhauser agt Val Fink, Gustave E Beyer & Chelsea Exchange Bank	350.00

BUILDING LOAN CONTRACTS.

Dec. 31, Jan. 3 and 4.

No Building Loans filed these days.

Jan. 5.

29th st, Nos 252 to 258 West. Seymour Realty Co loans Sherpe Building Co to erect a 7-sty loft bldg; 4 payments	40,000
Rosewood st, s s, 76.1 e White Plains av, 25.1x94. Mary Matthies loans Jos A Mascia to erect a — sty bldg; — payments.	5,000
Vestry st, Nos 65 & 67.	
West st, Nos 260 to 263.	
Metropolitan Life Ins Co loans P J Carlin Construction Co to erect a 9-sty str bldg; 7 payments	160,000

Jan. 6.

239th st, s s, 400 e Katonah av, 87.4x100. Manhattan Mortgage Co loans Fairmount Realty Co to erect three 2-sty dwgs; 7 payments	12,000
Hoe av, e s, 75 n 172d st, 50x—. Prospect Investing Co loans Ole Olsson to erect a 5-sty apartment; 4 payments.	8,000

SATISFIED MECHANICS' LIENS.

Dec. 31.

176th st, n e cor Audubon av. Chas Kreienberg agt Granite Construction Co et al. (Oct 19, 1910)	\$200.00
Ryer av, e s, 125 n 180th st, 75x103. Louis J Sheperd agt Julius K Brady et al. (March 24, 1910)	100.00
Park av, s e cor 176th st. Chas F Plumacher agt Leo Co et al. (Aug 5, 1910)	427.00
5th av, No 564. Jos Elias agt Arpinel Tavshanjian et al. (Nov 23, 1910)	500.00
Same property. Same agt Arpinel Pavshanjian et al. (Nov 18, 1910)	500.00

Jan. 3.

Heath av, e s, 240 n Boston rd. Van Nest Wood Working Co agt Michael Mahoney et al. (Oct 29, 1909)	880.00
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Same property. Henry G Sellick, Jr, agt—same. (Jan 3, 1910)	365.78
Same property. Walter Lipp et al agt same (Nov 17, 1909)	102.17
Same property. Frank Habeck agt same. (Nov 30, 1909)	590.00
Same property. Chas Pade et al agt same. (Dec 21, 1909)	165.00
Same property. Van Nest Wood Working Co agt same. (Jan 18, 1910)	71.70
Same property. Chas Kausen agt same. (Apr 5, 1909)	125.00
Macombs Dam rd, n w cor 152d st. Edna G Schultz agt Teichman Engineering & Construction Co et al. (Dec 2, 1910)	230.58
Webster av, No 2920. Barnett Silverman agt Carryl A Montgomery et al. (Sept 8, 1910)	365.00
Belmont av, n w cor 183d st. Yeamon J Fisher agt Wolf Burland et al. (Nov 18, 1910)	30.00
Willis av, No 370. Wm Kroepke agt Gertrude Grummons et al. (Dec 29, 1910)	48.00
Riverside Drive, No 293. A C Horn Co agt Sarah H Corwith et al. (Sept 1, 1910)	52.65
Jan. 4.	
Teller av, n w cor 163d st. Abraham Rosenbaum et al agt Wm Simpson Construction Co et al. (Nov 21, 1910)	190.00
Broadway, Nos 1615 to 1623. Wm Buess agt Jno Doe et al. (Dec 28, 1910)	239.45
Audubon av, Nos 219 to 225. Jno J Kelly agt Granite Construction Co. (Nov 21, 1910)	1,200.00
Same property. Grassi Bros Inc agt same. (Nov 22, 1910)	500.00
Broadway, No 1418. Wm G Clark agt Peter Duffy et al. (June 16, 1910)	275.00
Broadway, n e cor 108th st. Abraham Oboler agt Chas E McManus et al. (Dec 24, 1910)	1,489.71
St Nicholas av, No 921. Louis H Aprian agt Geo McNally et al. (Dec 6, 1910)	75.00
143d st, No 278 West. Composition Roofing Co agt Pearl Building Co et al. (Nov 16, 1910)	25.00
24th st, Nos 158 & 150 West. Pittsburgh Plate Glass Co agt Boreas Realty Co. (Nov 3, 1910)	1,875.00
Same property. City Fireproofing Co agt same. (Nov 3, 1910)	515.00
Same property. Geo A Just Co agt same. (Nov 3, 1910)	7,734.00
Same property. E Miller's Sons agt same. (Dec 21, 1910)	2,880.00
48th st, No 230 West. Bernard Drucker agt Beatrice Lawrence et al. (Jan 4, 1910)	40.00
24th st, Nos 148 & 150 West. Duffy & Meagher agt Boreas Realty Co. (Nov 3, 1910)	1,120.00
Same property. Chas Johnson agt same. (Nov 3, 1910)	895.00
Same property. Murray & Hill Co agt Boreas Realty Co. (Nov 1, 1910)	1,248.50
Same property. Polletto Bros agt same.	1,870.00
Jan. 5.	
25th st, Nos 331 to 335 West. F N Du Bois & Co agt Roman Catholic Church of St Columba et al. (Dec 13, 1910)	825.45
1st av, n w cor 4th st. Standinger & Reisinger agt August Witzel et al. (Nov 14, 1910)	225.00
Audubon av, Nos 219 to 225. Maxwell & Dempsey Inc agt Granite Construction Co et al. (Dec 23, 1910)	550.00
Same property. Empire City Gerard Co agt same. (Nov 18, 1910)	900.00

Jan. 6.

7th av, Nos 106 to 110.	
17th st, No 206 West.	
Bowles Gifford Co agt 106 Seventh Ave Co et al. (Jan 4, 1911)	1,406.35
75th st, No 170 West. Benj Z Stanger agt Arthur Bookman et al. (July 22, 1910)	75.00
Hoe av, e s, 75 n 172d st. Oriental Fireproof Sash & Door Co agt Alfred Olsen et al. (Dec 1, 1910)	425.00
Marion av, s w cor Kingsbridge rd. Michael Cerussi agt Jas H Jones et al. (Nov 23, 1910)	130.00

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ATTACHMENTS.

Dec. 29, 30 and 31.

No Attachments filed these days.

Jan. 3.

Law, Car & General Ins Corp. Ltd; Jno S M Armstrong; \$6,183.12; F O Affeld, Jr. Federal Worsted Co; Wm Whitman & Co; \$25,447.26; Maston & Nichols.	
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Jan. 4.

Staver Carriage Co; American & British Mfg Co; \$15,772.44; Graham & L'Amoreaux.	
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CHATTEL MORTGAGES.

Dec. 29, 30, 31, Jan. 3 and 4.

AFFECTING REAL ESTATE.

Graham, Wm F & Louis Mader. n s Bedford Park &— Boulevard bet Baimbridge & Briggs avs..Hudson M & M Co. Mantels & Mirrors.	100
Kitchen, Jane. s w cor Tiffany st & 167th st.. Atlantic Gas & E Fixt Co. Gas Fixt.	315
Manderkin Bldg Co. 1360-1362 Webster av.. Atlantic Gas & Electric Fixt Co. Brackets, &c.	100