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A DISTINCTIVE RESIDENCE NEIGHBORHOOD.

Gramercy Park Has Retained Its Atmosphere of Exclusiveness and Its Restriction Has Successfully Withstood the Assaults of Trade.

CONTRASTS between the old and the new are constantly met with in New York, but nowhere are the past and present so sharply defined as in Gramercy Park and the adjacent territory. Since the time this city began to be prominent as a residential and commercial center, single individuals or groups of residents have endeavored to set aside various portions of the city for purely residential purposes, and have hedged these sections about with apparently impregnable restrictions. One by one these localities have changed their character, and the strength of trade encroachments has been sufficient to destroy the carefully imposed restrictions, until to-day one finds but very few spots in the entire city where trade has gained no foothold. Gramercy Park and the streets which face it form a most notable exception to the general rule, and provide at least one spot where trade has never entered, and in all likelihood never will, at least for very many years. It is true that business has almost entirely engulfed the surrounding territory, and that on the Park buildings of a different nature have been erected, but the four sides of the square are still used for residential purposes in the broad sense of the word, and it seems entirely improbable that this condition will be changed for generations to come. The restriction imposed on this locality differs in character from those found elsewhere, and its nature is such that the replacing of private dwellings with apartment houses, which has occurred quite frequently in the last few years, instead of weakening the restriction, has but served to increase its strength. The brains and foresight of a single man were sufficient to accomplish this result.

In 1831, Samuel B. Ruggles, an eminent lawyer, financier and scholar, acquired by purchase the entire tract, which was known at that time as the Gramercy Farm. His desire was to make of this the most exclusive residential portion of the city, and in order to add to its attractiveness he set aside Gramercy Square to be used as a private park for the benefit of the sixty surrounding lots, the future owners of which were to be bound, under the terms of their deeds, to keep the park in repair at an annual cost not to exceed $600. The park was surrounded by a fence, and each property owner was entitled to admittance, but the general public was excluded from its use except on the invitation of a property owner. The lots themselves were perpetually restricted against use for other than residential purposes.

In 1852, Oscar S. Stebbins purchased the entire front facing the easterly side of the park and built dwellings on the site, which were either leased or sold. Gradually the entire park frontage was built up, and the residential character of the square extended to the adjacent territory. Irving place, which reached from 14th street to the park, was almost solidly built up with dwellings. The two blocks of Lexington avenue, from 21st to 23d streets, were similarly improved, and the side streets, east to Third avenue and west to Fourth avenue, were improved with dwellings occupied largely by substantial residents of good social standing.

This district came more or less to be a center not only for fashionable society, but also for those engaged in artistic pursuits. Painters, musicians and writers settled here in large numbers and gave a local color to the district different from that to be found in any other portion of the city this far downtown, with the possible exception of the Washington square locality. Even after trade had claimed the greater part of the side streets contiguous to the park and the remaining dwellings had lost their private character and been turned into boarding houses, they were populated largely by people of this class, and the genteel atmosphere of education and good breeding persisted to such a marked degree that many preferred to remain there and enjoy the society rather than move to better quarters in newer parts of the city.

No Restriction Against Apartments.

The restriction in Gramercy Park, unlike those in many other places, was aimed only against business and did not covenant against many-family houses. As early as 1853 the property on the southeasterly corner of Gramercy Park East and 20th street was used as a family hotel, and was successively known as Sanderson's Family Hotel and the Gramercy Park House. In 1883 the site was rebuilt with an apartment house, which was one of the first to be constructed and managed along co-operative lines. A few years later another apartment house was erected on the south side of the park, and within the last few years several others have been added, nearly all of them being of the co-operative order. The occupants of these houses have all the park privileges of the land owners, and in many cases being part owners of the property are as much interested in excluding business as are the holders of private dwellings. The restriction against business could only be removed by the common consent of all the owners, and as the newer buildings represent an outlay of a large capital and are sure to endure for many years, the chance of the restrictions being removed is very remote.

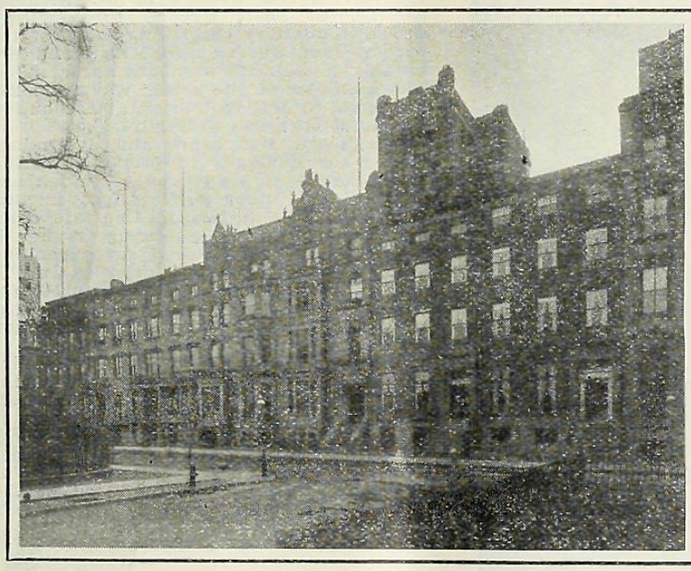
The general character of Gramercy Park is such as to attract clubs of a high order, and as club houses with living rooms are also classed as places of residence, the restriction has not been operative against them. Several of the larger residences have been leased or sold to organizations, and such associations as the Players, the National Arts Club and the Columbia and Princeton Clubs are to be found on the square to-day.

Great Increases in Land Values.

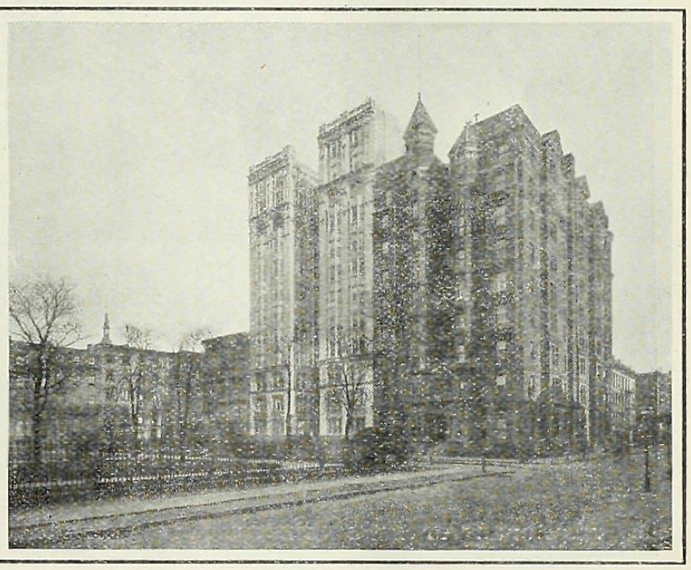
Property values on the park have increased enormously since the days of its first establishment. The price paid for the easterly block front, with a frontage of nearly 184 feet, was $44,000 in 1852. At present the average value of inside lots is about $65,000, and the corners are worth much more. One might think that the restriction against business would very naturally operate to check increases in value, but this, apparently, has not been the case, as the demand for apartment and club house sites has been sufficient to offset the lack of trade.

The more recent apartment houses to be built on the park have been of an extremely high order and cater only to a first-class tenancy. The Gramercy Park Club House, adjoining the old Gramercy Hotel, is one of the most striking structures of its kind, and the building just completed on the site of the former Poor mansion is another example of excellent apartment house construction. Suites of various sizes may be obtained in these houses, and the rentals average about thirty dollars a room. There has been in the past a strong demand for good apartments in this part of town, and there is no reason to think that this will not continue. In time, other Park dwellings will be abandoned by their owners and their places taken by apartment houses, but the general tone of the locality is likely to exist for very many years to come.

The list of those who inhabit the square and those who have lived there in the past, reads like a page from the Social Register, and many of the city's most prominent business men have had their homes there at various times. Among noted New Yorkers who have had their residences on the square at one time or another are Horace Greeley, Stuyvesant Fish, Samuel J. Tilden, James W. Pinchot, John Bigelow, Cyrus W. Field and



CLUB HOUSE ROW ON GRAMERCY PARK.



THE OLDEST APARTMENT AND ONE OF THE NEWEST.

James W. Gerard. Edwin Booth, the famous actor, made his home at the Players' Club, and the room in which he lived is still maintained exactly as it was when he occupied it.

One of the interesting landmarks of older days, which still stands intact, is the Friends Meeting House at the southeast corner of the square, facing on 20th street.

Adjacent Territory Is Different.

The moment one leaves the sides of the square the difference is immediately apparent. Ten years ago, Irving place shared almost equally with the park in the possession of substantial dwellings, and with the exception of one or two small shops there was no business north of 15th street. To-day the character is utterly changed. But few dwellings remain, and these are fast disappearing. Dwellings have been altered for trade uses and loft buildings are appearing in rapid succession. The enormous building

APARTMENT ON THE SITE OF THE POOR MANSION.

movement of Fourth avenue and the migration of the wholesale houses to this thoroughfare have had their effect on Irving place, and instead of being a street of small shops or manufacturing buildings it seems destined to play a fairly prominent part in the new wholesale life of the section. The greatest impetus in the development of this street was furnished about two years ago, when after a careful search along Fourth avenue and adjoining streets, Geo. Borgfeldt & Co., large wholesalers, long located on West 4th street, decided to settle here and chose the northwest corner of 16th street for their future home. The southwest corner of 16th street is also occupied by a large loft building and another is now nearing completion on the northwest corner, on the site of the old residence of August Eimer. Between 16th and 17th streets, on the east side of the way, the city is improving the entire block front with an enormous school building to be known as the Washington Irving High School.

The loft buildings for some time were not as successful as was anticipated by the builders, but this was somewhat due to the fact that renting prices were put on the same level with those on Fourth avenue, and the latter thoroughfare being more prominent naturally obtained the tenants. Realizing their error the owners materially reduced their prices, with the result that the buildings are today in a pretty healthy condition, and if properly managed will undoubtedly remain that way. Loft space is bringing about fifty cents a square foot as a general average.

Much of the property on Irving place is for sale, but in most cases the present prices are prohibitive and there is not likely to be much further activity until the owners are willing to shade their figures. Some plots can be had for a little over $2,000 a front foot and this is probably a fair price to-day, but most of the owners are holding out for higher figures. In the present condition of the market there is no reason to look for any great amount of speculative building on this street, and its future development is likely to be of a slow but substantial nature. Besides the wholesalers which have already located on Fourth avenue, there are many others in lower Manhattan whose eyes are turned towards the new uptown center, and as many of these do not need to be on Fourth avenue it is probable that they will locate on Irving place and the adjacent side streets where rents are less expensive and transit facilities almost as good. The Lexington avenue subway will run under Irving place and with a station at 14th street and another at 23d, is sure to exercise a decided influence on the territory.

The Business of Fire Underwriting.

Statistics compiled of the increased capital investment in business of fire underwriting, as compared between the years 1870 and 1907, show capital invested in the year 1870, as compared with the capital stock of fire insurance companies in the year 1908, an increase of but $5,501,166 and a decrease of ninety-eight in number of companies transacting business.

On January 1, 1906, the ratio of loss paying power to the amount at risk was 66 cents per $100. On January 1, 1910, the ratio was only 58 cents per $100, showing that the strength of the companies, taken as a whole, to meet the burden assumed by them, is less than it was before the year of the San Francisco conflagration.

In this connection owners are asked to consider that while it has become customary to speak of fire insurance as a tax, that the insurance companies stand back of the tax and are obliged to make good any deficit.

BOARD OF ASSESSORS.

Nature of Its Duties—Assessments For Public Improvements.

The Board of Assessors makes all assessment work for public work authorized to be paid for by assessment. All street improvements, practically speaking, are paid for by a direct charge upon the property deemed benefited. This does not mean simply a distribution of the cost per some unit of value or area, but a determination based upon the property benefited. Assessable improvements are generally petitioned for by property owners in various localities. A Local Board initiates the proceedings and they are finally authorized by the Board of Estimate and Apportionment. When a particular improvement is finished it becomes the duty of the Board of Assessors to make the assessment upon the certificates of cost furnished by a borough president, with interest certificates added by the Comptroller.

The city pays for a street improvement as it progresses out of the Street Improvement Fund, which fund consists of the proceeds of bond issues replenished by the collection of confirmed assessments.

It is most important that the Board of Assessors keep pace with the Board of Estimate and Apportionment in its authorization of street and sewer construction. The estimated cost of assessable improvements authorized during the year 1910 by the Board of Estimate and Apportionment amounted to $6,341,900. The assessment lists for public improvements that passed through the hands of the Board of Assessors in 1910, and that were confirmed, amounted to $8,765,133.24; the difference representing an accumulation from a former administration disposed of by the Board of Assessors in connection with the current business.

The largest single assessment confirmed this year was for the construction of a sewer and branches from Ridgewood place, near Lutheran Cemetery, in Queens, through Myrtle avenue to St. Nicholas avenue, to Scott avenue to Newtown Creek, a territory embracing parts of the boroughs of Queens and Kings and extending a distance of about three miles. The diameter of the sewer was from 24-inch pipe to 15½-feet brick at the outlet. The total cost was $1,234,024.60.

The Board also hears and determines claims for damages to property arising from change of grade due to bridge approaches and other public improvements. When the present Board came into office under appointment by Mayor Gaynor it found 84 of these special cases pending and all were disposed of prior to July 1, 1911. The largest award was $102,500 for damages to the Mott property at the Harlem River in the Bronx, by construction of the Third avenue bridge.

The Board of Assessors and its staff includes 16 persons. The total salaries for the office for 1911 was $42,500. The percentage of cost for the confirmation of assessments for the year 1910 was less than one-half of one per cent. This cost embraces also the work of the Board of Assessors otherwise, as indicated in the above paragraph.

Storage of Combustibles in Tenement

Attention of owners and lessees of tenements is called to Section 39 of the Tenement House Law, owing to a conviction obtained in Part 1 of Special Sessions on November 20.

The defendant was summoned to the Fifth District Police Court on August 31 by direction of Commissioner John J. Murphy of the Tenement House Department, for using part of the building at 219 East 102d street as a place of storage for keeping and handling of feathers in large quantities.

It was proved at the trial that the defendant had continued to use the store as a place for handling and keeping of feathers, both before and after he was summoned to the police court, he was found guilty and sentenced to pay a fine of $100, or to be imprisoned in the City Prison for thirty days.

Commissioner Murphy is determined to put an end to the practice of owners and lessees allowing tenants of tenement buildings to endanger the lives of the occupants by carrying on a business wherein combustible articles, feathers, rags, etc., are stored in contravention of Section 39 of the Tenement House Law, and is being seconded by Assistant Corporation Counsel John P. O'Brien, who will in all future cases endeavor to have the full penalty imposed, when convictions are obtained, which consists of a fine of not less than $250, if the offense be willful, or imprisonment for ten days for each and every day that the violation shall continue.

WILL OPPOSE RESTRICTIVE LEGISLATION

Citizens Band Together to Protect Property Rights—Alarmed By Growth of Paternalism in Government—The American Liberty and Property Association.

BECAUSE of the strength of the men who are behind it and ahead of it, an association which has just been launched in this city, but not yet put in commission, is expected to be a big power in public affairs. The men referred to have done things—and are likely to continue doing them. The work has not yet been definitely planned, officers have not yet been elected, but its general purposes seem to be very well defined in the minds of the members.

These men state that there has been an alarming growth of revolutionary and restrictive legislation, and in view of this they are going to oppose all class legislation whether directed against the rights of individuals or of corporations.

They maintain that every man has a right to labor at whatever useful occupation he chooses, and is entitled to all that he earns by proper mental and physical exertion.

Looking next at other tendencies of government, they assert that it is not a duty of government to attempt to save men from the consequences of their own improvidence, or to make them virtuous by law.

Inferentially, there must be certain agencies at work whose purpose it is to bring this about, though the members of the new society do not as yet name them.

Looking in still another direction and having in mind what they consider other evils, they say that our system of taxation should not discourage the accumulation of capital by taxing the results of superior ability, industry and thrift. This is evidently an allusion to something wrong, or alleged to be wrong, in our present system of taxation.

Finally, they believe that the best results to the community are attained under such open competition and personal liberty as do not interfere with the personal liberty of others; and, therefore, they are for upholding property rights, maintaining freedom of contract and restricting paternalistic legislation.

Names That Count.

The name given to the new movement is the "American Liberty and Property Association." Its office is at 29 Broadway. In the membership list are the names of Clifford Potter, Edward Holbrook of the Gorham Company; Bolton Hall, Rev. Dr. Parkhurst, Bishop Greer, Rev. Dr. Van Dyke, James McCutcheon, Edwin H. Weatherbee, president of Arnold, Constable & Co.; T. C. Estee, director of the Washburn-Crosby Co.; Frederick Reidmeister, treasurer of Steinway & Sons; Arthur Lampson, of Dunlap & Co.; Spencer Aldrich; Tecumseh Sherman, George Haven Putnam, president of George P. Putnam & Sons; H. C. Senior, General E. H. Ripley, John Moody, Hanan & Son, Seymour I. Hyde.

Also Charles M. Jesup, F. D. Waterman, E. Robert Schalkenbach, president of John C. Rankin Co.; Spencer Swain, vice-president of Heywood Brothers & Wakefield Co.; Brokaw Brothers, Frank H. Dodd, of Dodd, Mead & Co.; Charles H. Ditson, William A. Crombie, Hammacher, Schlemmer & Co.; M. M. Belding of Belding Bros.; George R. Valentine, president M. B. Brown Printing and Binding Co.; Cheney Bros; J. F. McClain of the Remington Typewriter Co. There are many others.

A Talk With Bolton Hall.

Bolton Hall, who is a member of the new organization, founded the New York Tax Reform Association thirty years ago and was its principal executive for many years. He, therefore, knows something about starting things that endure. When applied to for some information of the new movement he regretted that at this time he could only state in a general way what the purposes of the American Liberty and Property Association are:

These are, he said, to disseminate sound economic principles respecting the rights of property, both of individuals and corporations, to construct an educational movement in opposition to paternalistic legislation of all kinds, to protest against legislative invasion of personal liberty and to oppose the enactment of state or national tax laws that tend to discourage the accumulation and investment of capital.

"Will it be of interest and advantage to real estate owners in the City of New York?" Mr. Hall was asked.

"Yes, because the association is opposed to the sort of restrictions that interfere with and annoy owners of property merely as owners of property and do not concern the welfare of the city. Such restrictions come from the nine-tenths that are not owners seeking to control the one-tenth that do own, for no just cause and to the advantage of neither group.

"What property rights are in peril?"

Conditions Need Changing.

"The rights of stockholders in corporations, and of investors and inventors. If the advent of the reaping machine displaces a hundred workers, the remedy is not to smash the reaping machine, or to separate it into 33 parts, but rather to change the conditions that make its use a hardship to some, so that the machine may become what it really is, a benefit to production."

"Are you one of those who oppose the principle underlying labor unions, professional societies, employers' organizations, 'certified plumbers,' etc., which principle some say tends to put a fence around every desirable occupation and exclude everybody, but the elect?"

To this Mr. Hall answered: "We believe that every man has a right to labor at whatever useful occupation he pleases, and, therefore, anything that tends to restrict his opportunities so to labor, is contrary to the principles of the association.

"Most of these restrictions are asked for under pretense of protecting the public, a purpose they do not serve. The licensed horseshoers' ordinance, for instance, has been declared unconstitutional. Such restrictive legislation injures the public and interferes with the liberty of the individual."

"What changes in the system of taxation are proposed?"

"The association proposes to take up the question of the income tax, inheritance taxes, exemption of personal property, etc."

"Why?"

"Because taxes on personalty and improvements tend to discourage such improvements, are unjustly distributed, and are difficult and expensive to collect."

Mr. Hall added: "The association has not perfected its plans regarding taxation changes. It will necessarily take up the question of taxation, because all unjust forms of taxation abridge the liberties of the individual and the corporation alike."

Post Office Censorship.

"What liberties of the people are endangered, do you think?"

"Among the dangers threatening the liberties of the people at present the most prominent is post office censorship. This is especially dangerous to the press, for there is hardly an issue in which something might not be found that would appear to some postmaster as obscene or improper matter. At present there is no redress when papers and magazines are excluded from the mails or delayed in transmission. The principle of censorship is opposed to American principles, and the extension of it may well portend grave danger to the liberties of the people."

"What particular remedial measures does your association propose at this present time?"

"The association is too newly organized to have agreed upon a plan for definite remedial measures," answered Mr. Hall.

Under the head of paternal government Mr. Hall was asked if he considered the building, maintenance and operation of the Erie Canal, which altered the natural currents of commerce of most of the cities in the State of New York for the benefit of a few principal cities—if this was the kind of State help, or paternal government which the association would oppose. He answered:

"While it is true that the State may well construct a public utility in whose construction there can be no competition, it does not follow that the State should operate such utility; nor is it just that it should bear the cost of such operation for the benefit of the users, when all the people must pay a share of that expense."

SAVING THE CITY MONEY.

Borough President Miller Collects Old Accounts for Paving Work.

A section of the present Geenral Railroad Law reads as follows:

> Sec. 98. Every street surface railroad corporation so long as it shall continue to use any of its tracks in any street, avenue or public place in any city or village shall have and keep in permanent repair that portion of such street, avenue or public place betwen its tracks, the rails of its tracks, and two feet in width outside of its tracks, under the supervision of the proper local authorities, and whenever required by them to do so, and in such manner as they may prescribe.

Upon taking office Borough President Miller of the Bronx found the records relative to the collection from the railway companies operating in the Borough of the Bronx for paving and repaving between the tracks and two feet outside, somewhat obscure. A general investigation was made and bills were forwarded to the Corporation Counsel's office for all paving chargeable to the railway companies since 1903. This resulted in the city collecting this year from the Union and Interborough railway companies $194,000 for paving between the tracks and two feet outside.

Of this total sum $107,000, which represents work done prior to January 1, 1910, is uncollectable, owing in some cases to proper notices not being served on the railway companies, and in other cases collection is barred by the statute of limitations (six years) having run since the time of the completion of the work.

Careful attention is given to this matter now, and from the above it is evident it will result in a great saving to the city. This is one of many instances where money can be saved to the city by using a business system in city departments.

Another saving to the city is in the restoration of macadam and stone block pavements over cuts in the pavements made by gas companies and other corporations. Formerly the pavement was restored improperly, which made it necessary for the Highways-Maintenance force to repave over said openings within a month or so. Proper restoration of pavements is now insisted upon over corporation cuts, etc.

As a result of the close attention given to this matter the Central and Northern-Union Gas Companies have organized a paving gang, and are now restoring the pavement in a satisfactory manner.

LAW DEPARTMENT

A Referee's Fees.

Editor of the RECORD AND GUIDE:

(1) Has a referee a right under the law to charge $10 as a fee for delivering a referee deed at the closing of title, after receiving a fee of $50 for his services, and the other referee $10 to compute the amount due, as a statutory fee?

(2) I am the owner of a whole block of lots on both sides of the street on Hart street, between St. Nicholas and Cypress avenues, Brooklyn. The city has asphalted this street without asking my consent. There has been no pavement on this street before. Would like to know, if we have to pay the whole assessment, or if the city pays part, or if it is distributed in the district?

Answer.—(1) A referee's fees in foreclosure matters are regulated by court rules and are taxable the same as a sheriff's on execution sales. When so taxed they rarely can be made to equal $50, even including the drawing of deed to purchaser, but by general consent they have been by custom lumped at $50, and at times the court rules have so fixed them. The extra $10, like the charge for drawing bonds and mortgages back from private sale purchasers, has grown also to be added when not objected to.

(2) City paving assessments are usually laid on adjacent owners. The districts included for any particular improvement are fixed by commissioners after notice duly advertised, and also published in the columns of the Record and Guide. A direct answer to your second query would be, it is distributed in the district.—Ed.

—As a wife has a dower right in real estate, don't accept the deed of a man who cannot produce his wife or her release of dower rights or prove that he is unmarried.

AN OLD BRONX VILLAGE TRANSFORMED.

Country Seats and Large Estates In West Crotona Have Given Way to Apartment Houses—Necessity for New Schools Shows Population Increase.

NOT many years ago the Borough of the Bronx was a sparsely settled territory, with here and there a village surrounded with green fields and traversed with thickly shaded roads. To-day it is an important part of the greater city and the development which has taken place there within a comparatively short space of time has worked a complete transformation. Nowhere is this change more pronounced than in the section lying between St. Paul's place on the south, 175th street on the north, Crotona Park and Fulton avenue on the east, and Park avenue on the west, popularly known as West Crotona.

In former times many people built fairly large places in this vicinity for use as summer and winter homes and the territory had all the aspect of a country village, which indeed it was. To-day the oldest inhabitant would never recognize it. Where once stood the country seats and the cottages, now stand long rows of five and six-story apartment houses. The overhanging trees which once formed a bower over the country roads, have long ago disappeared and in their place is the cold flagging of the curb and sidewalk. The tinkling bell of the "Huckleberry" horse car, as it was called, was a familiar sound to all the inhabitants but now this noise is supplanted by the roar and grind of the trolley car and the clanging of the motorman's bell, while the Third avenue elevated road running close to the flat houses, adds materially to the noise and confusion of the rather congested streets below.

The transformation has been complete; a modern country village has given way before the march of so-called civilization and progress and has become a thickly populated section of a great borough. In all this vicinity there is hardly a block that is not entirely built up with apartment houses or flats.

The development is marvelous when one compares the transportation facilities of this section with those found in other parts of the Bronx. This rather heterogeneous population running into the hundred of thousands relies entirely on two lines, the Third avenue elevated and the surface cars directly beneath, to carry it to Manhattan and to other parts of the Bronx, but it is hoped that the Interborough, which has applied for a franchise to extend its surface car system from the intersection of 163d street and Intervale avenue to Washington avenue, will materially aid this territory with another quick means of transportation.

On the eastern part of this particular section the city has taken over a considerable tract of land known as Crotona Park. Present improvement which is now going on will make this one of the most beautiful parks in the Bronx. To the north of 175th street in Crotona Park is the Bronx Borough Hall located on a commanding site. The park runs south from 175th street to St. Paul's place. Just opposite Crotona Park, along Fulton avenue, many high class apartments have been erected. These apartments are very desirable on account of the abundance of fresh air and broad extent open view.

At 171st street and Fulton avenue the Bronx Church house, a modern and very beautiful five-story building was erected through the efforts of Bishop Greer, who obtained enough subscriptions to finance the building operation. The edifice is used by all the Episcopal churches of the Bronx as a meeting place for their clergy and parishioners. It contains gymnasiums for both men and women, as well as bowling alleys, and a very large auditorium for entertainments of all kinds with a seating capacity for twelve hundred people. Fulton avenue also has one of the two large public school buildings located in this district.

East 175th street is really developing more rapidly than 174th street, where the elevated station is now located. It has the double advantage of leading directly into Webster avenue on the west, where the trolley can be used, and of having two portions of Crotona Park fronting on it. Apartments accordingly have been quickly built along this street. By reason of the two entrances to the park it would seem more convenient to passengers if the Interborough were to extend the 174th street platform to 175th street, and thereby save a great number of people quite a distance in going to the park.

Third avenue has not shown as rapid development in apartments as most the other avenues. A great number of the buildings along this avenue were erected quite some time ago, and on account of this they are not in as great demand as the more modern and up-to-date apartments of the other avenues. Nearly all of the retail stores of this section are situated on this avenue, and while not as large and pretentious as in other parts of the Bronx, they are still capable of supplying the people with most of their needs.

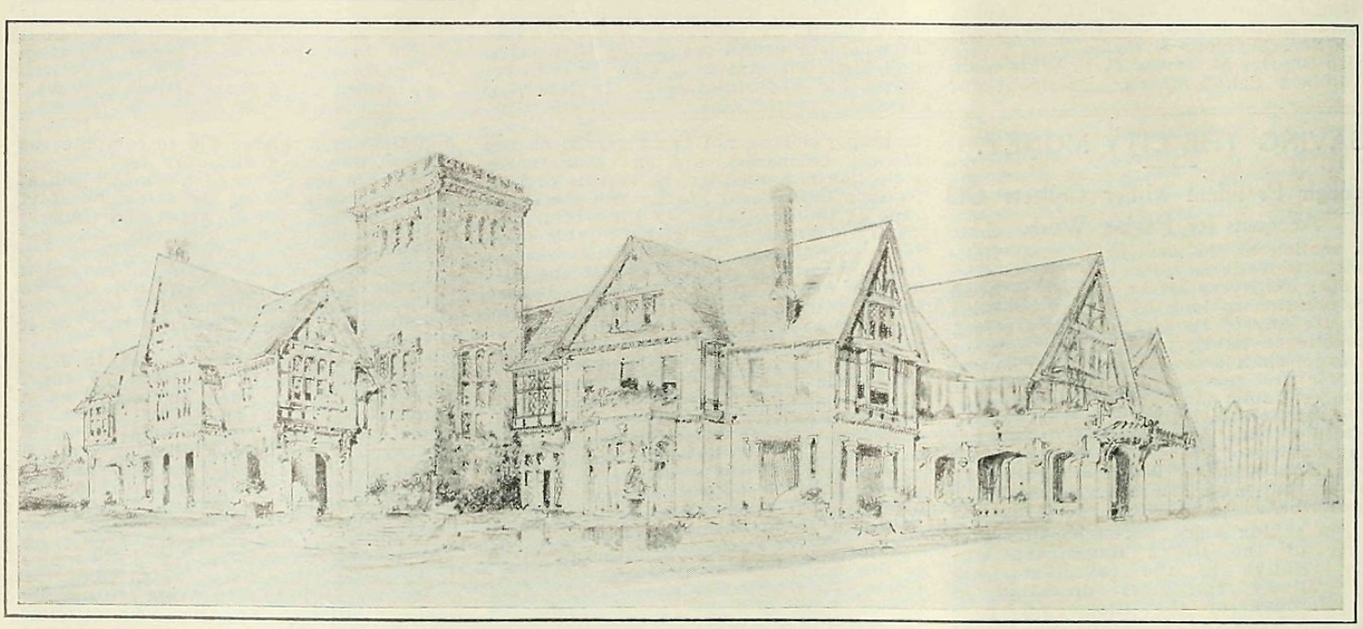
This section, like many other parts of the Bronx, has certain streets which are occupied by people of the same nationality and habits of living, and small local colonies of various races and creeds have sprung up in several places. The avenue contains many retail stores which cater entirely to the local trade. At Washington and Wendover avenues is another big public school whose enrollment is so large as to have an overflow. The New York Central has its Claremont station on this avenue, affording another means of transportation to Manhattan.

Probably Washington avenue resembles the olden days more than any other thoroughfare. Although a great many apartment houses have been built recently there still remain a few old wooden dwellings and one or two detached houses. It is only a question of time when this will be as solidly built up as the other avenues. Just west of Washington avenue is Park avenue, which is somewhat backward as far as buildings are concerned, probably due to the tracks of the New York Central Railroad, which run through the street in an open cut.

Some idea of the number of people in this small territory can be gained from the fact that it contains two very large public schools, which were mentioned before, within a very short distance of one another. These two schools are not able to accommodate all the children, so plans have been filed for the erection of a third school building to take the overflow from the others.

While this territory has no advantages for manufacturing purposes it nevertheless is most desirable as a residential section. The price of land has increased almost continuously. A few years ago the most sought for lots could be obtained at about $1,000, or even less; these same lots to-day bring between $6,000 and $7,000 each. Formerly one could obtain a cottage with ample ground surrounding it for about $25 a month; now only a flat of about five rooms can be obtained for the same amount of money. Store rents as well as apartment rents have gone up in value. Years ago it was hard to obtain tenants for a store at $10 a month, whereas now it is hard to obtain a store for less than $40 a month.

Row upon row of apartment houses have been built and they are still being constructed as quickly as possible. Tenants stand ready to occupy them as soon as they are completed, and there are very few vacancies to be found in any of the apartments. Real estate investors have found this section a good field for their operations, and savings banks, insurance and title companies, as well as private individuals have loaned money on bond and mortgage in this neighborhood to good advantage. With the increase in population as well as in building there is little doubt but that the section will soon be as well occupied as Harlem and the investor who desires to place his money here is justified in expecting a fair return on his money.



Oyster Bay, L. I. C. P. H. Gilbert, Architect.

PROPOSED ENLARGED RESIDENCE OF MORTIMER L. SCHIFF.

Contracts have just been awarded for adding two large wings and making extensive modifications to the residence of Mortimer L. Schiff, at Oyster Bay. The buildings are to be connected by means of cloisters, pergolas, verandas and terraces. They will contain a large living room, 31x44 feet, with an imposing fireplace, windows opening on three sides connecting, and a staircase tower three stories in height of the Tudor period. The second story is arranged as master's quarters and guests' quarters with very large chambers and bathrooms handsomely fitted up and decorated. The living-wing portion will be balanced by a very large swimming pool, finished in tile and marble and with a dressing-room, rubbing rooms and retiring rooms attached.

The exterior of the building has been arranged with pergolas, columns, trellis, etc., so as to produce a garden effect. The present library and den will be extended and will have very handsome woodwork and decorations. An imposing porte cochere will be added to the main entrance. The prevailing style of architecture, both interior and exterior, will be English Gothic of the Tudor period.

Honest Advertising Brings Results.

That honest and straightforward advertising of property for sale is profitable, was well illustrated by the auction sale of the Gleason estate property in the Bronx, held last Saturday by Joseph P. Day. Much of the property is low and swampy and assessments for city improvements are soon to be levied. These facts were definitely made known by Mr. Day in his advertising. In spite of inclement weather many buyers were present and the entire property was disposed of at figures above the expectations of the owners. The auctioneer reports that since the sale there have been numerous inquiries at his office for similar property. The results obtained are conclusive evidence that there is always a market for inexpensive city lots, providing the property is not in any way misrepresented.

A New York Speaker at Columbus.

Arthur C. Pleydell, secretary of the National Tax Association, with offices at 29 Broadway, New York City, was a guest at the annual dinner of the Ohio State Board of Commerce, at the Southern Hotel, Columbus, Ohio, on Wednesday evening of this week, on which occasion he delivered a speech on the subject of taxation, especially "Constitutional Provisions."

Mrs. Henry B. Hyde Sells Home.

Mrs. Henry B. Hyde, widow of the founder of the Equitable Life Assurance Society, has sold 9 and 11 East 40th street, two four-story dwellings, on a plot 50x96.10. The identity of the new owner could not be learned, but it is understood that a commercial building will be erected on the site. The price paid was about $300,000. Alexander & Green, attorneys, represented Mrs. Hyde in the transaction.

The Anderson Auction Company leased the Madison avenue corner and the adjoining parcel recently. This plot is separated by one house from the parcel just sold.

J. J. Astor Leases 35th Street Plot.

Colonel John Jacob Astor has closed the lease of the property at 3 to 7 West 35th street, negotiations for which have been pending for some time. The lessee is the Brunswick Realty Co., and a twelve-story building will be erected on the site. The lease is for a term of twenty-one years with three renewals and the average rental for the first term is $22,500 net. The landlord will furnish a part of the money necessary for the construction of the building. The plot is 75x98.9 and is covered by old buildings. George B. Corsa negotiated the lease.

PRIVATE REALTY SALES.

South of 59th Street.

BLEECKER ST.—William A. White & Sons sold for Miss Helen C. Butler and other members of the Butler family 136 Bleecker st, an old 4-sty building, on lot 25x100, adjoining the corner of West Broadway. This is the third sale of property in this street made by the same brokers this month.

CHRISTOPHER ST.—Wilber C. Goodale sold for Adolph Altman to a client of Joseph May 9 Christopher st, a 5-sty apartment, on lot 31x92.

CENTRE MARKET PL.—John R. Rafter sold for Frank J. Cassidy, 1 Centre Market pl, a 3-sty building on lot 17x58x irregular, located 72.4 ft. north of Grand st.

FULTON ST.—De Selding Bros., J. N. Kalley & Son, and Herman LeRoy Edgar sold for Mrs. A. S. De Selding and her sister, Mrs. L. C. Tallmadge, to Thomas Newbold, 144 Fulton st, a 3-sty building, on plot 28x107.3, located about midway between Broadway and Nassau sts. The property has been held at $200,000. In connection with this sale, Mrs. De Selding acquires from Mr. Newbold 22 Bond st, a 4-sty loft building, on lot 25.9x100.2, and the abutting 4-sty building at 25 Great Jones st, on lot 25.1x100.2. Mrs. Tallmadge is not interested in the purchase of the two latter properties. The Fulton street holding is under lease to a restaurant for a long term of years.

MACDOUGAL ST.—Edgar T. Kingsley and Frederick D. Mahoney sold for the estate of Clarissa Moore, 25 Macdougal st, 3-sty dwelling, with store, on lot 23.4x irregular. The property has not changed ownership since April, 1835. Mrs. Moore at that time owned the southwest corner of Broadway and 20th st, now occupied by Lord & Taylor, and disposed of it at the same price she paid for the Macdougal st property.

RIVINGTON ST.—William A. White & Sons sold for Stephen Carlton Clark the southeast corner of Rivington and Cannon sts, a vacant plot, 50x100. The buyer is Abraham Michaelson, of Coytesville, N. J., who will erect a 6-sty tenement, with stores. The property just sold has been used as a playground in connection with the Clark Settlement House, at the southeast corner of Rivington and Cannon sts.

WEST WASHINGTON PL.—Lowenfeld & Prager resold 115 to 119 West Washington pl, three 4-sty brick dwellings, on plot 75x97, between 6th av and Grove st. The sellers acquired the property last week from Daniel Rosenbaum. The present buyer is Samuel Lippman.

16TH ST.—Wilber C. Goodale sold for Harvey Ulmar 239 West 16th st, a 3-sty dwelling, on lot 20x100.

25TH ST.—James L. Libby sold for the Theodore Starrett Co. to A. R. Peacock, of Pittsburgh, Pa., the 12-sty store and loft building at 137 and 139 West 25th st, on plot 67x100. A small parcel in Pittsburgh was given in part payment. The transaction involves about $500,000. James B. Lawler, of Pittsburgh, represented the buyer.

25TH ST.—Henry Brady sold to Mary E. Brady 353 West 25th st, a 5-sty tenement, on lot 25x100.

28TH ST.—The estate of Robert Hoe sold 5 and 7 East 28th st, a 2-sty building, on a plot 50x98.9, to the Geraty Construction Co. for improvement with a 12-sty building. Roe & Gould, the brokers in the deal, report that the property brought $225,000. On March 9 the property was reported sold to Lowenfeld & Prager, but this deal was not closed.

30TH ST.—The Hamilton estate sold 545 and 547 West 30th st, two 4-sty tenements, on plot 32x31.6, abutting the freight terminal of the New York Central Railroad.

37TH ST.—Everett Jansen Wendell sold 7 East 37th st, and 8 East 38th st, abutting. The 37th st parcel measures 22x98.9 and is vacant; the 38th st end is 25x98.9 and is occupied by a 4-sty dwelling. The price paid was about $220,000, and the buyer, it is said, will erect a business building on the site.

39TH ST.—Charles E. Warren sold 7 and 9 West 39th st, two 4-sty dwellings, on a plot 35.10x98.9, situated 245 ft. west of 5th av, and 60 ft. west of the Wendel homestead site at the 5th av corner. The seller acquired the property in February, 1910, at foreclosure sale, for $165,700.

39TH ST.—Maurice Mandelbaum and Daniel B. Freedman sold 14 West 39th st, a 5-sty business building, on lot 22x100. The property was held at about $100,000 and was acquired last June from Emelia V. Vigorous, a few days before it was to have been offered at public auction. The parcel is located 250 ft west of 5th av and is separated by about 65 ft from the Burton holdings, which occupy the greater portion of the block front on 5th av between 38th and 39th sts.

43D ST.—Mrs. Mary Dellinger sold her residence at 122 West 43d st, a 4-sty dwelling, on lot 21.5x100.5, to a buyer, for occupancy. The sale was negotiated by Dr Selding Bros., and Pease & Elliman.

48TH ST.—J. B. English sold for Beatrice Elwell Lawrence to John S. Spencer, of Westbrook, Conn., the 4-sty dwelling at 230 West 48th st, on lot 16.8x100. The house adjoins the plot recently purchased by Frazee & Lederer, on which they will erect a theatre.

BOWERY.—Schulman Brothers, cloak manufacturers, bought from Mandelbaum & Lewine and Lowenfeld & Prager the 6-sty loft building, on plot 50x100, at the southwest corner of the Bowery and Hester st. The sellers bought the property last week from the estate of Simon and Amelia Herrman.

2D AV.—E. E. Tisch & Co. sold for Mrs. Wolpheimer 975 2d av, a 4-sty tenement, on lot 20x70.

2D AV.—Horace S. Ely & Co. sold for the Bankers' Trust Co. 855 2d av, a 4-sty flat, on a lot 25x75, adjoining the southwest corner of 46th st, to Isidor H. Kempner, president of the New Amsterdam Realty Co.

North of 59th Street.

72D ST.—Pease and Elliman sold for Dave Hennen Morris his residence at 259 West 72d st, a 4-sty building on lot 25x100, adjoining the northeast corner of West End av. The corner house is owned by Spencer Aldrich, and was recently leased by a Mrs. Stanley, of Newark. The property just sold was held at about $80,000, and has been vacant about a year.

82D ST.—Oliver J. Wells sold to the Hennessey Realty Co., Joheph Polstein president, 35 West 82d st, a 4-sty dwelling, on lot 20x102.2. The buying company already owns Nos. 37 and 39, adjoining, and now has a plot 53.4x102.2. A 12-sty apartment house is projected for the site. The buyer recently completed an 8-sty building on a plot 100x100 at 46 to 56 West 83d st.

85TH ST.—Caroline B. Gartner sold 307 West 85th st, a 3-sty dwelling on lot 20x102.2, 130 ft. west of West End av, to A. Hoffman, the present tenant. Lewis B. Preston was the broker.

90TH ST.—Fred. Oppenheimer of S. Oppenheimer & Co. sold for the George Cook Holding Co. the 5-sty brownstone double flat house on lot 24.6x109.8 ft at 316 East 90th st, about 300 ft east of 2d av.

95TH ST.—Kurz & Uren sold for Mrs. Adella Lankenau 216 East 95th st, a 5-sty tenement on lot 25x100.8.

102D ST.—Thomas A. McKennell bought from the Belwood Realty Co., 53 East 102d st, a 6-sty apartment house on plot 40x100.11, adjoining the northeast corner of Madison av. The buyer gives in part payment 231 East 109th st, a 4-sty tenement on a lot 18.6x100.11, between 2d and 3d avs.

111TH ST.—The Kingsland estate sold to Harry Rosen, who has resold to an investor, 31 to 35 West 111th st, three 5-sty flats, on plot 91x100.11, between 5th and Lenox avs. Goodwin & Goodwin were the brokers in the deal. Adjoining is Public School No. 170. The houses were damaged by fire a short time ago.

115TH ST.—Golde & Cohen sold to William H. McKnight the plot, 125x100.11, on the north side of 115th st, 153 ft east of St. Nicholas av, and an abutting parcel fronting 32 ft on 116th st. Through Edward Margolies the property has been leased for 21 years to the Laurel Amusement Co. A theatre with a seating capacity of about 1,600 wil be erected on the site by the buyer.

120TH ST.—The Pinkney estate sold to John J. Falahee the plot, 75x100.11, on the north side of 120th st, 200 ft. east of Amsterdam av. The plot is one of the estate holdings offered at auction last May by Joseph P. Day, when it was bought in by a representative of the estate for $20,000.

121ST ST.—Joseph P. Day sold for Henry J. Sayers the 3-sty dwelling, on lot 15x100, at 218 West 121st st, to B. B. Simon.

122D ST.—Ames & Co. sold for Christopher Clifft to Fannie Newman, 269 to 273 West 122nd st, three 5-sty single flats with stores on plot 60x100.11, between 7th and 8th avs.

131ST ST.—The H. M. Weill Co. sold for J. Deevy to Marhta Heubner the 3-sty dwelling at 218 West 131st st, on lot 16.8x99.11.

163D ST.—Charles A. Wessell sold for the West Bronx Realty Co., 448 West 163d st, a 5-sty apartment house on a plot 40x100x112.

179TH ST.—J. B. Wood sold for Grace Tujetti 521 West 179th st, between Audubon and Amsterdam avs, a dwelling on lot 16x75.

BROADWAY.—Max Just and Hall J. How sold for the Realty Operating Co. to the T. J. Gallardi Construction Co. the vacant plot, 100x100, at the southeast corner of Broadway and 207th st. The plot which has been reported sold several times, was purchased by the seller early in 1909. Six and eight-story elevator apartments wil be erected on the site.

BROADWAY.—Gibbs and Kirby sold for Isaac and Henry Meyer, to Augustus Van Horne Stuyvesant, the Allerton apartment house, a 12-sty structure, on plot 100x100, at the southwest corner of Broadway and 113th st. The Allerton was finished on October 1, and has been held at $750,000. The building contains forty-six apartments and six stores, all of which with the exception of one apartment, are rented; the corner store being occupied by Acker, Merrall and Condit.

PARK AV.—John J. Kavanagh sold for Joseph McNamara 949 Park av, a 3-sty building, on lot 20x80.

ST. NICHOLAS AV.—Benjamin S. Moss bought from Charles Laue the plot 133x171x irregular at the northwest corner of St. Nicholas av and 164th st, for improvement with a 3-sty theaire and office building, from designs by Thomas W. Lamb, architect. The new theatre, which will be devoted to vaudeville and moving pictures, will have a seating capacity of 1,800 and will cost approximately $175,000. The entire operation, including the cost of the land, will aggregate about $325,000.

7TH AV.—William H. Archibald sold 136 7th av for W. I. Clark; also No. 138, adjoining, for H. V. Allien. Both buildings are 4-sty tenements, with stores. The plot, which has a frontage of 46 ft. on 7th av, has been held by the sellers for many years.

7TH AV.—The estate of Elise Zanmatti sold to Isidore Weissbader 2504 and 2506 7th av, two 6-sty flats with stores, on plot 80x100, at the northwest corner of 145th st. The property was advertised to be sold at auction by Joseph P. Day.

Bronx.

136TH ST.—Charles McLoughlin resold the plot, 341x100, in the south side of 136th st, 384 ft east of St. Ann's av. The property was foreclosed recently by Joseph P. Day, and was bid in by Mr. McLoughlin for $10,000 above the existing encumbrances, aggregating $48,182.67. The buyers are said to be Deborah Belowitz and others, who were defendants in the foreclosure suit.

158TH ST.—Kurz & Uren (Inc.) sold for W. Stebbins Smith, 438 East 158th st, a dwelling on lot 25x98.6.

158TH ST.—Kurz & Uren (Inc.) sold for Louis Heubner a vacant lot, 25x98.6, in the south side of 158th st, near Cortlandt av.

164TH ST.—Kurz & Uren (Inc.) sold for Mrs. Carolyn W. Frandall, the northwest corner of 164th st and Morris av, a plot 100x104, with a frame dwelling.

179TH ST.—S. H. Frankenheim sold for A. Kern to M. Stein a 5-sty double flat with stores at 511 East 179th st, on plot 25x100.

221ST ST.—John F. Fetzer sold for J. Wolf 627 221st st, a 2-family house, on lot 27x100.

AQUEDUCT AV.—Thomas English bought the plot, 75x100, on the east side of Aqueduct av, 113 south of Fordham rd.

BOSTON ROAD.—L. Seligsberger sold for the Taxpayers Realty Co., P. Wattenberg president, 1258 and 1260 Boston rd, a 3-sty store and office building, on a plot 70x139x irregular.

BOSTON RD.—L. Seligsberger sold for the Taxpayers' Realty Co., 1258 and 1260 Boston rd, a 3-sty store and office building on plot 70x139x irregular.

BROOK AV.—The Rockland Realty Co. bought from the Cream City Holding Co., 206 and 208 Brook av, a 6-sty apartment house on a plot 40x100. Leon S. Altmayer was the broker.

CORNELL AV.—F. M. Weiss & Co., sold for Robert E. Walker and others, to Otto Nelson, lot 244, 25x100, map of property of Middletown rd, on the north side of Cornell av, now Wellman av, 125 feet west of Mayflower av, Westchester.

COLLEGE AV.—Charles E. Cathie sold the plot 200x100 at the southeast corner of College av and 168th st for John F. Kaiser.

CROTONA AV.—Sarah Weisman sold the plot of eight lots, 200x100, at the northeast corner of Crotona av and 187th st.

CITY ISLAND.—Joseph P. Day sold for the Harnett Realty Co. the large plot and mansion, formerly the property of the late Samuel J. Wood, at the foot of Point st and Eastchester Bay, City Island. The plot is 100x275, and is occupied by a 3-sty dwelling and other buildings. The buyer will occupy the premises.

COMMONWEALTH AV.—The H. M. Weill Co. sold for Martha Heubner to J. L. Young 1440 Commonwealth av, a 2-sty two-family dwelling, on lot 25x100.

INTERVALE AV.—S. Cowen sold the vacant plot 25x88 at the southeast corner of Intervale av and 165th st, for J. Cohen.

MOHEGAN AV.—W. E. & W. I. Brown sold for a client the property at the southwest corner of Mohegan av and 170th st; size of plot, 115x33.93x115.80x23.06.

PROSPECT AV.—Friedman & Feinberg Construction Co. sold 960 to 964 Prospect av, 6-sty elevator apartment house, on a plot 75.5x219x irregular.

SOUTHERN BLVD.—James F. Meehan sold to Atlas & Levine a plot, 100x100, on the south side of Southern Boulevard, west of Tiffany st, for improvement with two 5-sty apartment houses.

TINTON AV.—S. Cowen sold the northeast corner of Tinton av and 155th st, a 4-sty flat with stores, for the Meehan Construction Company.

Recent Buyers.

CATHERINE WRIGHT is the buyer of 267 West 72d st, sold recently.

JAMES B. HAGGIN is the buyer of the residence of the late George Crocker at 830 5th av, at the north corner of 64th st. Title will be taken early in February, 1912. As already announced, the proceeds of the sale of the property and the furnishings will go to Columbia University for the establishment of research work for the discovery of a cure for cancer.

THE CALVARY PROTESTANT EPISCOPAL CHURCH is the real buyer of 110 East 22d st, a dwelling, adjoining its holdings at No. 102 to 108. The church edifice occupies the northeast corner of 4th av and 21st st, and owns 103 East 21st st, which is used as the rectory. The church holdings have a frontage of 117.6 ft. on the avenue, 170 ft. in 21st st, and 100 ft. in 22d st. The southeast corner of 22d st, 80x70, is owned by the Church Mission House, the headquarters of the missionary activities of the New York diocese of the Protestant Episcopal Church.

Leases.

GEORGE NEIMAN leased to "Madame Yale" the 7th loft in 19 and 21 West 36th st.

DAVIS & ROBINSON leased 200 Madison av for Mrs. Agustus Jay to Lorillard Spencer.

FUREY & CO. leased for Louis Cass Westervelt the 3-sty dwelling at 241 West 16th st.

THE CROSS & BROWN CO. leased to Bass, Silverman & Co. the 11th loft in 129 and 131 West 22d st.

FUREY & CO. leased the dwelling at 1,976 Madison av for Wiliam J. Vander Horst to Esther Gomez.

MARK RAFALSKY & CO. leased for the Value Realty Co. to Louis Birkenfield, 122 West 120th st.

FRANK RANDALL leased to the National Printing and Engraving Co. the 6th loft in 138 to 150 West 52d st.

FOLSOM & BROTHERS, INC. leased the parlor floor store in 115 East 34th st to Mrs. Anna L. Humphreys.

HENRY BARNETT & CO. leased the 3-sty dwelling at 51 East 120th st to Mary E. Wilkins for a term of years.

J. B. ENGLISH leased to the Greenwich Bank the 2d floor in the Astor Theatre Building, at 1,531 to 1,537 Broadway.

THE J. P. WHITON-STUART CO. leased for George Sherman 8 West 55th st a 4-sty dwelling to J. K. O. Sherwood.

THE KNICKERBOCKER CLOAK & SUIT CO. leased the 5th loft in 159 to 163 West 25th st. L. P. Hall was the broker.

GOODWIN & GOODWIN leased for Mabel Walker to the Russian Club of New York the private dwelling at 81 West 118th st.

DOUGLAS L. ELLIMAN & CO. leased 54 East 56th st for Mrs. T. Chesley Richardson to Frederick N. Lawrence, president of the Union Club.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 471 Park av to Col. Edward A. Stevens of Castle Point, N. J., for a term of years.

FREDERICK FOX & CO. and Heil & Stern leased the 8th loft in 692 and 694 Broadway to H. Kuhn & Sons; also the store to Nathan Schrieber.

DAVIS & ROBINSON leased 18 East 77th st to Mrs. Burke Roche, 20 West 51st st, to Mrs. Charles Baldwin and 157 East 62d st to Rudolf E. F. Flinsch.

S. OSGOOD PELL & CO. leased for Mrs. Laura W. Parsons, to the Anderson Electric Co., a 4-sty building at 2328 Broadway for a long term of years.

THE DUROSS CO. leased 775 Washington st to John Garrie & Son (Inc.); also the top loft in 516 West 25th st to the Union Dyeing and Finishing Co. for a term of years.

TUCKER, SPEYERS & CO. leased to the New Fiction Library the store in 15 East 28th st; also to the same coincern the store 2,544 Broadway; also space in 503 5th av to Thomas J. Donlan.

EDWARD M. LEWI leased for the Flemish Realty Company space in 17 to 21 East 22d st to the United Mail Order Company, and for Charles Kays in 12 and 14 West 21st st, to Samuel L. Gellis.

THE CROSS & BROWN CO. leased for A. B. Ashforth an o..ce in 38 and 40 West 32d st to Bernstein, Baum, Cravis & Co.; also 25 and 27 West 36th st for Mrs. N. A. Heaton to Miss Aileen Osborn.

THE DUROSS CO. leased for the Duval Co. 775 Washington st to John Garrie & Son, Inc.; also for the Basolio Ink & Color Co. the top loft in 516 West 25th st to the Union Dyeing & Finishing Co. for a term of years.

S. CHARLES WELSH leased, from the plans, for a long term to the Centaur Co., the entire new 8-sty building, which he is erecting at the southwest corner of West Broadway and Beach st, opposite the Wool Exchange.

PEASE & ELLIMAN leased for Richard Mortimer to William H. Erhart the dwelling at 709 5th av for a term of years. Mr. Erhart comes from 43 East 53d st, which was recently considerably damaged by fire.

GUSTAVE BRITT leased for the estate of Maria C. Southmayd the building at 829 Greenwich st for a term of years to Davis, Laheney & Co. and the Houghton Construction Co. The building will be altered for business.

FREDERICK FOX & CO. leased the 9th loft in 692 and 694 Broadway, to Coleman Tailoring Co. (Inc.); also the 9th floor in 663 and 665 Broadway to Levine & Cedar, and the 5th loft in 684 and 686 Broadway to Abraham Hochman.

THE GEORGE BACKER CONSTRUCTION CO. leased two lofts in its new building nearing completion on the northeast corner of Madison av and 32d st, to Wightman & Co., now of 79 5th av. This completes the leasing of eight lofts in the 12-sty structure.

S. B. GOODALE & PERRY leased in the St. James Building offices to Robert E. La Dow, Raphael Garfein and George M. Silverberg, Martin Duane, Edward Denivelle and Richard F. Planta, Benjamin L. England and the Astoria Silk Works (Inc.), of Astoria.

SPEAR & CO. rented space in 133 to 141 West 21st st, to I. Novick & Co., also in 80 and 82 4th av, to Shapiro & Portugal; also in 237 and 239 Lafayette st to the Berg Auto Trunk and Specialty Co., and the third loft in 190 and 192 Greene st to Kanrich Brothers.

PEASE & ELLIMAN leased 304 West 93d st to H. Bush; also 123 Manhattan av to A. Taylor; also 48 West 89th st to F. Mosler; also 316 West 85th st to H. Fieber; also 320 West 91st st to P. Staats; also 674 West End av to A. Wadsworth, and the store at 438 Columbus av to D. Yavis.

GORMAN H. LENNEY leased the first loft in 9 East 48th st for five years to Markell & Co., who are occupying the store below; also sublet one-half of this loft for Markell & Co. to the Galbreth Millinery Co.; also leased the basement store in 34 West 47th st for ten years to Marie Lalange.

STEPHEN H. TYNG, JR., & CO. leased to the Modern Hand Embroidery Co. the 7th floor in 13 East 17st st; to Otto and Louis Rebele space in 122 and 124 East 25th st; to the F. Schulemann Co. the 6th floor in 55 and 57 West 20th st; to the F. N. Bassett Co. the 4th floor front in the Croisic Building.

PEASE & ELLIMAN and Geo. R. Read & Co. leased for William Waldorf Astor, to the Keeler Art Galleries, the store and basement in 12 Vesel st; also to Herman Heilstein the 1st loft in 23 John st; also to John Lober a loft in 32 Maiden lane, and offices in 123 Liberty st to Henry J. Horn, and in 212 Broadway to A. A. Kellmann.

LEWIS B. PRESTON leased in the Clarendon building, at 4th av and 18th st, to Leon Michael & Co. space on the 14th floor for five years; also to Oppenheimer, Bonnem & Co., offices on the 16th floor for five years; also to the Nonotuck Silk Co., the 7th floor for ten years, and to Seymour Schlussel, offices on the 18th floor.

CARSTEIN & LINNEKIN leased for Seth Sprague Terry the entire 8th floor of the building at 114 and 116 East 16th st to the Scoville Manufacturing Co. for a term of years; also with Leonard J. Mulfelder the 3d loft in 465 and 467 Broome st, southeast corner of Greene st to Neuman & Smit, manufacturers of neckwear.

EDWARD MARGOLIES leased from William Waldorf Astor for a long term of years 226 to 250 West 46th st a plot 225x100.5. Mr. Margolies plans to erect a new building on the site, where a 12-sty building is at first, but with foundations heavy enough to carry a taller structure. The lease is for 21 years, with privileges of four renewals.

THE SMITH ESTATE leased to Hanan & Son, shoe dealers, for many years located at 207 Broadway, the southwest corner of Fulton st, the adjoining property, 205 Broadway. The corner property, which is owned by the Duncan Realty Co., was leased some time ago to Benedict Brothers, jewellers, now in the Washington Life Building, at 141 Broadway. Both properties will be extensively altered.

SPEAR & CO. rented 10,000 ft in 133 to 141 West 21st st to Greenberg, Wiener & Co.; the store and basement in 22 Bond st to J. Hirsch & Co.; to the Hepner Press the loft in 137 and 139 Grand st; a loft in 4 West 16th st to Samuel Richman; a loft in 736 Broadway to J. Mintz & Son; a lot in 28 and 30 Waverly Place to Wiener Bros., and for the receiver of 101 and 103 Crosby st the 2d loft to Hubbell & Benninger.

LEONARD J. MUHLFELDER leased for H. Richter & Son, 10,000 ft in 627 and 629 Broadway to Harry Bokal; also for Robert B. Honeyman, as agent, 7,500 ft in 428 to 432 Broadway to Savada Bros.; also for the estate of Thomas Suffern, 5,000 ft in 459 and 461 Broadway to Philip Kramer; also with William C. Walker's Sons for the estate of John Downey, 5,000 ft in 733 and 735 Broadway, and for the estate of John Jacob Astor, 2,500 ft in 552 to 556 Broadway to the Johnson-Macdonald Co.

PEASE & ELLIMAN leased the easterly store in 60 West 39th st to the Kleen Sweep Vacuum Cleaning Co. and the store in 1384 Broadway to Goldwater & Shapiro; also 113 East 57th st for Martin W. Littleton to Charles H. Sabin, 268 Madison av for George McCollough Miller to Frederick Allien, 48 East 78th st for Mrs. M. S. Gibbs to L. du Pont Irving, and 444 Park av for Henry H. Pease to William S. Scott, and store No. 8 in 510 Park av to Chas. T. Mernan, formerly with the Acker, Merrill & Condit Co.

S. OSGOOD PELL & CO. leased in the Physicians' Building at 40 East 41st st, offices to Drs. James S. Eckley, W. M. Higgins, A. H. Gunn, Daniel H. Wiesner, George W. McDowell, John B. Huber, Emil Mayer, W. M. Irving, C. Leighton Robinson, H. T. Brooks, Percy W. Roberts, C. C. Boyle, George R. Jenkins, Fred B. Sutherland, Edward L. Oatman, L. W. Crigler, Frank J. Parker, J. F. McCarthy, F. N. Wilson, W. H. Henninges, Walter M. Lippincott, Milo Hellman, James T. Gwathmey and F. Milton Smith.

DENZER BROS. leased for Julia Ruvane to David A. Schulte the plot, 75x228, at the southwest corner of Burnside and Jerome avs. This plot, which is at present improved with 2- and 3-sty buildings, is of importance because of the contemplated Jerome av, subway, the central express station of the route being planned at this corner. The lessee has always made it a point to select only heavy traffic centers for his cigar stores, and the fact that he has taken this corner would seem to indicate a growing appreciation of the possibilities of this section. The lease runs for a term of years and contains an option to buy.

Suburban.

EDWARD P. HAMILTON & CO. sold for William T. Tingue, Jr., his residence and four acres of land on Glen av, Llewellyn Park, West Orange, N. J.

MOORE & WYCKOFF AND H. B. TURNBULL sold for F. J. Bernholz his property at West Park, N. Y., consisting of a large dwelling with about 300 acres of land fronting on the Hudson River, to A. Brosseau, of Chicago.

E. T. BEDFORD, who resigned recently from the directorate of the Standard Oil Co., sold his country estate at Greens Farms, Conn., through John Crawford, to Mrs. Elizabeth H. Childs. The property, which originally cost about $75,000, is known as Elm Villa, and has been vacant since last spring. Chase & Lewis represented Mr. Bedford in the transaction.

FEIST & FEIST leased for the Staats Morris estate to Emanuel Heyman 661 and 663 Broad st, Newark, a store building, on a plot 49.6x180 ft, for a term of thirty-six years, at a rental aggregating $1,000,000. The location is considered one of the best in the city, and is about two blocks removed from the new terminal of the Pennsylvania-McAdoo tunnel line to Manhattan, which will be put in operation to Park pl, Newark, next Sunday morning at one minute after 12 o'clock.

Richmond.

W. F. BANKS sold the Oscar Schulz house at Dongan Hills to George Summer, of Stratford, Conn.

J. STERLING DRAKE sold for the Richmond Borough Publishing and Printing Co. to John N. White the northwest corner of Jewett av and Washington pl, a plot 57x88 on which the buyer will erect a residence.

Real Estate Notes.

B. WALTER BARNETT of Barnett & Co. has been appointed by the Supreme Court receiver of the buildings 600 West 169th st, known as the Courtwood, and 4,017 and 4,019 Broadway, 7-sty apartments.

EDGAR C. LEAYCRAFT of the firm of J. Edgar Leaycraft & Co. has been appointed receiver by Justice Bischoff of the rents of the Larchmont apartment house, south corner of Central Park West and 105th st.

N. BRIGHAM HALL and William D. Bloodgood were the brokers in the sale of 29 West 38th st for John Howard Wright, recently reported.

LEON GEISMAN & CO., formerly of Broadway, Brooklyn, have opened offices in the World Building, Park Row, Manhattan, where they wil conduct a general real estate brokerage business.

GRANT SQUIRES obtained a loan of $450,000 for Miss Josephine B. Delmonico on the property at 56 Beaver st for five years from the Title Guarantee and Trust Co.

BURR & CO., carriage builders, are the lessees of the northwest corner of Amsterdam av and 75th st, owned by the Walton estate, the leasing of which was recently reported. Plans for the alteration of the property were filed by E. Schoen, as architect, at an estimated cost of $18,000. The property is 102.2x100.

SUBWAYS

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THE BUSINESS OF THE LATE JOHN J. CLANCY, for many years located in the neighborhood of Broadway and 57th st, will be continued under the same name by the junior partner, Joseph Berger. Mr. Berger was associated with Mr. Clancy for many years prior to his becoming a partner, and it is his intention to continue the business along the same lines so successfully inaugurated in 1873.

CHARLES H. MAYBACH has succeeded to the firm of C. F. Mehltretter, Inc., brokers and agents, of 703 Tremont av.

THE GUARANTOR REALTY CORPORATION has been appointed agent of the Knabe Building, at 437 5th av; also of the Donald Building, at the southwest corner of 6th av and 32d st.

THE HARLEM PROPERTY OWNERS' ASS'N. held a celebration of the tenth anniversary of its founding on Thursday evening last, at 147 East 125th st. A musical entertainment was furnished and refreshments were served. The regular meeting of the association was held before the entertainment.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the Crapo Building, 431 5th av.

THE REAL ESTATE OWNERS' ASS'N. held its annual election of officers and directors on November 21. The following officers were elected: Dr. Abraham Korn, president; Joseph S. Schwab, 1st vice-president; Henry Wolf, 2d vice-president; John Volz, treasurer; Dr. Philip G. Becker, secretary; Chas. S. Meyerson, financial secretary; Chas. H. Schnelle, corresponding secretary. The new Board of Counsel is composed of the following men: Adolph Bloch, Ira J. Ettinger, Michael J. Horan, F. E. Carstarphen, Harold W. Phillips, Chas. F. Leining, Julius Krause, Leon Forst, Forrest C. Hirleman, Alphonse Koelble and John J. Pheelan. The following directors were elected: John Volz, Henry Bloch, Chas. H. Schnelle and Adolph Bloch, from the 12th and 19th wards; Thos. Krekeler and Jacob Appell, from the 10th, 11th and 17th wards; Dr. Geo. Wenner, Frank Demuth, Dr. Philip G. Becker and Michael J. Horan, from the West Side Taxpayers; F. E. Carstaphen and Jos. Schwag, from the 12th and 22d wards; Dr. Abraham Korn and John J. Rosenzweig, from the Harlem Property Owners'; Chas. J. F. Bohlen and Chas. F. Leining, from the 18th and 21st wards; Samuel Rubenstein, Chas. S. Meyerson and S. N. Tuckman, from the Greater New York Taxpayers'; Sigmund Feust and Henry Wolf, from the South Bronx Taxpayers'. The Finance Committee will consist of the following: Chas. Lutz, Harry Bierhoff, Chas. F. Leining, Jos. Moscowitz, Jos. S. Schwab, Chas. A. Schrag, John Nubel and J. Fred Bosk.

CHARLES S. KOHLER, real estate agent, established in 1887, has removed from No. 906 Columbus avenue to No. 901 Columbus avenue, northeast corner of 104th street, where he has fitted up a thoroughly up-to-date office. Mr. Kohler has made a study of the care and renting of upper West Side real estate, and it can be truthfully said that his high-class business methods have won for him the unqualified confidence of the real estate owners of that section of the city. Mr. Kohler has seen this section around the 104th street station of the elevated road develop from a rural community into a part of the city in which there are extremely few unimproved sites, and his knowledge of property on the upper West Side is very complete.

MUNICIPAL FORECAST.

Hearings for the Coming Week at the Bureau of Street Openings 90-92 West Broadway.

Monday, November 27.

BRONX BLVD.—Opening, from Old Boston Post rd to East 242d st; 10 a. m.

WEST 184TH ST.—Opening, from Broadway to Unnamed st (Overlook Terrace), and opening and extending said UNNAMED ST (Overlook Terace), from West 184th st to Fort Washington av; 1 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV; STORY AV; HERMANY AV; and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek; 3.30 p. m.

TREMONT AV.—Opening, from the eastern end of the proceeding now pending on that avenue at the Eastern blvd to Fort Schuyler rd; 11 a. m.

ROSEWOOD ST.—Opening, from Bronx blvd to White Plains rd and from White Plains rd to Cruger av; 2 p. m.

GRAND AV.—Opening, from Burnside av to Fordham rd; of WEST 180TH ST, from Aqueduct av east to Davidson av; and of AQUEDUCT AV EAST, from West 180th st to West 184th st; 10.30 a. m.

TUNNEL ST.—Opening, from Broadway, north of Fairview av to the subway station at West 191st st and St. Nicholas av; 4 p. m.

BUENA VISTA AV.—Opening, from its junction with Haven av at or near West 171st st to West 176th st; WEST 172D ST; WEST 173D ST, from Fort Washington to Buena Vista avs; 2 p. m.

TIBBETT AV.—Opening, from West 230th to West 240th sts; and of CORLEAR AV, from West 230th to West 240th sts; 10.30 a. m.

OLMSTEAD AV.—Opening, between Protectory av and the bulkhead line of Pugsley's Creek; and ODELL ST, between Unionport rd and Protectory av; and of PURDY ST, between Westchester and Protectory avs; 3 p. m.

PUGSLEY AV.—Opening, from McGraw av to Clasons Point rd; CORNELL AV, from Clasons Point rd to Pugsley av; ELLIS AV; NEWBOLD AV, from Tremont to Pugsley avs; 3.45 p. m.

WEST 231ST ST.—Opening, from Bailey to Riverdale avs; 2 p. m.

Tuesday, November 28.

HAVEMEYER AV.—Opening, between Lacombe and Westchester avs; 2.15 p. m.

THERIOT AV.—Opening, from Gleason av to West Farms rd; and of LELAND AV, from Westchester av to West Farms rd; 11 a. m.

BENSON AV.—Assessment, from West Farms rd to Lane av; OVERING AV, from West Farms rd to Westchester av; ST. PETER'S AV, from Westchester av to West Farms rd; SEDDON ST, from St. Raymond av to West Farms rd; ROWLAND ST, from Westchester to St. Raymond avs; HUBBELL ST, from Dorsey st to Maclay av; 2 p. m.

WHITE PLAINS RD.—Opening, from West Farms rd to the bulkhead line of the East River; 2 p. m.

Wednesday, November 29.

WEST 138TH ST.—Widening, at its junction with 5th av; 3.30 p. m.

Friday, December 1.

LACOMBE AV.—Opening, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; COMMONWEALTH AV, from Patterson to Lacombe avs; 1 p. m.

Hearings for the Coming Week by the Board of Estimate at City Hall, November 29, at 10,30 a. m.

182D ST.—Acquiring title to lands necessary for opening and extending from Park av to Washington av.

218TH ST.—Acquiring title to lands necessary for opening and extending from White Plains rd to Oakley st.

CRUGER AV. — Amending proceeding instituted Jan. 17, 1908, for acquiring title from Williamsbridge rd to South Oak drive; CRUGER AV, from South Oak drive to Gun Hill rd; HOLLAND AV, from Williamsbridge rd to South Oak drive, and MAPLE ST, from Gun Hill rd, to E. 215th st, so as to relate to Holland av (Maple st) as shown on map adopted by this Board on Oct. 19, 1911.

LOCAL BOARD CALENDARS.

Local Board of Washington Heights.

City Hall, Nov. 28, at 11 a. m.

ARDEN ST.—Sewer from Nagle av to Sherman av.

HILLSIDE AV.—Regulating and grading throughout its entire length.

155TH ST.—Regulating and grading from Broadway to Riverside dr.

TUNNEL ST.—Laying out tunnel street from Bennett av to Riverside dr as a continuation of the present tunnel from Broadway to St. Nicholas av.

Local Board of Harlem.

City Hall, Nov. 28, at 11.10 a. m.

112TH ST.—Alteration and improvement to sewer between 1st and 3d avs.

1ST AV.—Alteration and improvement to sewer between 119th and 120th sts, and in 119TH ST, between 1st and 2d avs.

Local Board of Bowery.

City Hall, Nov. 28, at 11.15 a. m.

KENMARE ST.—Receiving basins at Elizabeth st, Mulberry st and the Bowery.

Local Board of Yorkville.

City Hall, Nov. 28, at 11.20 a. m.

EXTERIOR ST.—Paving with granite block pavement on concrete foundation, curbing and recurbing between 64th and 79th sts.

77TH ST. — Receiving basins at new street between Exterior st and Av A.

Local Board of Hudson.

City Hall, Nov. 28, at 11 25 a. m.

47TH ST.—Alteration and improvement to sewer in 47th st, between 10th and 11th avs.

CONDEMNATION PROCEEDINGS.

Reports Completed.

The commissioners of estimate and appraisal in the following proceeding have completed their estimate of damage and benefit and filed their report at room 401, 258 Broadway, for inspection. Objections must be filed on or before Dec. 3. Hearings will begin Dec. 6.

HAMILTON PL.—Acquiring title for school site to certain lands and premises situated on the westerly line of Hamilton pl, between 140th and 141st sts.

Assessments.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned, interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment. Unless otherwise stated, the area of assessment affects both sides of the street mentioned and extends to half the blocks at the intersecting streets.

BRYANT AV.—Paving, setting curb, etc., from Seneca to Garrison avs, Jan. 13.

KELLY ST.—Paving, setting, curb, etc., from Prospect av to 156th st, Jan. 13.

236TH ST.—Sewer from Katonah to Martha avs, Jan. 13.

113TH ST.—Receiving basin at southwest corner of St. Nicholas av; area of assessment affects block 1822; Jan. 13.

EXTERIOR ST.—Regulating, grading, etc., from the center line of 64th st to the center line of 81st st; area of assessments is as follows: Bounded on the north by a line parallel to and 100 ft north of the northerly line of Esat 86th st; on the south by a line parallel to and 100 ft south of the southerly line of East 86th st; on the south by a line parallel to and 100 ft west of the westerly line of 1st av; on the east by the westerly bulkhead line of the East River; Jan. 15.

Offer of State Bonds.

State of New York 4 per cent. canal improvement gold bonds exempt from taxation dated July 1, 1911, due July 1, 1961, amounting to $10,000,000, issued in coupon or registered form for the improvement of the Erie, Oswego and Champlain canals, will be sold Thursday, December 14, 1911, at 2 o'clock p. m., at the State Comptroller's office, Albany, N. Y.

These bonds are legal investments for trust funds. No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York payable to the order of the Comptroller of the State of New York for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Canal Improvement" and enclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany." All bids will include accrued interest. The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State. Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to William Sohmer, State Comptroller, Albany, N. Y.

A GREATER TUXEDO.

Mrs. Harriman's Interest in Improving An Orange County Section.

Mrs. E. H. Harriman's superintendent at her Arden estates, Charles T. Ford, has a firm belief in the rapid growth of that section of Orange County as a place of residence for New York City business men. He thinks there is a brighter future for this section than for any other in the State, as a section for fine country places. Buildings estimated to cost $250,000 are under construction at the present time in the vicinity.

Mr. Ford believes that conditions at Tuxedo, which is now well built up, will in the course of time, in fact in the near future, extend all the way up the Ramapo Valley and along the Short Cut Valley to Newburgh. There are many beautiful sites that have not as yet been bid for but they surely will be, he thinks, as the trend of country residence building, is strong in the direction of Orange County.

The building field there is already occupied by a number of long-established contracting firms capable of interpreting the plans and following the specifications of the best American architects. In testimony of this are the fine dwellings at Tuxedo, which were all built by Orange County mechanics. But as Mrs. Harriman has large plans for that section she has encouraged the formation of an industrial corporation, with her superintendent, Mr. Ford, as president, which is erecting a large planing-mill at Harriman to take orders for the complete erection of all kinds of buildings in the vicinity.

Mrs. Harriman controls thousands of acres in the section, part of which she has already dedicated to the State for a public park, and it is understood that some of the farms she will release in time to desirable neighbors, with the object of improving the whole countryside and making it in the nature of a "Greater Tuxedo." The country referred to lies in the broad valley at the base of the Ramapo Mountains, on the extreme southern end of which the Harriman mansion is situated. In and near this valley is a cluster of historic villages, including Central Valley, Highland Mills, Woodbury, Tuxedo, Harriman, Monroe, Oxford, Chester and Goshen. So intimately connected are most of these places that they are like one sprawling suburban town.

The drives are beautiful. Mr. Harriman in his lifetime built some of them himself and stirred up the State and county authorities to build the others. For motoring they are unexcelled, and for horsemen and horsewomen who wish to speed there are rack tracks at Goshen. The "valley" is beyond the bounds of ordinary commuters, and for that reason will always be somewhat exclusive.

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Mayor Gaynor recently turned down a proposition that the city publish a municipal newspaper. It is said his decision was reached after scanning the "City Record" for Nov. 13, which contained the report of the Commissioner of Public Works in Queens for the year ended Dec. 31, 1910.

The Mayor's Committee on New Sources of Revenue met last Thursday at the City Hall to hear arguments on the Sullivan-Shortt bill providing for the halving of taxes on buildings and the levying of additional taxes on land values. Edgar J. Levy presided. Other members of the commission are Charles H. Strong, William Jay Schieffelin, Joseph French Johnson, and F. S. Tomlin. Benjamin C. Marsh, Secretary of the Committee on Congestion, spoke in favor of the bill, as also did Charles T. Root, President of the United Publishers' Company, and Henry de Forest Baldwin.

The Board of Aldermen voted this week to authorize the Board of Estimate to issue enough corporate stock to provide for the widening of Central Park West between 59th and 110th streets. The proposition is to have the roadway widened six feet on the east side and four feet on the west side of the street, and to have the railway tracks relaid in the centre, allowing a vehicular roadway on each side. This will leave twenty-one feet for pedestrians and for trees that must be replaced. The width of the roadway will be increased from 100 to 110 feet throughout the length of the Park.

The Board of Aldermen has cut upwards of $8,000,000 from the city budget for next year. It would be difficult to show that the cut is in the interest of economy. More than $6,000,000 of the reduction is in the appropriation to redeem bonds issued against uncollectible taxes. The refusal to redeem this block of bonds next year merely increases the total cost of carrying a temporary debt. Even less justifiable is the board's action in depleting an item of $216,000, devoted to standardizing the salaries and grades of 82,000 employes and involving more than $80,000,000 annually, besides $15,000,000 for supplies and $5,000,000 for charities.

The assessed valuation of taxable real estate in New York City has been raised in the last fourteen years, or since consolidation, from $2,463,135,687 to $7,858,840,164. In the year 1903 the assessed valuation was jacked up from a varying percentage of the full value to presumably the full value. The tax rate in the year 1902, under the old way of fixing values for assessment purposes, was $2.2734 in Manhattan and the Bronx. In the year 1903 the rate fell to $1.4146, but since that time it has risen to $1.7224. In other words, during the eight years that there has been a supposedly uniform, unvarying method of valuing property for assessment purposes the tax rate has steadily risen, and each year, with the exception of the year 1910, an owner of a piece of real estate has had to pay a larger tax rate than the year before for every $100 of assessed value. If he has been able to shift the burden upon his tenants, then each year they have had to pay higher rents, but eventually, if the tax rate continues to rise, rents will be raised so far beyond a reasonable level that it will be impossible to either keep the property rented or to sell it at its assessed valuation.

Mr. Marshall's Proposed Street.

Henry Rutgers Marshall, the architect, has laid out a proposed new diagonal street which in the opinion of President McAneny is well worth the consideration of the Board of Estimate. It runs from Seventh avenue and 33rd street to Fifth avenue and 40th street, and pursues a curved path in order to escape expensive buildings. The city would only have to buy and destroy two buildings of any size, while it would obtain the compensation of increasing the taxable value of a large amount of comparatively undeveloped property. The advantages of such a diagonal connection between the East and the West Sides can be seen at a glance. As Mr. Marshall points out, new streets should be cut in a manner relieving congestion by diverting traffic, and there can be no doubt that this proposed new street would relieve congestion in just this way on 34th street, on 42nd street and on Fifth avenue. By providing a route across between two main lines of travel, it would prevent a large amount of traffic from taking a rectangular course along crowded streets. Furthermore, it would constitute in a very real sense a continuation of a street improvement which has already been adopted by the Board of Estimate.

The new Seventh avenue is bound to become the most important single artery of West Side traffic, and with the aid of the proposed new street it would become also the most available route for a large amount of travel which was seeking destinations on the upper East Side. Seventh avenue would become a second Broadway and would serve a corresponding function in the street plan of Manhattan. In no other way could the convenience of New York traffic be so promoted at so moderate expense. It is estimated that the cost would be about $14,000,000 or $16,000,000, depending upon the possible widening of 40th street to Park avenue. Probably half of this expense could be assessed upon the benefited property, and in the case of such an improvement the area of assessment could without injustice be made very extensive. President McAneny proposes to submit the plan to the Board of Estimate; and the Board would be doing a very good stroke of business in case they adopted it. The cost to the city would be returned many times over in the increase in taxable real estate. The most formidable obstacle in its path consists, of course, in the fact that after the new subway system is paid for the city will have very little money to spend on any other improvements, no matter how remunerative and desirable.

A Poor Sort of Referendum.

The vote cast on the constitutional amendments submitted at the last election affords another illustration of how badly a popular referendum works in New York state. Six of the seven amendments are believed to have been defeated. The voters exercised practically no intelligent discrimination in selecting objects of condemnation. So far as the returns have yet been received, they are all snowed under by heavy majorities, and one of the heaviest of all the majorities was directed against the legalizing of the method of excess condemnation. It is true that so far the votes which have been counted are chiefly those of agricultural districts, and possibly there may be some substantial change in the figures after the results of the urban vote is announced. But at present it seems inevitable that the votes of a farming or small-town population, which have nothing to fear and nothing to gain from an application of the principles of excess condemnation, should have the power to prevent the cities from making use of that method. Of course it is possible that the people of the cities do not want the power, but if they do want it, they should certainly have it, and provision to that effect should be made when next the state constitution is subject to a general revision.

In the mean time the friends of street improvements are deprived of the benefit which they hoped to obtain from the use of excess condemnation; and street improvements will necessarily for that reason be very much retarded and obstructed. In the case, for instance, of the proposed new street running from 33d street and Seventh avenue to 40th street and Fifth avenue, an immense waste will be involved because the city cannot condemn more property than it actually needs. The new street would leave behind it large numbers of small mutilated and irregular shaped lots which will be wholly unsuitable for re-improvement. Indeed, they cannot be re-improved unless they are pieced together; and the process of piecing them together usually gives the owner of the least available fraction an opportunity of holding up the owner of the more available fraction. Under the system of excess condemnation this waste could be saved, and the process of re-improvement very much promoted. If large retailers had a chance to negotiate with the city for an abundant frontage of the proposed new street they would jump at it. The new street frontage could be sold off at excellent prices and in large plots within a comparatively short time, whereas now, in the case of Elm street, fractions of lots remain unimproved to this day and are useless either to the city or to their owners. But it cannot be helped, and the work of street improvement will have to blunder along as best it can with its present machinery.

A Way Out of the Thicket.

Up to date the renewed negotiations looking toward the construction of a lower West Side subway have developed nothing except the extreme difficulty of the undertaking. The only encouraging symptoms have been the admission by the chairman of the Public Service Commission and the Comptroller that the plan officially adopted last summer had grave defects, which should, if possible, be remedied, but everybody knew that already. The spectacle of "flying dirt" has not made these defects any more palatable. On the other hand, the obstacles to any rearrangement loom as large as ever. Everybody who voted for the official plan last summer is agreed that the arrangement with the Brooklyn Rapid Transit is morally, if not legally, binding, and if such is the case, on what basis can any rearrangement be made?

If the Interborough Co. is deprived of an upper East Side line how can it afford to build a lower West Side line? It could not operate eight tracks south of 42d street and only four above. It would be convenient if the Interborough Co. could be forced or persuaded into exchanging its lower East Side line for a lower West Side line, but no power exists which can effect such an exchange. As we said last week, conceivably the Pennsylvania might be willing to alter the situation in some respect. Yet, assuming that the company has any such intention, of which there is as yet no evidence, what could it do? The morally impregnable arrangement with the Brooklyn Rapid Transit remains an apparently insuperable obstacle to any lower West Side line operated by the interborough Co.; and the best suggestion which the Brooklyn company has to offer as a solution of the difficulty is to postpone it until the city is ready to build a new through West Side subway. Such a subway the Brooklyn company would, as usual, be glad to operate at the city's expense, and its construction may not have to be delayed more than about twelve years. This is the general situation in which the moral contract between the city and the Brooklyn company has left one-quarter of the most densely populated borough in the city. Unless, then, the Brooklyn company is willing to release the city from its moral bond, what is to be done? The Record and Guide can discern only one way out of the thicket.

Let the Lexington avenue line be turned west at 34th street and find its way downtown along Seventh avenue and Varick street. This would not be an ideal route but it would be a practicable evasion of the existing difficulties. The present subway has done good service under similar conditions. No steps have been taken as yet which makes such a re-arrangement

impossible or expensive. The proposed change of the Broadway subway to six tracks has not been made. No other plan has been seriously considered to give the Lexington avenue subway an independent connection with the financial district, although such a connection it must eventually have. If the idea were adopted the Pennsylvania station could be connected with Times Square by a shuttle service and the company could get a comparatively convenient means of access for its patrons to the West Side. Eventually it would be possible to establish continuous east and west side routes, but in the mean time it would be as convenient to the public to have the upper East Side tied by a subway to the lower West Side as it would be to have a straight route.' In each case some passengers would benefit and some would be put out, but the benefits would fully balance the inconveniences.

The New Western Union Building.

The interesting aspect of the replacement of the present office building of the Western Union Telegraph Co. by a skyscraper almost twice as high, is that the old building was considered in its day a marvel of audacious building. The first tall building erected in New York was the business office of the Evening Post at Fulton street and Broadway, which was rendered possible by the improvement of the elevators. The Tribune and Western Union buildings followed soon after and they were carried about as high as was possible on the old system of masonry construction. The higher such a building went the more the lower part of the walls had to be thickened, and the expense of this thickening in space and money limited the height to about nine stories.

Later when the steel cage came to be used additional stories were added both to the Tribune and Western Union buildings, but in spite of this fact the latter is to go.

It would be interesting to know just how the directors of the company have been able to figure a profit on their new enterprise. The destruction of the old Gillender Building at Wall and Broad streets was explicable because the corner was one of the four most valuable in the city. The intersection of Wall and Broad streets is of course the very heart of the financial district. Moreover, a large bank can afford to pay an unusually heavy rent for the best possible location for the transaction of its business. But a corner of Broadway and Dey street is nothing like as valuable as a corner of Wall and Broad streets, and a telegraph company has no reason to pay an exceptionally high rent for office space. Doubtless any large corporation likes to have a handsome residence, but a telegraph company has not the same interest in advertising its opulence as has an insurance company or a bank.

In all probability defects in the plan of the old building have something to do with its destruction. It is conceivable that new conditions have enabled the management of the company to figure considerably increased convenience and economy by a better distribution of the available floor space. The new building is not to be particularly high as height goes now-a-days, but it is probably as high as would be profitable, considering the size of the plot. A corner 160x100 feet does not leave enough room for the construction of an exceptionally high tower, covering only a part of the site.

The Week in Real Estate.

There were some signs this week of returning activity in Manhattan real estate. The number of sales reported by brokers was somewhat in excess of that in any week for some time past and while there were no extremely large transactions, several deals of more than ordinary size were in evidence and portions of the City which have been very inactive for quite a period of time, figured in this week's trading. Particularly was this to be noticed below 14th street. For some months the most active business has been either in the midtown section or east and west above 59th street, while for weeks at a time there have been no sales in many of the older downtown districts. This week streets such as Fulton, Bleecker, Christopher, Macdougal, Rivington, West Washington Place, Cannon and the Bowery were all represented and in most cases the element of exchange, which has come to be looked for when such properties change hands, seemed largely absent. Most of these sales did not involve any present building operations and the only apparent significance to be attached was that there are a number of buyers in the market for properties in nearly any locality if prices are right.

The streets near Fifth avenue just south of 42d street also seem to be showing some indications of reviving business and several new buildings will shortly be erected there as the result of deals closed this week. Two sales were reported on West 39th street, one a plot at Nos. 7 and 9 and the other a single building at No. 14. The property at 7 East 37th street running through to 8 East 38th street was also disposed of. In addition to these the lease of the Astor estate property at 5 to 9 West 35th street, negotiations for which have been pending for some time, was finally closed; a twelve-story building is to be erected on the site and part of the money for the new structure will be furnished by the Astor estate. The sale of the Robert Hoe estate property at 5 and 7 East 28th street, will also add, in the near future, another large loft building to the midtown section. A contract for the sale of this site was arranged some months ago, but the deal was never consummated.

The West Side produced a little more this week than has been its custom of late; several dwellings and apartment houses changed ownership. The most important sales in this district were those of a fine dwelling on 72d street, the Allerton apartment house at Broadway and 113th street, a large plot at the corner of St. Nicholas avenue and 164th street and one of the few remaining building sites on Morningside Heights, which was sold by the Pinkney estate. A large plot on Broadway in the Dyckman tract was sold to a building company and the structure to be erected there will be the first high class house to be put up on this part of Broadway. The best buildings in the Dyckman section have hitherto been built further east, near the subway line.

Some of the owners and brokers seem to have taken hope over the cut in the Budget made by the Board of Aldermen, but it is rather difficult to see where any great benefit accrued. The wiping out of over $6,000,000 of uncollected taxes is but postponing the day of reckoning and the rejection of the amount asked for standardization of salaries and supplies, will result in at least partially defeating a work which, if properly carried out, would surely result in lessening further Budgets by a far greater amount than the sum asked for. The reductions in salaries were probably just.

Trading in the Bronx was about equal to that of the two or three preceding weeks, in volume and character. The most interesting occurrence in this borough was the auction sale of cheap lots owned by the Gleason estate. An unusual number of buyers were present and the entire number of lots offered was disposed of at very fair prices.

The building department still continues to furnish but a small amount of work for the builders. Plans for a few apartment houses were filed and an addition of one story to the City Investing building is planned. The surety companies, which were on the bond of the Hub Building Co. announced this week that they would wait no longer for the rehabilitation of that company but would shortly proceed with the improvement of the northeast corner of Broadway and 42d street and thereby endeavor to save the amount of the bond.

Steel is generally considered by building material experts as the most dependable barometer of immediate future building operations. Therefore its sharp stiffening in demand during the last week and the announcement of numerous moderate sized tonnages being contracted for in New York and vicinity, resulted in a corresponding stiffening in almost every line of building material.

It was first noticed in the behavior of Portland cement. Instead of widely varying quotations there was a disposition to get together on a fifty-eight cent mill basis, on the ground that competition, having forced the price below the cost level in the Lehigh Valley, should not be carried on as aggressively as heretofore so as not to make the losses any greater than they are. The result is that the big companies are selling at $1.28 to $1.33 a barrel, wholesale, dock, N. Y., which means practically $1.10 car, Newark.

The next indication of the reflection of steel upon the general building material market was the heavier call for common brick on the Exchange. Twelve cargoes went out in two days, which is rather exceptional for this time of the year. The top price for the best Hudson brick is $7 a thousand, although there is some run-of-kiln that is going out at $6.50. Only culled brick is being stacked and there is little stacking being done since there is now nothing to gain from speculating. Hence the consumer should not be held up by fancy winter prices.

The movement in the stone trade was also stronger although stone is the one exception to the general rule "as goes steel so go materials," for the reason that either front brick, architectural terra cotta or marble, which in the trade unions is not classed under the head of stone, may be required. The fact, therefore, that there is a bigger demand for cut stone just now bespeaks a general clearing in the construction world.

"Pay As You Go."

Editor of the RECORD AND GUIDE:

Taxpayers' associations are considering the extraordinary action of the Board of Aldermen in omitting the item of $6,712,633.29 for deficiency in taxes!

They will probably ask the Mayor to give a hearing and suggest a veto. The City Club has done so.

I hope the Record and Guide will advocate the school boys' maxim: "Pay as you go and when you can't pay, don't go."

ALFRED R. CONKLING.

New York, Nov. 23.

The Allied Real Estate Interests.

Editor of the RECORD AND GUIDE:

I notice in your issue of of November 18 a letter from A. C. Pleydell, secretary of the New York Tax Reform Association, commenting on a statement isued by Mr. B. Aymar Sands, chairman of the Executive Committee of the Allied Real Estate Interests. Mr. Pleydell in this letter says that our statement relative to what we had done in connection with the Secured Debt Law and the Inheritance Tax Law was a "brazen" attempt to claim credit for these two measures." He then quotes our statement as to the connection we had with the amendments to the Inheritance Tax Law, which was as follows:

"The change in the Inheritance Tax Law made possible by a State-wide propaganda instituted and carried on by us with a view to showing the danger to our industries from the operation of the law passed in 1910."

Our connection with the Secured Debt Law was set forth by Mr. Sands in the following words:

"The enactment of the Secured Debt Tax, which grew out of a suggestion made to Governor Dix in response to his request that we advise him how the State could raise funds in the event that the Annual Mortgage Tax was not revived."

There is nothing "brazen" in either of these claims; and they do not take away from Mr. Pleydell or his associates any of the credit that should attach to them for the detailed and careful work they performed in the drawing up of these measures. But Mr. Pleydell is ignorant if he thinks that measures like a change in the Inheritance Tax Law can be put through the Legislature by merely introducing a bill with that purpose in view. As a matter of fact, there was a strong and widespread opposition to the change in the Inheritance Tax Law. The Allied Real Estate Interests felt that some change was necessary, particularly as to the feature of double taxation. We were not, however, in favor of the rates that were finally determined upon, and in order that our hands might not be tied at the coming session, if we decided to ask for lower rates of taxation, it was thought best to arouse sentiment throughout the State against the law of 1910, but not to approve the bill referred to. This propaganda was carried on through our publication and by correspondence and not only were all the members of the Legislature circularized but our correspondents throughout the State were communicated with and their influence with their representatives in Albany was secured for a change in the law.

Mr. Pleydell stated with regard to the Secured Debt Law that this law grew out of the Optional Securities Bill drawn by Mr. Lawson Purdy and introduced in 1904, and he further stated that "The Allied Real Estate Interests never introduced a workable measure of this kind." Mr. Walter Lindner, a member of the Law Committee of this Association, remembers well the Optional Securities Bill referred to, and he is my authority for the statement that the Secured Debt Law is not analogous to the bill prepared by Mr. Purdy, but is an extension of the Recording Mortgage Tax Principle, as contained in the Recording Tax Law pre-

pared by and put upon the statute books chiefly through the efforts of the Allied Real Estate Interests. On March 28, 1911, the Allied Real Estate Interests wrote Governor Dix a letter in which we said:

"In our opinion a law could be passed exempting all serial bonds from assessment for personal taxation if the equivalent of a mortgage tax be paid, that is to say, $5 on each thousand dollar bond." This was in substance the bill which became a law during the end of the session of the Legislature, having been introduced on April 17.

The Allied Real Estate Interests has never at any time claimed that it drew or perfected either the Inheritance Tax Law or the Secured Debt Law. Its claim as regards the latter is limited to the suggestion it made to the Governor. Its claim as regards the former is that the change in the Inheritance Tax Law was made possible by our State-wide propaganda.

I note that Mr. Pleydell refers to the fact that his association spent less than $10,000 last year as compared with the $17,000 which it cost this association. In this connection it may be well to point out that much of the work on the Inheritance Tax Law and the Secured Debt Law was done by President Lawson Purdy of the Tax Board, and Mr. Edward L. Heydecker of that department, both of whom are in the employ of the city, so that the expense for the services of those gentlemen did not have to be borne by the Tax Reform Association. On the other hand, the work of the Allied Real Estate Interests cover a wide field. Here is the report of our Law Committee on the bills that came before it at the last session of the Legislature:

Bills opposed		36
Not passed	30	
Enacted into law	6	
	36	
Bills approved		22
Not passed	14	
Enacted into law	8	
	22	

In addition to the above, the association prepared and had introduced into the Legislature four bills as follows:

1. A bill repealing the requirement that addresses shall be included in all conveyances, etc.
2. A bill amending the Lien Law in relation to Mechanics' Liens.
3. A bill permitting a judgment debtor to deposit the amount of the judgment in court under certain conditions.
4. A bill permitting a mortgagor to deposit the money due upon the mortgage in court under certain conditions.

Numbers 3 and 4 became laws and are respectively known as Chapters 599 and 574 of the Laws of 1911.

In addition to this we call attention to our co-operation with the Comptroller in the change of the law providing for the payment of taxes in two installments; to our work in defeating the bill requiring the true consideration of conveyances to be stated; to our work in opposition to the Sullivan-Short bills halving the tax upon improvements—in our opinion the first step toward the single tax;—to our work on the rapid transit situation performed by a committee, of which Mr. William H. Chesebrough was chairman; to our work in connection with the proposed charter for the City of New York, in which the undersigned was chairman of a conference which comprised most of the organizations opposed this charter; to our publicity work carried on through our organ reaching 5,000 persons every week in the year, as contained in our weekly publication. Without derogating in the least from the credit which attaches to the Tax Reform Association, it must be apparent to any one that our work has been vastly more comprehensive and has been carried on at exceedingly low cost.

It must be remembered that the men who are active in the Tax Reform Association are single taxers and they are naturally opposed to the principle of private ownership in land, which principle the Allied Real Estate Interests in contending for to the best of its ability. It is, therefore, perhaps natural that the Tax Reform Association should be found opposing the Allied Real Estate Interests. It is unfortunate, however, that any personal feeling should be shown in this matter, as there is still work that can be done by both associations co-operating on matters of State and local taxation.

ALLAN ROBINSON.

New York, Nov. 24.

Borough President McAneny has designated the advisory committee of which Arnold W. Brunner is Chairman, to look after the interests of Fifth avenue. The committee will have its hands full.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the Boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1910. Following the weekly tables is a resume from January 1, 1911, to date.

MANHATTAN

CONVEYANCES

	1911 Nov. 17 to 23	1910 Nov. 18 to 23
Total No.	171	113
Assessed value	$8,272,,500	$7,905,310
No. with consideration	25	14
Consideration	$1,328,683	$547,300
Assessed value	$1,583,000	$554,000
	Jan. 1 to Nov 23	Jan. 1 to Nov. 23
Total No.	8,238	9,049
Assessed value	$461,692,325	$512,234,140
No. with consideration	711	790
Consideration	$41,840,359	$42,699,375
Assessed value	$38,358,775	$36,828,775

MORTGAGES

	Nov. 17 to 23	Nov. 18 to 23
Total No.	109	104
Amount	$2,336,751	$2,916,583
To Banks & Ins. Cos.	21	25
Amount	$768,500	$949,000
No. at 6%	48	34
Amount	$798,701	$574,600
No. at 5½%	4	4
Amount	$17,600	$80,000
No. at 5%	30	31
Amount	$790,250	$1,288,033
No. at 4½%	10	3
Amount	$294,700	$265,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	17	32
Amount	$435,500	$798,950
	Jan. 1 to Nov. 23	Jan. 1 to Nov. 23
Total No.	6,502	7,319
Amount	$274,337,017	$260,290,465
To Bank & Ins, Cos.	1,428	.....
Amount	$152,866,044	.....

MORTGAGE EXTENSIONS

	Nov. 17 to 23	Nov. 18 to 23
Total No.	40	27
Amount	$1,813,000	$1,110,000
To Banks & Ins. Cos.	7	7
Amount	$320,500	$ 603,000
	Jan. 1 to Nov. 23	Jan. 1 to Nov. 23
Total No.	2,014	2,091
Amount	$79,320,792	$87,833,059
To Banks & Ins. Cos.	703	.....
Amount	$43,496,205	.....

BUILDING PERMITS

	Nov. 18 to 24	Nov. 19 to 25
New buildings	13	7
Cost	$1,578,400	$991,060
Alterations	$161,600	$64,500
	Jan. 1 to Nov. 24	Jan. 1 to Nov. 25
New buildings	767	759
Cost	$90,865,800	$91,229,785
Alterations	$11,528,267	.....

BRONX

CONVEYANCES

	Nov. 17 to 23	Nov. 18 to 23
Total No.	145	102
No. with consideration	7	14
Consideration	$173,300	$70,298
	Jan. 1 to Nov. 23	Jan. 1 to Nov. 23
Total No.	6,376	6,316
No. with consideration	425	.....
Consideration	$4,418,024	$5,556,100

MORTGAGES

	Nov. 17 to 23	Nov. 18 to 23
Total No.	111	106
Amount	$1,183,173	$808,765
To Banks & Ins. Cos.	9	9
Amount	$156,150	$98,166
No. at 6%	52	31
Amount	$318,360	$163,700
No. at 5½%	5	11
Amount	$124,500	$38,955
No. at 5%	17	26
Amount	$369,425	$317,889
Unusual rates	1	3
Amount	$1,250	$60,000
Interest not given	36	35
Amount	$369,638	$228,221
	Jan. 1 to Nov. 23	Jan. 1 to Nov. 23
Total No.	5,488	6,110
Amount	$53,781,730	$55,609,531
To Banks & Ins. Cos.	633	.....
Amount	$12,140,850	.....

MORTGAGE EXTENSIONS

	Nov. 17 to 23	Nov. 18 to 23
Total No.	12	6
Amount	$131,500	$29,700
To Banks & Ins. Cos.	1	1
Amount	$4,000	$14,000
	Jan. 1 to Nov. 23	Jan. 1 to Nov. 23
Total No.	597	574
Amount	$9,541,977	$7,632,350
To Banks & Ins. Cos.	121	.....
Amount	$3,886,750	.....

BUILDING PERMITS

	Nov. 18 to 24	Nov. 19 to 25
New buildings	37	20
Cost	$511,900	$90,550
Alterations	$9,240	$31,925
	Jan. 1 to Nov. 24	Jan. 1 to Nov. 25
New buildings	1,217	1,934
Cost	$20,707,410	$43,290,340
Alterations	$1,132,965	.....

BROOKLYN

CONVEYANCES

	1911 Nov. 16 to 22	1910 Nov. 17 to 22
Total No.	548	423
No. with consideration	33	17
Consideration	$326,340	$102,750
	Jan. 1 to Nov. 22	Jan 1 to Nov. 22
Total No.	22,923	24,266
No. with Consideration	1,386	.....
Consideration	$11,234,976	$12,072,775

MORTGAGES

	Nov. 16 to 22	Nov. 17 to 22
Total No.	443	428
Amount	$1,921,968	$1,453,424
To Banks & Ins. Cos.	99	.....
Amount	$641,500	.....
No. at 6%	260	261
Amount	$953,898	$636,919
No. at 5½%	70	104
Amount	$327,209	$549,250
No. at 5%	99	47
Amount	$461,725	$205,555
Unusual rates	3	2
Amount	$155,200	$34,000
Interest not given	11	14
Amount	$23,936	$27,700
	Jan. 1 to Nov. 22	Jan. 1 to Nov. 22
Total No.	20,067	22,511
Amount	$89,058,574	$100,525,268
	July 1 to Nov. 22	
To Banks & Ins. Cos.	2,233	.....
Amount	$16,092,921	.....

BUILDING PERMITS

	Nov. 16 to 22	Nov. 17 to 22
New buildings	101	102
Cost	$498,250	$451,556
Alterations	$49,760	$74,948
	Jan. 1 to Nov. 22	Jan. 1 to Nov. 22
New buildings	4,639	5,460
Cost	$ 29,360,598	$32,606,612
Alterations	$4,237,432	$4,273,055

QUEENS

BUILDING PERMITS

	Nov. 17 to 23	Nov. 18 to 23
New buildings	110	56
Cost	$350,110	$178,712
Alterations	$9,100	$120,500
	Jan. 1 to Nov. 23	Jan. 1 to Nov. 23
New buildings	5,013	3,693
Cost	$20,292,293	$13,963,323
Alterations	$768,152	$765,049

RICHMOND

BUILDING PERMITS

	Nov. 17 to 23	Nov. 18 to 23
New buildings	26	.....
Cost	$89,396	.....
Alterations	$8,935	.....

Edenwald Taxpayers' Association.

The Edenwald Taxpayers' Association had its monthly meeting, November 19. This body voted to join the Bronx Taxpayers' Alliance, and delegates will be elected on the night of election of other officers in December. New headquarters have been obtained in the Swedish Lutheran Church, and this movement will be signalized by a public installation of the newly elected officers in January. Other civic bodies, former members, the ladies and the neighbors, will be invited to attend the function.

Poor transit facilities, badly kept pavements or no pavements at all, no gas and the faraway-from-each-other street electric lights, are the ills that this section acutely suffers from. Yet tax values increase, while no improvements are in sight.

Edenwald lies toward the east, like that Eden of Bible times, and is also like the old Eden in heaven; but it is an hour's journey from its outer confines to rapid transit, yet it is a part of the Greater City. The proposed opening of the Westchester four-tracked road promesis some relief, but the elevated extension up White Plains avenue is certainly a transit necessity.

The association has committed itself to the Bronx County proposition, and stands ready to co-operate in all its strength with other civic bodies in this measure and all others which pertain to Bronx development and improvement.

THOMAS D. RIVERS,
Secretary.

921 East 232d Street.

BUILDING SECTION

THE QUALIFICATIONS OF A SUCCESSFUL BUILDER.

Without Them the Ambitious Will Do Well To Devote Their Energies in Other Fields of Endeavor—The Profession Is One Open Only to a Few.

By ALLEN E. BEALS.

PUCK'S advice to those about to marry is equally applicable to those ambitious young men who are about to enter the profession of builder—Don't. Builders are born; not made. A fond parent cannot select the profession of builder for a growing boy and start him on such a career, whether it be through college or through the shops, with half the prospect of success that such a course would merit in any other kind of life work. The youth or young man must be to the manor born. If not he cannot hope ever to carve out a fortune in that range of activity.

Chief of the reasons why builders cannot be made to order is the requirement that they be engineers, architects, building material experts, financiers, salesmen and diplomats at one and the same time. Lacking one of these faculties success is barred to any individual. The other reason is that the young builder of today cannot start in the modest way that the captains of the profession started a quarter or half a century ago. He must make his initial sprint and maintain the pace set by his predecessor or competitor in the quarter stretch to the tape. The men who have grown gray in the building profession made their own pace. Today they are the pacemakers for the newcomers; and many have found that the pace is fast and killing.

I am referring to Manhattan specifically, and to New York generally. Here in Manhattan the building conditions are entirely different from those in the Bronx. Brooklyn has a different interpretation of the building laws and rulings on this same code are in no sense similar to those of other boroughs in either Queens or Richmond. Construction practice, therefore, is more or less specialized today, whereas, just the reverse was true prior to 1890.

The exactions of labor unions, departmental requirements, architectural and engineering ethics, financing conditions and the "shake-down" give ample play to and severely test the builder's facilities already enumerated. We now have a general view of the successful builder of today. But we have not yet seen how these various and widely divergent abilities are concentrated in actual building practice.

"Is a College Education Necessary?"

The question often is asked regarding a successful builder: "Is he a college man?" Perhaps the young reader is asking whether it is necessary to be a college graduate in order to be a successful builder. The answer to the first question will depend upon which generation the particular builder referred to belongs. If he is the founder of the business the chances are almost perfect that he is not a college graduate. But if the person referred to is the son of the founder of the building company, the chances are equally good that he is a college graduate. The answer to the second question may be stated as follows:

It is not necessary that a man about to enter the profession of builder be a college graduate, providing he has a genius for construction. But since his competitors are college men and therefore have a broader scope of their profession, the handicap that the self-trained man has to carry often proves burdensome. A technical, as well as practical, education, therefore, is extremely desirable inasmuch as it is daily becoming more necessary for the executive head of a building or contracting company to be master of theory as well as of fact.

Hiring Others to do the Technical Work.

One advantage of a technical as well as a practical education in building construction is strongly evidenced in the organization of the working forces of a modern construction company. It is all very well to say that this is an age of specialization. It may be true of the various sub-contractors and the subordinate factors of the building contractor's organization, but in the executive councils of almost any building company, it is absolutely vital that the President or the Chairman of the Board be well informed technically as well as practically regarding the peculiarities of the operation in hand. This is one office where specialization is nil and general knowledge insures dividends.

It is expensive to hire experts and the builder doing a modest business cannot afford this luxury if he is competing with companies who need no special counsel. If his mental training is sufficient to carry him over the innumerable difficulties encountered in construction work in Manhattan especially, without employing experts at $100 a day (which, by the way, is a modest charge as experts' fees go, the writer having in mind a fee that was actually paid of $150 an hour for seven hours) he stands to achieve success much sooner than if he depended upon expert advice the cost of which was not included in his original estimate.

Unless the head of a construction company has some practical knowledge of every part of his business, how can he check-off the work of his department heads? It requires five years or more each for a man to become a competent engineer, architect, building material expert, financier, salesman or diplomat, under the haphazard apprentice system. How then can a man learn how to develop all these faculties between his twentieth and his thirtieth year, unless he has been able to lay the foundation for this assimilation of knowledge, both theoretical and practical, by several years of mind training and systematized study?

First Qualification is Knowledge.

The first qualification of a successful builder is a working knowledge, at least of the general subject of building, financing and selling. No person with a specializing trend toward distinctive details, as in engineering, architecture or finance, can ever hope to be a successful builder. He must first have the ability to master details as a whole. On this one point every successful builder hangs the credit of his accomplishments. Not one person in five has that peculiar ability. When it is found, the possessor is either a Lincoln, a Grant, a Gary, a Goethals or a Starret.

The self-made builder is under a handicap, further, because he may have been unfortunate in the selection of his preceptor. What kind of building knowledge would an apprentice have who followed the practice of the "shoestring" builder, for instance? What kind of a general knowledge of building would a young man gain by working for a large, highly organized office, where almost all work is performed by human cogs in a complicated commercial mechanism? The only alternative, to the ambitious young man who wishes to become a builder, and has not the means of financing a college education, is the night school or college, like Cooper Union or Columbia, individual and systematic study without a teacher, save as books teach, or the correspondence school, with its inability to compel concentration if the student does not elect to give it.

There is no excuse to-day for any man ambitious to become a builder not having a good technical and practical college education. All the reputable colleges have scholarships for cases similar to his. Some colleges even provide means for helping him to support those dependent upon him by means of long-term loans on very easy interest terms. Every college has its student self-support bureau, and that fellow has little sand and less ambition who is not willing to earn his way through college so as to be prepared to meet all kinds of competition when he enters business as a builder. If "knowledge is power," that is truest when applied to building construction.

Courage an Important Asset.

No man without friends ever can become a successful builder. Therefore the man who would become a successful builder must have a strong personality. A weakling never has friends. His associates are acquaintances only. They cannot help him in his business, and neither can he help them. He has no friends, because no one admires, and no one has respect for, a weakling. Therefore no successful builder is a weakling. On the other hand, the successful builder of today is he of the iron will and stony determination. He has the courage of his convictions. He heeds not the pessimistic view of the well-intentioned friend, but goes ahead and wins—and makes more friends. That not only makes his success greater, but paves the way for greater subsequent successes.

The builder needs courage. He must look the walking delegate squarely in the eye and deny his demands if necessary and have personality strong enough not to wince when he sees his profits tied up in a strike. He must have backbone enough to stand square of shoulder and tense of jaw before the doubting investor, and back up the architect in his argument that the apparently impracticable is practical.

John Noble Stearns probably never would have consented to the erection of the first skyscraper at 50 Broadway had not Bradford Lee Gilbert, the architect, been amply supported by his builder who said that the Tower Building was entirely practical.

A self-made engineer told Gilbert that the building, if erected to such an unheard of height of 129 feet above the sidewalk, would crumble to dust when the first zephyr blew in from the Narrows. He moved his offices from the building across the street, in the cause of self-preservation. The Tower Building still stands, a monument to the courage of Bradford Lee Gilbert and to its builder. Such problems are occurring every day. They told Cass Gilbert that the Woolworth Building was an impossibility, but the Thompson-Starrett Co. backed up the architect, and the building is now being constructed. It takes a builder of courage to tell an owner that his swamp lot, instead of being valuable only as the site of a two-story taxpayer, is available for skyscraper purposes, and it takes a man of unswerving resolution and ironjawed determination to push a foundation to bedrock through deadly quicksand, when the slightest shifting of the substrata would wreck many neighboring buildings and the loss of life. Some call it merely taking a chance. It's more than that. It is the stuff success is made of. Some call it nerve. Its proper name is Courage.

Resourcefulness a Potent Factor.

Courage, however, is like so much chaff driven before the wind when it is not backed up by resourcefulness. Here is where the generalship of a builder comes in. Construction draws for its supplies from the four corners of the world today. Almost any building takes supplies from as many States as it has stories, and some levy upon the workshops and quarries of foreign countries. The steel will come from Pennsylvania, the terra cotta from New Jersey, the brick from the Hudson River valley, the cement from the Lehigh valley or mayhap from Germany, the slate from Connecticut or Maine, the marble from New Hampshire, the red gum trim from Louisiana or Oregon, the cypress from Louisiana, marble wainscot from Italy, and so on down the list of building supplies.

In a large building like the Woolworth, the Singer, the Metropolitan, the Hudson Terminal, or the Bankers' Trust Building, there are more than 200 sub-contracts to let before the structure is ready to be turned over to the renting agents. Few of these supplies can be delivered simultaneously. For instance, the refrigerating equipment cannot be received until the building has been made ready for it. At the same time, the company must be at the building to see that its risers are in place as the building goes up. The foundation man must finish up before the steel can come in. Not too much brick can be delivered at a time, because the Bureau of Encumbrances will not permit storage of material on the street. The cement cannot be delivered too fast, because it must be covered. Stone or arch-

itectural terra cotta must be on the way and reach the building and be ready for setting when the steel is up two stories or more. The floor arches must be set one story below the steel erectors, provision being made for the electricians, the plumbers, the pneumatic service installers, telephone conduit layers, heating equipment installers and others to get their lines and conduits in place. Then the partition men come in, and, finally, the trim men, the window men, tile layers, floor layers, elevator installers, gas and steam fitters, the polishers and marble setters, not to mention the roofers, tinners and cornice contractors, who are still working on the exterior. This does not include the sidewalk men, vault light contractors and equipment contractors of various kinds.

The self-made man who can look after details, such as are merely suggested here, is a genius and would succeed in any other line as well as in building construction. The need for a trained mind is apparent, because the slightest confusion means loss, which comes out of his speed bonus or out of his overtime penalty.

He must have the power of organization and still permit enough of his own personality to appear through the mazes of system to make his subordinates feel that they are working with, not merely for him. It takes a general to draw loyalty and enthusiasm about him and still retain control, and, as a general rule, only trained minds are equal to that feat.

Organization a Factor or Success.

The difference between building conditions of to-day and those of a quarter of a century ago may be said to be specialization. The builder of to-day can put his finger upon just the man for just the kind of work he wants performed. This is true, whether that task is one that requires a day's work to execute or one that requires a year or more and a well-organized company. Such workmen usually are developed by certain builders. The organization of a modern builder's office is very much like the card-index room at the library. There are three million cards in that room, each one representing a volume. If a person wished to consult a work on the origin of common brick or the theories of aviation, as propounded by one Darius Green, there he may find it in a moment or two. So the modern builder consults his "library." He often has hundreds of names on file in his index. But if he wants a balustrade of peculiarly intricate carving, he selects a certain plant in an out-of-the-way Connecticut village in preference to the great cutting and carving establishment up in Harlem, because he knows that the little village cutting plant makes a specialty of just that kind of carving.

But if that builder had 100,000 cubic feet of granite to cut for a big building, the Harlem firm probably would be the one selected, because it makes a specialty of quick work and large quantities. If the builder wished a common brick that would form a wall that would be conspicuous from the street, he probably would specify a make of brick that runs even as to color and uniform as to texture. He would know just where to look for the name of that brand, and the same card would give the name of the dealer here in town that handled it, and also notations regarding that dealer's past performances.

That is organization. It frequently spells success. It is as necessary to the building business to-day as are the typewriter and the telephone.

Salesmanship an Asset.

The last, but by no means the least, qualification that should be numbered among the builder's virtues is salesmanship. But the salesmanship of the builder is just the reverse of the salesmanship of the accepted definition. The builder's salesmanship is solely and exclusively the confidence he begets in his clients.

Charles T. Wills, for instance, built the Communipaw terminal of the Central Railroad of New Jersey. That was a quarter of a century ago. Mr. Wills was not the widely known builder then that he now is, but he was coming on to success. That terminal had stood firmly against the blasts of the sea, the wear and tear of railroad vibrations, and has outlived two Grand Central stations and survived an explosion of 25 tons of dynamite almost under its eaves. That is why Charles T. Wills continues to do the principal building construction work for that company in this vicinity.

Most of the workmen Mr. Wills employed to construct the original Jersey Central terminal building have either retired or passed away. The railroad must know that of course. Why, then does the railroad continue to give Mr. Wills its principal building work? It is organization, and organization, when it brings old customers back again and again, is a form of automatic salesmanship that makes for the builder's success. It is this salesmanship that has made the Thompson-Starrett and George A. Fuller companies what they are to-day. It is this same form of automatic salesmanship that built up the successes of M. Reid, Marc Eidlitz & Son, Hugh Getty, the Heddens and others. It is the ideal salesmanship, because it is based solely upon meritorious execution.

The building profession is not a small man's vocation. It requires breadth of knowledge, volumnity of experience and a personality that begets confidence in clients, in architects, and in sub-contractors and in workmen.

TRADE AGREEMENTS.

A. L. Mordecai & Son Bring An Action Against Mason Contractors and Unions.

Under the existing agreement between the mason builders of this city and the bricklayers in their employ it is reported that there is an understanding that no builder will complete an abandoned piece of work if the wages of bricklayers previously employed on the job remain unpaid, and, on the other hand, it is also understood that no union bricklayer will work on a building where a mason builder's contract has not been equitably adjusted.

It is alleged in a motion which was to have been argued at the county courthouse on Wednesday, but which hearing was adjourned for a week, that the bricklayers were about to quit work on an apartment house in course of construction at 138-144 West 71st street, on account of the failure or refusal of A. L. Mordecai & Son, and the Allendale Building Company to pay a claim of the Bohland & Alkier Construction Company, of 1957 Anthony avenue, Bronx, the members of which corporation are mason builders connected with the Mason Contractors' Association. A temporary injunction has been granted.

The defendants named in the action are Daniel Lahey, as president of the Mason Contractors' Association, the members of the executive committee of the bricklayers' unions, the business agents of the several unions and also the Mason Builders' Association.

It appears from the papers that the corporations of A. L. Mordecai & Son is wholly owned by Benjamin Mordecai and G. Richard Davis. All the stock in the Allendale Building Co., which is erecting the building in West 71st street, is owned by A. L. Mordecai & Son.

The claim of the Bohland & Alkier Company is in connection with mason-work done on the 12-story apartment house at the corner of Riverside Drive and 99th street for the Highwood Realty & Construction Co. The amount of the claim is $14 250. A. L. Mordecai & Son, Emanuel Heilner and Moses J. Wolf as vendors, conveyed the site to the Highwood Realty and Construction Co., taking back in part payment a bond and purchase money mortgage in the sum of $50,000, but Mr. Mordecai states that neither he nor Mr. Davis has had any connection whatever with the Riverside Drive premises since the conveyance above mentioned, and that legally, morally and ethically Bohland & Alkier have no claim against him.

The case for the defendants have not yet been submitted. Stoddard & Mark of 135 Broadway are the attorneys for the defendants and Eidlitz & Hulse of 31 Nassau street, will represent the defendants. In some respects the action resembles the proceedings which were brought some time ago against the employers and unions in the carpenter trade by the Payne Lumber Co., and which action has not yet been tried. Both cases grew out of trade agreements and attack fundamental principles of trade organizations.

—Outside of politics there is a distinctly better tone to business in general. Confidence is growing and business shows an expanding tendency.

—The result in New York State concerning the Constitutional amendments will not be known until the State Board of Canvassers finishes the count late in December.

—Early next month Congress will open. There will doubtless be a great deal of talk and more or less threatened legislation put out for political effect and to test public sentiment during the Presidential campaign. It is doubtful, however, if any radical legislation will be actually passed.

YEAR'S BEST HOUSES.

New York Chapter Appoints Committee To Make Annual Award.

Last year New York Chapter of Architects awarded a medal to the owner of the best house over six stories in height completed within three years of the date of the award. A second medal was awarded to the owner of the best house of six stories or less. There were two honorable mentions in each class and six prizes in all.

The awards were based on the appearance of the house from the street, as the object of the Chapter was to encourage good street architecture and at the same time to accord public recognition to the person in each case really responsible for the good work—the man who foots the bill.

It will be recalled that the medal for houses of six stories and under was last year awarded to J. F. A. Clark, the owner of the house at 144 East 40th street, and the medal for houses over six stories to Francis L. Leland for the "Verona," which is situated at Madison avenue and 64th street.

The owners of the "Hendrik Hudson" and the "Britannia," both of which houses are situated on Cathedral Parkway, received first and second mention respectively in the class for the larger houses, and H. T. Weeks, as the owner of No. 140 Wadsworth avenue, and the Medford Realty Company, as the owner of the "Medford," at Broadway and 163d street, received first and second mention respectively.

New York Chapter has appointed the following named as a jury to award the prizes this year, and the winners will be named at about the first of the year: Grant La Farge, president of New York Chapter; Frank H. Holden, secretary of New York Chapter; Commissioner John J. Murphy of the Tenement House Department; Henry W. de Forest, president of the Municipal Art Commission, and five members of the New York Chapter—Oswald C. Hering, James M. A. Darrach, George B. Ford, Walter Blair and D. Everett Waid.

In recent years many exceptionally handsome and costly apartment houses have been erected in response to the frequent expressions of public desire for a more beautiful city, and the architectural profession resolved last year that the owners who had performed this public service should receive public recognition. A large number of fine houses have been finished this year and the committee's task of selecting the six best is not an easy one. The most expensive apartment house in the city, the one at Fifth avenue and 81st street, is expected to be finished in time for the judging this year.

ARCHITECTURAL LEAGUE.

Arrangements for the Coming Annua Exhibition at the Fine Arts Building.

The next exhibition of the Architectural league will be opened to the public Sunday, January 28, and continue to Saturday, February 17, inclusive. The annual dinner of the members of the league will be on Friday evening, January 26th, the league reception on Saturday, January 27, from 3 to 6 p. m.

William A. Boring will be chairman of the jury; Stowe Phelps, secretary of the exhibition committee; Henry Clay Carrel, treasurer.

The jury for architecture will comprise C. Grant La Farge, Wm. A. Boring, Taber Sears, A. A. Weinman, Michael M. Le Brun, Wm. M. Kendall, Benj. W. Morris, Charles A. Platt.

Jury on Painting—Wm. Boring, John W. Alexander, Edwin H. Blashfield, A. A. Weinman, Edwin W. Deming, F. V. Dumond.

Jury on Sculpture—W. A. Boring, H. A. MacNeil, Taber Sears, Karl Bitter, A. P. Proctor, A. A. Weinman.

Medals of honor will be awarded in architecture, painting and sculpture. A special prize of $300 will be awarded for the best design submitted by an architect sculptor and mural painter in collaboration.

—The railroads are entering the market as large purchasers of rails and equipment. Recently orders have been placed for over 25,000 cars, nearly 200,000 tons of steel rails and over 300 locomotives. This activity of the railroads is very significant. Railroad managers can place their fingers upon the pulse of business more closely than any other class of business men.

ANTI-BOYCOTT CASE.

The U. S. Circuit Court Postpones Decision Upon a Conspiracy Question.

The appeal which was taken by the defendant members of the Joint District Council of the United Brotherhood of Carpenters and the Master Woodworkers' Association from the preliminary injunction granted by Judge Coxe in the United States Circuit Court of this District restraining them from carrying out the provisions of the trade agreement between the Carpenters' Union and the Master Woodworkers' Association, prohibiting the use of non-union trim in this city, was decided by the United States Circuit Court of Appeals this week. It will be recalled that this appeal was argued by counsel for the respective parties some weeks ago.

The Court in its opinion clearly points out that it does not now pass upon the questions involved which are of such great impotrance, but prefers to pass upon the matter after all the testimony in the case has been taken. The Court's opinion upon the affirmance of the appeal is as follows:

"This cause comes here upon appeal from an order of the Circuit Court, Southern District of New York, granting a preliminary injunction.

"The circuit judge sought to preserve the status quo by granting temporary injunction and by protecting defendants from loss or damage by requiring a large bond from complainants. It is usually desirable that a status quo be preserved, until the rights of all parties may be determined upon a fuller and more satisfactory presentation of the facts than can possibly be obtained from ex parte affidavits; and the method adopted here, viz., injunction and bond to respond for damages is not infrequently used to accomplish that purpose. Such a disposition of the case is within the discretion of the trial judge, and in this case it does not seem that such discretion was abused. The questions presented are important not only to the parties, but to the public as well; it would seem wiser that there should be no judicial discussion of them until all the facts are fully presented. For these reasons, without expressing any opinion as to the propositions of law discussed in Judge Coxe's opinion, his order is affirmed without costs. It is proper for us to add, however, that we take this action with the expectation that the complainants will use every endeavor to bring on speedily the case for final hearing and that any delay on their part would be good ground for the dissolution of the injunction."

The appeal was argued on behalf of the labor union by Charles Maitland Beattie and William P. Maloney, on behalf of the Master Woodworkers' Association by Frederick Hulse, of Eidlitz & Hulse, and on behalf of the complainants by Walter Gordon Merritt. Testimony in the matter is now being taken and until the taking of the testimony has been completed and the matter submitted to the United States Circuit Court Judge for final determination the questions involved must await decision.

Carpenters Fight Back.

The Joint District Council of the United Brotherhood of Carpenters and Joiners and Amalgamated Society of Carpenters and Joiners of America have commenced an action in the Supreme Court in this county to restrain the American Anti-Boycott Association "from furnishing legal advice or other legal services, and from furnishing attorneys and paying the expenses of maintaining any action or legal proceedings at law or in equity in the courts of this State against the Joint District Council of the United Brotherhood of Carpenters and Joiners; from holding itself out by advertisements, circulars and letters or in any other way as entitled to practice law and to furnish legal advice and attorneys to prosecute actions or other legal proceedings in the courts of this State, and from soliciting itself or through its officers, agents or employees, claims and demands for the purpose of bringing actions at law thereon."

A motion for a temporary injunction is now pending and will be argued before the Special Term of the Supreme Court. In the moving papers Charles Maitland Beattie, the attorney for the union, sets forth, among other things, that the American Anti-Boycott Association is a voluntary association and has its principal office for the transaction of its business at No. 27 William street, this city, and that it has conspired against the Joint District Council. He sets forth further that the American Anti-Boycott Association consists, "first, of seven persons who are really active members, who practically re-elect themselves to office and who have charge of the policy and activities of the said association and the disposition of vast sums of money raised under the name of said association; and, second, ostensible members who are called members in the literature of the association, consisting of many hundred persons, firms and corporations inimical to union labor, but who do not attend any meetings of the association, if there are any, except among said seven persons, and who have no voice or exercise no voice in the policy and activities of said association or in the disposition of the vast sums of money secured."

The complaint further sets forth that the purposes of said organization "are to solicit, instigate, furnish attorneys for and carry on litigation against labor organizations and pay the expense thereof," which money is obtained by assessment upon members of said association, and that such association has been engaged in the carrying out of said purposes in the State of New York in violation of Section 280 of the Penal Law of the State of New York and contrary to the law against maintenance.

This action is doubtless the result of the various suits which have been brought against the Carpenters' Union to restrain their members from carrying out the terms of the agreement with the Master Carpenters' Association and the Master Woodworkers' Association. There are several of these actions pending, and the American Anti-Boycott Association has been instrumental in bringing the suits and its attorneys have represented the complainants in each of the cases that have been brought. As this association has been conducting the Danbury Hatters' case, which was recently decided by the United States Supreme Court, and other suits involving the industrial problems of the day, the decision in this matter is awaited with interest.

NEW CONCRETE RULES.

Soon to Be Put in Effect at the Manhattan Bureau of Buildings.

A second hearing was given on Monday at the Manhattan Bureau of Buildings, by Superintendent R. P. Miller, on a tentative draft of regulations to govern concrete construction. There are no regulations in the building code for this class of work, and the special rules which were adopted during Supt. Thompson's administration, when the present superintendent was chief engineer of the bureau, have been outgrown.

The draft under consideration conforms closely to the ordinarily accepted recommendations of the Joint Committee on Concrete. When the revision has been completed Superintendent Miller will promulgate the new regulations and put them in effect.

Article 4 was revised, to read as follows: "The concrete for reinforced concrete structures shall consist of a wet mixture of at least 1 part of cement and not more than 6 parts of aggregate (fine and coarse), either in the ratio of 1 part of cement, 2 parts of sand and 4 parts of broken stone or gravel; or in such ratio that the resistance of concrete to crushing shall not be less than 2,400 lbs. per square inch at the end of 28 days.

The discussion of Articles 14 to 19, inclusive, governing the determination of bending moments, resulted in the following conclusions:

M for slabs uniformly loaded and simply supported = 1/8 Wl.

M for slabs uniformly loaded and continuous over two or more supports = 1/12 L.

M for slabs uniformly loaded, reinforced in both directions, supported on four sides, and fully reinforced over the supports = 1/F Wl; where F = 8 when slab under consideration is not continuous, or continuous over one support only, and F = 12 when slab is continuous over two or more supports.

M for beams simply supported = 1/8 Wl.

M for beams supported at one end and continuous at the other shall be figured as partially restrained = 1/10 Wl for the center and 1/8 Wl over intermediate support.

M for beams continuous over two or more supports = 1/12 Wl.

The next horse show in New York, according to the President of the National Horse Show Association, will be held in the arena of a new building which the Merchants' and Manufacturers' Exchange is about to erect on the block bounded by Lexington and Park avenues and 47th and 48th streets.

ARCHITECTS' COMPETITION.

Awards Made By the Jury in the Competition for the Portland Auditorium.

The first prize in the competition for the selection of an architect for the Public Auditorium at Portland, Oregon, has been awarded to J. H. Freedlander and A. D. Seymour, of New York. Sixty-five sets of drawings from architects throughout the country were received by the Portland commission, of which Theodore B. Wilcox is chairman. The jury consisted of Ellis F. Lawrence, of Portland; Kirtland Cutter, of Spokane; and Willis Polk, of San Francisco.

The building will be used for conventions and meetings, expositions, circus performances and horse shows, athletic meets, concerts and theatricals requiring large audiences. It will also house the Oregon Historical Society, and contain such small meeting and banquet halls, offices and studios as space permits. It will serve as a public forum, and a center of civic activities.

The plot of ground on which the building is to be erected is bounded by Second, Third and Clay streets, and is 200 feet wide by 280 feet deep. The principal facade is on Clay street. In design, the main elevation is composed of a Roman Doric colonnade, running through two stories of the building and surmounted by an attic. The auditorium proper arises in back of this colonnade and terminates in a gable wall covering the entire auditorium and running back to the front wall of the stage.

The building is classic in design, thus producing an effect of dignity and simplicity. It is estimated that the cost will be about a million dollars.

For convention purposes, the seating capacity will be 7,500. Two galleries are provided, as well as one hundred boxes, fifty of which are on the main floor and the rest at the first balcony level. Under the first gallery and opening from the corridors will be booths for exhibition or checking purposes, or for horses at times of unusually large horse shows. Ample toilet and checking facilities are provided throughout. Provision is made for a permanent pipe organ, with suitable architectural treatment. The stage will be thoroughly equipped for large theatrical performances, with fly galleries, gridiron, dressing rooms, carpenter shop, scenery and property rooms, electrician shop, trunk lift, etc.

There is also an arrangement for a movable stage for smaller performances, and, by means of mechanical devices, a small theatre is formed inside of the main auditorium, with a seating capacity of 3,500. The arena contains about 20,000 square feet, and its floor is directly on the earth, so that heavy exhibits can be shown.

The principal lobby on the main floor runs the entire length of the building, with carriage exits at the end. Supplementary carriage exits and entrances are also provided in the center of the building.

At the level of the first gallery and over the lobby, a banquet hall is arranged. This will be used as a grand foyer in connection with the conventions held in the main auditorium, or as a hall in conjunction with the exhibitions of the Historical Society. The galleries and exhibition rooms of this society are on the third floor, over the colonnade and lighted by means of skylights. In the basement, a large safe is provided, as well as one hundred stalls for horses to be used when the horse show or the circus is in progress.

The winners of the first prize have received the commission to design and supervise the construction of the building, and the work is to be begun immediately.

Besides the first prize, the following awards were made: Second, Lazarus & Logan, of Portland; third, (a) Russell, Gelstrap & Riley, of Portland; third, (b) J. Milton Dyer, of Cleveland; third, (c) John Graham, of Seattle.

The New St. Thomas's.

The cornerstone of St. Thomas's Protestant Episcopal Church was laid by Bishop Greer with appropriate ceremonies on Tuesday morning, November 21. It will be the costliest parish church in the city. The members of the firm of architects, Messrs. Cram, Goodhue & Ferguson, walked in the procession wearing academical robes. Bishop Greer in his address expressed the opinion that the congregation had acted wisely in deciding to rebuild on the old site, as it was one of the most strategical and commanding positions in the whole city.

"ELEVATOR BUILDINGS."

The Name First Given To Tall Buildings —George B. Post's Work.

GEORGE B. POST, who will receive from the American Institute of Architects a medal in recognition of his distinguished services to architecture in this country, will be 74 years old on the 15th of December, the day following the presentation ceremony.

The honor which is to be conferred is, of course, very much prized in the profession which Mr. Post has followed for about fifty years. He opened his first office with Charles D. Gambrill as partner during the Civil War, after studying for awhile in the atelier of Richard Morris Hunt. Mr. Gambrill was afterward the partner of Henry Richardson.

Mr. Post's business has been distinguished from a commercial and social point of view by the high cost of most of the buildings which he has designed. Many American cities have erected buildings from his plans and a number of the most sumptuous and splendid residences of New York also belong to his works. Mr. Post once said himself in a discussion at the Architectural League that the limit of his business in his office was that of his own capacity to originate the designs—to make primary studies.

The office building is to modern America what the church was to mediaeval Europe, the typical building from which architecture must be shaped. And when the beginnings of the modern office building are mentioned Mr. Post's name naturally comes to mind. The late Russell Sturgis in relating the story of the inception of the American skyscraper, so far as he knew it, in connection with a consideration of the architectural works of Mr. Post, once said that for a number of years previous to 1889 the large business buildings of our cities had been only in appearance and in the exterior structure of stone, or brick and stone, or granite. The interior of these buildings had been mainly a skeleton of uprights and horizontal of cast iron and wrought iron, bolted together and carrying floors of masonry. The partitions dividing the different rooms were carried directly upon the large girders or, in the case of minor partitions, by the floors themselves indifferently. Buildings of seven or eight stories had become not exactly common, but still familiar to the dwellers in our great cities, and these were called "elevator buildings," or, jocosely, buildings in the elevator style, because it was obvious that they could hardly be made to pay in a business sense if their upper floors were accessible by stairs alone.

What the Elevator Did.

The general use of elevators in our large buildings began about 1871, but many buildings remained for some years after that date without them, and, in such buildings, whether before or after the introduction of elevators as a business investment, the third story was hard to rent and the fourth story almost unrentable. An elevator building, then, after the public had had six months' experience of the novelty, could rent its sixth story as well as its second story, or, perhaps, to even better advantage. It was, then, a natural thought that buildings might be wholly of iron in their essential construction, the exterior as well as the interior framework depending upon this material and this system of building, and that, further, the buildings so planned had no limit to their available height or, at least, no such limit as had hitherto been set to lofty towerlike structures. The towers of the Middle Ages, fortresses and the like, had been carried to a great height, but this was with twenty-foot walls at the basement and a construction so massive that windows were almost ignored and the available interior was as nothing compared with the mass of material used. Now, however, it appeared that a tower could be built of light wrought iron or steel framing with its exterior walls wholly eliminated and replaced by screens which, indeed, might look like walls, but were not walls in their ordinary weight-carrying sense.

The conclusion which Mr. Sturgis reached was that the first building of this kind was built in Chicago; there was no doubt as to that, but there was a question as to the origination of the idea and as to the first elaborately composed plan.

Early Skyscrapers.

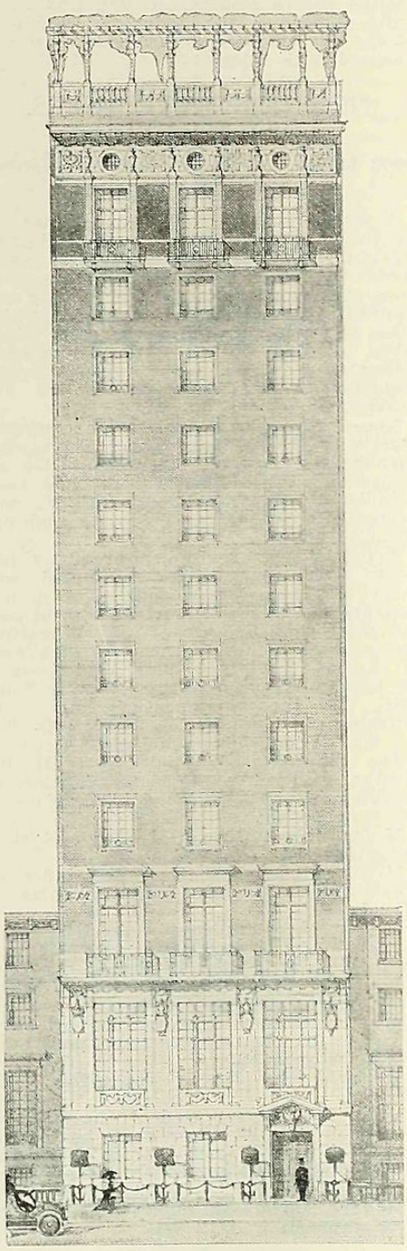
A very notable building when it was first elected was the Pulitzer Building; another was the former Times Building, which architectural critics used to compare with the World Building, and others were the Havemeyer Building, the Union Trust, the Mills Building and the St. Paul Building. All the difficulties that have been found inseparable from the problem of high buildings which were above their neighbors were presented in an aggravated form in the St. Paul Building.

The best of Mr. Post's early office buildings in New York City, some authorities have said, was the Post Building, at Beaver street, Hanover and Exchange places. This building dates from 1882, long before the beginning of steel frame construction. This is a straightforward and simple design in brick and terra cotta in a kind of Romanesque style. The original Prudential Life Insurance Building at Newark and the Erie County Savings Bank at Buffalo are interesting stories in the Romanesque. Chickering Hall, which stood at the corner of Fifth avenue and 18th street, the Troy Savings Bank, the Morristown Library and Lyceum, the New York Hospital in East 15th street were all built before 1878. The gigantic building which formed the chief place of exhibition at the Chicago's World's Fair was a stately vision while it lasted.

The Cornelius Vanderbilt mansion at Fifth avenue and 58th street, and the Huntington residence at the southwest corner of Fifth avenue and 57th street, are some of the private palaces of Mr. Post's designing.

New Building for the Army & Navy Club.

The Army and Navy Club contemplate erecting a new club house on their present site, 109 West 43d street, running through to 44th street. With this end in view, tentative plans have been drawn by a member of the club, E. H. Janes, of the firm of Janes & Leo, and sent around in



109 West 43d Street. E. H. James, Architect.
ARMY AND NAVY BUILDING.

a circular by the Board of Governors to solicit subscriptions.

The building on the main floor will have a large lounging room in the front; in the rear a grill room, bar and tap room. In the basement will be a large swimming pool. The second floor will be devoted to a large dining-room and pantry with private dining-rooms on the 44th street side. The library and billiard-room, Board of Governors' room will be on the third floor. The upper floors will have twelve bedrooms on each floor, each connected with either a bath or shower.

The 43d street building will be twelve stories high. On 44th street, as they only have 17 feet, the building will be six stories high. On this side will be the ladies' entrance, with parlor and private dining-room. In this building there will be accommodations for the wives of members.

The elevation is in the Adam style, with its simplicity and refinement. Over the doorway will be the eagle and coat of arms of the Government and on the second floor medallions with coats of arms of the different branches of service.

A UNIQUE STRUCTURE.

To Prevent Plaza Hotel Guests From Throwing Things Out of Windows.

William Donnelly, of 99 Nassau street, a lawyer, acting for Sire Brothers, has filed at the Manhattan Bureau of Buildings the outlines of a plan for a unique structure 55 feet high to be erected on top of the seven-story building at 5 West 58th street.

The plan is so indefinite that the Building Bureau has referred it back for further explanation. Not enough is disclosed in the plan to indicate whether the structure is to be a huge advertising sign, a spite fence or something else. The Sires say it is something else.

Next east of the narrow building of the Sire Brothers is the great, white Plaza Hotel with tiers of windows overlooking its little neighbor. Across the street are the homes of Mrs. Cornelius Vanderbilt and others, and adjoining on the west is a row of brownstone dwellings which the owners of the hotel either own, control or can acquire when so minded. Current report is to the effect that the Sires have wanted in the past to sell their building to the hotel people but at a price which the latter would not pay.

The preliminary plan, which has been held up at the Building Bureau for more details, apparently indicates a three-sided structure with an iron framework 55 feet high. What kind of material is going to cover the framework and to what extent, the Building Bureau will insist on being informed about. If the plans when completed ultimately come within the building laws, the fire-prevention laws and the State laws, the Superintendent of Buildings, Rudolph P. Miller, C. E., says they will be approved.

Albert I. Sire of 99 Nassau street, a lawyer, when asked what the structure was intended for, replied that it was to be a protection for their property. It would prevent the guests of the hotel from throwing things out of the windows upon the roof of their building.

"It is not a spite fence," said Mr. Sire, "only a protection for our building."

According to report the structure will be also used as an electric advertising sign to face south and west. It would be visible from the Sixth Avenue Elevated Road. In designing the "fence" the owners will have to be careful not to have anything that will impede the firemen in the discharge of their duty; and, if the structure should eventually take on the nature of an advertising sign, it must not cover up the windows of the hotel.

Another difficulty that the architects of the unique structure will have to get around arises from the fact that the building on which it is to be erected is non-fireproof. A covered framework having two or more sides might be interpreted as an addition to the height of the original building, bringing it far above the limit of 75 feet.

The building inspectors may also, upon examination of the plans when they shall be completed, decide that the superimposed structure is too heavy to be supported by the walls of the existing building, which were originally intended only for a four-story dwelling, as the present owners added three stories.

At the office of George T. Mortimer, the real estate manager for the U. S. Realty Company, which owns the Plaza Hotel, it was said that Mr. Mortimer knew nothing about the intentions of the Sire Brothers, had made no inquiries and had done nothing in the matter.

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

Plans for New Arena Coming On.

The Grand Central Station architects have prepared tentative plans for the new exhibition building which is to take the place of Madison Square Garden, soon to be torn down. The structure will be built by the Merchants' & Manufacturers' Exchange, which is backed by New York Central interests, and will occupy the property bounded by Park and Lexington avenues, 47th and 48th streets. It will either be eleven or thirteen stories in height, and will cost in the neighborhood of $2,500,000, and of this sum it is said the Merchants' & Manufacturers' Exchange will furnish $1,000,000. The area will be larger than the Madison Square Garden. The upper stories will be used for salesroom and office purposes. The arena will have four balconies and a permanent capacity of 8,650. For large gatherings temporary chairs can be placed for nearly 4,500 additional seats, so that nearly 13,000 people can be seated when necessary. As the scheme is still in an indefinite form, it is uncertain how soon operations will be started.

West Side Apartment Hotel Planned.

Frank Bradley, of the Bradley Contracting Company, 1 Madison avenue, is having plans prepard by Augustus N. Allen, 2 West 45th street, for a large apartment hotel probably sixteen stories in height to cover a plot 200 feet front in the south side of 75th street, from Amsterdam avenue to Broadway. Wrecking of the old buildings on the site is now going on and it is expected that bids for the structural work will be taken in about two months. Nothing further with reference to the project can be stated at this time.

New Harlem Market Building.

Oscar Lowinson, 18 East 42d street, has prepared plans and will soon call for estimates for a large market building measuring 125x200 feet, containing an arcade and fifty-two stores, one story in height to cover the east side of 7th avenue, from 131st to 132d streets, the center of Harlem. There is also some talk of including a theatre in the building. The owner's name is for the present withheld.

Big Contract for New York Builder.

Isaac S. Rossell, 1 Madison avenue, Manhattan, was awarded the general contract this week for the erection of the new telephone building at Buffalo, N. Y., for the New York Telephone Company, to cost about $300,000. McKenzie, Voorhees & Gmelin, 1133 Broadway, Manhattan, are the architects. Bids were submitted from many other contractors in other cities.

Adding to the City Investing Building.

The City Investing Building is to be increased in height with a new roof story on the Broadway wing extending from the Broadway tower to the main building, making the structure at this end twenty-six stories in height. The window openings on three sides of the tower story will be enlarged and new windows will be cut in the center of each bay.

CONTEMPLATED CONSTUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM AV. — The Carnegie Construction Co., owner, 420 West 119th st, is taking bids for the 10-sty brick apartment house, 80.11x150 ft., to be erected at the northeast corner of Amsterdam av, corner of 119th st, at a cost of $450,000. Plans were prepared by Schwartz & Gross, 347 5th av.

104TH ST.—Schwartz & Gross, 347 5th av, are taking bids on the structural steel work for the 9-sty apartment house, 56x90 ft., to be erected at 248 to 252 West 104th st, at a cost of $160,000. The Bloomingdale Construction Co., 526 West 111th st, is the owner.

CANNON ST.—Abraham Michaelson, Coytesville, Bergen Co., N. J., contemplates the erection of a 6-sty tenement, with stores, 50x100 ft., at the southeast corner of Cannon and Rivington sts.

104TH ST.—The Bloomingdale Construction Co., 526 West 111th st, will soon award all subcontracts for the 8-sty apartment house, 75x85.11 ft., in the south side of 104th st, 100 ft. east of West End av, estimated to cost $200,000. Schwartz & Gross, 347 5th av, architects.

MADISON AV.—The Mansad Construction Co., 2228 Broadway, will soon award all subcontracts for the 11-sty apartment house, 109.4x75.10 ft, at the southeast corner of Madison av and 83d st, costing $450,000. Schwartz & Gross, 347 5th av, are the architects.

82D ST.—The Hennessey Realty Co., 220 Broadway, owner, contemplate the erection of a 12-sty apartment house, 53.4x102.2 ft, at 35, 37 and 39 West 82d st. No architect has yet been selected.

111TH ST. — Gronenberg & Leuchtag, architects, 7 West 22d st, have completed plans for the 5-sty tenement, 100x59.10 ft., in the south side of 111th st, 245 ft. west of 5th av, to cost $65,000. Samuel Roseff, 11 Park av, Mt. Vernon, is the owner.

129TH ST.—Gronenberg & Leuchtag, architects, 7 West 22d st, have completed plans for the 6-sty tenement, 50x91½ ft., in the south side of 129th st, 125 ft. east of Riverside Drive, for the London Construction Co., 149 Broadway, to cost $60,000.

109TH ST. — The Paterno Construction Co., owner, 440 Riverside Drive, has plans for a 9-sty apartment house, 55.8x8.11 ft., in the north side of 109th st, 344.4 ft. west of Amsterdam av. Estimated cost, $150,000. Gatlan Ajello, 1 West 34th st, is the architect.

RIVERSIDE DRIVE.—Gronenberg & Leuchtag, architects, 7 West 22d st, have completed plans for the 6-sty tenement, 50x72.2¼ ft., on the east side of Riverside Drive, 193.10 ft. south of 129th st, to cost $45,000. The London Construction Co., 149 Broadway, is the owner.

122D ST. — Hill & Stout, architects, 1123 Broadway, have completed plans for alterations to the 8-sty brick apartment at the southwest corner of 122d st and 7th av, to cost $25,000. The estate of Ross C. Browning is the owner. The architect will take bids on the general contract in a short time.

5TH AV.—Work is up to the seventh story on the 12-sty apartment hotel, 52x110 ft., at the southeast corner of 5th av and 56th st, for the 719 Fifth Avenue Co., Klein & Jackson, 149 Broadway, from plans by Rouse & Goldstone, 40 West 32d st. H. H. Oddie, Inc., 30 Church st, is the general contractor. The cost is $400,000.

207TH ST.—Moore & Landsiedel, architects, 3d av and 148th st, are preparing plans for a 6-sty non-fireproof, brick elevator apartment house, 100x90 ft., to be erected at the southeast corner of 207th st and Broadway, for T. G. Galardi & Co., owners, 30 Emerson st, to cost $150,000.

DWELLINGS.

136TH ST.—Raymond F. Almirall, 185 Madison av, has prepared plans for a new nurses' home to be erected by the Harlem Hospital at 136th and 137th sts and Lexington av at a cost of $135,000. It is expected that work will be started by next February.

FACTORIES AND WAREHOUSES.

22D ST.—Paul C. Hunter, 191 9th av, has plans ready for the 4-sty brick wagon factory, 100x98.9 ft., to be erected in the south side of 22d st, 100 ft. east of 11th av, for Mrs. K. E. Moore, 191 9th av. Contracts have not been issued.

AMSTERDAM AV.—Eugene Schoen, architect, 25 West 42d st, has prepared plans for alterations to the 5-sty stable, 102.2x100 ft, on the northwest corner of Amsterdam av and 75th st, for factory purposes. Burr & Co., 209 West 48th st, are the lessees. The cost is estimated at $18,000.

HOSPITALS AND ASYLUMS.

BLACKWELLS ISLAND.—J. H. Friedlander, 244 5th av, N. Y. C., is drawing plans for a 4-sty rubble-stone extension, 32x145 ft., to the Tuberculosis Infirmary, at this place, for the City of New York. F. A. Burdett & Co., 16 East 33d st, are steel engineers, and W. C. Tucker, 156 5th av, sanitary engineers.

HOTELS.

129TH ST.—Charles B. Meyers, 1 Union sq, has plans ready for bids for the 3-sty brick cafe and hotel, 35x45.8 ft, with an extension 45.8x50.6 ft, in the south side of 129th st, 225 ft east of 12th av, for Sophie Meyer, 275 West 145th st, to cost $25,000.

MUNICIPAL WORK.

WIRING.—Bids will be received by the Commissioner of Correction, Tuesday, November 28, for labor and materials required for the rewiring of buildings known as the kitchen and laundry, Boys' Reformatory, and warden's house shown on map and buildings Nos. 6, 12 and 16 on Harts Island, New York.

REPAIRS.—Estimates will be received by the Commissioner of Correction, Tuesday, November 28, for labor and material required to remove the present tin roof, gutters and leaders on gable and flat roofs over the boiler, dynamo and ice machine rooms of the power plant on Harts Island, and put on a new copper roof, gutters, leaders, etc.

BOILERS.—Bids will be received by the Superintendent of School Buildings, Monday, November 27, for replacing new boilers in cellar of Public School 37, 113 East 87th st, Manhattan.

FULTON ST.—The low bidders for the erection of the 3-sty concrete engine house at 191 Fulton st for the city were Wm. D. Moore, 2029 East 15th st, Brooklyn, $34,250, and the Conroy Engineering Co., 217 West 125th st, N. Y. C., $35,790. The cost is estimated at $63,000.

STORES, OFFICES AND LOFTS.

3D AV.—B. & John P. Walther, architects, Twelfth Ward Bank Bldg., Lexington av and 125th st, are still taking bids on the 2-sty brick and stone store building, 50x110 ft., to be erected at 2148-2150 3d av, for John H. Degelman, owner, 33 East 125th st, at a cost of $35,000.

BLACKWELL'S ISLAND.—Benedetto & Egan Construction Co., 420 East 115th st, general contractors, are taking bids on all sub-contracts for the 3-sty fireproof laundry building, 59x65 ft., to be erected here at a cost of $100,000. Raymond F. Almirall, 185 Madison av, is the architect.

35TH ST.—Frederick C. Zobel, architect, 118 East 28th st, is preparing plans for the 12-sty loft building, 75x98.9 ft, to be erected at 3, 5 and 7 West 35th st. Construction will be of steel, stone, terra cotta and brick, and will cost $300,000. The building will be finished by Nov. 1, 1912. The Brunswick Realty Co., 118 East 28th st, is the lessee.

7TH AV.—J. B. Snooks Sons, 73 Nassau st, have prepared plans for a 5-sty store and loft building, 25x50 ft, to be erected by John G. Wendel, Irvington, N. Y., at 562 7th av, at a cost of $18,000. It is improbable that operations will be started before spring.

45TH ST.—The Progressive Construction & Leasing Co. has taken bids on the general contract for alterations to the 6-sty brick residence, 9 East 45th st, for loft purposes, from plans by Lord, Hewlett & Tallant, 345 5th av, at a cost of $15,000.

11TH AV.—Excavating is going on for the 6 and 7-sty office, storage and repair shop building, 200x125x100 ft., on the east side of 11th av, from 26th to 27th sts, for the Otis Elevator Co., 17 Battery pl, from plans by Clinton & Russell, 32 Nassau st. Thompson-Starrett Co., 49 Wall st, has the general contract. Canavan Bros. Co., 518 West 56th st, is doing the excavating.

PEARL ST.—Figures are still being made on the general contract for the 12-sty loft building, 130x120 ft., at 122-124 Pearl st, through to 86-8 Water st, for the Storage Record Co., care of Thomas Morch, 165 Broadway, from plans by Francis H. Kimball, 71 Broadway. W. C. Tucker, 156 5th av, is sanitary engineer.

42D ST.—Excavating is under way for the 16-sty business building at 27 West 42d st for the Aeolian Co., 346 5th av, owner, Harry B. Tremaine, president. Plans were prepared by Warren & Wetmore, 3 East 33d st. The George A. Fuller Co., 115 Broadway, has the general contract. The steel engineers are Balcom & Darrow, 314 Madison av, and the electrical engineers, C. O. Mailloux & C. E. Knox, 90 West st.

DELANCEY ST.—The Libman Contracting Co., 107 West 46th st, is figuring on the general contract for the erection of the Karg Building, at the southeast corner of Delancey and Ludlow sts, from plans by A. F. Leicht, 9 West 42d st.

THEATRES.

MONROE ST.—Plans are ready for bids for the 2-sty brick theatre, 41.3x99.7 ft., at 153 and 155 Monroe st, to cost $10,000. George G. Segal, 30 Hart st, Brooklyn, is the owner, and Shampan & Shampan, 772 Broadway, Brooklyn, the architects.

14TH ST.—Definite plans have not yet been determined for remodeling the old Academy of Music, at 14th st and Irving pl, owned by the Gilmore Estate. Thomas W. Lamb, 50 5th av, has prepared plans, but it is uncertain how soon actual operations will be commenced.

5TH AV. — James P. Whiskeman, 39 West 38th st, has been retained as engineer for the erection of the theatre, 1-sty, 91.10x150 ft., at the northeast corner of 5th av and 106th st, for James A. Earle, Jr., and James F. Sullivan, of Philadelphia, Pa., to cost $40,000. J. H. Lytle, of Pittsburgh, Pa., has the general contract, and W. H. Hoffman & Co., Pittsburgh, Pa., are the architects. Bids will be taken by the engineer about Dec. 1.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BLVD.—Adolph Mertin, architect, 34 West 28th st, is preparing plans for two 5-sty non-fireproof, brick and limestone flats, 100x100 ft, on the north side of the Southern blvd, west of Tiffany st, for Atlas & Levine, owners, to cost about $50,000 each.

SOUTHERN BLVD.—No subcontracts have yet been issued for the two 5-sty brick tenements, 50x88 ft, on the east side of the Southern blvd,

Grybco !

(Nib'co)

Who Was He?

for Sonsin & Wahlig, 1322 Southern blvd, to cost $100,000. Moore & Landsiedel, 148th st and 3d av, are the architects.

PROSPECT AV.—Oscar Lowinson, architect, 18 East 42d st, has plans for two 5-sty brick, limestone and terra cotta flats, 37x100 ft. each, on Prospect av, block front 168th to 169th sts, for M. Rosenwasser, owner.

BRYANT AV.—Moore & Landsiedel, architects, 3d av and 148th st, are preparing plans and will be ready for bids next week for two 5-sty tenements, 37.6x88 ft., to be erected on the east side of Bryant av, 150 ft. north of 172d st, for Herman Wauer, 1534 Bryant av, at a total cost of $60,000.

FACTORIES AND WAREHOUSES.

BROOK AV.—Rheinhardt Bros., 409 East 56th st, owners, are ready to take bids for a sprinkler system, freight elevator and hoist for the factory building on Brook av, the west side, north of 163d st, from plans by M. J. Garvin, 3307 3d av. The mason work is now up to the section tier of beams.

HOSPITALS AND ASYLUMS.

WASHINGTON AV.—Estimates are all in for the 4-sty brick extension, 50x32 ft., to the 3-sty brick sanitarium at 1259 Washington av, to be erected for the Bronx Sanitarium, owner, T. Jos. Dunn, president, on premises, to cost $25,000. Plans were prepared by Charles S. Clark, 441 East Tremont av. Work wil begin in the spring.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Fire Commissioner, Tuesday, November 28, for labor and materials required for the erection and completion of a new building for an engine and a hook and ladder company on the west side of Morris av, about 222 ft. south of 169th st; the westerly side of Prospect av, about 25 ft. north of 152d st, and for alterations to quarters of Engine Company 73, adjoining; also a hook and ladder company at the southeast corner of Castle Hill av and Ellis av, and for alterations to quarters of Engine Company 64, adjoining.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SOUTH 4TH ST.—Shampan & Shampan, architects, 772 Broadway, Brooklyn, are preparing plans for a 6-sty apartment house to be erected in the north side of South 4th st, 85 ft west of Havemeyer st, Brooklyn.

CHURCHES.

BUSHWICK AV.—Excavating is now going on at Bushwick av and Madison st, for the new Bushwick Avenue Central M. E. Church, for which plans have been prepared by Geo. W. Kramer, 1 Madison av, N. Y. C. R. B. Ferguson, 252 Lee av, Brooklyn, has the general contract. The Mitchell Construction Co., 4 Court st, has the mason work. Estimated cost. $60,000.

DWELLINGS.

EAST 21ST ST.—F. H. Pouch, 24 State st, N. Y. C., contemplates the erection of a 2½-sty residence, 36x33 ft, in the east side of 21st st, Ditmas and Dorchester rd. J. E. Nitchie, 150 Nassau st, N. Y. C., has made plans. Estimated cost, $8,000.

HORWAY AV.—Plans are being prepared by H. W. Case, 24 Bay 35th st, Brooklyn, for a 2-sty brick residence, 20x52 ft., on the northeast corner of Horway av and Hubbard st for Michael Zammi, on premises, to cost $4,500. The owner builds, and will take bids on subcontracts.

HINSDALE ST.—Cohn Bros., architects, 361 Stone av, Brooklyn, are preparing plans for three 2-sty brick residences, 20x43 ft., in the east side of Hinsdale st, 206 ft. south of New Lots av, Brooklyn, for Benj. Israel and Benj. Wisch, 62 Louisiana av, to cost $4,000 each. The owner builds, and will take bids on subcontracts and materials.

NEPTUNE AV.—R. Caporale, 1929 63d st, Brooklyn, is preparing plans for five 3-sty brick residences and stores, 20x80 ft., on the north side of Neptune av, 100 ft. west of 16th st, for Mamie Bonacci, 672 McGraw st, Brooklyn, to cost $7,500 each. The owner will take bids on sub-contracts and materials.

MUNICIPAL WORK.

SUPPLIES.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, November 29, for furnishing and delivering miscellaneous supplies as follows: Belting, builders' hardware, oakum and rope, leather and saddlery, measuring and recording instruments, machinery and parts thereof, materials of construction, lumber, brick, metals and alloys, miscellaneous nails, washers, bolts, nuts, rivets and screws, oil, greases, etc., packing, pipes, valves and pipe fittings, rubber goods, textiles, fabrics and natural fibers, tools and implements, vehicles, etc.

BROOKLYN.—McKim, Mead & White, architects, 160 5th av, N. Y. C., are taking bids on the general contract for the new greenhouses for the Brooklyn Botanical Gardens to be erected in this city.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Work has not yet begun on the 4-sty tenement, 25x68 ft., on the west side of 2d av, 100 ft. south of Grant st, for Joseph Succollo, 234 15th av, L. I. City, from plans by George J. Fisher, 406 12th av, at a cost of $10,000. The owner builds, and will take bids on sub-contracts about March 1.

DWELLINGS.

GARDEN CITY, L. I.—Bates & How, architects, 25 West 42d st, N. Y. C., are ready for bids for the 2½-sty stucco residence to be erected at this place for the Garden City Estates, 334 5th av, N. Y. C., Timothy L. Woodruff, president, to cost $15,000.

Richmond.

MUNICIPAL WORK.

RICHMOND, S. I.—John E. Donovan, Port Richmond, was the low bidder for the sewers to be built in this borough, 1st Ward, Westervelt av and 5th st, for the City of New York, George Cromwell, president, Borough Hall, St. George, New Brighton, S. I.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—C. MacKenzie, 82 Beaver st, N. Y. C., has made preliminary plans for alterations to a residence at Locust Valley, to cost $10,000.

LYNBROOK, L. I.—Private plans are being prepared for a 2½-sty frame and stucco residence to be erected in Walnut st for Wm. H. Cochran, 45 West 34th st, N. Y. C. The owner builds.

HOSPITALS AND ASYLUMS.

HEMPSTEAD, L. I.—The Town of Hempstead, M. F. Craft, Supervisor, is taking bids for the 2sty fireproof almshouse to be erected at this place from plans by Inglee & Hart, Broadway, Amityville, L. I., to cost $30,000.

HOTELS.

LONG BEACH, L. I.—Kirby & Petit, architects, 103 Park av, N. Y. C., are taking approximate estimates for the 7-sty brick hotel, 80x80 ft., to be erected at this place for Mrs. A. Rice, in care of the architect. The cost is $90,000.

STABLES AND GARAGES.

OYSTER BAY, L. I.—C. MacKenzie, 82 Beaver st, N. Y. C., has completed plans for the new farm building, 2-sty fireproof, 225x40 ft, of hollow tile and stucco, to be erected by J. A. Blair, banker, of 24 Broad st, N. Y. C. It is indefinite how soon work will be started.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—E. M. Patterson, architect, has prepared plans for three 3-sty frame flats, 30x60 ft., to be erected on the north side of Bostwick av, between Bergen and Jackson avs, by Robert Broadman, of 80 Orient av. All modern improvements, excepting heat, will be installed. The cost will be approximately $27,000.

BAYONNE, N. J.—Eugene Reilly, architect, 63 West 34th st, Bayonne, has completed plans for three 3-sty frame flats, 22x50 ft., at 31 to 35 East 26th st, for Julius Perlman, of West 46th st, this place. Cost, about $15,000.

POUGHKEEPSIE, N. Y.—Wendell P. Booth contemplates the erection of a 4 or 5-sty apartment house at 5 North Clinton st, this place. Work will begin in the spring.

CHURCHES.

GLOVERSVILLE, N. Y.—The Board of Trustees of the First Presbyterian Church contemplate extensive alterations to their building and the erection of a new edifice. No action has yet been taken, but it is stated that definite action will be taken in the near future.

DWELLINGS.

TROY, N. Y.—The Ladies' Auxiliary of St. Colman's Home, of this place, has contributed $1,000 to the Board of Trustees for the erection of a 3-sty brick addition to the Home, to cost about $20,000. Work will begin in the spring.

MILLWOOD, N. Y.—Louise E. F. Buehler will erect a large residence at this place for her own occupancy. No definite plans have yet been started.

WASHINGTON, D. C.—George N. Southwick, ex-Congressman, contemplates the erection of a large residence on Rock Creek Drive, Massachusetts Avenue Heights, this city. No architect has been selected.

ELMIRA, N. Y.—John Arnot Rathbone, owner, is preparing plans for the erection of a modern residence in West Water st and Randall av, this place. Building operations will be started in a few weeks.

JERSEY CITY, N. J.—Joseph Greenburg, of this place, will improve the property bounded by Rutgers av on the east, and Earl st on south, Ludlow st on the east, and Earl st on the north, this city, with two-family dwellings. Work will begin at once.

SHORT HILLS, N. J.—Butler & Rodman, 16 East 23d st, N. Y., are ready for bids on the general contract for the 2½-sty frame residence, 44x50 ft, to be erected at this place for a Mrs. Tyler, at a cost of $9,000.

NEWARK, N. J.—J. N. Pierson & Son, architects, 95 Smith st, Perth Amboy, N. J., have prepared plans for a 2½-sty hollow tile and stucco residence, 33x44 ft, on Berkeley av and Parker st, this place, for E. Torrey Carrington, 298 Grove st, Montclair, N. J. The cost is about $12,000.

FACTORIES AND WAREHOUSES.

CANAJOHARIE, N. Y.—The Beach Nut Packing Co. contemplates the erection of a 4-sty reinforced concrete and steel factory, 62x96 ft., in Canal st. Work will not begin until spring.

HARRISON, N. J.—Marshal N. Shoemaker, engineer, 722 Union Bldg., Newark, N. J., has prepared plans and is ready for bids until Nov. 29, for the storage warehouse, 4-stys, 50x100 ft, brick and reinforced concrete, to be erected by John O'Connor, 412 Harrison av, Harrison.

HALLS AND CLUBS.

TRENTON, N. J.—A new addition will be built to the Mechanics' Building here, including a convention hall, with lodge rooms. Ashland Council, No. 28, Jr. O. U. A. M., of Sea Bright, has taken $1,400 worth of stock in the new building.

SYRACUSE, N. Y.—The Syracuse Rose Society and the Federation of Flower Clubs contemplate the erection of a new Floricultural Hall at this place. A committee, consisting of Earl A. Bates, John R. Clancy, George E. Thorpe and John R. Harbach, has been formed for the purpose of discussing the erection.

ROCHESTER, N. Y.—The Rochester Yacht Club contemplates the erection of a new clubhouse, at a total cost of $25,000. Ground will be broken in the spring. George V. Fleckenstein, John H. Taylor and George F. Loder were appointed a committee.

AVOCA, N. Y.—The Avoca Lodge, F. & A. M., contemplate the erection of a 3-sty lodge in Chase st, this place. Funds are being raised for this purpose by the members.

NEWARK, N. J.—August E. Kleemann, 741 Market st, Newark, has completed plans for a 2-sty frame clubhouse, 46x10 ft., in South 14th st, for the Ironside Athletic Club, 522 18th av, to cost $7,000. Estimates for the structure will be received in a short time.

KINGSTON, N. Y.—Jackson & Rosencrans, architects, 1327 Broadway, N. Y. C., are preparing sketches for a 3 or 4-sty brick and stone addition, 100x110 ft., to the Y. M. C. A. building at Broadway and Pine Grove av. L. L. Osterhoudt, 507 Broadway, Kingston, N. Y., is president. Cost, $75,000.

NEWBURGH, N. Y.—Local contractors are figuring the general contract for the construction of the Y. M. C. A. building in Grand st, near Broadway, this place, from plans by Jackson & Rosencrans, 1328 Broadway, N. Y. C., and Frank E. Estabrook, 75 2d st, Newburgh. Paul J. Piatti, 48 West 34th st, N. Y. C., is steam engineer. The donor is T. R. Beal, president of the Newburgh Light, Heat & Power Co., 127 Broadway, Newburgh. The cost is $75,000.

EAST ORANGE, N. J.—I. C. Eagles, architect, 153 North 16th st, is preparing new plans for a 3-sty brick Masonic lodge building, 36x90x30 ft., to be erected on Greenwood av, near Eaton pl, for the Ophir Lodge, F. & A. M., of East Orange, at a cost of $20,000.

HOSPITALS AND ASYLUMS.

ROOSEVELT, N. J.—The citizens and manufacturers of this place contemplate the erection of a hospital. No definite plans have yet been considered. W. J. Lawlor is interested.

ONEIDA, N. Y.—The Board of Supervisors contemplates the erection of a tuberculosis hospital for Madison County. Supervisor Harvey, of this city, is interested in the project.

PHILLIPSBURGH, N. J.—Physicians of this city contemplate the erection of a hospital at this place. A petition will be made to the State of New Jersey for aid in the establishment of the new building.

PRINCETON, N. J.—F. Miles Day & Bros., 925 Chestnut st, Philadelphia, Pa., are preparing plans for a 3-sty brick and stone infirmary building for the Princeton University, John A. Stewart, president, to cost $100,000.

HOTELS.

MIDDLETOWN, N. Y.—DuBois Carpenter, architect, 45 Market st, Poughkeepsie, has prepared plans for a 2-sty red-faced brick restaurant and lodging house, 60x40 ft., in Center and Depot sts, for Samuel Cott, of Poughkeepsie. Local contractors are figuring on the plans. Building operations will probably begin about January 1.

LAKE GEORGE, N. Y.—Ludlow & Peabody, architects, 12 West 31st st, N. Y. C., are preparing plans for a recreation pier, with cafe, bath houses, etc., a railroad station and landscape work, in connection with the Fort William Henry Hotel, at this place, for the Delaware & Hudson Co.

MISCELLANEOUS.

ROME, N. Y.—The New York Central Railroad contemplates the erection of a 2-sty brick passenger station, 200x40 ft., at this place. The M. A. Talbott Co., Stanwix Hall, is getting ready for preliminary work, but it will probably be next summer before actual work is started. Detailed information is not yet available.

MUNICIPAL WORK.

DEPEW, N. Y.—Plans have been prepared for a new 1-sty brick jail, 26x28 ft., to be erected at this place. The plans have been forwarded to Albany for approval by the State authorities.

BOONTON, N. J.—Sealed proposals will be opened on Monday, December 4, for the new engine house to be erected at this place for the South Boonton Fire Co.

ROCHESTER, N. Y.—Preliminary arrangements have been made for the construction of a new fire house at this place by the Gates Improvement Club. Funds for building purposes have been raised. J. Kitzel is interested.

ROCHESTER, N. Y.—Sealed proposals will be received at the office of the Secretary of the Board of Contract and Supply, 37 City Hall, until November 29, for mason work, steel and iron roofing, metal work, carpenter work and painting of Building No. 3 for the Department of Public Works. Information relative to the work may be procured at the office of Gordon & Madden, architects, Sibley Block, Main st East, where specifications and bidding sheets may be obtained.

PATERSON, N. J.—Sealed proposals will be received by the Road Committee of the Board of Chosen Freeholders of the County of Passaic, on Wednesday, November 29, at the office of the Clerk, George W. Botbyl, Court House, for the improvement of the River rd (Weasel rd), from Vreeland av in the city of Paterson, to the Weasel Brook, in the Township of Acquackanonck, by resurfacing same with asphalt concrete. Plans, profile and cross-sections may be seen and forms of proposal and specifications obtained at the office of the County Engineer, Court House. William H. Mason is Chairman of the Road Committee.

SCHOOLS AND COLLEGES.

ATHENS, GA.—Ludlow & Peabody, architects, 12 West 31st st, N. Y. C., are preparing plans for the erection of a 3-sty fireproof brick and stone educational building, 72x138 ft., at this place, for the University of Georgia.

PENNINGTON, N. J.—Bids are wanted on heating and plumbing work necessary for the new gymnasium building, 2-stys, 42x88 ft, brick and reinforced concrete, to be erected by the Pennington Seminary for Boys, at a cost of $25,000. H. King Conklin, 665 Broad st, Newark, is the architect.

ITHACA, N. Y. — Green & Wicks, architects, 110 Franklin st, Buffalo, N. Y., are preparing plans and will be ready for bids about December 1 for the 3-sty brick, stone and steel veterinary college, 300x50 ft., to be erected at the Cornell Campus, Ithaca, for the Cornell University.

STABLES AND GARAGES.

EAST ORANGE, N. J.—Walker & Hazzard, 437 5th av, N. Y. C., are preparing plans for a brick and concrete stable and storage building for the Common Council of the city of East Orange, to be erected here at a cost of $10,000. Work will be started next spring.

STORES, OFFICES AND LOFTS.

WATERTOWN, N. Y.—Bagley & Sewall, owners, will take bids in a short time for the new steel, glass and concrete building to be erected in the west side of Pearl st, between Moulton st and the Black River, this place. Construction will begin early in the spring.

PORTCHESTER, N. Y. — Isaac Berenblum, newsdealer, of Portchester, contemplates the erection of a business building on Irving av, this place. No definite plans have yet been settled upon.

MONTCLAIR, N. J.—E. V. Warren, architect, 22 Clinton st, Newark, N. J., has completed plans for a 2-sty brick store building, 25x52 ft, to be erected at 93 Bay st, Montclair, for John Satura, at an estimated cost of $7,000.

BUFFALO, N. Y.—Green & Wicks, architects, 110 Franklin st, are preparing plans for a 10 or 12-sty steel barn and office building, 80x200 ft., at the northeast corner of Main and Seneca sts, for the Marine National Bank, 224 Main st, of which Stephen M. Clement is president, to cost from $600,000 to $700,000. Bids will be received early in December.

THEATRES.

ELMIRA, N. Y.—Charles Steinfeld, of East Liverpool, Ohio, contemplates the erection of a $30,000 moving-picture theatre at the corner of Market and Baldwin sts. Definite plans have not been considered. For further information, address Mr. Steinfeld, Rathbun House, Elmira, N. Y.

ALBANY, N. Y.—Bids will soon be taken by Francis H. Kimball, architect, 71 Broadway, N. Y. City, for the completion of the "Clinton Theatre," on the northeast corner of Clinton av and Pearl st, this place, for the B. & R. Corporation, of which Edward M. Beckert, 71 Broadway, N. Y. C., is president, at a cost of $60,000. Klaw & Erlanger, New Amsterdam Theatre, 214 West 42d st, N. Y. C., are the lessees. The structural steel work is up to the roof.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

142D ST.—George A. Colon & Co., 81 East 125th st, have the contract for foundation work for the 6-sty brick and stone tenement, 150x86.11 ft., to be erected in the south side of 142d st, 100 ft. east of 7th av, for the Kramer Contracting Co., owner, 35 Nassau st, from plans by Wm. P. Seaver, 322 5th av. The cost is $250,000. No other contracts have been issued.

JERSEY CITY, N. J.—Morris Werba, 247 4th st, Jersey City, has received the general contract to erect two 3-sty flats, 27x66 ft, at 219-221 Winfield av, for Jacob Greenstone, 542 Jersey av. William H. Bogert, 467 Jackson av, prepared these plans. Estimated cost, $8,000 each.

SYRACUSE, N. Y.—Henry Funda, Syracuse, N. Y., has received the general contract to erect the 3-sty frame apartment house in East Willow st, this city, for Charles E. Cooney, James st, from plans by Merrick & Randall, architects, S. A. & K. Building, Syracuse. Work will be completed by April 1.

DWELLINGS.

NUTLEY, N. J.—Wm. J. Housby, Acquackanonck Township, Passaic County, N. J., has received the general contract to erect the 2½-sty frame residence for Mrs. Louisa Franz, Nutley,, from private plans. The cost is aprxiamately $4,000.

IRVINGTON, N. J.—Theobald Hermann, 570 South 12th st, Newark, has received the mason contract for the 2½-sty frame residence on the speedway av, near 16th st, for Herman Henry, 215 Grove st, Irvington. The cost is about $4,000.

GLEN COVE, L. I.—Rogers & Blydenburgh, Babylon, L. I., have received the general contract for alterations and additions to the residence at Peacock Point for Henry P. Davison, from plans by Walker & Gillette, 128 East 37th st, N. Y. C., to cost $20,000.

FACTORIES AND WAREHOUSES.

HARTS ISLAND, N. Y.—Joseph Balaban, 2065 Ryer av, has received the general contract to erect an addition to the power plant for the city at this place. of brick construction.

WASHINGTON ST. — Payne Bros., N. Y. C., have received the structural steel work necessary for changing the old factory at the northwest corner of Washington and Blake sts for warehouse purposes for the Western Electric Co., 463 West st. McKenzie, Voorhees & Gmelin, 1123 Broadway, are the architects. J. J. Beatty, N. Y. C., will do the plastering. Estimated cost, about $14,000.

BROOKLYN.—The Greenland Building Co., 171 Pulaski st, will handle the general contract for the new felt factory, to be erected by J. Wild & Co., 34th st and 5th av, to cost $15,000. Work on the foundation is under way.

WASHINGTON AV.—Albro Clem Elevator Co., of Philadelphia, Pa., has received the contract for installing elevators in the candy factory, 6-stys, reinforced concrete, 100x100 ft, at Washington and Park avs, Brooklyn, for Wallace & Co., owners. Estimated cost $100,000. Howard Chapman, 1123 Broadway, N. Y. C., prepared these plans. Work is now up to the third tier of beams.

163D ST.—Excavating is under way for the factory, 73x75 ft, for the Heinz Pickle Co., at the northwest corner of 163d st and Brook av, the Bronx. Michael J. Gilleran, 322 East 197th st, has the general contract.

HOTELS.

BROADWAY.—A. B. Wyckoff, 290 Broadway, has received the general contract for interior alterations, including new plumbing and vaults, to the 16-sty hotel, 2111 Broadway, for the Onward Construction Co., the Ansonia Hotel, from plans by A. Wallace McCrea & Co., 23 East 15th st, to cost $10,000.

MISCELLANEOUS.

LAKE GEORGE, N. Y.—R. Prescott & Son, of Keesville, N. Y., has received the contract to erect the 1-sty stucco station, 63x35 ft., at this place, from plans by Ludlow & Peabody, 12 West 31st st, N. Y. C., at a cost of about $19,000.

12TH AV.—The Libman Contracting Co., 107 West 46th st, has received the contract for the erection of a shed and building, 135x50 ft., on the east side of 12th av, between 57th and 58th sts, for the Coal Boulet Co., 12th av and 57th st, from plans by Nast & Springsteen, 21 West 45th st.

PUBLIC BUILDINGS.

WASHINGTON, D. C.—John Gill & Sons, 12 West 31st st, N. Y. C., have received the general contract from the supervising architect, for the erection of the new United States Post-Office bldg in this city.

SCHOOLS AND COLLEGES.

POUGHKEEPSIE, N. Y.—The John O'Donnell Construction Co., of Poughkeepsie, has secured the contract for the erection of the new grade school in Church st, at $47,000. Other bidders were the Lyons Co., $53,800; Silas H. Smith, $54,600; the Kelley Co., $54,799; John Leroy, $55,445; John Shaffer, $56,900; the Torrington Co., $57,673; and Tracey Brothers, $59,600.

DUMONT, N. J.—A. M. Barrows Construction Co., 45 West 34th st, N. Y. C., has received the general contract to erect the two 2-sty brick and stone schools at this place for the Board of Education, from plans by Ernest Sibley, Palisade, N. J., and Wm. Whitney Rasmussen, 345 5th av, N. Y. C., associated, to cost $17,500 each.

STABLES AND GARAGES.

WESTFIELD, N. J.—Dietz Engineering Co., 50 Church st, N. Y. C., has received the general contract to erect the 3-sty steel garage, 30x120 ft., on Prospect av, near North av, for D. Derby, owner, Westfield, from plans by E. R. Collins, 306 West North av, to cost $18,000.

STORES, OFFICES AND LOFTS.

HUDSON ST. — Purcell Brothers, Brooklyn, have received the contract for cut stone work necessary for the 6-sty loft building, 41x75 ft., to be erected at 250-252 Hudson st, for Benjamin B. Davis, 75 Bible House. Gross & Kleinberger, Bible House, are the architects.

2D AV.—James Campbell, 234 East 81st st, has received the carpenter work for alterations to the 4-sty store and tenement, 1559 2d av, owned by Isadore H. Kempner, 343 West 87th st. Charles W. Heine, 338 East 82d st, is the architect.

COLUMBUS AV.—Chris Riger, 148th st, between Brook and Bergen avs, has received the general contract for alterations to the 5-sty building, 37x106 ft, at the northwest corner of Columbus av and 104th st, for H. C. F. Gassler, 110 West 104th st, from plans by George Hof, Jr., 1476 Webster av.

MADISON AV.—Levering & Garrigues Iron Works, 552 West 23d st, have received the contract for furnishing and erecting the structural steel necesary for the new Hyde Building. 20-stys, to be erected at the southeast corner of Madison av and 25th st, from plans by Chas. A. Valentine, 346 4th av, to cost about $1,300,000.

BROADWAY.—The Vogel Cabinet Co., 222 East 47th st, has received contracts for interior trim work necessary for the Pekin restaurant at Broadway and 47th st, for Klein & Fenton, owners, the Folies Bergere restaurant, at Broadway and 48th st, for Morton & Kaiser, owners, and the Metropolitan Hospital on Blackwell's Island.

41ST ST.—Robert E. Kelly, 219 East 39th st, has received the general contract for altering the 5-sty loft buildings at 134-136 East 41st st for George Schuchman, owner, installing new brick elevator shaft, steel beams and doors, concrete floors throughout, electric wiring and plumbing.

27TH ST.—Robert E. Kelly, 219 East 39th st, has received the contract for installing brick partitions around stair wells, also fireproof doors and plastering in buildings 404 to 410 West 27th st, for the estate of Henry G. Phipps, owner, 787 5th av.

MANHATTAN.—J. Schlesinger, 222-224 East 37th st, is just completing alterations to the store building 7 East 14th st and 212 6th av, for the Demorest estate, 15 West 14th st, and also alterations to the Imperial Restaurant in Brooklyn.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

104TH ST, s s, 100 e West End av, 8-sty brick apartment, 75x85.11, slag roof; cost, $200,000; owner, Bloomingdale Const. Co., 526 West 111th st; architects, Schwartz & Gross, 347 5th av. Plan No. 707.

MADISON AV, s e cor 83d st, 11-sty brick apartment house, 109.4x75.10; cost, $450,000; owner, Mansad Const. Co., 2228 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 710.

119TH ST, Nos. 411-421 West, 8-sty brick and stone apartment house, 150x46.10, slag roof; cost, $300,000; owner, Jacobs Const. Co., 420 West 119th st; architects, Schwartz & Gross, 347 5th av. Plan No. 712.

FACTORIES AND WAREHOUSES.

22D ST, s s, 100 e 11th av, 4-sty brick wagon factory, 100x98.9, slag roof; cost, $60,000; owner, Mrs. K. E. Moore, 191 9th av; architect, P. C. Hunter, 191 9th av. Plan No. 705.

BLACKWELL'S ISLAND, e s, opposite 70th st, 2-sty brick workshop, 92x30, tar and gravel roof; cost, $5,000; owner Department of Public Charities, City of New York; architect, Wm. Flanagan, foot East 26th st. Plan No. 708.

HOTELS.

129TH ST, s s, 225 e 12th av, 3-sty brick and stone cafe and hotel, 35x45.8, extension, 45.8x50.6, tin roof; cost, $25,000; owner, Sophie Meyer, 275 West 145th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 711. Not let.

MISCELLANEOUS.

60TH ST, s s, 335 e Amsterdam av, 1-sty brick passage, 11x19.4; cost, $3,000; owners, Trustees of Columbia College, Columbia University; architect, Department of Buildings. Plan No. 704.

BOWERY, No. 206, two 1-sty frame lumber racks, 16x16; cost, $40; owner, Mrs. Elizabeth M. Livingston, on premises; architect, Max Hirsch, 186 Remsen st, Brooklyn. Plan No. 709.

STORES, OFFICES AND LOFTS.

38TH ST, No. 25 West, 6-sty brick and stone store and loft, 21x98.9, tar and gravel roof; cost, $25,000; owner, Leopold L. Barzaghi, 130 West 77th st; architect, H. P. Knowles, 1170 Broadway. Plan No. 713.

25TH ST, Nos. 207-217 West, 12-sty brick and stone loft, 126x90, tile roof; cost, $400,000; owner, Graphic Arts Realty Co., 419 Lafayette st; architect, Richard Berger, 309 Broadway. Plan No. 715. Not let.

THEATRES.

MONROE ST, Nos. 153-155, 2-sty brick theatre, 41.3x97.9, slag and gravel roof; cost, $10,000; owner, Geo. G. Segal, 30 Hart st, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 706.

ST. NICHOLAS AV, n w cor 164th st, 2-sty brick theatre and store, 123x159; cost, $100,000; owner, Benj. Moss, 35 Bond st; architect, Thos. W. Lamb. 501 5th av. Plan No. 714.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ELM PL, w s, 261.6 n 189th st, 5-sty brick tenement, slag roof, 40.6x96.2½; cost, $40,000; owner, Isabella Warren, 2495 Elm pl; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 853.

RICHARDSON AV, e s, 100 n 236th st, 4-sty brick tenement, plastic slate roof, 22.2x67; cost, $35,000; owner, Annie Guidera, 2464 Belmont av; architect, L. C. Maurer, 1493 Broadway. Plan No. 854.

DAVISON AV, w s, 37.6 n North st, two 5-sty brick tenements, plastic slate roof, 39x72; total cost, $70,000; owner, Henry Cleland, 176th st and Anthony av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 857.

SOUTHERN BOULEVARD, e s, 180 s Westchester av, two 5-sty brick tenements, slag roof, 42x100.8; total cost, $100,000; owner, Mercury Realty Co., Samuel Brener, 600 Prospect av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 862.

VYSE AV, w s, 130.11 n Westchester av, 5-sty brick tenement, slag roof, 55.9x100; cost, $60,000; owner, Jacob Cohen Const. Co., Jacob Cohen, 116 Charlotte st, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 865.

EASTCHESTER RD, e s, 675.51 s Saratoga av, 3-sty brick tenement, tin roof, 25x72; cost, $12,500; owners, Quattromanni & Banero, 2059 Lexington av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 866.

HONEYWELL AV, n w cor Hornaday pl, 5-sty tenement, tar and gravel roof, 63.4x79; cost, $50,000; owner, Philip Kaufman, 1355 Odell st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 867.

DWELLINGS.

223D ST, s s, 224 e Corsa av, 2-sty frame dwelling, tin roof, 21x46; cost, $5,000; owner, Chas. Ringelsteine, Jr., 851 East 222d st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 852.

ROMBOUTS AV, s e cor Conner st, sixteen 2-sty brick dwellings, slate roof, 18x35; total cost, $64,000; owners, Fine & Falk, Inc., 1358 43d st, Brooklyn; architects, Jardine, Kent & Hill, 3 West 29th st. Plan No. 860.

ST. LAWRENCE AV, w s, 150 n Gleason av, 2-sty frame dwelling, tin roof, 21x50; cost, $3,800; owner, Louisa B. Diemer, 1768 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 856.

PROSPECT TERRACE, s w cor 229th st, four 2-sty frame dwellings, shingle roof, 22x30.6; total cost, $14,000; owner, Wm. J. Maas, 138 Summit av, Yonkers; architects, Rudolph & Knockenhauer, 1901 Bathgate av. Plan No. 862.

FACTORIES AND WAREHOUSES.

HARRISON AV, n e cor Maitland av, 1-sty brick factory, tar and gravel roof, 47x95; cost, $7,000; owner, Bartholdi Mfg. Co., Albert Schaffhauser, 2100 Mapes av, president; architect, B. Ebeling, 1136 Walker av. Plan No. 864.

WASHINGTON AV, w s, 100 s 169th st, 1-sty brick shop, tin roof, 35x112.6; cost, $5,000; owner, The Knepper Realty Co., 99 Nassau st; architect, Arthur Weiser, 132 Nassau st. Plan No. 863.

MISCELLANEOUS.

MOTT HAVEN R. R. YARD, 29 s 150th st, and 137 w Park av, 1-sty frame heating room, 17.10x 6.2; cost, $100; owners, N. Y. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Golden's Bridge, N. Y. Plan No. 855.

STORES AND DWELLINGS.

BRYANT AV, w s, 150 n Jennings st, 3-sty brick store and dwelling, tin roof, 25x45; cost, $5,500; owner, Taxpayers' Realty Co., Philip Wattenberg, 1203 Franklin av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 859.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD, w s, 315 n 167th st, 2-sty brick stores, loft and amusement hall, tin roof, 75x95; cost, $30,000; owner, James C. Gaffney, 1148 Tiffany st; architect, Robt. E. La Velle, 368 East 149th st. Plan No. 858.

TREMONT AV, s s, 232 w Ludlow, four 1-sty brick stores, tin roof, sizes iregular; total cost, $10,000; owner, Geo. Costar, 1922 East 177th st; architect, Wm. S. Irving, 3050 Kingsbridge Terrace. Plan No. 868.

Richmond.

DWELLINGS.

RICHMOND RD, n s, 51 e Four Corners rd, Dongan Hills, 3½-sty store and dwelling, brick, 25x64; cost, $17,000; owner, Martin C. Flor, Dongan Hills; architect, James E. Grunert, New Dorp; builder, Fred Flor, Dongan Hills. Plan No. 682.

WIELAND AV, e s, 200 n Jefferson Boulevard, Annadale, 1½-sty frame dwelling, 28x28; cost, $2,600; owner, Mrs. Helen Schneider, 433 Bleecker st, Brooklyn; architect, S. A. Dennis, 154 Nassau st, N. Y. C.; builder, Fred Kohtlfarker, 170 Ferry av, South New York, Port Richmond. Plan No. 722.

VANDERBILT AV, n s, 68 e Cornell pl, Stapleton, 2-sty frame dwelling, 20x27; cost, $2,000; owner, Herman J. Bauman, Stapleton; architects, Gottschaldt & Hamm, Stapleton. Plan No. 699. Architects build.

PENN AV, s s, 50 n Vermont av, 2-sty frame dwelling, 20x28; cost, $1,400; owner, William Graham; architect, Thos. Willshaw, Jr. Plan No. 703. Architect builds.

JEWITT AV, e s, 45 n New York av, 2-sty frame dwelling, 30x30; cost, $3,250; owner, Harry Decker; architect and builder, Edgar K. Whilford, Port Richmond. Plan No. 704.

LOCUST AV, n s, 200 e 3d st, New Dorp, 2-sty frame dwelling, 22x30; cost, $2,000; owner, Chas. H. Chamberlain, 149 Blackford av, Port Richmond; architect and builder, owner. Plan No. 709.

INNIS ST, s s, 150 w Morningstar rd, Elm Park, 2-sty, concrete blocks, dwelling, 16x25; cost, $1,000; owner, John Cooper, Innis st, Port Richmond; architect, Jos. Buttermark, 164 John st, Port Richmond. Plan No. 705. Architect builds.

WEBSTER AV, w s, 113 s Brighton av, New Brighton, 1-sty brick dwelling, 21x25; cost, $1,200; owner, Jos. Santarret, Brighton av; architect, Jos. Reenan, New Brighton; builder, Michael Dedesco, New York av, Rosebank. Plan No. 701.

JOHN ST, n s, 200 e Richmond av, Port Richmond, 1-sty frame dwelling, 28x45; cost, $2,400; owner, Annie Gortora, Bulls Head; architect, Joseph Gortora. Plan No. 711. Architect builds.

DEWEY AV, n s, 373 e Broadway, 2-sty frame dwelling, 20x22; cost, $1,600; owner, Albert Beyer; architect, Mr. Deppe; builder, Thos. Hutchison. Plan No. 706.

BRIGHTON AV, n s, 201 e Lane av, 2-sty frame dwelling, 22x36; cost, $3,500; owner, Elvina A. Koch; architect, Henry F. Comtois. Plan No. 708. Architect builds.

TOAD HILL RD, s e cor Chestnut av, 2-sty frame dwelling, 28x38; cost, $3,800; owner and architect, P. R. Osborn; builders, N. W. Osborn & Son. Plan No. 716.

PELTON AV, w s, 1,000 n Henderson av, 2-sty frame dwelling, 20x26; cost, $3,300; owner, Benj. J. Luba; architect and builder, P. Brennan. Plan No. 719.

PELTON AV, w s, 300 s Henderson av, 2-sty frame dwelling, 19x42; cost, $2,900; owner, Capt. Geo. Forsythe; architect, J. O. Johnson; builder, Wm. C. Doherty. Plan No. 720.

FAIRMONT AV, s s, 300 w Portland pl, Brighton Heights, 2-sty frame dwelling, 26x28; cost, $2,650; owner, Frank Koch, Paterson, N. J.; architect, Herman Fritz, Passaic, N. J.; builder, Edgar K. Whitford, Port Richmond. Plan No. 688.

FAIRVIEW AV, w s, 114 n Prospect av, New Brighton, 2 foundations for dwelling; cost, $31; owner, Wm. A. Eadie, 67 5th av, New Brighton. Plan No. 721. Owner builds.

BARTON AV, n s, 150 e Richmond rd, Dongan Hils, 2-sty frame dwelling, 18x24; cost, $1,700; owner, Everit Bellock, Barton av, Dongan Hills; architect, James E. Grunert, New Dorp. Plan No. 718. Owner builds.

MISCELLANEOUS.

ALVINE AV, e s, 120 n Amboy rd, Annadale, 2-sty barn for shop, frame, 22x24; cost, $250; owner and architect, Peter Depuy; builders, Depuy & Jenser. Plan No. 717.

WOODROW RD, e s, opposite Foster rd, Rossville, frame shed, 15x40, for greenhouse materials; cost, $90; owners, Nanse Bros., Rossville. Plan No. 712. Owner builds.

BAY VIEW AV, w s, 400 s Bay st, Prince's Bay, frame boat house, 14x24, on Lemon Creek; cost, $150; owner, Wm. H. Rogers, Prince's Bay. Plan No. 713. Owner builds.

HANNAH AV, s s, cor Sarah Ann st (Van Duzer), Tompkinsville, 3-sty brick engine house and dormitory, 28x75; cost, $33,000; owner, Fire Department, City of New York, 159 East 67th st, N. Y. C.; architects, Hoppin & Koen, 244 5th av, N. Y. C. Plan No. 702. General contract not awarded.

STABLES AND GARAGES.

BURDEN ST, n s, opposite La Forge pl, Port Richmond, frame stable and wagon shed; cost, $200; owner, Wm. C. Sterner, 131 Burden av. Plan No. 714. Owner builds.

PALMER AV, n s, 125 e Richmond av, Port Richmond, 1-sty frame garage, 12x18; cost, $75; owner, Wm. R. Hillyer, 159 Palmer av, Port Richmond. Plan No. 710. Owner builds.

TOAD HILL RD, w s, 100 n Tyson la, Castleton Corners, 1½-sty frame stable and squab house, 32x18; cost, $1,500; owner, H. Christ, Grasmere; architects, Deppe & Dickermann, West New Brighton. Plan No. 707.

SHORE AV, w s, 800 s Prince's Bay av, Prince's Bay, 1-sty stable and wagon shed, frame, 24x68; cost, $300; owner, Johnston Bros. Realty Co., Prince's Bay. Plan No. 715. Owner builds.

THEATRES.

RICHMOND TERRACE, n s, opposite Bush av, Mariners' Harbor, 1-sty frame moving-picture theatre, 28x100; cost, $2,000; owner, A. S. Bartolini, 243 South av, Arlington; architect, G. A. Deppe, 205 Dongan st, West Brighton. Plan No. 696. Architect builds.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

CHAMBERS ST, Nos. 59-69, lower floor, new columns, show windows, to 7-sty brick office and store; cost, $22,000; owner, 280 Broadway Co., 1328 South Penn sq, Philadelphia, Pa.; architect, Oscar Lowinson, 18 East 42d st. Plan No. 3039.

CHAMBERS ST, Nos. 59-69, show windows, columns, steel girders, lower floor, to 7-sty brick office and stores; cost, $22,000; owner, 280 Broadway Co., 1328 South Penn sq, Philadelphia, Pa.; architect, Oscar Lowinson, 18 East 42d st. Plan No. 3044.

DIVISION ST, No. 27, toilets, partitions, to 5-sty brick store and tenement; cost, $1,200; owner, Estate A. R. Dyett, 537 West 112th st; architect, John Brandt, 271 West 125th st. Plan No. 3017.

ELDRIDGE ST, Nos. 241-243, partitions to 6-sty brick tenement; cost, $50; owner, Mrs. Anna Chasis, 310 East 10th st; architect, Henry Regelman, 133 7th st. Plan No. 3007.

GREENWICH ST, No. 829, partitions, walls, piers, toilets, to 3-sty brick dweling; cost, $2,000; owner, Estate Maria C. Senthmayd, Middletown, N. Y.; architect, Henry Houghton, 18 East 42d st. Plan No. 3002.

GREENWICH ST, No. 491, walls, tank, to 6-sty brick storage; cost, $200; owner, Greenwich Realization, 55 Liberty st; architect, R. J. Mansfield, 49 Claremont av. Plan No. 3012.

HAMILTON ST, No. 1, partitions, toilets, windows, to 4-sty brick store; cost, $450; owner, E. M. Brown, 37 City Hall pl; architect, A. V. Burke, 220 Broadway. Plan No. 2998.

HENRY ST, No. 220, partitions, plumbing, show windows, to 4-sty brick tenement; cost, $2,000; owner, Morris Maran, 712 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 3038.

HENRY ST, No. 137, partitions, skylights, steel beams, to 4-sty brick school; cost, $2,500; owner, Mary E. Mullins, 157 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3025.

LAFAYETTE ST, No. 45, partitions, toilets, to 6-sty brick stores and lofts; cost, $300; owner, J. S. Radway, on premises; architect, Howard R. Cox, 91 Centre st. Plan No. 3032.

LAFAYETTE ST, Nos. 324-328, wall, tank, to 8-sty brick lofts; cost, $600; owner, D. W. Dazian, 324 Lafayette st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 3052.

MONROE ST, No. 2, toilets, partitions, to 4-sty store and tenement; cost, $250; owner, J. F. Roberts, 6502 6th av, Brooklyn; architect, A. V. Bourke, 220 Bowery. Plan No. 3016.

MOTT ST, No. 101, walls to 7-sty brick loft; cost, $200; owners, J. H. Lubbert and J. Lubbert, 323 East 27th st; architect, R. J. Mansfield, 49 Claremont av. Plan No. 3011.

NASSAU ST, No. 104, iron columns to 5-sty brick store and loft; cost, $200; owner, Estate Manly A. Ruland, 5 Beekman st; architect, L. E. Denslow, 44 West 18th st. Plan No. 2997.

PIKE ST, No. 12, fireproof roof, fire-escapes, to 5-sty brick tenement; cost, $300; owner, Elias Sobel, 100 West 121st st; architect, Max Muller, 115 Nassau st. Plan No. 3041.

RIVINGTON ST, No. 320, partitions, steps, to 5-sty brick tenement; cost, $1,000; owner, R. Rosenthal, 115 East 103d st; architect, Jacob Fisher, 25 Av A. Plan No. 3033.

SPRING ST, Nos. 195-197, partitions, toilets, to 5-sty brick tenement and store; cost, $150; owner, Solomon Alter, 1824 Madison av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3026.

SUFFOLK ST, No. 168, partitions, windows, piers, to 5-sty store and tenement; cost, $600; owner, Jacob Froehlich, 271 Grand st; architect, Wm. Huenerberg, 925 Jackson av. Plan No. 2996.

WASHINGTON ST, Nos. 838-844, partitions, stairways, alter windows, to 5-sty brick store and loft; cost, $1,000; owner, Wm. W. Astor, 23 West 26th st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 3046.

3D ST, Nos. 54-56 East, store fronts, plumbing, steel girders, to 6-sty brick tenement; cost, $1,000; owner, Henry Phillips, 626 Broadway; architect, David Bleier, 99 Mangin st. Plan No. 3047.

5TH ST, Nos. 213-215 East, partitions, skylight, windows, to two 5-sty brick tenements; cost, $1,000; owner, Estate Adam Folz, on premises; architect, Henry Regelmann, 133 7th st. Plan No. 3008.

5TH ST, No. 314 East, partitions to 4-sty brick tenement; cost, $700; owner, Max Bierman, on premises; architect, O. Reissmann, 30 1st st. Plan No. 3043.

19TH ST, Nos. 435-437 West, partitions to 3-sty brick garage; cost, $100; owner, James Halligan, 527 West 19th st; architects, S. F. Bowser & Co., Inc., 50 Church st. Plan No. 3004.

24TH ST, No. 157 West, 1-sty brick rear extension, 21x11.9, stairs, partitions, steel girders, to 4-sty brick dwelling and store; cost, $3,000; owner, M. W. Scheinholz, 17 East 9th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 3053.

29TH ST, Nos. 220-222 East, partitions to 6-sty brick stores and tenement; cost, $150; owner, Angelo Legniti, 64 Mulberry st; architect, John Caggiano, 354 West 50th st. Plan No. 3027.

34TH ST, No. 264 West, store front, steel girders, to 4-sty brick dwelling and store; cost, $1,000; owner, Chelsea Exchange Bank, 266 West 34th st; architects, Werner & Windolph, 27 West 33d st. Plan No. 3034.

38TH ST, No. 38 West, 2-sty front extension, 14x4.6, fire-escapes, brick piers, to 4-sty brick apartments; cost, $600; owner, Wm. Sittenham, 54 West 37th st; architect, Chas. Volz, 160 5th av. Plan No. 3024. S. H. Potter, 132 West 16th st, has contract.

40TH ST, Nos. 232-236 East, 6-sty brick rear extension, 2x6, alter shaft, new fire passage, to 2, 4 and 6-sty brick garage; cost, $5,000; owners, Rees & Rees, 232 East 40th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 3010. Not let.

41ST ST, No. 548 West, partitions, windows, to 5-sty brick tenement; cost, $500; owner, Mrs. Brendlin, on premises; architect, J. H. Knubel, 318 West 42d st. Plan No. 3013.

42D ST, No. 107 West, toilets, partitions, plumbing, to 5-sty brick store and loft; cost, $250; owner, John Gilhuly, on premises; architect, Geo. Hof, Jr., 1438 Webster av. Plan No. 2999.

43D ST, Nos. 608-628 West, platform to 4-sty brick factory; cost, $1,000; owner, Eugene Higgins, 1 Madison av; architect, John H. Knubel, 318 West 42d st. Plan No. 3014.

47TH ST, No. 118 West, 2-sty front extension, 18.9x32, toilets, change beams, to 4-sty brick dwelling; cost, $6,000; owner, Christopher D. Sullivan, 118 West 47th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2994.

51ST ST, No. 346 West, partitions, alter doors, to 4-sty brick dwelling; cost, $800; owner, New York Polyclinic Hospital, 214 East 34th st; architect, W. Downing, 1123 Broadway. Plan No. 3023.

54TH ST, Nos. 525-533 West, alter stairways to 6-sty brick loft; cost, $2,000; owner, Jacob New Realty Co., 320 Broadway; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 3029.

55TH ST, Nos. 518-526 West, stairways to 6-sty brick loft; cost, $2,000; owner, Jacob New Realty Co., 320 Broadway; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 3030.

57TH ST, No. 10 East, stairs, partitions, mezzanine floor, vent shaft, to 4-sty brick residence; cost, $15,000; owner, Mrs. E. V. Douglass, 326 West End av; architects, Hazzard, Erskine & Blagden, 437 5th av. Plan No. 3050.

64TH ST, No. 277 West, posts to 3-sty brick garage; cost, $350; owner, Libman Contracting Co., 107 West 46th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3019.

77TH ST, No. 262 West, 1-sty brick rear extension, 8.9x10.6, toilets, windows, to 4-sty brick store and dwelling; cost, $75; owner, Rock Island Improvement Co., Cedarhurst, L. I.; architect, C. H. Richter, 68 Broad st. Plan No. 3051.

79TH ST, Nos. 535-546 East, columns, partitions, presses, windows, to 8-sty brick factory and loft; cost, $2,000; owner, Stevenson Const. Co., 406 Jackson av, L. I. C.; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 3022.

79TH ST, No. 300 East, partitions, plumbing, to 5-sty brick store and tenement; cost, $1,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2995.

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80TH ST, Nos. 526-628 East, 1-sty rear extension, 50x30, girders, to 1-sty brick slaughter house; cost, $3,500; owner, Bernard Baff, 526 East 80th st; architect, M. Muller, 115 Nassau st. Plan No. 2993.

85TH ST, No. 304 West, partitions, alter stairs, windows, to 3-sty brick dwelling; cost, $5,000; owner, Emma Price Dreyfus, 304 West 85th st; architects Taylor & Levi, 105 West 40th st. Plan No. 3037.

113TH ST, No. 333 East, 1-sty brick rear extension, 6.8x7.9, partitions, toilets, to 4-sty brick store and tenement; cost, $1,500; owner, A. Ridal, 109 East 176th st; architect, Richard Rohl, 128 Bible House. Plan No. 3045.

117TH ST, Nos. 523-525 East, tubs, partitions, new fronts, to 6-sty brick store and tenement; cost, $200; owner, Theresa Levy, 61 West 3d st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3049.

121ST ST, No. 307 West, partitions to 4-sty firehouse; cost, $150; owner, New York Board Fire Underwriters, 59 William st; architects, S. F. Bowser & Co., Inc., 50 Church st. Plan No. 3003.

114TH ST, No. 56 West, partitions, windows, shafts, to 3-sty brick dwelling; cost, $1,500; owner, K. Schlevik, 56 West 114th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 3054.

AMSTERDAM AV, Nos. 312-314, partitions, windows, plumbing, to 5-sty brick store and loft; cost, $18,000; owners, Burr & Co., 209 West 48th st; architects, Eugene Schoen, 25 West 42d st. Plan No. 3020.

BROADWAY, w s, 56.6 s Cortlandt st, partitions to 33-sty brick office; cost, $7,500; owner, Cortlandt Co., 165 Broadway; architect, Francis H. Kimball, 71 Broadway. Plan No. 3018.

BROADWAY, No. 2111, plumbing, change vaults, to 16-sty brick hotel and stores; cost, $10,000; owner, The Onward Const. Co., The Ansonia; architects, A. Wallace McCrea & Co., 23 East 15th st. Plan No. 3000.

BROADWAY, Nos. 1462-1470, 42d st, Nos. 140-144 West, doorways, partitions, alter floor lights, to two 15-sty brick hotel and office; cost, $1,000; owner, Estate John Jacob Astor, 840 5th av; architects, La Farge & Morris and C. H. Cullen, 25 Madison sq. Plan No. 3048.

CATHEDRAL PARKWAY, Nos. 2-36, signs to four 1-sty brick stores, garage; cost, $500; owner, M. G. Ferguson, 8 Cathedral Parkway; architect, G. M. McCabe, 96 5th av. Plan No. 3056.

COLUMBUS AV, No. 51, plumbing, partitions, to 5-sty brick store and tenement; cost, $350; owner, Anton C. Panka, on premises; architect, J. F. Evans, 549 West 187th st. Plan No. 3021.

LEXINGTON AV, No. 574, flues to 5-sty brick apartment; cost, $100; owner, Isaac Koch, 552 Riverside Drive; architects, Freeman & Hasselman, 30 West 38th st. Plan No. 3028.

LEXINGTON AV, Nos. 1635-1637, show windows, partitions, to two 4-sty brick tenements; cost, $1,000; owner, Annie J. Zunz, Chicago, Ill.; architect, Jacog Fisher, 25 Av A. Plan No. 3031.

MADISON AV, Nos. 1109-1111, partitions to 8-sty brick apartment; cost, $200; owner, Estate John Weber, 11 East 23d st; architect, E. Necarsulmer, 507 5th av. Plan No. 3001.

PARK AV, No. 1487, 4-sty brick rear extension, 11.8x3.4, windows, stairs, to 4-sty brick tenement; cost, $2,500; owners, Yetta Aronson and William Hoffman, 127 East 108th st; architect Nathan Langer, 81 East 125th st. Plan No. 3006.

WEST BROADWAY, No. 349, cut windows, new fire-escapes, to 7-sty brick store and tenement; cost, $200; owner, Maria Canevari, 215 Thompson st; architect, Oscar Lowinson, 18 East 42d st. Plan No. 3042.

2D AV, No. 1559, windows, glass show fronts, stairs, to 4-sty brick store and tenement; cost, $1,500; owner, Isidore H. Kempner, 343 West 87th st; architect, Chas. W. Heine, 338 East 82d st. Plan No. 3009. James Campbell, 234 East 8th st, has carpenter work.

3D AV, No. 1814, partitions, windows, to 5-sty brick store and tenement; cost, $75; owner and architect, Chas. Wanninger, 150 Nassau st. Plan No. 3057.

5TH AV, Nos. 761-765, 58th st, Nos. 1-3 East, alter vault, wall, sidewalk, beams, to 7-sty brick hotel; cost, $1,000; owner, Levina M. Gerry, Newport, R. I.; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 3040.

6TH AV, No. 356, stairways to 3-sty brick store and office; cost, $200; owner, G. L. Morgenthau, 30 West 18th st; architect, Frederick Jacobsen, 132 East 23d st. Plan No. 3005.

7TH AV, No. 760, 50th st, No. 200 West, alter stairs, iron columns, to 5-sty brick restaurant and hotel; cost, $800; owner, Paul Salvin, 760 7th av; architect, S. B. Eisendrath, 500 5th av. Plan No. 3036.

7TH AV, Nos. 246-250, washtubs, sinks, openings, to three 4-sty brick tenements; cost, $3,000; owner, Franmor Realty Co., 207 West 24th st; architect, Max L. Blum, 20 East 42d st. Plan No. 3035.

8TH AV, No. 2175, partitions to 5-sty brick tenement and store; cost, $300; owner, Louis Wack, 2175 8th av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 3055.

10TH AV, Nos. 737-739, alter platforms to 5-sty brick club house; cost, $1,000; owner, John D. Rockefeller, 26 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3015.

Bronx.

POST ST, s e cor Bronx Boulevard, new bake oven to 2-sty brick bakery; cost, $1,800; owner, The General Baking Co., 52 Cedar st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 529.

180TH ST, s s, 125 w Hughes av, 1-sty added to 1-sty frame dwelling; cost, $1,000; owner, Pasquale D. Auria, 670 East 180th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 528.

BENSON AV, s w cor Lane av, move 2-sty dwelling and barn; cost, $1,800; owner, Chas. Van Riper, 367 Walton av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 523.

CONCORD AV, w s, 25 s 145th st, new partitions, etc., to 2-sty frame dwelling; cost, $450; owner, Martin J. Earley, 51 Chambers st; architect, Frank Hausle, 81 East 125th st. Plan No. 525.

LONGFELLOW AV, w s, 175 s Garrison av, move 2-sty frame dwelling; cost, $1,500; owner, Theo. Conway, 1433 Boone st; architect, B. Ebling, 1136 Walker av. Plan No. 530.

LOCUST AV, e s, 78 n 138th st, new steel frames to 1-sty brick retort house; cost, $1,000; owner and architect, Central Union Gas Co., 128 East 15th st. Plan No. 524.

McCOMBS RD, w s, 125 n 170th st, 2-sty frame extension, 9x12.4, to 2-sty frame dwelling; cost, $600; owner, Lucy Gaffney, 1413 McCombs rd; architect, Henry Nordheim, 1087 Tremont av. Plan No. 526.

MORRIS PARK av, n s, 20 w Unionport rd, move 1-sty frame shop; cost, $40; owner, E. K. Van Winkle, 34 Pine st; architect, T. J. Kelly, 753 Van Nest av. Plan No. 531.

MORRIS PARK AV, w s, cor Unionport rd, move 1-sty frame office; cost, $25; owner and architect, T. J. Kelly, 753 Van Nest av. Plan No. 532.

UNION AV, s e cor Boston rd, new steps, etc., to 1-sty brick stores; cost, $200; owner, Harry Weaver, 148th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 527.

UNIONPORT RD, w s, 25 n Baker av, move 1-sty frame bakery; cost, $75; owner, Frank Negro, on premises; architect, T. J. Kelly, 753 Van Nest av. Plan No. 533.

WASHINGTON AV, No. 1925, new store front to 3-sty frame store and dwelling; cost, $750; owner, Clement H. Smith, 460 Tremont av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 534.

Richmond.

BROAD ST, n s, 200 — Brook st, alter saloon and dwelling; cost, $225; owner, Peter Guenther; builder, Jos. Fleschner. Plan No. 508.

BREWSTER ST, s w s, 250 n Clinton st, add over kitchen, raise roof, to residence; cost, $250; owner, G. Baty, 22 Brewster st; builder, W. H. C. Russell, 518 Richmond Terrace, New Brighton. Plan No. 500.

CLARK ST, s s, Richmond, add 1-sty, 6x13, and veranda to dwelling; cost, $150; owner, E. Wheeler, 294 Clark av. Plan No. 504. Owner builds.

GRIFFIN ST, w s, 400 n Hannah st, Tompkinsville, add 2-sty frame, 25x28, to dwelling; cost, $1,800; owner, Wm. L. McAdam, Griffin st; builders, Hesse & Offerpost, Stapleton. Plan No. 502.

JERSEY ST, e s, 119 s Brook st, Tompkinsville, add 1-sty frame to dwelling, 10x22; cost, $100; owner, J. H. Rosenstein, Tompkinsville; builders, Block & Uslan, Tompkinsville. Plan No. 505.

VREELAND ST, s s, 20 w Broadway, Port Richmond, cellar and concrete foundations to dwelling, 12x24; cost, $550; owner, Elbert C. Smith, 26 Court st, Brooklyn; builder, J. Bale, 433 Castleton av, Tompkinsville. Plan No. 478.

6TH ST, s s, 100 e Rose av, New Dorp, foundation to store and dwelling; cost, $200; owner, Rudolf Juroensen, New Dorp; builder, John Sahroll, Richmond. Plan No. 511.

BARTON AV, near Richmond rd, Grant City, roof to dwelling; cost, $30; owner, C. Bellock, Grant City. Plan No. 506. Owner builds.

CASTLETON AV, s e cor Elizabeth st, alter 2-sty frame store and dwelling; cost, $3,000; W. A. Driman, owner. Plan No. 507. Owner builds.

MADISON AV, e s, 300 n Old Town rd, South Beach, add 1-sty to frame dwelling, 16x30; cost, $200; owner, Jos. Titone, Madison av; builder, Emile Rose, Vanduzer st. Plan No. 510.

MILL RD (Coles av), s w cor Surf av, new foundations for rear extension to hotel, 34x42, 2-sty; cost, $1,500; owners, Taibbi & Genovese, 25 Monroe st, N. Y. C.; architect, A. Bartocini, 261 Broadway, N. Y. C. Plan No. 495. Owner builds.

OLD TOWN RD, s s, 200 w Ocean av, alter frame dwelling; cost, $930; owner, Wm. G. Koch; builder, Peter Canova. Plan No. 509.

Personal and Trade Notes.

C. A. SCHULTZE, recently with W. Ludwig Schultze, of 429 5th av, is now located at 159 East 52d st, where he intends to carry on a high-grade decorating business.

McDermott & Hanigan, Inc., builders and general contractors, now located at 31 West 42d st, will occupy their new and larger suite of offices in the Terminal Building, 103 Park av, on and after Dec. 1. The removal was made necessary to provide for the constant expansion of their business. They are general contractors for several large operations, including the college building at Mount St. Vincent, the architect for which is I. E. Ditmars, of 111 Fifth av, and a warehouse at 250-2 Hudson st, from plans by Gross & Kleinberger, 75 Bible House.

S. O. TILDEN, president of the American Sanitary Works, 320 Broadway, has returned from his transcontinental automobile trip, taken in the interest of his specialties in particular and the advancement of sanitary science in general. During his visit to all the principal cities and towns between the Atlantic and Pacific coasts, he called on every architect and sanitary expert worth seeing and acquainted him with the new features of his products. He also took a trip over to the Hawaii Islands, taking his car along.

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BUILDING MATERIAL MARKET.

Portland Cement Now at Practically Uniform Level of 58 Cents, Mill.

Structural Steel More Active—Common Brick in a Firm Market—General Building Conditions and the Demand for Materials Gradually Improving.

COMPETITION and warfare among the Lehigh Valley Portland cement manufacturers has at last resulted in something like unity. But the truce is negative. It has resulted in all the larger mills selling this market at fifty-eight cents, mill, which is below the cost of manufacture. Because the mills are now being operated at a loss, the producers are showing as much zeal in keeping the mill price at a level the nearest possible to cost as they displayed in underselling until profit vanished. The result is that there is a large movement of Portland cement in the whole district. As far as the consumer is concerned, he is not deriving much benefit from the prevailing low manufacturing costs because freight and lighterage rates and bag costs go on as usual, to say nothing of the dealers' profits. Current quotations are $1.28 and $1.33 a barrel alongside dock, New York.

There would appear to be something radically wrong when the domestic market is actually selling at the level upon which export quotations are made. The Allentown Portland Cement Company's 1,000 barrels a day for 300 days will be shipped on a fifty-eight cent mill price, showing that all records for domestic consumption as far as low prices are concerned have been broken.

Structural Steel.

The movement in structural steel is exceptionally active for this time of the year. Among the conspicuous business taken this week were those to A. E. Norton & Co. for 1,700 tons for the Emmett Building at Madison avenue and 29th street and the American Bridge Co. for 600 tons for the Hoffberth loft building on West 21st street. Bids probably will be received next week on 5,000 tons for the Hyde loft building.

The general movement in steel is toward bridge construction, especially for municipal and railroad work, which is usual for this time of the year, but the fact that there appears to be a better inquiry at present for steel for building construction seems to indicate no immediate curtailment of fabricating or mill capacities. Fabricators are reporting fuller schedules, and in most shops concessions are offered for desirable small business. The iron works of the city are fairly busy, fire-escapes requiring a large part of their capacity, although the ornamental iron manufacturers are busier than they were last year at this time.

Steel usually is a good barometer of the building movement and when November closes well, and the normal percentage of business has been fairly well sustained prior to that time, the indications usually are good for the winter. The reason is that it requires some time for steel to be rolled, and hence a contract closed for steel means that common brick, cement, front brick, stone or architectural cotta, kalamein, roofing and other building commodities sooner or later will be needed. The present and prospective condition of the steel market, therefore, speaks for itself as far as other lines are concerned.

Common Brick.

Common brick moved well this week from Manhattanville, 20th street and Canal street on the North River, and the riding was most active from the 78th street and 140th street distributing stations on the East River. There was only a slight movement into New Jersey, and Brooklyn called for practically none.

Brooklyn, as a common brick market for North River brands, has been very dull all this year, and dealers carried low stocks until they heard that the price of Hudson Rivers was going up. They stacked heavily when $6.50 was top. During the recent improvement in building activity most of the dealers rode from stacks with a purchase from the open market now and then.

The movement last week was not as great as that of the corresponding week last year, but, on the other hand, there were five barge loads under cover then and all the brick that came in up to Wednesday of this week were uncovered. Furthermore, the price a year ago was over a dollar and a half a thousand less than the present top price, which doubtless accounted for the heavy movement because speculative purchases were far heavier.

The comparative transactions in detail follow:

	*1911. Left over, Nov. 13, 42. Arrived.	Sold.	†1910. Left over, Nov. 12, 8. Arrived.	Sold.
Monday	19	8	20	13
Tuesday	—	3	7	9
Wednesday	8	8	12	8
Thursday	8	10	11	14
Friday	6	5	11	8
Saturday	4	2	20	12
Total	45	36	81	64

*Condition of market, normal. Price, $7. (Wholesale dock, New York. Allow cartage and retailer's profit in estimating.) Left over, Nov. 18, 51.

†Condition of market, active. Prices, $5 to $5.37½. Number covered cargoes, 5. Quotations on covered cargoes, $6.75. Left over, Nov. 17, 20.

While it would appear from the foregoing figures that there was a wide discrepancy in demand as shown by the totals for left over barges, the difference is accounted for by the fact that stacking was more general then than now, hence a larger stock has to be carried as a reserve for winter demands.

Stone.

The movement in building stone is reported to be featureless by the leading wholesalers here, although the cutters in Newark, Harrison and Queens report considerable activity and some desirable contracts on the boards. The structural and roofing slate interests are not complaining of the volume they are handling, and they declare that business as a whole is much better than it was a year ago at this time. The winter requirements seem to bear out this statement, because they are heavier than they have been in two years, with few exceptions.

More Work for Plasterers.

The new plastering law which goes into effect at the first of the year will require the appointment of additional inspectors for plastering work. An appropriation will have to be obtained for the increased force from the Board of Estimate. The appointees will have to undergo a civil service examination and be "competent plasterers of ten years' experience." The bill passed the Legislature last Spring and was signed by the Governor. It was opposed by the Masons' Builders' Association, but favored by the Employing Plasterers. The new law specifies three-coat work in all tenements, hospitals, schools and other public buildings.

RECORD SECTION

of the

RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII New York, November 25, 1911 (2) No. 2280

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

142-16
161-32
171-3
179-27
254-5
282 pt lt 31
327-62
326-35
345-7 & 20-22
353-34
357-83-88
358-2
393-4
402-34
404-6 & 8-9
414-33
418-4
421-51
425-37
427-41
440-28
452-22
455-49
493-16-15 & 41
497-22 & pt lts 15 & 18
538-23-24 & 38-39
584-60
586-72 & 74
588-74
596-5-6
632-60
633-60
634-27
722-20
735-14
738-23-24 & 54-55
743-62
770-57
799-12
806-40 & 43
850-14-15
877-81 & 84
880-76
884-25
983-7
1039-29-30
1041-21
1052-19
1056-12
1058-37½
1063-33
1074-6
1093-28
1096-19
1146-3
1158-26 & 42
1161-19
1184-18
1186-19
1196-16
1204-42½
1218-28½ & 61
1245-2 & 73
1275-67
1323-28½-29
1329-2
1396-51
1398-24
1410-11
1430-20
1432-15 & 37
1465-38
1468-17
1481-40
1524-56
1527-39-40
1529-32
1531-15
1534-18
1585-1½ & 2
1596-60
1599-50-51
1618-45
1631-12 & 20-21
1639-2 & 6½
1642-9
1647-1
1653-7-10
1655-8
1662-18
1664-26
1667-25
1672-9
1675-4
1676-20-21
1689-47
1694-43-45
1717-5
1720-7
1728-22
1729-7-9
1747-71
1753-17½
1765-5-6
1783-12
1798-54
1824-30
1832-20
1838-60
1853-49
1901-15
1920-3
1936-42
1963-56
2026-18
2045-64 & 66
2087-101-104
2155-28
2174-96
2206-30
2223-1
3402-315-316

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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.

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.

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.

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.

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. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

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

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 1911.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
agt against
atty—attorney
bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tnts—tenements
w—west
y—years
O C & 100—other consideration and $100

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

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Real Estate
162 WEST 72D STREET

ADVERTISED LEGAL SALES.

NOV. 25.

No Legal Sales advertised for this day.

NOV. 27.

Perry st, 161-5, ns, 136 w Washington, 66x100, 6-sty bk storage; sheriff's sale of A R,T,&c which the McSweeney Realty Co had on Sept14'11, or since; Jno S Shea, sheriff; Eugene I Gottlieb (A), 140 Nassau; Danl Greenwald.

214TH st, nwc Holland av; see Holland av nwc 214 .

Holland av, nwc 214th, 20.10x100, Williamsbridge; Westchester Fire Ins Co agt Rachela Belotta et al; Frank M Tichenor (A), 38 Park Row; Phelan Beale (R); due, $4,708.68; T&c, $2,275; Geo Price at 3156 3 av.

Post av, ns, 100 w Academy; see Sherman av, ss, 100 w Academy.

Sherman av, ss, 100 w Academy, 250x310 to Post av, vacant; Henry Corn agt Henry Zipkes et al; Stoddard & Mark (A), 135 Bway; Samson Lachman (R); due, $31,474.52; T&c, $1,908.45; J H Mayers.

NOV. 28.

Nassau st, 63, ws, 75.6 n Maiden lane, runs n22.6xw47.6xs2xw1.2xs20.6xe48.2 to beg, 5-sty bk loft & str bldg; National Savings Bank of City of Albany agt Pierre G Carroll et al; Chas I Oliver (A), 51 State, Albany; Danl E Lynch (R); due, $63,323.47; T&c, $5,011.05; mtg recorded Jan30 '06; Joseph P Day.

22D st, 166 W, ss, 69 e 7 av, 18.6x85.6, 4-sty & b stn dwg; Emma Kempner agt Leopoldo Barrenechea et al; Bernard J Douras (A), 50 Bway; Peter B Olney (R); partition; Joseph P Day.

108TH st, 318 E, ss, 296.5 e 2 av, 39.3x125, 6-sty bk tnt & strs; Drv Dock Savings Institution agt Israel Lippmann et al; Action 1; Frank M Tichenor (A), 38 Park Row; Adam Wiener (R); due, $36,896.25; T&c, $1,000; Joseph P Day.

108TH st, 322 E, ss, 335.8 e 2 av, runs e 39.3xs116xsw26xw14.3xn125 to beg, 6-sty bk tnt & strs; Same agt same; Action 2; Same (A); Same (R); due, $36,885.05; T&c, $1,000; Joseph P Day.

111STH st, 19 W, ns, 560 e Lenox av, 25x100.11, 5-sty bk tnt; Chas J King agt Louie Frank et al; Adolph & Henry Bloch (A), 99 Nassau; Michl J Horan (R); due, $5,172.20; T&c, $616; sub to a first mtg of $25,000; Joseph P Day.

122D st, 115 W, ns, 195 w Lenox av, 19.11x100.11, 3-sty & b stn dwg; also AV B, 66, ws, 64.1 s 5th, 16.2x73.9, 4-sty bk tnt & str; also AV B, 68, ws, 48.2 s 5th, 15.11x73.9, 4-sty bk tnt & str; also AV B, 70, ws, 32.6 s 5th, 15.8x73.9, 4-sty bk tnt & str; also AV B, 72, ws, 16.7 s 5th, 15.11x73.9, 4-sty bk tnt & str; also 5TH ST, 540-542 E, ss, 163.11 w Av B, 19.11x96.1 part 6-sty bk tnt & strs; also 5TH ST, 536-8 E, ss, 183.10 w Av B, 40x96.1, 6-sty bk tnt & strs; also AV B, 74, swc 5th, (No 550), 16.7x73.9, 4-sty bk tnt & strs; also 5TH ST, 546 E, ss, 100.8 w Av B, 24.11x96, 5-sty bk tnt; Virginia Wood et al agt Wm J Leaird et al; Geo Haas (A), 119 Nassau; Thos F Grady (R); partition; Joseph P Day.

133D st, 537-9 W, ns, 400 w Ams av, 50x99.11, 6-sty bk tnt; Fanny Korn agt Judith E Nelson et al; Lese & Connolly (A), 35 Nassau; Wm C Arnold (R); due, $11,974.44; T&c, $1,033.48; sub to mtg of $45,000; Joseph P Day.

184TH st, ss, 116.2 w Washington av, 50x100, 5-sty bk tnt; Jas G Wentz agt Cerra Realty & Constn Co et al; Boothby, Baldwin & Hardy (A), 71 Bway; Albert P Massey (R); due, $34,846.60; T&c, $675; mtg recorded Aug17'10; Joseph P Day, 3156 3 av.

185TH st, 509 W, ns, 150 w Ams av, 16.6x53.6, 3-sty fr dwg; Francis S Phraner, exr, &c, agt Emma R Sutton et al; Herbert S Ogden (A), 82 Beaver; David Wischer (R); due, $4,407.94; T&c, $753.06; Joseph P Day.

Aqueduct av, es, 50 n Brandt pl (proposed), 50x100, vacant; United States Realty & Improvement Co agt Louise Brandt et al; R G Babbage (A); Geo H Engel (R); due, $6,271.97; T&c, $387.39; Jacob H Mayers, at 3156 3 av.

So Boulevard, es, 150 s 172d, 50x100, vacant; Wm R Rose agt Jno E Poillon et al; Benj G Paskus (A), 128 Bway; Maurice Deiches (R); due, $7,918.57; T&c, $386.72; Chas A Berrian at 3156 3 av.

Av B, 66-74; see 122d, 115 W.

5TH st, 536-38-540-2 & 546 E; see 122d, 115 W.

NOV. 29.

Shakespeare av, 1258, es, 200.5 s 169th, 25.1x104.8x25x105.11, 2-sty & b fr dwg; Edw F Cole agt Wm Grau et al; Wm F Wund (A), 156 Bway; Henry F Rabbe (R); due, $5,815.19; T&c, $613.59; Jacob H Mayers at 3156 3 av.

STATE OF NEW YORK

4 Per Cent. Canal Improvement Gold Bonds

Dated July 1, 1911. EXEMPT FROM TAXATION. **Due July 1, 1961.**

AMOUNTING TO

$10,000,000

Issued in Coupon or Registered Form

For the Improvement of the Erie, Oswego and Champlain Canals

WILL BE SOLD THURSDAY, DECEMBER 14, 1911

AT 2 O'CLOCK P. M.

AT THE STATE COMPTROLLER'S OFFICE, ALBANY, N. Y.

THESE BONDS ARE LEGAL INVESTMENTS FOR TRUST FUNDS

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Canal Improvement," and enclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WILLIAM SOHMER, State Comptroller, Albany, N. Y.

Albany, November 20, 1911.

Lexington av, 161-3, nec 30th, 43.10x100, 12-sty bk hotel; Sheriff's sale of all RT&c. which Mich Benincasa had on Sept14'11, or since; Edw Herrmann (A), 261 Bway; Jno S Shea, sheriff; Danl Greenwald.

30TH st E, nec Lex av; see Lex av, 161.3.

7TH av, 2441, nec 142d, 99.11x107, 7-sty bk tnt; Wm H Hall agt Margt E Kilduff et al; Thos C Ennever (A), 132 Nassau; Jas D McClelland (R); due, $12,334.80; T&c, $4,549.40; sub to 1st mtg of $180,000; Joseph P Day.

NOV. 30.

No Legal Sales advertised for this day.

DEC. 1.

Walton av, 2393, ws, 169.6 n 184th, 19.10x96.6, 3-sty bk dwg; Wm Ollendorff agt Liberty Investing Co et al; Harry Robietzek (A), 160 Bway; Saml D Levy (R); due, $7,281.10; T&c, $142.18; Mtg recorded Jan31 '11; Joseph P Day at 3156 3 av.

17TH st, 230-4 W, ss, 363 e 8 av, 75x84, vacant; Seymour Realty Co agt Ream Constn Co et al; Kurzman & Frankenheimer (A), 25 Broad; Henry J Goldsmith (R); due, $9,229.98; T&c, $568.41; sub 3 pr mtgs aggregating $45,000; Joseph P Day.

171ST st, 510 W, ss, 95 e Audubon av, 43.9x95, 5-sty bk tnt; Saml E A Stern et al trustees agt One Hundred and Seventy-first Street Realty Co et al; Chas Putzel (A), 299 Bway; Milton Dammann (R); due, $39,845.39; T&c, $1,774.61; mtg recorded June30'09; Joseph P Day.

DEC. 2.

No Legal Sales advertised for this day.

DEC. 4.

158TH st, nwc Forest av; see Forest av, 801.

Forest av, 801, nwc 158th, 100x87.6, 6-sty bk tnt & strs; Victor E Chabert agt Wm F Rogrig Co et al; Myron Sulzberger (A), 38 Park Row; Isidor Cohn (R); due, $16,270.58; T&c, $2,062.58; sub to 1st mtg of $95,000; Joseph P Day at 3156 3 av.

138TH st W, ns, 111.9 w 5 av; see 5 av, ws, 49.11 n 138th.

5TH av, ws, 49.11 n 138th, runs n50xw100xs99.11 to 138th, xne111.9 to beg, vacant; Katharine A S Havemeyer agt Isaac Schmeidler et al; Bowers & Sands (A), 31 Nassau; Fredk R Rich (R); due, $5,341.27; T&c, $3,808.73; sub to a pr mtg $30,000; Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 24, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

*43D st, 247-9, (*) ns, 80 w 2 av, 41.1x100.5, 5-sty bk tnt & 3-sty bk shop; partition; Wm F Marshall. 35,500

*63D st, 326 E, ss, 325 e 2 av, 25x100.5, 5-sty bk tnt & strs; due, $18,987.05; T&c, $475.22; Withdrawn.

*63D st, 328 E, ss, 350 e 2 av, 25x100.5, 5-sty bk tnt & strs; due, $18,975.05; T&c, $475.22; Withdrawn.

*113TH st, 60 E, ss, 45 e Mad av, 25x100.10, 5-sty stn tnt & strs; due, $4,076.36; T&c, $828.40; sub to pr mtg $17,500; Thos F English. 21,875

*142d st W, nec 7 av; see 7 av 2441.

*145TH st, 201 W; see 7 av, 2504-6.

*146TH st, 467, ns, 115 w Brook av, 25x100, 4-sty bk tnt & str; due, $4,933.70; T&c, $265.14; sub prior mtg $11,500; Wm A Brown. 12,521

*203D st, swc Hall av; see Hall av, swc 203.

*203D st, sec Post av; see Hall av, swc 203.

*Crotona av, 2071, (*) ws, 100 n Oakland pl, 25x125, 2-sty fr dwg; due, $4,953.62; T&c, $353.67; Fredk A Southworth, trste. 5,500

*Clinton av, 1323, ws, 250 n 169th, 25.11x137.11x25.11x138, 5-sty bk tnt; due, $23,373.93; T&c, $616.81; Alfonzo Massucci. 27,500

*Hall av, swc 203d, runs s100xw100xs50xe100 to Hall av, xs101.3 to rd to Westchester, xnw309.9 to Post av, xn156.8 to 203d, xe200 to beg, Eastchester; due, $4,221.50; T&c, $1,709.71; Adj to Dec 7.

*Post av, sec 203d; see Hall av, sec 203.

*Rd to Westchester, nwc Hall av, see Hall av, swc 203.

*Vyse av, 1151, (*) ws, 300 n 167th, 20x100, 3-sty bk dwg; due, $8,728.94; T&c, $461,76; Anna C Stephens. 8,900

*7TH av, 2441, nec 142d, 99.11x107, 7-sty bk tnt; due, $12,334.80; T&c, $4,549.40; sub to 1st mtg of $180,000; Adj to Dec 20.

*7TH av, 2504-6, nwc 145th (No 201), 80x100, two 6-sty bk tnts; exrs sale; Withdrawn.

(Sale of 500 lots and 9 concrete dwellings of the Gleason Est.)

*171st st, swc Gleason av; see Gleason av swc 171.

*171ST st, sec Gleason av; see Gleason av, sec 171.

*171ST st, es, 256.7 s Gleason av, 100x100; Frank Hetzl. 1,900

*171ST st, nwc Gleason av; see Gleason av, nwc 171.

*171ST st, ws, 406.7 s Gleason av, 25x187x—x194.7; Robt C Fringes. 400

*171ST st, ws, 531.7 s Gleason av, 50x101.5x—x131.7; Jno Healy. 400

*171ST st, ws, 631.7 s Gleason av, 36.3x62.7x81.7, gore; H P Fonda. 75

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a**171ST st,** ws, 156.7 s Gleason av, 100x 166.7x—x189.7; H P Fonda. 1,300

a**171ST st,** ws, 100 n Gleason av, 100x84.5 x—x74.3; Leopold Kaufman. 1,700

a**171ST st,** es, 681.7 s Gleason av, 29.3x irregx30x85.3; Emma Kelly. 125

a**171ST st,** es, 481.7 s Gleason av, 50x100; Mary Byrne. 500

a**171ST st,** ws, 506.7 s Gleason av, 25x 131.7x—x150.7; Jas H Stephens. 225

a**171ST st,** es, 356.7 s Gleason av, 50x100; I Redhard. 400

a**171ST st,** ws, 456.7 s Gleason av, 50x 150.7x—x180.8; Isaac Wolff. 600

a**171ST st,** ws, 256.7 s Gleason av, 50x189 x—x166.7; M E Carroll. 850

a**171ST st,** ws, 581.6 s Gleason av, 50x51x —x101.5; F De Cora. 250

a**171ST st,** ws, 356.7 s Gleason av, 50x 194.9x—x199.9; Benj Finkel. 950

a**171ST st,** es, 631.7 s Gleason av, 50x90.3 x53.6x100; B Finkel. 250

a**171ST st,** es, 531.7 s Gleason av, 50x100; Jno Rooney. 400

a**171ST st,** es, 581.7 s Gleason av, 50x100; F F Rice. 400

a**171ST st,** ws, 200 n Gleason av, 100x 112.7xirregx84.9; B O Porter. 2,500

a**171ST st,** es, 406.7 s Gleason av, 75x100; Arthur M Haas. 1,050

a**171ST st,** es, 106.7 s Gleason av, 150x100; Geo Costar. 3,000

a**171ST st,** ws, 306.7 s Gleason av, 50x199 x—x189; T F Rice. 850

a**171ST st,** ws, 431.7 s Gleason av, 25x180 x—x187.7; M Shay. 375

a**172D st,** ws, 381.7 s Gleason av, 50x100; A C Biolfold. 850

a**172D st,** es, 556.7 s Gleason av, runs s 37.4xse116.3xe—xn115.6xw100; Jas F Lalor. 550

a**172D st,** es, 531.7 s Gleason av, 25x100; H Sugarman. 400

a**172D st,** es, 106.7 s Gleason av, 50x100; Jas Garney. 1,450

a**172D st,** ws, 150 n Gleason av, 25x100; Louisa Drenen. 1,050

a**172D st,** ws, 331.7 s Gleason av, 50x100; Henry Broker. 950

a**172D st,** ws, 481.7 s Gleason av, 66.6x irregx151x100; Ellen Miller. 850

a**172D st,** es, 481.6 s Gleason av, 50x100; Jos Kurdna. 1,000

a**172D st,** ws, 431.7 s Gleason av, 50x100; E W Erikson. 400

a**172D st,** es, 156.7 s Gleason av, 75x100; Wm H Scoble. 2,100

a**172D st, sec Westchester av;** see Westchester av, sec 172.

a**172D st,** es, 381.7 s Gleason av, 100x100; four 3-sty concrete dwgs with strs; A V Bennett. 12,100

a**173D st,** ws, 531.7 s Gleason av, 50x100; Chas Weiler, Jr. 800

a**173D st,** ws, 581.7 s Gleason av, 79.6x 100.7x98.7x100; Arthur L Page. 1,125

a**173D st,** es, 506.7 s Gleason av, 50x100; Jno Rohrback. 800

a**173D st,** es, 556.7 s Gleason av, 94.1x 110.7x56.7x100; Jno D McCarthy. 1,000

a**174TH st,** es, 431.7 s Gleason av, 50x100; Margt Wachter. 500

a**174TH st,** es, 106.7 n Watson av, 50x100; F De Cora. 500

a**174TH st,** es, 281.7 s Watson av, 235.4x 254.6x100, gore; Mary Kennedy. 362

a**174TH st,** nwc Watson av, runs n231.7x w100xs96.9xne104.5xsw—xe54 to beg; Chas I Minkoff. 925

a**174TH st,** es, 331.7 s Gleason av, 50x100; Herman Schappert. 700

a**174TH st,** es, 381.7 s Gleason av, 50x100; Cornelius Sullivan. 550

a**174TH st, nwc Story av,** see Story av, nwc 174.

a**174TH st,** es, 281.7 s Gleason av, 50x100; B O Porter. 650

a**174TH st, es, 206.7 s Watson av,** see 175, swc Ludlow av.

a**174TH st** es, 156.7 s Watson av, 50x100; J F Pederson. 180

a**174TH st,** es, 106.7 s Watson av, 50x100; H Williams. 200

a**174TH st, nec Story av,** see Story av, nec 174.

a**174TH st,** es, 231.7 s Gleason av, 50x100; Jacob Prondormacher. 950

a**174TH st,** ws, 481.7 s Gleason av, 25x100; Jas Farrell. 375

a**174TH st, nec Watson av,** see Watson av, nec 174.

a**174TH st,** es, 156.7 n Watson av, 100x 100; M P Hally. 1,000

a**174TH st, sec Story av,** see Story av, sec 174th.

a**174TH st,** sec Watson av, 25x106.7; M A Marden. 240

a**174TH st,** swc Watson av, 408.7x100x irreg x50; also 177TH ST, ws, 131.7 n Ludlow av, 61.2x105.9x—x100; Seitz Realty Co. 1,800

a**175TH st,** es, 100 s Story av, 149.11x irreg to 176th x40.5x200; A Berlau. 455

a**175TH st, nec Ludlow av,** see Ludlow av, nec 175th.

a**175TH st, ws, 100 s Story av,** see Story av, sec 174th.

a**175TH st, nec Story av,** see Story av, nec 175th.

a**175TH st,** ws, 256.7 s Gleason av, 225x 100; Herman Keil. 2,775

a**175TH st,** ws, 106.7 s Watson av, 60.4x irreg x176.3x100; David Vogel. 160

a**175TH st,** ws, 156.7 n Watson av, 100x 100; F F Rice. 800

a**175TH st,** swc Ludlow av, 600x200x irreg x150; also 174TH ST, es, 206.7 s Watson av, 75x100; F F Rice. 450

a**175TH st, nwc Story av,** see Story av, nwc 175.

a**175TH st, sec Ludlow av,** see Ludlow av, ss, blk front, bet 175th & 176th.

a**175TH st, nwc Ludlow av,** see Ludlow av, nwc 175.

a**175TH st, sec Story av,** see Story av, sec 175.

a**175TH st, swc Story av,** see Story av, swc 175.

a**175TH st, swc Watson av,** see Watson av, swc 175.

a**175TH st,** ws, 106.7 n Watson av, 50x 100; Chas Wodlo. 450

a**175TH st, nwc Watson av,** see Watson av, nwc 175.

a**176TH st,** es, 106.7 n Ludlow av, 16.11x 105.3x50x100; Jno Themack. 130

a**176TH st,** ws, 100 s Ludlow av, 25x100; Chas Shapiro. 70

a**176TH st, nec Ludlow av,** see Ludlow av, nec 176.

a**176TH st, swc Story av,** see Story av, swc 176.

a**176TH st,** es, 350 n Gleason av, runs n —xne182xse189 to 177th xs50xw100xn150x w100 to beg; Oliver E Davis. 800

a**176TH st,** ws, 125 s Ludlow av, 250x100; Geo H Janss. 650

a**176TH st, sec Ludlow av,** see Ludlow av, sec 176.

a**176TH st, swc Ludlow av,** see Ludlow av, ss, blk front, bet 175th & 176th.

a**176TH st, sec Story av,** see Story av, ss, blk front, bet 176th & 177th.

a**176TH st,** ws, 375 s Ludlow av, 50x100; E Hanson, Jr. 130

a**176TH st, nwc Story av,** see Story av, n ec 175.

a**176TH st, nwc Ludlow av,** see Ludlow av, nec 175th.

a**176TH st, ws, 100 s Story av,** see 175th, es, 100 s Story av.

a**176TH st, nec Story av,** see Story av, n ec 176th.

a**177TH st, nwc Story av,** see Story av, ne c 176th.

a**177TH st,** ws, 150 s Ludlow av, 50x100; Chas Wodlo. 70

a**177TH st, ws, 131.7 n Ludlow av,** see 174th, swc Watson av.

a**177TH st, nec Ludlow av,** see Ludlow av, nec 177th.

a**177TH st,** es, 250 s Ludlow av, 75x204 to Bolton av, x75x205; F De Cora. 540

a**177TH st,** es, 325 s Ludlow av, 50x203.3 to Bolton av x50x204; S P Steinberg. 320

a**177TH st,** es, 231.7 n Ludlow av, 25x192.3 x25.4x196.11; Thos Moore. 300

a**177TH st,** es, 200 n Ludlow av, 25x196.11 x25.6x200; Isaac Wolff. 300

a**177TH st,** es, 150 n Story av, 50x201 to Bolton av x50x200.3; Herman Heitner. 280

a**177TH st,** es, 150 s Ludlow av, 50x205x50 x202; Hanz Baeder. 400

a**177TH st,** es, 281.7 s Watson av, 25x165.1 x25.2x161.1; Mrs Mulhall. 250

a**177TH st,** es, 256.7 n Ludlow av, 25x189 x25.3x192.11; P Klee. 300

a**177TH st,** es, 356.7 s Watson av, 50x181x 51x173; Michl A Defoe. 900

a**177TH st,** es, 106.7 s Watson av, 50x141.3 x—x133.3; Selina H Giguere. 900

a**177TH st,** ws, 284 s Story av, 261.1xirreg; W G Chittick. 242

a**177TH st,** es, 106.7 n Ludlow av, 100x200 x—x212; F Ferber. 920

a**177TH st, ws, 200 n Gleason av,** see 176, es, 350 n Gleason av.

a**177TH st,** es, 281.7 n Ludlow av, 50x181x 51x189; Wm H Parkerton. 700

a**177TH st, swc Ludlow av,** see Ludlow av, swc 177.

a**177TH st,** es, 100 s Story av, 150x192.6 to Bolton av x150x195; A Manheim & Co. 840

a**177TH st,** es, 231.7 s Watson av, 50x161.2 x51x153.2; Geo Finney. 1,000

a**177TH st,** es, 306.7 s Watson av, 50x173.1 x51x165.1; Jas Bain. 800

a**177TH st, sec Watson av,** see Watson av, sec 177.

a**177TH st,** es, 250 s Story av, 75x181.3 to Bolton av x75x197.6; F F Rice. 360

a**177TH st,** es, 325 s Story av, 175x irreg to Bolton av x220x181; F F Rice. 960

a**177TH st, nec Story av,** see Story av, nec 177.

a**177TH st, nwc Ludlow av,** see Ludlow av, nwc 177.

a**177TH st, swc Story av,** see Story av, ss, blk front bet 176th & 177th.

a**177TH st,** es, 156.7 s Watson av, 25x145.3 x—x141.3; J F Pederson. 500

a**177TH st, sec Ludlow av,** see Ludlow av, sec 177.

a**177TH st,** es, 100 s Ludlow av, 50x100; B G Hughes. 240

a**177TH st,** ws, 200 s Ludlow av, 50x100; M W Del Gaudio. 150

a**177TH st,** ws, 100 s Ludlow, av, 50x100; M W Del Gaudio. 220

a**177TH st, sec Story av,** see Story av, sec 177.

a**177TH st,** es, 200 s Ludlow av, 50x205.3 to Bolton av x50x206.3; M W Del Gaudio. 340

a**177TH st,** es, 375 s Ludlow av, 100x201.6 to Bolton av x100x203.3; M C Hilton. 560

a**177TH st,** es, 181.7 s Watson av, 50x153.3 x50.6x145.3; R H Arnold. 800

a**Bolton av, ws, 150 n Story av,** see 177th, es, 150 n Story av.

a**Bolton av, ws, 100 s Story av,** see 177th, es, 100 s Story av.

a**Bolton av, ws, 250 s Story av,** see 177th, es, 250 s Story av.

a**Bolton av, ws, 325 s Story av,** see 177th, es, 325 s Story av.

a**Bolton av,** ws, 100 s Ludlow av, 50x102x 50x101.9;W G Chittick. 240

a**Bolton av, ws, 200 s Ludlow av,** see 177th, es, 200 s Ludlow av.

a**Bolton av, ws, 225 n Story av,** see 177th, es, 375 s Ludlow av.

a**Bolton av, ws, 325 s Ludlow av,** see 177th, es, 325 s Ludlow av.

a**Bolton av, es, 250 s Ludlow av,** see 177th, es, 250 s Ludlow av.

a**Gleason av,** sec 171st, 50x106.7; Roger de Pasca. 1,575

a**Gleason av,** swc 171st, 50x106.7; L Kapelsohn. 1,150

a**Gleason av,** ns, 25 w 171st, 39x irreg x 46x100; P Havlena. 900

a**Gleason av,** nwc 171st, 25x100; Jas T Boyle. 850

a**Gleason av,** ss, 50 e 171st, 25x106.7; Louise Dienan. 675

a**Ludlow av,** ns, 25 e 176th, 75x106.7; Jane Bleakley. 450

a**Ludlow av,** ns, 100 e 177th, 112x106.7; A C Biolfold. 760

a**Ludlow av,** ss, 50 e 176th, 50x100; Patk McLoughlin. 300

a**Ludlow av,** nec 176th, 25x106.7; Chas G Neubarth. 240

a**Ludlow av,** ss, 100 e 177th, 109.6x100x— x100; W G Chittick. 480

a**Ludlow av,** swc 177th, 25x100; Michl A Defeo. 260

a**Ludlow av, swc 175th,** see 175th, swc Ludlow av.

a**Ludlow av,** sec 176th, 50x100; F F Rice. 440

a**Ludlow av,** ss, blk front, bet 175th & 176th, 200x100; R R Maslon. 1,030

a**Ludlow av,** sec 177th, 100x100; W G Chittick. 670

a**Ludlow av,** nwc 175th, 110x irreg x48; M W Del Gaudio. 168

a**Ludlow av,** ss, 25 w 177th, 25x100; M W Del Gaudio. 160

a**Ludlow av,** nwc 177th, 100x131.7; Mrs M E McIntosh. 950

a**Ludlow av,** ss, 50 w 177th, 50x100; H V Dwinger. 280

a**Ludlow av, nwc 176th,** see Ludlow av, n ec 175th.

a**Ludlow av,** ns, 25 e 176th, 75x106.7; Jas Bleakley. 450

a**Ludlow av,** nec 175th, 200x176.2x103.9x— to 175th, x37.7; B Moore. 717

a**Ludlow av,** nec 177th, 100x106.7; J W Geguere. 760

a**Story av,** nec 174th, 25x100; Jane Bleakley. 95

a**Story av,** sec 177th, 25x100; Thos Kelly. 170

a**Story av,** ss, 50 w 176th, 50x100; Martha F S Miller. 130

a**Story av,** ss, 25 e 177th, 50x100; Frank Conlan. 160

a**Story av,** ns, 50 w 175th, 50x100; Harold A Herbert. 130

a**Story av,** ss, abt 75 w 174th, —x irreg; also STORY AV, swc 174th, —x—x—, gore; Frank Belsky. 131

a**Story av,** ns, 25 w 175th, 25x100; Rudolph Meyer. 75

a**Story av, swc 174th,** see Story av, ss, abt 75 w 174.

a**Story av, nwc 176th,** see Story av, nec 175th.

a**Story av,** nec 176th, runs e200 to 177th, xn350xw100xn150xw100 to 176th xs600 to beg; Seitz Realty Co. 3,360

a**Story av, nwc 177th,** see Story av, nec 176th.

a**Story av,** nec 175th, runs e200 to 176th, xn275xw100xn300xw100 to 175th xs600 to beg; Seitz Realty Co. 2,800

a**Story av,** ns, 100 e 177th, 100x100; F De Cora. 300

a**Story av,** sec 174th ,runs e175xs100xe25 to 175th xs110xnw irreg xn38.9 to beg; Seitz Realty Co. 880

a**174TH st, swc Story av,** see Story av, ss, abt 75 w 174.

a**St Lawrence av,** ws, 250 n Gleason av, 25x100, 3-sty concrete dwg with str; F F Hannigan. 3,900

a**Story av,** ns, 25 e 174th, 50x100; B O Porter. 140

a**Story av,** nwc 174th, 265.2x35.4x irreg x 112.3; F F Rice. 400

a**Story av,** nwc 175th, 25x100; F F Rice. 125

a**Story av,** nec 177th, 100x100; F F Rice. 420

a**Story av,** ss, blk front bet 176th & 177th, 200x62x irreg x45; R R Maslon. 120

a**Story av,** ns, 100 w 175th, 25x100; W G Chittick. 73

a**Story av,** swc 175th, 25x100; M W Del Gaudio. 105

a**Story av,** sec 175th, 125x100; M W Del Gaudio. 465

a**Story av,** ss, 25 e 177th, 100x100; T Masiello. 300

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[a]**Story av,** swc 176th, 25x100; Mary Kennedy. 150

[a]**Watson av,** ss, 25 e 174th, 150x106.7; Thos Kelly. 960

[a]**Watson av,** swc 175th, 25x106.7; J Simons. 290

[a]**Watson av,** ns, 25 w 175th, 100x100; Dora Silberstein. 1,000

[a]**Watson av,** ns, 25 e 174th, 50x100; Frank H Vitolo. 550

[a]**Watson av, nwc 174th,** see 174th, nwc Watson av.

[a]**Watson av, swc 174th,** see 174th, swc Watson av.

[a]**Watson av, sec 174th,** see 174th, sec Watson av.

[a]**Watson av,** ss, 100 e 177th, 14x108x39.3 x106.7; Shults & Ackinson. 275

[a]**Watson av,** sec 177th, 100x100; Shults & Ackinson. 1,650

[a]**Westchester av,** sec 172d, 51.3x110.7x50x 98.4, two 3-sty concrete dwgs with strs; R V Bennett. 23,300

[a]**Watson av,** nwc 175th, 25x106.7; Jacob W Fooss. 450

[a]**Watson av,** nec 174th, 25x106.7; Mary Kennedy. 475

BRYAN L. KENNELLY.

[a]**Horatio st, 75-7,** ns, abt 159.9 e Washington, 46x84.4, two 3-sty & b bk dwgs; voluntary withdrawn.

[a]**47TH st, 16 W,** ss, 250 w 5 av, 20x100.5, 4-sty & b stn dwg, exrs sale; L J Phillips for a client. 66,750

[a]**Valentine av,** ws, 150 n 198th, 75x170, vacant, due, $2,849; T&c, $1,569.68; Jno H Unlandhern. 5,000

SAMUEL GOLDSTICKER.

[a]**169TH st, nwc Boscobel av;** see Boscobel av, nwc 169.

[a]**Boscobel av (*)** nwc 169th, runs n139.9x w112.1xs100xw1.2xs.06xe82.11 to beg, vacant, due $2,328,37; T&c, $1,305.46; sub to first mtg $7,036; Edmund Coffin. 10,000

D. PHOENIX INGRAHAM.

[a]**118TH st, 107 W (*),** ns, 145 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, $18,-049.07; T&c, $780.67; Germania Life Ins Co. 18,500

JACOB H. MAYERS.

[a]**Av A, 1678 (*)**-es, 41.5 n 88th, 20x75, 4-sty stn tnt & strs; due, $9,737.18; T&c, $447.36; Theresa Schappert. 8,000

[a]**Av A, 1676 (*)** es, 21.5 n 88th, 20x75, 4-sty stn tnt & strs, due $9,737.18; T&c, $500.86; Theresa Schappert. 8,000

DANIEL GREENWALD.

[a]**204TH st, (*)** ns, 157.1 e Grand Blvd & Concourse, 50x85, vacant; due $1,914,31; taxes, &c, $100; sub to pr mtg $2,500; Frank W Abel. 3,062

Total	$360,911
Corresponding week 1910	878,129
Jan. 1, 1911, to date	41,415,529
Corresponding period, 1910	49,288,975

VOLUNTARY AUCTION SALES

BRYAN L. KENNELLY.

NOV. 27.

57TH st, 421-3 W, ns, 225 w 9 av, 50x 100.5, 6-sty bk tnt.

129TH st, 409 W, see Ams av, 1403.

142D st, 623 W, ns, 290 w Bway, 15x99.11 3-sty & b bk dwg.

183D st, 518 W, ss, abt 100 e Audubon av, 17.1x104.11, 2-sty & b bk dwg.

Amsterdam av, 1403, nec 129th (No 499 W), 24.9x100x irreg x96.3, 5-sty bk tnt with str.

Riverside Dr, 145, es, 48 s 87th, 32x100, 4-sty & b bk & stn dwg.

CONVEYANCES.

Borough of Manhattan.

NOV. 17, 18, 20, 21, 22 & 23.

Attorney st, 164, see Ridge, 155-61.

Allen st, 94, (2:414-33) es, 75 n Broome, 24.9x87.6, 5-sty bk tnt & strs; Wm Nowick et al to Hannah Lederer, 215 W 137; mtg $30,625 & AL; Nov22; Nov23'11; A$20,000-$32,500. O C & 100

Benson st, ws, abt 60 n Leonard, see Bway, 354.

Barrow st, 69, (2:584-60) ss, 50 w Bedford, 24.4x37x24.6x37, 2-sty & b stn dwg; Sven P Nelson to Albt Berry, 189 Montague, Bklyn; mtg $3,000; May15; Nov20 '11; A$4,500-5,000. O C & 100

Chrystie st, 155, (2:425-37) nws, 50.4 n Delancey, 25.5x69.7x25.9x69.9, 5-sty bk tnt; Harry V T Williams to Lorenzo Ullo, 1046 83d, Bklyn; AT; Nov17; Nov20'11; A$20,-000-25,000. O C & 100

Chrystie st, 155; Josephine D Pell, wid, to same; AT; B&S & C a G; June5; Nov20 '11. nom

Charles st, 123, (2:632-60) ns, 45.9 e Greenwich, runs e19.4xn32.2xnw25.4xsw 14.2xs25.8 to beg, 3-sty & b bk tnt; Harold G Pond EXR Jane B Pond to Harold G Pond, 143 Crary av, Mt Vernon, NY; ⅓ pt; Nov11; Nov17'11; A$3,200-4,000. nom

Cherry st, 174, (1:254-5) ns, abt 90 e Market, 25x114, 5-sty bk tnt & strs; Julius Salkin to Harry Horowitz, 412 Cherry; mtg $23,500; Nov8; Nov17'11; A$12,000-22,-000. O C & 100

Chrystie st, 114, (2:418-4) es, abt 150 n Grand, 25x100, 6-sty bk tnt & strs; Israel Grinstein to Sarah Grinstein, 114 E 81; mtg $32,500; Nov22'11; A$23,000-42,000. nom

Crosby st, 94, see Bway, 558.

Crosby st, 96, see Bway, 558.

Chrystie st, 211, (2:427-41) ws, abt 85 n Stanton or at s line land Richd Munson, runs w50xs25xe25xs3.6xe25 to st xn 25 to beg, 5-sty bk tnt & strs; Rosina Tuzzolino to Salvatore Cannariato, 234 E 75; ½ pt R T & I;; mtg $17,250; Nov22; Nov23'11; A$16,000-21,000. nom

Dyckman st, (8:2257-2258 & 2259) nes, at w l of right of way of Hudson R R R, runs n along R R — to es of original h w m of Hudson River xsw, w & se on curves to w terminal line of Dyckman, xn— to n es of said st xse— to ws of said R R, with A R T & I to land under water of Hudson River in front of above, with docks, wharves riparian rights, etc; Cornelius K G Billings to Tryon Realty Co, 54 Wall; B&S; Nov18; Nov21'11. nom

East Broadway, 91, (1:282-pt lt 31) ss, abt 290 w Pike, 25x90x24.4x90, pt 7-sty bk loft & str bldg; Michl Levy to Lazarus Realty Co, 18 W 115; mtg $68,000 on this & other prop; Nov15; Nov20'11; A$—— $——. O C & 100

Eldridge st, 172, (2:415) es, 174.3 s Rivington, 25x87.6; asn rents; Tarsus Realty Co to Philip & M H Sugerman, 136 W 118, & F C Straat, 247 W 104, doing business as Royal Co of NY, 93 Nassau; Nov20'11. 1,650

Emerson st, sec Sherman av, see Sherman av, sec Emerson.

Forsyth st, 186, (2:421-51) es, 100 s Stanton, 25x100, 6-sty bk tnt & strs; Israel Grinstein to Sarah Grinstein, 114 E 81; mtg $28,000; Nov22'11; A$20,000-37,000. nom

Goerck st, 25, (2:327-62) ws, 50 n Broome, 25x75, 6-sty bk tnt & strs; Israel Grinstein to Sarah Grinstein, 114 E 81; mtg $17,930; Nov22'11; A$10,000-23,000. nom

Grove st, 31, (2:588-74) ns, abt 170 e Bedford, 20.10x100, 3-sty & b bk dwg; Lotta wife of & Jno H Degraw, of Teaneck, NJ, to Clarence Mabie, Hackensack, NJ; Oct30; Nov21'11; A$9,000-10,500. nom

Greenwich st, 762, (2:634-27) ws, 82 s Bank, runs w33.6xs25.3&2&14.5xe23.8&33.5 to st xn17.6 to beg, vacant; Adam Wiener, ref, to Curtiss P Byron, 2224 Ams av; FORECLOS, Sept27; Oct27; Nov21'11; A$4,-300-5,000. 6,858

Greenwich st, 330, (1:142-16) ws, 25 s Jay, 25x58, 5-sty bk loft & str bldg; Danl S Miller & ano, EXRS, &c, Ann K Miller to Jno H Hingslage, 1851 7 av, & Eliz Ficken, 600 W 141; correction deed; Sept 29; Nov21'11; A$15,000-24,000. nom

Greenwich st, 762, (2:634-27) ws, 82 s Band, runs w33.6xs25.3&2&14.5xe23.8&33.5 33.5 to st xn17.6 to beg, vacant; Curtiss P Byron to Value Realty Co, 170 Bway; mtg $6,000; Nov17; Nov23'11; A$4,300-5,000. O C & 100

Henry st, (1:282-pt lot 31) ns, at es Manhattan Bridge approach or abt 320 w Pike, runs e3.7xn85xw25xs14.5 to bridge, &c, xse 73.8 to beg, pt 7-sty bk loft & str bldg; Lazarus Levy to Lazarus Realty Co, 18 W 115; mtg $55,000 & AL on this & other prop; Nov11; Nov20'11; A$——$——. O C & 100

Henry st, (1:282); same prop; Maximilian Stern to same; mtg $30,000; Apr26'09; Nov20'11. O C & 100

Henry st, 81, (1:282-pt lt 31) ns, abt 290 w Pike, 25x85.2x25x85.8, pt 7-sty bk loft & str bldg; Lazarus Levy to Lazarus Realty Co, 18 W 115; mtg $77,000 on this & other prop; Nov11; Nov20'11; A$——$——. O C & 100

Leonard st, 22, (1:179-27) ss, 149.7 w W Bway, 25x100, 6-sty bk storage; Henry C Tinker, 48 E 57, to Annie R Tinker, 48 E 57; Oct26; Nov20'11; A$23,000-35,000. nom

Leroy st, 11, (2:586-74) ns, 125 w Bleecker, 25x90, 3-sty bk tnt & 1 & 2-sty fr stable in rear; Jno B Lotz to Carolina Perazzo, 93 Macdougal; mtg $2,000; Nov18; Nov 20'11; A$11,000-13,000. O C & 100

Lewis st, 156, (2:358-2) es, 25 n 3d, runs n24xe100.5xs27.3xn100.7, 6-sty bk tnt & strs; Julius Stoloff et al to Meyer Friedman; mtg $25,000; June3'07; re-recorded from June4'07; Nov13'11; A$12,500-33,000. Corrects error in last issue when location was Lewis st, 153. O C & 100

Leroy st, 7, (2:586-72) ns, 75 w Bleecker, 21.10x90x22x90, 2-sty fr bk ft tnt & 2-sty fr tnt in rear; Jane E Demarest & ano to Thos O'Brien, 236 W 144; Nov20; Nov21'11; A$9,500-10,000. O C & 100

Lewis st, 10, (2:326-35) es, 125 n Grand, 25x101, 5-sty bk tnt & strs; Israel Grinstein to Sarah Grinstein, 114 E 81; mtg $22,500; Nov22'11; A$13,000-27,000. nom

Mott st, 208-14, see Spring, 27.

Mulberry st, 3, (1:161-32) ws, abt 45 n Park row, 30x25x29.9x25, 5-sty bk tnt & strs; Max Keve to Milia Anzelone, 133 Cherry; mtg $14,000; Nov15; Nov22'11; A $11,000-15,000. nom

Norfolk st, 107, (2:353-34) ws, 150 n Delancey, 25x100, 5-sty bk tnt & strs; Akiba & Henry Heller to Moses Heller, 107 Norfolk; AL; Jan17; Nov22'11; A$24,500-42,000. O C & 100

Prince st, 24, (2:493-16) ss, 71.6 se Mott, 23.6x104x22.9x109.9, 5-sty bk tnt & strs; A $18,000-25,000; also PRINCE ST, 26, (2:-493-15) ss, 47.6 e Mott, 24x109x23.1x114.7, 5-sty bk tnt & strs; A$18,500-25,000; Antonino Maggio to Antonino Franzone, 303 E 5, & Vincenza Cicio, 5206 6 av, Bklyn; mtg $45,700; Nov16; Nov18'11. nom

Prince st, 26, see Prince, 24.

Prince st, pt of 76, see Bway, 558.

Perry st, 113-5, (2:633-60) ns, 85.1 e Greenwich, runs n26.2 & 19xe14.7xnw17.3xn 14.2xe24.8xs70 to st xw45 to beg, 6-sty bk tnt; Jno H Vought & ano, TRSTES for Annie M Vought will of Hosea Webster, to Wm G Vought, at East Aurora, Erie Co, NY; Anne W Dann, 70 Hodge av, Buffalo, NY, & Mary V P Lansing, 29 Oakland, Buffalo, NY, & Jno H Vought, 246 Norwood av, Buffalo, heirs, &c, Annie M Vought; B&S; Nov6; Nov23'11; A$15,000-40,000. nom

Ridge st, 155-61, (2:345-20-22) nws, 200 ne Stanton, 100x100, 2 5-sty bk tnts & strs; A$90,000-146,000; also ATTORNEY ST, 164, (2:345-7) es, 225 n Stanton, 24.9x 100, 5-sty bk tnt & strs; A$22,000-28,000; Rebecca Fleck to Frances Baumann, 57 W 89; AL; Nov21; Nov22'11. O C & 100

Spring st, 27, (2:493-41) nec Mott (Nos 208-14), 23.9x114.5x23.3x109, 6-sty bk tnt & strs; Jno H Jones, ref, to Richd Lathers Jr, at New Rochelle, NY, & Richd O'Gorman, 125 W 81, TRSTES Richd Lathers; FORECLOS, Nov15; Nov23'11; A$33,000-78,000. 65,000

Washington Sq S, 64, see W Bway, 566-76.

West st, 307-8, (2:596-5-6) es, 142.1 n Spring, 40x87.3x40x85.9, 2 5-sty bk loft & str bldgs; Thos Lenane & ano, TRSTES Patk Lenane to Thos Lenane, 18 W 82; Nov23'11; A$26,000-35,000. **20,000**

West st, 307-8; Mortimer V & Eleanor B Lenane, heirs Patk Lenane to same; QC; Nov23'11. O C & 100

3D st, 65-7 W, see W Bway, 566-76.

3D st, 352 E, (2:357-12) ss, 31 w Manhattan, runs s46.2xe0.2xs12.8xw0.2xs10xw 31.1xn68.11 to st xe31.4 to beg, 6-sty bk tnt & strs; Lottie S Stoll to Libbie Fischman, 119 Ludlow, & Rose Fischman, 120 W 117; ⅔ pts; AL; Nov16; Nov21'11; A $16,000-30,000. nom

3D st, 363-7 E, (2:357-83-88) ns, abt 85 w Lewis, deed reads bet Av D & Lewis st, at sec land formerly of Dimond Chandler, runs e 14.6xn64 to ss of 4 ft aley, thence 4 ft across alley to ns x still n30.4xw31.6x s15 to ns aley xe6xs across alley x4 to ss x8e38.10xs43.6 to beg; also 3D ST, ns, at sec of above, runs n63 to alley xe40.4 to turn in alley xs still along alley & land Thos Thomas, 63.5 to st x w 45.2 to beg; also ALLEY, ns at e l land Thos Thomas, runs n 4 to land David Reeves xe24 to land John Rowe xs6 to alley xw24 to beg; also PLOT begins 127.1 w Lewis st & 70.10 n 3d, runs n31xe16xs31.4 to 4 ft alley xw 20.5 to beg, 5-sty bk warehouse & 2 & 3-sty bk stable; Chas K Harley to Livingston Jenks, at Berkeley, Cal; mtg $25,000; Nov25'10; Nov21'11; A$27,200-33,700. nom

4TH st, 72 W, see W Bway, 566-76.

7TH st, 182 E, see Av B, 108.

11TH st, 328 E, (2:452-22) ss, 225 w 1 av, 25x94.10, 5-sty bk tnt & strs; Salvatore Cannariato et al to Vincenzo Tuzzolino, 1414 2 av; mtg $32,200 & AL; Nov22; Nov23'11; A$17,000-28,000. nom

11TH st, 508 E, (2:404-8) ss, 120.6 e Av A, runs e29xs94.8xw54xn19.8 & 25xn75 to beg, 5-sty bk tnt & strs & 4-sty bk rear tnt; A$22,000-30,000; also 11TH ST, 504 E, (2:404-6) ss, 94.6 se Av A, 26x75, 4-sty bk tnt & strs; A$15,000-20,000; also 11TH ST, 510 E, (2:404-9) ss, 149.5 e Av A, 21x74.10, 4-sty bk tnt; A$12,000-15,000; John J Rooney (ref) to Louis Feldman, 2 Attorney; FORECLOS, Nov17; Nov21; Nov22'11. 16,000

11TH st, 510 E, see 11th, 508 E.

11TH st, 504 E, see 11th, 508 E.

13TH st, 333 E, (2:455-49) ns, 221.8 w 1 av, 28.4x103.3, 5-sty stn tnt; Louis Abramovitz to Herman Brill, 629 W 135, ½ pt; AL; Nov21; Nov22'11; A$21,000-39,000. O C & 100

13TH st, 440 E, (2:440-28) ss, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt & strs; Benj J Weil to Isidor Leibowitz, 70 Rivington; mtg $21,000; Nov20; Nov21'11; A$17,000-26,000. O C & 100

14TH st, 319-21 W, (3:738-23-24-54-55) ns, 275 w 8 av, 50x206.6 to ss 15th (Nos 324-6), 4 4-sty bk & stn tnts; Frank Seely to Edw L Larkin, 422 W 20; mtg $60,000 & AL; Sept7; Nov22'11; A$58,000-80,000. O C & 100

15TH st, 324-6 W, see 14th, 319-21 W.

15TH st, 607 E, (3:983-7) ns, 113 e Av B, 25x103.3, 5-sty bk tnt & strs; Henry A Friedman ref to Chas S Terrett, 408 Munroe av, Asbury Park, NJ; FORECLOS, Sept5; Nov14; Nov17'11; A$8,000-13,000. 9,000

20TH st, 330 W, (3:743-62) ss, 416.5 e 9 av, 16.6x92, 3-sty & b bk dwg; Carrie F Behrens, EXR Caroline V Roome to Carrie F Behrens, 1446 Dean, Bklyn, & Ethel L Coler, 372 Jefferson av, Bklyn, heirs Caroline V Roome; Nov20; Nov21'11; A$8,-000-10,000. **12,500**

21ST st, 230 W, (3:770-57) ss, 416.1 e 8 av, 16x92, 4-sty stn dwg; Hugh Danahar to Johanna Coughlan, 119 W 16; Nov22'11; A$9,500-12,000. O C & 100

21ST st, 230 W; Johanna Coughlan to Mary H Burchill, 31 W 92; Nov22'11. O C & 100

22D st, 116 E, (3:877-81) ss, 195 w Lex av, 20x98.9, 3-sty & b bk dwg, 1-sty ext; Wm B Lovell TRSTE Rufus C Read to Bertha H Minturn, 116 E 22; Nov22'11; A $28,000-31,500. **30,250**

22D st, 116 E; Ellen K Edwards heir Geo W Keith to same; QC; Nov1; Nov22 '11. nom

22D st, 116 E; Jane K Read widow to same; QC; Oct25; Nov22'11. nom

22D st, 116 E; Rufus C Read to same; QC; Oct25; Nov22'11. nom

22D st, 116 E; Sarah B Lovell to same; QC; Oct25; Nov22'11. nom

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22D st, 116 E; Miranda A Hardy to same; QC; Oct25; Nov22'11. nom

22D st, 116 E; Wm H Sherman to same; QC; Oct25; Nov22'11. nom

22D st, 116 E; Henry C Read to same; QC; Oct25; Nov22'11. nom

22D st, 110 E, (3:877-84) ss, 150 e 4 av, 20x98.9, 3-sty & b bk dwg; Wm B Lovell TRSTE Rufus C Read to Jas J Goodwin, 11 W 54; Nov16; Nov22'11; A$28,000-31,000. **32,500**

22D st, 110 E; Ellen K Edwards heir Geo W Keith to same; QC; Nov1; Nov22 '11. nom

22D st, 110 E; Miranda A Hardy to same; QC; Oct25; Nov22'11. nom

22D st, 110 E; Wm H Sherman to same; QC; Oct25; Nov22'11. nom

22D st, 110 E; Rufus C Read to same; QC; Oct25; Nov22'11. nom

22D st, 110 E; Henry C Read to same; QC; Oct25; Nov22'11. nom

22D st, 110 E; Sarah B Lovell to same; QC; Oct25; Nov22'11. nom

22D st, 110 E; Jane K Read to same; Q C; Oct25; Nov22'11. nom

22D st, 110 E; Jas J Goodwin to Rector, &c, of Calvary Church, 103 E 21; Nov16; Nov22'11. O C & 100

23D st, 153-7 W, (3:799-12) ns, 200 e 7 av, 60x98.9, 12-sty bk loft & str bldg+ Samson Lachman ref to Chas Buek Constn Co, 5 E 42d; mtg $300,000 & AL; FORECLOS, Nov9; Nov11; Nov17'11; A$142,000-315,000. 50,000

23D st, 153-7 W, (*); Chas Buek Constn Co to Brown-Weiss Realties, 63 Park Row; AL; Nov11; Nov17'11. nom

24TH st, 431 W, (3:722-20) ns, 375 w 9 av, 25x98.9, 5-sty stn tnt; Carrie F Behrens, EXR Caroline V Roome to Carrie F Behrens, 1446 Dean, Bklyn, & Ethel L Coler, 372 Jefferson av, Bklyn, heirs Caroline V Roome; mtg $6,000; Nov20; Nov21 '11; A$10,000-26,000. **26,500**

25TH st, 128 E, (3:880-76) ss, 69 w Lex av, 15.4x49.4, 4-sty & b bk dwg; Charlotte Dumas wid to Lila J Fairbairn, 128 E 25; Jan19; Nov17'11; A$14,500-17,000. gift

25TH st, 516-24 W, (3:696-49) ss, abt 200 w 10 av, 125x98.9, 4 & 5-sty bk fcty; agmt as to option to purchase above premises at any time prior to May1'13 for $114,000; Warner Realty Co with Basolio Ink & Color Co, 516-24 W 25; Mar15; Nov18'11; A $44,000-71,000. nom

26TH st, W, (3:802) ns, 278.6 e 7 av, strip —x ½ blk x0.2x ½ blk; Eliza P Gibson widow & devisee Edwin P Gibson to Fabian Constn Co, 1133 Bway; AT; QC; Nov8; Nov22'11. nom

31ST st, 100-4 W, see 6 av, 517-19.

37TH st, 437 W, (3:735-14) ns, 300 e 10 av, 25x98.9, 3-sty bk tnt & strs & 2-sty bk tnt in rear; Geo Kern to Edmund Coffin, 13 W 57; mtg $8,000; Nov18; Nov22'11; A $10,000-13,500. O C & 100

41ST st, 6 E, (5:1275-67) ss, 119.2 e 5 av, runs s104.2xne20.10xn103.8 to st xw20.10 to beg, 4-sty & b stn dwg; Chas H Stebbins, EXR Mary L Vail to Jenny K Stafford, 1256 Bway; Nov23'11; A$78,000-88,000. **130,000**

42D st, 427 W, (4:1052-19) ns, 325 w 9 av, 25x100.4, vacant; Michl J Kiernan to Thos Farrell, 443 W 43; ½ pt; mtg $15,000; Nov17; Nov21'11; A$17,000-22,000. nom

45TH st, 553 W, (4:1074-6) ns, 125 e 11 av, 25x100.5, 5-sty bk tnt; Zacharias Bendheim to Adolph M Bendheim, 88 Central Park W; mtg $14,000; Nov22; Nov23'11; A $9,000-17,000. O C & 100

45TH st, 605 W, (4:1093-28) ns, 100 w 11 av, 25x100.5, 4-sty bk tnt & str, 1-sty ext; Rosanna Gilroy to Jno T Gilroy, 605 W 45, & Mary E Dismuke, 336 W 42; mtg $6,-250; Nov22; Nov23'11; A$8,000-8,500. O C & 100

46TH st, 449 W, (4:1056-12) ns, 272.6 e 10 av, 24.2x100.5, 5-sty bk tnt & strs; May Feeney to Max Stern, 56 W 140; mtg $18,-000; Nov23'11; A$11,000-18,500. O C & 100

48TH st, 623 W, (4:1096-19) ns, 325 w 11 av, 25x74.6, 2-sty fr tnt & str & 2-sty fr rear tnt; Jas Draddy to Ellen Purcell, 234 Central Park W; AT; QC; Nov15; Nov17 '11; A$7,000-7,000. nom

48TH st, 301-3 W, see 8 av, 791-3.

49TH st, 408 W. (4:1058-37½) ss, 118.9 w 9 av, 18.9x51.1x19.3x55.5, 4-sty bk tnt; Anna Fowler, EXTRX, &c, Sarah Fowler to Cath Connolly, 408 W 49; Nov20'11; A$6,-000-8,000. **8,300**

50TH st, 250 E, see 2 av, 939-41.

50TH st, 323 W, (4:1041-21) ns, 271.8 w 8 av, 19.2x100.5, 4-sty stn tnt; Thos Lenane & ano, TRSTES Patk Lenane to Rudolph Wallach Co, 68 Wm; ½ pt; Nov23 '11; A$12,000-13,500. **8,612.50**

50TH st, 323 W: Thos Lenane to Rudolph Wallach Co, 68 Wm; ½ pt; Nov23'11. **8,612.50**

50TH st, 323 W: Mortimer V Lenane & ano, heirs, &c, Patk Lenane to same; QC; Nov23'11. O C & 100

62D st E, sec Lex av, see Lex av, 801.

63D st, 143 E, (5:1398-24) ns, 312.4 w 3 av, 12.2x100.5, 3-sty & b stn dwg; Emma wife Louis B De Veau to Eliz F Harper, 143 E 63; Nov15; Nov17'11; A$10,000-12,500. O C & 100

66TH st, 207 W, (4:1158-26) ns, 150 w Ams av, 25x100.5, 5-sty bk tnt; Rose Silberstein to Isidore Moskowitz, 276 Huntington, Newark, NJ; AL; Nov20'11; A$7,-000-15,000. O C & 100

67TH st, 212 W, (4:1158-42) ss, 225 w Ams av, 25x100.5, 5-sty bk tnt; Gustav Seufer to Hannah Abraham, 825 10 av; Nov20; Nov21'11; A$7,500-17,000. nom

69TH st, 225-9 W, (4:1161-19) ns, 265 w Ams av, 80x100.5, 6-sty bk tnt; Saml Jones to David Israel, 61 E 86; mtg $146,860.44 & AL; Nov20'11; A$40,000-160,000. nom

70TH st, 512 E, (5:1481-40) ss, 286 e Av A, 37x100.5, 6-sty bk tnt; State Investing Co of NJ to Alfred H Ackers, 233 W 128; mtg $24,000; Nov14; Nov20'11; A$10,000-38,000. nom

70TH st, 512 E; Alfred H Ackers to State Investing Co of NJ, 15 Exchange pl, Jersey City, NJ; mtg $22,000; Nov16; Nov20'11. nom

71ST st, 416-8 E, (5:1465-38) ss, 238 e 1 av, 50x100.5, 6-sty bk tnt; Henry Hirsch to Regina Hirsch, 1235 Union av; mtg $45,500 & AL; Nov21; Nov23'11; A$17,000-57,000. O C & 100

73D st, 429 E, (5:1468-17) ns, 175 w Av A, 25x102.2, 5-sty bk tnt; Frederic E Klein et al, EXRS, &c, Josef Klein to Louis Reitman, 8 W 112; mtg $15,000; Nov20; Nov21'11; A$8,000-22,000. **25,000**

73D st, 429 E, (5:1468-17) ns, 175 w Av A, 25x102.2, 5-sty bk tnt; Louis Reitman to Frederic E & Philip Klein & Rose Sobel EXRS, &c, Josef Klein, all at 72 W 119; mtg $15,000; Nov22'11; A$8,000-22,000. **25,000**

73D st, part 109 E, (5:1408-pt lot 7) ns, 160 e Park av, 20x102.2, part 4-sty stn tnt; re mtg; Henry T Sloane to Chas H Russell, 129 E 34; Nov22'11. nom

74TH st, nec Av A, see Av A, 1394.

75TH st, 241 E, (5:1430-20) ns, 105 w 2 av, 20x102 2, 3 & 4-sty bk bldg; Henrietta Ingber to Henry Malito, 202 Bleecker; mtg $14,000; Nov17'11; A$9,000-20,000. nom

75TH st, 241 E, (5:1430-20) ns, 105 w 2 av, 20x102.2, 3 & 4-sty bk bldg; Henry Malito to Milton M Goldsmith, 601 W 174; mtg $18,500; Nov17'11; A$9,000-20,000. nom

75TH st, 115-9 W, (5:1410-11) ns, 85 w Lex av, 70x102.2, 4-sty bk stable; Jas A Sullivan et al HEIRS &C, Maurice J Sullivan to Ellen Sullivan, 130 E 78; B&S; AL; Nov14; Nov17'11; A$58,000-75,000. nom

77TH st, 307 W, (4:1186-19) ns, 100.6 w West End av, 18.6x102.2, 4-sty stn dwg, 2-sty ext; Lionel C Mackarnes to Harriet G Llod, 59 W 46; C a G; mtg $20,000; Oct16; Nov17'11; $17,000-28,000. nom

77TH st, 239 E, (5:1432-15) ns, 230 w 2 av, 25x102.2, 4-sty stn tnt; Fanny Gruen to Benj J Weil, 21 E 82; B&S; AL; Nov15; Nov21'11; A$11,000-19,000. O C & 100

78TH st, 232, on map 232-4 E, (5:1432-37) ss, 278.7 e 3 av, 26.5x102.2, 6-sty bk tnt & strs; Rebecca Sachs & ano to Chas Becker, 57 E 105; mtg $30,000; Nov21'11; A$12,000-34,000. O C & 100

80TH st, 123 W; power of attorney; Paul F Leach to Jno C Leach; Oct26; Nov20'11.

82D st, 218-20 E, (5:1527-39-40) ss, 203.4 e 3 av, 50.10x102.2, 2 5-sty stn tnts; Zacharias Bendheim to Adolph M Bendheim, 88 Central Park W; mtg $42,000; Nov22; Nov 23'11; A$22,000-48,000. O C & 100

82D st, 29 W, (4:1196-16) ns, 387.6 e Col av, 22.6x102.2, 4-sty & b bk dwg; Henry Parsons et al, EXRS, &c, Geo Parsons to Geo C Towne, 355 St Johns pl, Bklyn; July 24; Nov23'11; A$18,000-28,500. **35,000**

82D st, 29 W; Henry Parsons et al to same; B&S; July24; Nov23'11. nom

83D st, 46-56 W, (4:1196-52) ss, 225 e Col av, 100x102.2, 8-sty bk tnt; re mtg; Dry Dock Savings Instn to Hennessy Realty Co, 220 Bway; QC; Nov15; Nov17 '11; $85,000-$——. 75,000

84TH st, 234-6 E, (5:1529-32) ss, 177.11 w 2 av, 25.5x102.2, 3-sty bk tnt & 1 & 2-sty bk stable; Philip Rotella heir Pietro Rotella to Rosina & Anna Rotella, both at 234 E 84, also heirs as above, ½ pt; A L; Nov21; Nov22'11; A$11,000-12,500. nom

85TH st, 227 E, (5:1531-15) ns, 350 e 3 av, 25x102.2, 3-sty bk stable; Alice Otto to Christina Hunziker, 237 E 85; mtg $8,-000; Nov17; Nov18'11; A$11,000-17,000. O C & 100

87TH st, 109 W, (4:1218-28½) ns, 75 w Col av, 16.8x100.8, 3-sty & b stn dwg; Oscar Kress to Emma M Raymond, 2101 Bway; mtg $15,000 & AL; Nov16; Nov17'11; A$10,000-16,500. O C & 100

88TH st, 229 E, (5:1534-18) ns, 175 w 2 av, 25x100.8, 5-sty bk tnt; Woolf Lazarus to Geo Marten, 1303 Lex av; mtg $18,000; Nov17; Nov18'11; A$10,000-19,000. O C & 100

88TH st, 182 W, see Ams av, 5475.

91ST st, 28 W, (4:1204-42½) ss, 248 w Central Park W, 18x100.8, 3-sty & b bk dwg; Phoenix Ingraham, ref, to Lewis S Davis, 439 Manhattan av; FORECLOS, Nov8; Nov20; Nov21'11; A$13,000-21,000. 18,000

96TH st, 21 W, (7:1832-20) ns, 300 w Central Park W, 19x100.11, 4-sty & b bk dwg; Wm J Casey to Jno O'Connor, 1127 Park av; Nov21'11; A$14,400-22,000. O C & 100

96TH st, st, 138 E, see Lev av, 1486.

97TH st, 201 E, see 3 av, 1751.

99TH st, 138 W (7:1853-49) ss, 375 e Ams av, 25x86.10x25x85.7, 5-sty bk tnt; Nellie White to Moritz Arnstein, 792 Ams av; mtg $17,000; Nov21; Nov22'11; A$13,800-20,000. nom

100TH st, 311 E, (6:1672-9) ns, 180 e 2 av, 40x100.11, 6-sty bk tnt & strs; Gustavo Galiani to Dorothy Eickelberg, 934 8 av; mtg $49,500 & AL; Nov1; Nov17'11; A$12,500-44,000. nom

101ST st, 406-10 E, (6:1694-43-45) ss, 100 e 1 av, 100x100.11, 2 6-sty bk tnts & strs; Ashbrooke Building Corpn to Chelsea Realty Co, 135 Bway; QC; Nov21; Nov22 '11; A$28,000-108,000. nom

103D st, 137 E, (6:1631-12) ns, 278 e Park av, 16x100.11, 3-sty & b stn dwg; Kate Doubleday to Michl J Gaffney, 1307 Lex av; mtg $4,000; Nov1; Nov22'11; A$7,-000-$7,500. O C & 100

103D st, 209-15 E, (6:1653--7-10) ns, 147.6 e 3 av, 112.6x100.11, 3 6-sty bk tnts & strs; Julius Weinstein to Beckie Minster, 101 W 143; AL; Nov17; Nov18'11; A$45,000-135,-000. nom

103D st, 94 W, (7:1838-60) ss, 99.6 e Col av, 20x100.11x25x100.11, 5-sty stn tnt; Edw Popper to Herminie Popper; mtg $14,000; June21'10; Nov23'11; A $12,000-21,000. O C & 100

104TH st, 345 E, see 104th, 343 E.

104TH st, 343 E, (6:1676-20) ns, 150 w 1 av, 25x100.9, vacant; A$8,000-8,000; also 104TH ST, 345 E, (6:1676-21) ns, 125 w 1 av, 25x100.9, vacant; A$8,000-8,000; Jno Jordan to Adeline S Jordan, his wife, 19 W 85; Nov17; Nov18'11. nom

105TH st, 217-9 E, (6:1655-8) ns, 179.2 e 3 av, 40.10x100.11, 6-sty bk tnt & strs; Phelan Beale ref to Leopold Haas, 340 W 86; mtg $40,000; FORECLOS & dated Nov 16'11; Nov17'11; A$16,500-48,000. 5,000

111TH st, 103 E, (6:1639-2) ns, 31.11 e Park av, 15.11x100.11, 3-sty & b stn dwg; Astor Trust Co, 389 5 av to Tilmil Realty Co, 309 Bway; B&S, Nov14; Nov22'11; A $7,000-8,000. **5,275**

111TH st, 113 E, (6:1639-6½) ns, 111.7 e Park av, 15.11x100.11, 3-sty & b stn dwg; Astor Trust Co to Tilmil Realty Co, 309 Bway; B&S; Nov14; Nov22'11; A$7,000-8,000. **5,600**

111TH st, 55 W, (6:1595-6) ns, 100 e Lenox av, 25x100.11, 5-sty bk tnt; A$15,-000-28,000; also 111TH ST, 51 W, (6:1595-8) ns, abt 150 e Lenox av, —x—, 5-sty bk tnt; A$15,000-28,000; order of court cancelling mtg recorded Feb23'06 on 1st parcel, also certf for $5,500 is amt due on 2d parcel, &c; Isidor Siegal, plff, agt Chas A Ashmead et al, defts; Nov16; Nov21'11. court order

111TH st, 51 W, see 111th, 55 W.

112TH st, 239 E, (6:1662-18) ns, 167.6 w 2 av, 17.6x100.11, 4-sty bk tnt; Susan Pierstorf heir, &c, Wm Coddington to Henrietta Neylan, 941 Simpson; QC; Nov16; Nov22'11; A$6,500-10,000. nom

112TH st E, (6:1662-pt lt 18) ns, 430 e 3 av, a strip, 5x100.11; J Oakley Hobby et al heirs, &c, Jno B Hobby to Henrietta Neylan, 941 Simpson; QC; June30; Nov22'11; A $——-$——. nom

113TH st, 62 W, (6:1596-60) ss, 266 e Lenox av, 17x100.11, 3-sty & b bk dwg; Fischel Realty Co to Jennie Lewis, 1439 Mad av & Anna Weinstein, 18-20 E 105; mtg $8,125; Nov21; Nov22'11; A$10,000-11,500. O C & 100

113TH st, 72 E, (6:1618-45) ss, 180 w Park av, 25x100.11, 5-sty bk tnt & strs; Mamie Wessel to Harry Bayer, 61 Delancey; mtg $23,000; Nov22'11; A$11,000-22,-000. O C & 100

114TH st, 123 E, (6:1642-9) ns, 175 e Park av, 15x100.11, 3-sty & b stn dwg; Arthur McGlone to Morris J Werner, 570 53d, Bklyn; mtg $7,200; Nov16; Nov20'11; A$6,500-8,000. O C & 100

114TH st, 123 E, (6:1642-9) ns, 175 e Park av, 15x100.11, 3-sty & b stn dwg; Selma Freedman or Friedman to Arthur McGlone, 19 W 56; AL; Nov14; Nov17'11; A$6,500-8,000. nom

116TH st, 30-2 W, (6:1599-50-51) ss, 333 w 5 av, 54x100.11, 2 5-sty bk tnts & strs; Sadie Elias to Joe Elias, 30 W 116; ½ R, T & I; AL; Nov2; Nov23'11; A$41,000-66,-000. O C & 100

116TH st, 135 W, (7:1901-15) ns, 317.9 e 7 av, 28.6x100.11, 5-sty bk tnt; Jennie H Morrison to Mary Dux, 772 9 av; mtg $33,-500; Nov23'11; A$22,800-36,000. O C & 100

118TH st, 306, on map 306-8 E, (6:-1689-47) ss, 100 e 2 av, 40.9x100.10, 6-sty bk tnt & strs; Belwood Realty Co to Julia A Whitehorne, 22 W 123; mtg $44,500 & AL; Nov20; Nov21'11; A$15,000-48,000. nom

118TH st, 83 W, (6:1717-5) ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; Alice Rochelle to Cassie Ridley, 226 W 116; mtg $14,000 & AL; Nov21; Nov22'11; $12,000-15,000. O C & 100

118TH st, 83 W, (6:1717-5) ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; Benj Jacobs et al to Alice Rochelle, 417 E 68; B&S; July11; Nov22'11; A$12,000-15,000. O C & 100

119TH st, 111-3 E, (6:1768-5 & 6) ns, 90 e Park av, 50x100.10, 2 5-sty bk tnts; Max Bernow to Gussie Litwin, 280 Sackman, Bklyn, ½ pt; AL; Nov21; Nov22'11; A$22,-000-48,000. O C & 100

120TH st, 21 W, (6:1720-7) ns, 120 e Lenox av, 20x100.11, 3-sty & b stn dwg; Mary J Odell to Cath Harte, 48 W 33, party 1st pt reserves life estate; mtg $12,-500; Nov15; Nov22'11; A$13,000-20,500. O C & 1,000

121ST st, 225 E, (6:1786-12) ns, 275 e 3 av, 25x100.10, 4-sty stn tnt & strs & 4-sty bk rear tnt; Sol B Tur to Marie Tur, both at 306 W 113; mtg $15,000 & AL; Mar6; Nov18'11; A$17,000-20,000. nom

122D st, 416-22 W, (7:1963-56) ss, 100 e Ams av, runs s90.10xe100xn90.2 to ss Morningside Park W, xw along said Park & 122d, 100.1 to beg, 6-sty bk tnt; Lewis Krulewitch to Krulewitch Realty Co, 2228 Bway; mtg $145,000; Nov16; Nov17'11; A $75,000-170,000. O C & 100

122D st, 306 E, (6:1798-54) ss, 100 e 2av, 18.4x100.11, 4-sty bk tnt; Chas D Donohue ref to Jno McKee, 113 Columbia Heights, Bklyn; mtg $6,500; FORECLOS Oct23; Nov 15; Nov17'11; A$5,500-10,500. 2,300

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122D st, 52 E, (6:1747-71) ss, 284 w Park av, 21x100.11, 5-sty stn tnt; Jas Kearney, ref, to Jno H Ives, 114 St Marks av, Bklyn, & Andres M Companioni, 2441 7 av, NY, TRSTES Emilio del Pino; FORECLOS, Nov9; Nov17; Nov18'11; A$10,000-21,000. 19,500

125TH st, 64-8 W, (6:1722-63-65) ss, 235 e Lenox av, 75x ½ blk, 3 1-sty bk strs; Richd T Mackay to M K Realty Co, 220 Bway, an undivided interest; AL; Nov22 '11; A$179,000-188,000. nom

130TH st, 29 W, (6:1728-22) ns, 360 w 5 av, runs n8xe0.6xn46.2xw0.6xn45.8xw20xs 99.11 to st xe20 to beg, 4-sty & b stn dwg; Ellen Campbell to Jennie Manevetz, 514 Washington, Hoboken, NJ; mtg $16,000; Nov14; Nov18'11; A$9,500-15,000. O C & 100

131ST st, 21S W, (7:1936-42) ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jefferson Deevy to Jos L Young, 209 Adelphi, Bklyn; mtg $9,500 & AL; Nov17; Nov21'11; A$8,000-11,000. nom

131ST st, 63-9 W, (6:1729-7-9) ns, 135 e Lenox av, 100x99.11, 2 5-sty bk tnts; Morris Manheimer, 223 W 33, to Aaron Coleman, 50 W 68; 3-7 pts; Nov15; Nov21'11; A$52,000-100,000. O C & 100

140TH st, 219 W, (7:2026-18) ns, 324 w 7 av, 28x99.11, 5-sty bk tnt; Albert Marschat to Karoline Marschat his wife, 787 E 185; mtg $22,000; Nov20; Nov22'11; A$13,-500-30,000. gift

140TH st, 604-12 W, (7:2087-101-4) ss, 75 w Bway, 125x99.11, 3-5-sty bk tnts; Jno Palmer to Birchwood Realty Co, 114 Liberty; mtg $112,000 & AL; Nov15; Nov17'11; A$60,000-141,000. O C & 100

14STH st, 309 W, (7:2045-64) nec Bradhurst av (No 120) 75x24.11, 5-sty bk tnt & strs; Saml Desowitz to Katie Desowitz, 1503 Charlotte; mtg $25,475 & AL; Oct19; 17'11; A$11,000-23,000. O C & 100

152D st, 450-2 W, (7:2066) owned by party 1st pt; also 152D ST, 446 W, (7:2066) owned by party 2d pt; agmt as to permission to attach a chimney flue to wall of premises of party 1st pt; Louis Silverstein to Geo W Wallace, 54 W 120; Nov14; Nov 23'11. nom

152D st, 446 W, see 152d, 450-2 W.

156TH st, 535 W, (8:2115-53) ns, 339.3 w Ams av, 29.3x99.11, 5-sty bk tnt; re dower; Rebecca wife Louis Meryash to Freda Realty Co, 539 W 156; Nov6; Nov23'11; A $18,000-45,000. nom

181ST st W, (8:2155-28) ns, 170 e Audubon av, 50x100, vacant; Alphonse Hogenauer et al to Hogenauer & Wesslau Co, 137 W 130; mtg $20,000; Nov20; Nov21'11; A$28,000-28,000. O C & 100

181ST st, W, ec Pinehurst av, see Fort Washington av, swc 183d.

181ST st W, nwc Fort Washington av, see Fort Washington av, swc 183d.

183D st W, swc Fort Washington av, see Fort Washington av, swc 183d.

183D st W, sec Pinehurst av, see Fort Washington av, swc 183d.

209TH st, (8:2206-30) nes, 125 nw Col or 9 av, 25x99.11, 2-sty fr dwg; Thos L Reynolds Co to Mamaroneck Mtg & Security Co, at Mamaroneck, NY; AL; Oct13; Nov 23'11; A$3,500-6,000. nom

228TH st W, (13:3402-315-316) swc Adrian av late Jansen av, 51.3x96.5x50x85.5, vacant; Jas R Howe, Jr to Margt B Merritt, 169 Martense, Bklyn; mtg $10,000; Nov16; Nov17'11; A$8,300-8,300. nom

Av A, 1676, (5:1585-1½) es, 21.5 n 88th, 20x75, 4-sty stn tnt & strs; Max S Levine, ref, to Theresa Schappert, 518 E 89; FORECLOSED & drawn; Nov21'11; A$7,-000-11,000. 8,000

Av A, 1678, (5:1585-2) es, 41.5 n 88th, 20x75, 4-sty stn tnt & strs; Max S Levine, ref, to Theresa Schappert, 518 E 89; FORECLOSED & drawn; Nov21'11; A$7,-000-11,000. 8,000

Av A, 1394, (5:1486-1) nec 74th, 22.2x98, 2-sty bk tnt & strs; re mtg; Emigrant Industrial Savgs Bank to Chas P Doelger, 11 W 75; Nov15; Nov20'11; A$10,500-22,000. nom

Av B, 108, (2:402-34) swc 7th (No 182), 28x100, 5-sty bk tnt & strs; Sara E Jones to Fredk A Techt at Unionville, Conn; AT; Oct21; Nov17'11; A$30,000-45,000. nom

Av B, 165, (2:393-4) es, 71 n 10th, 23.8x 93, 5-sty bk tnt & strs; Anna Palzer to Mary Milofsky, 291 E 7; mtg $15,000; Nov 21; Nov23'11; A$21,000-22,000. nom

Amsterdam av, 307, (4:1146-3) es, 70.4 n 74th, 17x81, 4-sty bk tnt & strs; Julius Haase et al to Paul R Opp, 304 Ams av; mtg $12,000 & AL; Nov16; Nov23'11; A $14,500-21,500. O C & 100

Amsterdam av, 575, (4:1218-61) sec 88th (No 182) 25.8x100, 5-sty bk tnt & strs; Nathan E Goldberg to Geo Noakes, 2109 Bway; mtg $47,000; Nov16; Nov17'11; A $33,000-57,000. O C & 100

Adrian av, swc 228th, see 228th, swc Adrian av.

Broadway, 926, see Bway, 924.

Broadway, 558, (2:497- pt lt 15) es, abt 95 s Prince, 27x100; also CROSBY ST, 96, (2:497-pt lt 15) ws, abt 115 s Prince, 25x 100; also PRINCE ST, s pt of 76, (2:497-pt lt 18) begins 106 from Prince & 100 from Bway, runs e25xnw—xs2 to beg, gore; also CROSBY ST, 94, (2:497-22) ws, 137.2 s Prince, 25x100x25.4x100, 4-sty bk loft & str bldg; A$140,000-163,000; S Stanwood Menken, ref, to Mary A L de Merlemont, A1 Av d'Iena, Paris, France; PARTITION; Oct10; Nov23'11. 122,100

Broadway, 558, &c; TRSTES Columbia College in City NY to same; QC; Nov21; Nov23'11. nom

Broadway, 924, (3:850-15) es, 22.6 n 21st, 19.11x107.8x19.4x102.3, 4-sty bk loft & str bldg, 1-sty ext; A$165,000-174,000; also BROADWAY, 926, (3:850-14) es, 42.5 n 21st, 19.11x113.1x19.4x107.8, 4-sty bk loft & str bldg, 1-sty ext; A$172,000-181,000; S Stanwood Menken, ref, to Lawrence Jacob at Diamond Point, Warren Co, NY; PARTITION; Oct10; Nov23'11. 250,000

Broadway, 924-6; TRSTES Columbia College in City NY to same; QC; Nov21; Nov23'11. nom

Broadway, 924-6; Lawrence Jacob to Brelm Realty Co, 68 Broad; B&S & C a G; mtg $100,000; Nov23'11. 250,000

Broadway, 354, (1:171-3) es, abt 60 n Leonard, 26x175 to ws Benson, 5-sty bk loft & str bldg; S Stanwood Menken, ref, to Emily M Lawrence, at Lake Mohegan, NY, TRSTE Douglas W Campbell et al; PARTITION, Oct10; Nov23'11; A$125,000-155,000. 128,300

Broadway, 354; TRSTES Columbia College in City NY to same; QC; Nov 21; Nov23'11. nom

Bradhurst av, 120, see 148th, 309 W.

Bradhurst av, 124, (7:2045-66) es, 49.11 n 148th, 25x75, 5-sty bk tnt; Julia L Sanders, 936 St Nicholas av, to Harry Burger, 1728 45th, Bklyn, & Wm F Gohlke, 352 11th, Bklyn; mtg $17,000 & AL; Oct18; Nov20'11; A$7,000-16,000. exch

Fort Washington av, (8:2179) swc 183d, 113.7x214.3 to es Pinehurst av, x70.10 to ss 183d, x210.4, owner by Jas G Bennett; also FORT WASHINGTON AV, (8:2179) nwc 181st st, 276.6 to s line as above x 214.3 to es Pinehurst av, x306.10 to 181st, 210.4, owned by party 2d pt; boundary line agmt; Jas G Bennett individ & TRSTE Jas G Bennett decd with Apostleship of Prayer, 801 W 181; July19; Nov17 '11. nom

Lexington av, 1486, (5:1524-56) swc 96th (No 138) 100.8x36, 5-sty bk tnt & strs; Annie Rosenfeld to Wm J Hayes, 65 W 95; B&S; Nov10; Nov17'11; A$46,000-72,000. O C & 100

Lenox av, 517, (7:1920-35) ws, 24.11 s 136th, 16.8x75, 3-sty bk str; Saml Desowitz to Katie Desowitz, 1503 Charlotte; mtg $18,225 & AL; Oct19; Nov17'11; A$11,500-14,000. O C & 100

Lenox av, 83, (7:1824-30) ws, 25.11 n 114th, 25x100, 5-sty bk tnt & strs; Lena wife Abr Jacobs to said Abr Jacobs, 83 Lenox av; AL; Nov17; Nov18'11; A$24,000-35,000. O C & 100

Lexington av, 1635-7, (6:1631-20-21) es, 50.11 n 103d, 50x95, 2 4-sty stn tnts; Annie J Zunz to Manhattan Investing Co, 120 Bway; mtg $40,500; Nov17; Nov18'11; A $22,000-35,000. 50,000

Lexington av, 121, (3:884-25) es, abt 25 n 28th, —x—, 4-sty & b stn dwg; asn of all R, T & I in estate Patk Lavelle; Sarsfield H Lavelle to Geo A Lavelle, 32 Franklin; Mar29'00; Nov20'11; A$21,500-27,500. nom

Lexington av, 801, (5:1396-51) sec 62d, 20.5x80, 4-sty & b stn dwg; Wm Knoepke to Edw Hirsh, 53 E 60; Nov22; Nov23'11; A$30,000-36,000. O C & 100

Morningside Park W, ss, 100 e Ams av, see 122d, 416-22.

Madison av, 2021-5, (6:1753-17½) es, 50 n 128th, 49.11x72.6, 6-sty bk tnt & strs; De Witt Van Buren to Alice M Dike, 201 W 72; mtg $55,500 & AL; Nov16; Nov17'11; A$30,000-67,000. nom

Nagle av, (8:2174-96) nws, 230 ne of cl of Ellwood, runs nw350xne100xse240xsw75 xse110 to av xsw25 to beg, vacant; Leonard Adair to Fredk A Goetze, 411 W 117; mtg $8,000; Nov20; Nov21'11; A$16,300-18,-000. O C & 100

Pinehurst av, sec 181st, see Fort Washington av, swc 183d.

Pinehurst av, sec 183d, see Fort Washington av, swc 183d.

Riverside Drive, 102, (4:1245-2) es, 121.11 s 83d, runs e 55.10xs23.4xw12xs15xw26.5 to Drive xn42.1 to beg, 4 & 5-sty bk dwg; Phoenix Ingraham, ref, to Anna Woerishoffer, 11 E 45; FORECLOS, Nov8; Nov9; Nov22'11; A$27,000-42,000. 38,000

Sherman av, (8:2223-1) sec Emerson, 100x100, vacant; Thos L Reynolds Co to Mamaroneck Mtg & Security Co, at Mamaroneck, NY; mtg $20,000; Oct13; Nov23 '11; A$25,000-25,000. nom

West End av, 487, (4:1245-73) ws, 59 n 83d, 17x82, 3-sty & b bk dwg; Alma M Gilsey, 277 West End av, to Eastern Holding Co, 170 Bway; mtg $14,000; Nov20; Nov23'11; A$13,500-19,500. 100

West Broadway, 566-76, (2:538-23, 24, 38 & 39) nwc 3d (Nos 65-7) runs n209.6 to ss Washington Sq S (No 64) or 4th (No 72) xw25xs56.8xw25xs153 to ns 3d xe50 to beg, 2 3, 1 4 & 1 10-sty bk loft & str bldgs & strs; Lewis A London et al to Robt L Ireland, at Bratenahl, Ohio; B&S; mtg $150,000; Jan27; Nov23'11; A$111,000-197,-500. nom

West End av, 277, (4:1184-18) ws, 24.4 s 73d, 20x115, 4-sty & b stn dwg; Eastern Holding Co, 170 Bway, to Alma M Gilsey, 277 West End av; mtg $30,000; Nov20; Nov 23'11; A$24,000-40,000. 100

2D av, 2291½, (6:1667-25) ws, 75.6 s 118th, 25.2x110, 6-sty bk tnt & strs; Jennie Adler to Wm F Schneider, 6 E 131; mtg $28,500 & AL; Nov20'11; A$12,500-33,500. O C & 100

2D av, 939-41, (5:1323-28½ & 29) swc 50th (No250), 44.5x80, 2 5-sty stn tnts & strs, 4-sty bk tnt in st; Louis Abramovitz to Herman Brill, 629 W 135, ½ pt; A L; Nov21; Nov22'11; A$27,000-42,000. O C & 100

2D av, 2237, (6:1664-26) ws, 48.6 s 115th, 26.6x80, 5-sty bk tnt & strs; Wilgro Realty Co to Legne Realty Co, 132 Nassau; mtg $15,000 & AL; Oct4; Nov23'11; A$11,-000-20,000. O C & 100

2D av, 2006, (6:1675-4) es, 75.5 n 103d, 25x74.7, 4-sty bk tnt & strs; Rudolph L Blumenthal to Fanny Mandelbaum, 733 Prospect av; Sept30; Nov23'11; A$10,500-16,000. O C & 100

3D av, 917, (5:1329-2) es, 25.5 n 55th, 20 x110, 4-sty bk tnt & strs; Realty Holding Co to Fannie F Ely, 245 W 104; Nov21; Nov22'11; A$14,200-18,000. nom

3D av, 1751, (6:1647-1) nec 97th, (No 201) 25.7x90, 5-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; Nov17; Nov18'11; A$23,000-35,000. O C & 100

6TH av, 513-5, see 6 av, 517-19.

6TH av, 517-9, (3:806-43) swc 31st (Nos 100-4), 49.5x100, 4-sty str bldg; A$350,000-390,000; also 6TH AV, 513-5, (3:806-40) ws, 49.5 s 31st, —x—; all R, T & I to leasehold in this parcel, 4-sty str bldg; A$158,000-178,000; Delia A Mahler, wid to Saml Mahler, 50 W 77, & Abr Mahler, 325 E 16; B&S; Oct31; Nov18'11. O C & 100

6TH av, 782-6, (5:1260-4-73½, 74 & pt lt 71) es, 65.5 s 45th, runs s60.5xe125xn25.5x w5xn35xw120 to beg, 3 5 & 6-sty stn tnts & strs & 1-sty bk bldg in rear; re mtg; Moses Taylor & ano, TRSTES Moses Taylor for Henry A C Taylor to Lewis & Conger, 130 W 42; Nov14; Nov18'11; A$—— $——. nom

6TH av, 782-6; re mtg; same to same; Nov14; Nov18'11. nom

8TH av, 791-3, (4:1039-29) nws, at nes 48th (Nos 301-3), 25x100, 1, 2, 3-sty bk tnt & strs; Fannie Crawford widow to Alfred C Bachman, 265 W 121; Nov21; Nov22'11; A$67,000-71,000. O C & 100

8TH av, 791-3; Alfred C Bachman to Patk J McGuinness, 683 8 av; mtg $72,750; Nov21; Nov22'11. O C & 100

9TH av, 807½ & 809, on map 809, (4:-1063-33) ws, 75.3 s 54th, 33.2x103.10x5.2x 100, 2-sty bk & fr str; Madison Square Mtg Co to Aida A Gallatin, at Carmel, NY; mtg $12,000; Nov8; Nov21'11; A$16,000-17,-000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Certified copy last will of Ada Howe, decd; June15; Nov22'11.

General release; Eliz T Bell et al to Lucy F Bell, 38 Edgecombe av, & Harriet I Nixon, 474 Mott av, EXRS Maria H Bodly; Nov18; Nov20'11. nom

General release; Elliott B Nixon to same; Oct25; Nov20'11. 290

Power of attorney; Philip S Smith to Chas H Topping, 15 Wm; Oct13; Nov23'11.

Power of attorney; Jane S Dows to Richd M Hoe, Irvington, NY, & Tracy Dows, of Rhinebeck, NY; Dec19'10; Nov21 '11.

Revocation of power of atty; Albt Villas, Balmoral, Belfast, Ireland, wid to Jno Moore; Oct4; Nov17'11.

Revocation power of attorney; Emil W Klappert to Ferdinand Alexander; Nov8; Nov21'11.

CONVEYANCES.

Borough of the Bronx.

Allen pl, (*) sec Delavelle av, see Delavelle av, (*) sec Allen pl.

Beck st, (10:2684) ss, 96 e Prospect av, 200x125, vacant; John H Stoutenburgh to Aldebaran Co, 140 Nassau; mtg $16,000; Mar30'10; Nov22'11. nom

Bronx Park E, (*) nec Thwaites pl, 100 x100; Jerry M Carey to Kath O Reiss, 1748 Topping av; Nov9; Nov20'11. O C & 100

Crotona Park N, (11:2952) ns, 177 e Prospect av, 50x97.6x50x98, vacant; Maria T Tingley to Irene C & Mary L Brown; mtg $3,600; Oct3'08; Nov22'11. O C & 100

Chisholm st, (11:2970) ws, 165.3 s Freeman, runs w120xs11.11xe45xs9.9xse73.8 to nws Stebbins av, xne29.1 to ws Chisholm, xn47.3 to beg, vacant; Louis Abramovitz to Herman Brill, 629 W 135; ½ pt; AL; Nov21; Nov22'11. O C & 100

Crotona Park E, swc Charlotte, see Charlotte, swc Crotona Park E.

Charlotte st, (11:2939) nes, 156.5 nw Boston rd, runs ne60.5xw70.6 to st xse24.11 to beg, gore, vacant; Margt J Becker to Cath M Card, at Oconomowoc, Wis, 2-5 pts; Pauline G Bartow, at Perry, Ohio, 1-5 pt; Agnes K & Eliz A Bartow, both at 363 Norwood av, Buffalo, NY, each 1-10 pt, & Grace Howes, at Brookline, Mass, 1-5 pt; Nov15; Nov18'11. nom

Charlotte st, (11:2939) swc Crotona Park E, 38.8x63.1x51.3, gore, vacant; also INTERIOR GORE OR STRIP, begins 156.5 nw Boston rd & 75.2 ne Charlotte, runs sw 51.10xe55.3xnw9 to beg, vacant; Cath M Card et al to Margt J Becker, at Stamford, Delaware Co, NY; Oct9; Nov18'11. nom

Connor st, (*) nwc Rombouts av, see Rombouts av, (*) nwc Connor.

Connor st, (*) nwc Rombouts av, see Rombouts av, (*) nwc Connor.

Dean st, (*) ws, 150 s Town Dock rd, 50x100; Alex Cruickshank to Emma A Cornwall, at Dean st, ws, — s Layton; mtg $3,500; Nov18; Nov20'11. O C & 100

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Fox st, 1052-6, (10:2726) es, 423.2 n 165th, 75x100, 2 5-sty bk tnts; Graham-Adams Co to Rockland Realty Co, 509 Willis av; mtg $58,000; Nov13; Nov20'11. O C & 100

Faile st, nwc Gilbert pl, see Gilbert pl, nwc Faile.

Gilbert pl, (10:2761) nwc Faile, 25x100, vacant; P Tecumseh Sherman, ref, to Broad Realty Co, 784 E 156; mtg $3,000; FORECLOS, Oct20; Nov17; Nov18'11. 1,750

Gilbert pl, (10:2761); same prop; Broad Realty Co to Meehan Constn Co, 165 Bway; B&S; mtg $3,000; Nov17; Nov18'11. O C & 100

Hoffman st, (11:3067) swc Pelham av (Nos 558-68), 80.4x100.8, 1-sty bk strs; Pelham & Hoffman Realty Co to Richd Zeisler, 428 E 77; mtg $29,500; Nov15; Nov 20'11. O C & 100

Hewitt pl, S34-62, (10:2689 & 2696) es, 256.7 n Longwood av, 320x100, 8 5-sty bk tnts; Irene F Toel to Margt F Johnson, 340 W 72; mtg $296,000; Nov17; Nov20'11. O C & 100

Hall pl, 1055, (10:2691) ws, 299.11 s 167th, 44x113.9x46.5x117.9, 5-sty bk tnt; Sinnott Co to Eugenie Frering, 895 Eagle av; mtg $32,000; Nov20; Nov21'11. O C & 100

Simpson st, 1069-73, (10:2726) ws, 360 n Westchester av, 75x100, 2 5-sty bk tnts; Graham-Adams Co to Rockland Realty Co, 509 Willis av; mtg $60,000; Nov13; Nov20 '11. O C & 100

St Marys st, 594-8, see 140th, 606-22 E.

Timpson pl, 440, (10:2600) es, 183.4 n 144th, runs e100.6xne3.1xnw49.11xw55 to pl xs17.8 to beg, 3-sty fr tnt; Arthur C Patterson (ref) to Cath E Meyfarth; FORECLOS; Aug27'08; Aug31'08; Nov22'11. 4,000

Trafalgar pl, (11:2958) es, 49 s 176th, 25 x78, vacant; Daisy V Hebert to Dwyer & Carey Constn Co, 926 E 167; Nov16; Nov 17'11. O C & 100

Trafalgar pl, sec 176TH, see 176, ss, 100 w So Blvd.

Thwaites pl, (*) nec Bronx Park E, see Bronx Park E, (*) nec Thwaites pl.

Tilden st, 843, (*) begins Briggs av, ns, 425 e Barnes av, 25x211.5x25x211; Ludwig Schneider to Valentine Schneider & Nicholas Weiszmandel, both at 843 Tilden; AL; Nov14; Nov21'11. O C & 100

Whittier st, (10:2762) es, 175 s Garrison av, 50x89.9x50.1x87.2, vacant; Meehan Constn Co to Max Riger, 27 5th, Woodside, LI; Nov15; Nov17'11. O C & 100

Washington st, (*) es, abt 37 s Washington pl, 25x105.2; Hudson P Rose Co to Michele Palmieri, 610 E 191; AL; Nov18; Nov22'11. nom

10TH st, (*) ns, 230 e Av C, 25x108, Unionport; Fredk Hertfelder to Aug Dannemann, 1944 Clinton av; Nov21; Nov23'11. O C & 100

132D st, 689 E, (10:2561) ns, 170 e Cypress av (Trinity) 15x110, 2-sty fr dwg; Esther M Sutherland to Jos S Ansorge, 102 W 132; mtg $3,300; Nov20; Nov21'11. nom

133D st, 311 E, (9:2309) ns, 100 w Alex av, 25x100, 5-sty bk tnt & strs; Carolina Mascher to Mary Kaliski, 946 Union av; mtg $13,000; Nov17; Nov18'11. O C & 100

135TH st, 319 E, (9:2311) ns, 70 nw Alex av, 15x66.8, 2-sty & b bk dwg; Lelia F Bull et al heirs Theresa C Bull to Rose Fagan, 156 E 85; mtg $2,500; Nov20; Nov 22'11. O C & 100

136TH st, (10:2548) ss, 384 e St Anns av, 341x100, vacant; Lewis G Wallace ref to Chas McLoughlin at Rye, NY; FORECLOS; Nov14; Nov15; Nov17'11. 10,000

136TH st, (10:2548); same prop; Chas McLoughlin to Lorenz Weiher, 76 E 86; B&S; Nov16; Nov17'11. 49,000

136TH st, 420 (674) (9:2280) ss, 195 e Willis av, 15x100, 3-sty & b bk dwg; Jennie E Kopp to Sterling Sterling, 420 E 136; June24; Nov17'11. O C & 100

139TH st, 549 E, see St Anns av, 277.

140TH st, 606-22 E, (10:2552) ss, 430.9 e St Anns av, 187.6x100, 5 5-sty bk tnts; also CRIMMINS AV, 356, (10:2555) sec St Marys (Nos594-8) 74.10x111.6x98.10x113.7, 3 5-sty bk tnts; Robt Rankin to Wm Rankin, 119 W 77; AT; AL; Feb8; Nov20'11. O C & 100

140TH st, 622 E, (10:2552) ss, 580.9 e St Anns av, 37.6x100, 5-sty bk tnt; Wm Rankin to Wm F Rankin, 119 E 77; Nov9; Nov 20'11. O C & 100

149TH st, 289 E, see 150, ss, 170.3 e Morris av.

149TH st, swc Concord av, see 149th, 738 E.

149TH st, 738 (958) E, (10:2579) ss, 155 e Robbins av, 50 to Concord av x80, 2-sty fr dwg & str & 1-sty fr stable in rear; Geo Hill to Geo McCauslan; QC; Feb15'04; re-recorded from Feb24'04; Nov18'11. nom

150TH st, (9:2331) ss, 170.3 e Morris av, 25x100, owned by party 1st pt; also 149TH ST, 289 E, owned by party 2d pt; agmt as to encroachment, &c; Jennie Wood, 850 Lex av, with Guiseppina Margarita, 289 E 149; Nov14; Nov18'11. nom

151ST st, 405 E, (9:2374) ns, 45 e Melrose av, 25x114.4, 3-sty & b fr dwg; Wm Seitz to Magdalena Messerschmitt, 1063 Clay av; B&S; AT; AL; Nov15; Nov20'11. nom

155TH st, 771-3, late Dawson, (10:-2654) nwc Tinton av (No 705), 25.6x100, 4-sty bk tnt & strs; Max Riger to Meehan Constn Co, 165 Bway; mtg $24,500; Nov14; Nov18'11. O C & 100

155TH st, 771-3; Meehan Constn Co to Broad Realty Co, 784 E 156; B&S; Nov16; Nov18'11. O C & 100

156TH st, 417-9 E, (9:2378) ns, 200.2 w Elton av, runs n100xw0.1xn50xw50xs50xe 0.1xs100 to st xe50 to beg, 2 3-sty fr tnts & strs & 2-sty fr factory in rear; Alfred J Sterne to Bronx Torrens Land Co, 51 Chambers; mtg $16,000; Oct31; Nov21'11. O C & 100

159TH st, sec St Anns av, see St Anns av, sec 159.

160TH st, 322, see Courtlandt av, 843.

163D st, S92, (10:2690) ws, 86.5 n 162d, 20.8x67.8x19.10x73.6, 3-sty bk tnt; Emil F Blechner to Kovacs Constn Co, 293 Alex av; mtg $8,000; Nov17; Nov21'11. O C & 100

166TH st, 443-7, (9:2388) ns, 222 e Park av, 62x90, 2, 2 & 1 3-sty fr dwgs; Hadden Realty Co to Gladys M Mullion, 242 W 46; mtg $13,500 & AL; Nov18; Nov23'11. nom

166TH st, (10:2607) sec Franklin av, (No 1100) 31.6x100.3x31.6x100, 5-sty bk tnt; Cambridge Livingston, ref, to German Savgs Bank, 157 4 av; FORECLOS, Nov16; Nov21'11. 26,000

168TH st, swc Washington av, see Washington av, 1217.

169TH st, (11:2925) ns, 93.11 w Fulton av, 43x98.6, vacant; Hayman Eckman to Eliz C Specht, 745 Jennings; mtg $32,000; Nov17; Nov18'11. O C & 100

170TH st, 661, see Crotona av, 1401.

174TH st, (11:3010) sec Longfellow av, 50x100, vacant; Anthony Scharinger to Cath Burns, 1112 E 179; mtg $4,730; Nov 17; Nov20'11. O C & 100

175TH st, sec Grand Blvd & Concourse, see Eastburn av, swc 175.

175TH st, swc Eastburn av, see Eastburn av, swc 175.

175TH st, (*) ws, 280 s Westchester av, 25x100; Chas A Laumeister to Geo Costar, 1922 E 177; mtg $5,500; Nov18; Nov20'11. nom

175TH st, (*) ws, 305 s Westchester av, 25x100; same to same; mtg $1,500; Nov18; Nov20'11. nom

176TH st, sec Trafalgar pl, see 176, ss, 100 w So Blvd.

176TH st, (11:2958) ss, 100 w So Blvd, 26.9 to Trafalgar pl x49, vacant; Harry C Bryan to Dwyer & Carey Constn Co, 926 E 167; Nov16; Nov18'11. O C & 100

176TH st, 640, (11:2945) ses 100 se Arthur av, 25x100, except pt for 176th, 3-sty fr dwg; Carolina Wenninger to Jas D Rogers; AL; July22'07; Nov21'11. nom

178TH st, 730 E, see Clinton av, 1978.

179TH st, nwc Crotona av, see Crotona av, 2001.

180TH st, 731, see Clinton av, nec 180.

181ST st, nwc Webster av, see Webster av, nwc 181.

183D st, 366, (11:3143) ss, 200 w Webster av, 25x100, 2-sty fr dwg; Wm H Carter, 366 E 183 to Martin L Henry, 1948 Bathgate av; mtg $7,500; Aug23; Nov22'11. O C & 100

186TH st, 460, (11:3039) ss, 200 e Park av, 20x100; also 186TH ST, 462 (11:3039) ss, 220 e Park av, 20x100; also 186TH ST, 464, (11:3039) ss, 240 e Park av, 20x100, 3-4-sty bk tnts; Chas Pinzka to Weisman & Herman, 132d & Willis av; mtg $27,500; Nov15; Nov17'11. O C & 100

186TH st, 462-4 E, see 186th, 460 E.

186TH st, 462-4 E, see 186th, 460 E.

186TH st, 460, (11:3039) ss, 200 e Park av, 20x100; also 186TH ST, 462, (11:3039) ss, 220 e Park av, 20x100; also 186TH ST, 464, (11:3039) ss, 240 e Park av, 20x100, 3 4-sty bk tnts; Weisman & Herman to Lina Nussbaum, 821 E 161; mtg $27,500; Nov21; Nov22'11. O C & 100

197TH st, nwc Decatur av, see Decatur av, nwc 197.

205TH st, (*) ss, 50 e Hall av, 25x100; Leodegar Siebert to Madison Constn Co, 132 Nassau; mtg $1,100; Nov21'11. O C & 100

212TH st, pt of 723 E, (*) begins Logan st, ns, 100 w Maple av, a strip, 0.10x25; re mtg; Esther Cohen to Maria A D'Angelo, 720 E 212; Nov15; Nov17'11. nom

214TH st (Av A), (*) ns, 56 e White Plains rd, 25x125; Lorenzo Marino to Salvatore Marino, both at 307 Alex av; ½ pt; mtg $7,000 & AL; Oct31; Nov20'11. nom

215TH st, (*) ns, 100 e 6 av, 50x100; Frieda Maret heir Hermann Weber to Dorothy Weber, diw, 707 E 181; AT; mtg $750; Nov20; Nov22'11. O C & 100

216TH st, 836 E, (*) ss, 355 e Barnes av, 50x114; Jno G Welsh to Jas B Kilsheimer, Jr, 2173 Bway; B&S & C a G; Nov16; Nov 17'11. nom

216TH st, 836 E, (*); Jas B Kilsheimer, Jr, to Jno G Welsh & Ellen S his wife, 836 E 216, as tenants by entirety; B&S; C a G; Nov16; Nov17'11. nom

217TH st, (*) ns, 481 e White Plains rd, 33.4x114, Wakefield; Adeline Cahn to Congregation Ansha Amas of Williamsbridge, 3851 White Plains av; Nov20; Nov21'11. O C & 100

219TH st, (*) ss, 505 e Bronxwood av, 100x114, Wakefield; Geo H Janss to Giovanni Cali, 203 E 102; mtg $2,500; Nov16; Nov17'11. O C & 100

219TH st, (*) ss, 580 e Bronxwood av, 25x114; Giovanni Cali to Antonino Manzella, 329 E 75; mtg $625; Nov16; Nov17'11. O C & 100

228TH st, (*) ss, bounded e by e ½ lot 201 & w by w ¼ lot 201, being pt lot 201 map (143 in West Co) of Wakefield, 25x 114; Emma Busch to Wm J Koch, 651 E 230; mtg $1,800; Nov21; Nov23'11. O C & 100

229TH st, 842 E, (*) ss, 420 e Barnes av, 30x114.6; Louis Brody to Jno H Carstens, 430 E 162; mtg $4,390; Nov15; Nov 23'11. O C & 100

229TH st, (*) ss, 420 e Barnes av, 30x 114.6; re mtg; Jos G Blaustein to Louis Brody, 305 Knickerbocker av, Bklyn; Nov 23'11. 250

234TH st (20TH), (*) ss, 305.2 e White Plains rd, runs s114.6; boundary line agmt;; Jas J Neville & Mary E his wife (owns w of line) with Mary T Neville (owns e of line; June29'07; Nov18'11. nom

235TH st, 114, (12:3369) ss, 325 w Kepler av, 75x100, 2-sty bk dwg; also 238TH ST, (12:3372) ss, 150 w Kepler av, 50x100, vacant; re mtg; Ernest E Hausamann to Sydney H Blower, 1440 54th, Bklyn, & Jno Taglieber, Jr, 120 E 235, firm Howard Constn Co; Mar10; Nov17'11. nom

235TH st, 114-6, (12:3369) ss, 300 w Kepler av, 50x100, 2 2-sty bk dwgs; Sydney H Blower et al to Woodlawn Constn Co, 129 E 235; mtg $10,000 & AL; Mar10; Nov21'11. nom

236TH st, (*) ss, 105 e Carpenter av, 100x114, Wakefield; Edw J Koellsted to Edw J Koellsted, 819 E 223; AL; Nov14; Nov22'11. O C & 100

236TH st, (*) ss, 105 e Carpenter av, 100x114, Wakefield; Edw J Koelsted to Koellsted Contracting Co, 236th, ss, 105 e Carpenter av; AL; Nov20; Nov22'11. O C & 100

238TH st, swc Katonah av, see Katonah av, 4319-25.

238TH st, ss, 150 w Kepler av, see 235th, 114.

Av C, (*) sec Westchester av, see Westchester av, (*) sec Av C.

Arnold av, (*) es, 100 s Libby, 25x125.4 to Pelham rd x26.3x133.3; Alice Duff to Ellen Ward, — Grant av, Bronx; mtg $1,-250; Nov21'11. O C & 100

Appleton av, (*) ws, 845 s Buhre av, being lots 122 & 123 map (1122 in West Co) lands of Duchess Land Co, Benson Est at Throggs Neck with AT to land under water Westchester Creek; Wheeler Corpn to Thekla Bolletin, 492 E 175; Nov 16; Nov20'11. O C & 100

Anthony av, 1727, (11:2890-2891) ws, 67.9 n 174th, 22.7x78.5x22x73.3, 2-sty bk dwg; Cassie Ridley to Alice Rochelle, 417 E 68; mtg $8,500 & AL; Nov22'11. nom

Anthony av, 1642-6, (11:2888) es, 178.10 s 173d, 98.11x96x104.5x101.6, 2 5-sty bk tnts; Associate Contractors & Builders to Marie Davis, 306 W 113; mtg $82,765; Nov 21; Nov22'11. nom

Anthony av, old, ws, 569.10 n Bedford Park Blvd, see Anthony av, now Grand Blvd & Concourse, old, ws, 519.7 n Bedford Park Blvd.

Anthony av, now Grand Blvd & Concourse, (12:3310) old, ws, 519.7 n Bedford Park Blvd, old line, 50.3x91.2x50x88.8; also ANTHONY AV, now GRAND BLVD & CONCOURSE, (12:3310) old, ws, 569.10 n Bedford Park Blvd, old line, runs e17.7 to ws Grand Blvd & Concourse xn50xw22.8 to avxs50.3 to beg, vacant; Jos Hahn & ano to Robt Adelmann, 1020 E 178; Nov22; Nov 23'11. O C & 100

Bathgate av, (11:3047) ws, 61.2 n 180th, 25.6x43.9x26.5x40.4, vacant; Florine A Evesson to Margt M Hart, 138 W 94; Nov 16; Nov17'11. O C & 550

Bailey av, (12:3261) es, at line bet parties hereto, a trip, runs s2.2xe35.1xw35.3; also GORE, (12:3261) begins at rear line of party 2d pt at division line bet lands of parties hereto, runs n along rear line 3.1x w49.6xe49.10 to beg; Martha M Shrady, 521 W 157, exchanges 1st parcel with Charlotte G Shrady, 160 W 246, for 2d parcel; Nov18; Nov20'11. exch

Boston rd, 1861, (11:2992) nws, abt 195 n 176th, runs nw172xsw59xse142.3 to rd x —73 to beg, except pt for rd, 2-sty fr dwg, 2-sty fr stable in rear; Harry Siegel to Anna A Schulz, 1410 Crotona Park E; AL; Nov15; Nov17'11. O C & 100

Bryant av, (11:2995) ws, 150 n Jennings, 25x100, vacant; Madeline Sullivan to Value Realty Co, 170 Bway; Nov18; Nov20'11. O C & 100

Briggs av, (12:3293) ws, 222.6 s 194th; deed reads Kingsbridge rd, 241, es, at a stone monument adj land Jno Valentine, runs se261xne32&42xse11xne91xnw336 to rd xsw115&46 to beg, except so much as lies e of ws Briggs av & w of es of Kingsbridge rd, 2 2-sty fr dwgs and vacant; also BRIGGS AV, es, 205.6 s 194th, 91.1x89 x90.10x86.11, vacant; Edw S Rowell, EXR, &c, Eliz D Rowell to Bird S Coler, 170 New York av, Bklyn; Nov17'11. O C & 100

Briggs av, (*) ns, 425 e Barnes av, see Tilden av, 843.

Belmont av, 2113, (11:3081) ws, 120.10 n 180th, 24.7x80, 4-sty bk tnt; Guiseppe Benza to Peter Reilly, 4623 Park av; B& S & C a G; Nov20; Nov22'11. O C & 100

Belmont av, 2113; Peter Reilly to Guiseppe Benza & Domenica his wife, tenants by entirely, 4284 3 av; B&S & C a G; Nov 20; Nov22'11. O C & 100

Bryant av, 1431, (11:2994) ws, 225 s Jennings, 25x100, 3-sty bk tnt; Herman Isaacs to Rufus Isaacs, 102 Fenimore, Bklyn; mtg $8,000; Apr26; Nov23'11. O C & 100

Bryant av, 1431; Rufus Isaacs to Betty Gersman, 1431 Bryant av; mtg $8,000; Nov 23'11. O C & 100

Cromwell av, ses, 213.5 sw 170th, 101.1x 137.7x106x152.10, vacant; Jas M Dodge to Carl Frank, at Scarsdale, NY; AT; QC; Oct24; Nov23'11. nom

Concord av, 337, see Concord av, 333.

Concord av, 339, see Concord av, 333.

Concord av, 341, see Concord av, 333.

Concord av, 349, see Concord av, 333.

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Concord av, 333, (10:2573) ws, 120 n 141st, 20x100; also CONCORD AV, 337, (10:2573) ws, 173.4 s 142d, 16.8x100; also CONCORD AV, 339, (10:2573) ws, 156.8 s 142d, 16.8x100; also CONCORD AV, 341, (10:2573) ws, 140 s 142d, 16.8x100; also CONCORD AV, 349, (10:2573) ws, 60 s 142d, 16.8x100, 5 3-sty bk dwgs; Trebor Realty Co to Ella T Barlow, 189 Montague, Bklyn; QC; Nov22; Nov23'11. O C & 100

Carpenter av (2D st), (*) ws, 358 n 224th, 24.9x105; Jno P Pape to Emil N Sorgenfrei, 512 Morris Park av; mtg $4,250; Nov21; Nov22'11. O C & 100

College av, 949, (9:2423) ws, 121 s 164th, 20x100, 2-sty & b fr dwg; Aladar Darvas & Julia his wife to Margarete & Franz Darvas, both at 949 College av, as joint tenants; mtg $3,500; Nov17; Nov18'11. gift

Concord av, swc 149, see 149th, 738.

Courtlandt av, 843, (9:2419) swc 160th, (No 322) 23.6x97.7, 3-sty & b bk dwg; Osman F Kinloch, 16 4th, Troy, NY, to Henry Bissmann, 2418 Bathgate av; mtg $10,700; Nov6; Nov20'11. nom

Crimmins av, 356, see 140th, 606-22 E.

Carpenter av, (*) ws, 175 n 219th, or begins s line bet lots 1136 & 1137, 34.6x105, being pt lot 1137 map Wakefield; Lena wife Abr Jacobs to Abr Jacobs, 83 Lenox av; B&S; AL; Nov17; Nov20'11. O C & 100

Crotona av, 1401, (11:2936) nwc 170th (No 661) 40.5x100.2x37.6x116.1, 5-sty bk tnt; Danl G Malcolm, Jr, to Woodson R Oglesby, at Yonkers, NY; mtg $45,000; Nov15; Nov21'11. O C & 100

Clinton av, (11:3096) nec 180th (No 731) 135.4x31, vacant; Kovacs Constn Co to Louis M Ebling, 803 Eagle av; mtg $46,500; Nov20; Nov21'11. OC & 100

Crotona av, 2001, (11:3080) nwc 179th, 25x100x23.11x100, 5-sty bk tnt; Michl F Colwell to Thos F Devine, 327 W 85; mtg $5,700; Nov21'11. nom

Clinton av, 1978, (11:3093) sec 178th (No 730) 25x100x24.8x100, 5-sty bk tnt & strs; Sarah McGowan to Thos F Devine, 327 W 85; mtg $25,000; Nov21'11. O C & 100

Corsa av, (*) ss, 52 e Ash av, 52.2x131.4 x50x116, Laconia Park; Antonio Bastone to Lucia Bastone, his wife, 718 Westchester av; AL; Nov20; Nov21'11. O C & 100

Dudley av, (*) ss, 350 e Mapes av, 25x 100; Chas C Kuber to Annie Kuber, 1381 Taylor av; AL; Nov22'11. nom

Delavelle av, (*) sec Allen pl, 25x100; Hudson P Rose Co to Francesco Petraglia, 957 E 215; AL; Nov17; Nov21'11. nom

Decatur av, (12:3283) nwc 197th, 191.8x 58.3x190.5x86.7, vacant; Morris H Dillenbeck et al, TRSTES Fredk M St John to Agnes Nichols, 67 S 5 av, Mt Vernon, NY; C a G; AL; June24; Nov23'11. **5,500**

Eagle av, 629, (10:2617) ws, abt 75 n Westchester av, 25x97.1x25x94.10, ss, 3-sty bk dwg & str; Goldie Cowen to Jno W Van Demark, 143 E 127; mtg $9,700; Nov 15; Nov17'11. O C & 100

Ellis av (13TH st), (*) ns, 280 e Av E, now Pugsley av, 25x108, Unionport; Eliz C Fonda to Jno J Gilles, 615 W 162; mtg $6,500; Nov15; Nov18'11. O C & 100

Ely av, (*) **nec Kingsbridge rd,** see Kingsbridge rd, (*) nec Ely av.

Eagle av, 609-11, (10:2616) ws, 126.8 s Westchester av, 30.3x100, 2 2-sty & b fr dwgs; Eugenie Frering to Sinnott Co, 967 E 165; mtg $4,500; Nov20; Nov21'11. O C & 100

Eagle av, S95, (10:2620) ws, 43.9 n 161st, 18.9x100, 4-sty bk tnt; Eugenie Frering to Sinnott Co, 967 E 165; mtg $7,500; Nov 20; Nov21'11. O C & 100

Eastburn av, (11:2795) swc 175th, runs w9.4 to Grand Blvd & Concourse xsw59xs 83.9xe50xn126.8 to beg, 5-sty bk tnt; also BRIGGS AV, 2761-3, (12:3301) ws, 200 n 196th, 40x93.9x40x93, 2 3-sty bk dwgs; also BRIGGS AV, 2767-9, (12:3301) ws, 260 n 196th, 40x94.10x40x94.1, 2 3-sty bk dwgs; Nathan B Levin Co to Emma C Carlson, doing business as Manhattan Woodworking Co, 3928 Baychester av; AL; Nov18; Nov20'11. O C & 3,000

Franklin av, 1100, see 166, sec Franklin av.

Grand Blvd & Concourse, sec 175TH, see Eastburn av, swc 175.

Grant av, 1050, (9:2448) es, 107.8 n 165th, 25x102x25x102.2, 3-sty bk dwg; Jno Cardone, ref to Jas D Taylor, 264 W 24; mtg $7,500; FORECLOS; Nov16; Nov17'11. 50

Gun Hill rd, swc Rochambeau av, see Rochambeau av, swc Gun Hill rd.

Grant av, 1070, (9:2448) es, 32 s 166th, 25x100.8x25x100.6, 3-sty bk dwg; Esther Weiss to Kitchen Impt Co, 2009 Bronxdale av; mtg $7,500; Nov15; Nov23'11. O C & 100

Grand Blvd & Concourse, ws, 569.10 & 519.7 n Bedford Park Blvd, see Anthony av, now Grand Blvd & Concourse, old, ws, 519.7 n Bedford Park Blvd.

Hoe av, 1315, (11:2980) ws, abt 150 s Jennings, 25x100, 2-sty fr dwg; Anna Kaiser to Emil N Sorgenfrei, 512 Morris Park av; mtg $5,000; Nov22; Nov23'11. O C & 100

Heath av, 2905-13, on map 2901-9, (12:-3260) ws, 60.10 s 230th, 89.2x90, 5 2-sty fr dwgs; Harry E Champoli to Mary E Champoli, his wife, 116 W 190; AL; Oct 31; Nov23'11. nom

Highbridge av, (9:2522) land in bed of av in front of lots 4 & 4A map of Claremont, near Highbridge; Andrew E Woolf to Chas W Thorne, 42 Bayview av, Rosebank, SI; QC; AT; Nov25'10; Nov20'11. nom

Highbridge av, (9:2522); same prop; Wm R Baldwin, EXR Jno D Woolf to same; QC; AT; June5; Nov20'11. O C & 50

Highbridge av, (9:2522); same prop; Frank E Woolf, individ & EXR Anthony Woolf to same; AT; QC; Sept7; Nov20'11. O C & 50

Highbridge av, (9:2522); same prop; Mary E Woolf, individ & EXTRX Wm H Woolf to same; AT; QC; Dec3'10; Nov20'11. O C & 50

Hunt av, 1958, (*) es, 272 s Bronxdale av, 25x100; Lena wife Abr Jacobs to said Abr Jacobs, 83 Lenox av; B&S; AL; Nov17; Nov20'11. O C & 100

Heath av, 2900, (12:3256) es, 196.5 s 230th, 20.10x100.7, 3-sty bk dwg; Wm Anderson to Albt Mundorff, 65 E 190; mtg $7,500; Nov17; Nov18'11. O C & 100

Honeywell av, 2115-7; power of attorney; Angialina De Blasi to Alfonso De Blasi, 2117 Honeywell av; June10; Nov21 '11.

Honeywell av, 2115-7, (11:3124) ws, 142.3 n 180th, 86x140.3, 2 2-sty fr dwgs & vacant; Alfonso De Blasi to Herbert A Leve, 616 E 168; mtg $9,000 & AL; Nov18; Nov 21'11. O C & 100

Independence av, 5251, (13:3424) ws, 456 n 252d, runs nw340 to es alley or Sycamore av xne143.9xse347 to av xse143.9 to beg, contains 1 196-1,000 acres, 2 & 3-sty fr dwg, 2-sty fr stable & vacant; Adin G Pierce to Estella M Pierce at the "Sans Souci," Independence av; Oct24; Nov23'11. nom

Katonah av, 4319-25, (12:3378) swc 238th, 100x85, 4 2-sty fr dwgs; Walker L Otis to Picone Realty Co, 547 So Blvd; mtg $19,500; Nov21; Nov23'11. O C & 100

Kingsbridge Terrace, ses, 219.6 sw Kingsbridge rd, see Kingsbridge Terrace, 2560.

Kingsbridge rd, (*) nec Ely av, 172x 100; Florella G Gore to Eugene Schoellman, 2534 7 av; mtg $4,000; Nov21'11. nom

Kingsbridge Ter, 2560, (11:3237) ses, 194 sw Kingsbridge rd, 25.6x166x25x161, 2-sty fr dwg; also KINGSBRIDGE TER, (11:-3237) ses, 219.6 sw Kingsbridge rd, 25.3x 169.7x25x166, vacant; Jeanette Wetmore to Sarah W H Christopher, 123 Wadsworth av; QC; mtg $12,000 & AL; Nov20; Nov21'11. O C & 100

Kingsbridge rd, 241, see Briggs av, ws, 222.6 s 194.

Ludlow av, (*) ns, 155 w Havemeyer av, 50x108, Unionport; Jno J Gilles to Chas A Laumeister, 1047 Jackson av; mtg $1,500; Nov15; Nov20'11. O C & 100

Lind av, 1066, (9:2526) es, 139 n 165th (Devoe), 23x112.6, 3-sty fr dwg; Arthur Schmidt to Michl Souren, 2366 Davidson av; mtg $5,500 & AL; Nov18; Nov20'11. O C & 100

Longfellow av, sec 174th, see 174, sec Longfellow av.

Maple av, (*) ws, 23 n Logan, strip 2x 100.10; re mtg; Bronx Savgs Bank to Mary D'Angelo, 105 Elliott av; Nov15; Nov17'11. 800

Morris av, 2026, (11:2807) es, 262.6 n 179th, 18.9x100, 2-sty bk dwg; Chas H Hohns to Chas W Widmayer, 2024 Morris av; ½ pt of A R, T & I; mtg $6,500; July1; Nov18'11. O C & 100

Morris av, 2026; Chas W Widmayer to Dwyer & Carey Constn Co, 926 E 167; mtg $6,500; Nov15; Nov18'11. nom

Morris av, 2426 (2398), (11:3173) es, 425.9 n 184th, 37x120, 2-sty fr dwg; Julius W Meyers to R S S Co, 52 W 14; mtg $7,500; Nov15; Nov20'11. nom

Mott av, 428-30, (9:2343) es, 150 n 144th, 50x131.6x49.11x129.7, 5-sty bk tnt & strs; re mtg; N Y Trust Co to Mott Av Realty Co, 451 Tinton av; Nov22; Nov23'11. O C & 1,000

Marion av, (11:3025 & 3026) es, 150 n 189th, 50x109.2x50.1x105.4, vacant; Picone Realty Co to Verio Land Co, 60 Wall; mtg $42,000; Nov22; Nov23'11. O C & 100

Newbold av (14TH), (*) ss, 230 e Pugsley av (Av E), 75x108, Unionport; Jno Drakard to Eliz C Fonda, 1419 Parker; mtg $19,500 & AL; Nov15; Nov18'11. O C & 100

Newbold av, (*) ss, 230 e Pugsley av, 75 x108, Unionport; Eliz C Fonda to Geo Costar, 1922 E 177; mtg $19,500; Nov15; Nov20 '11. O C & 100

Nelson av, 1017, (9:2512) ws, 150.5 n 164th, 25x62.9x25x60.10, 1-sty fr bldg; Annie wife Michl Mullen to Michl Dermody, 366 W 52; QC; Sept9; Nov21'11. nom

Plympton av, (9:2521) ses, 323.4 sw Boscobel av, 56x100, vacant; Alfred Q & Francis C Elgar to Saml Denenberg, 1340 Brook av; Nov16; Nov17'11. O C & 100

Pelham av, 558-68, see Hoffman, swc Pelham av.

Pelham rd, (*) **ws, 100 s Libby,** see Arnold av, (*) es, 100 s Libby.

Prospect av, 1053-5, (10:2679) ws, 207.8 s 166th, 37.10x144.9x38.5x144.8, 5-sty bk tnt; Hyman Kaplan to Gustave Becker, 1053 Prospect av; QC; Oct25; Nov21'11. nom

Prospect av, 2054-6, (11:3109) old ses, 718.6 ne Tremont av, 66.1x150.2, 3 2-sty fr dwgs; Carolina Wenninger to Jas D Rogers; AL; Mar13'07; Nov21'11. nom

Park av, (11:3038) es, 162 s 183d, 72x 143.1x72x145.1, except pt for av, vacant; D Clinton Mackey to Kitchen Impt Co, 2009 Bronxdale av; mtg $7,500 & AL; Nov 15; Nov23'11. O C & 100

Park av, (11:3038); same prop; Kitchen Impt Co to Anita L Lang, 1696 Topping av; mtg $7,500 & AL; Nov15; Nov23'11. O C & 100

Quimby av (4TH st), (*) ss, 305 e Havemeyer av, 100x216.1 to ns Story av; Jno J Gilles to Eliz C Fonda, 1419 Parker; mtg $3,300; Nov15; Nov18'11. O C & 100

Quimby av, (*); same prop; Eliz C Fonda to Jno Drakard, 2250 Bassford av; mtg $3,300; Nov15; Nov18'11. O C & 100

Rombouts av, (*) nwc Connor, 303.9x100 x282.7x102.7; Dyre Av Realty Co to Fine & Falk, a corpn, 1358 43d, Bklyn; AL; Nov 15; Nov17'11. O C & 100

Rochambeau av, (12:3339 & 3340) swc Gun Hill rd, runs s583 to ns 210th xe60 to es said av xn556.9 to ss of said rd xw65.9 to beg, being land in said av as discontinued & closed; City NY to Montefiore Home, Bway, nec 138th; AT; QC; AL; Nov 15; Nov17'11. nom

Rombouts av, (*) nwc Connor, 303.9x 100x282.7x102.7; re mtg; Benj S Halsey to Dyre Av Realty Co, 165 Bway; July24; Nov21'11. 5,862.03

Robbins av, 449, (10:2557) ws, 376.11 s 147th, 25x146.11 to Port Morris Branch of N Y & H R R x25.3x150.7, 4-sty bk tnt; Central Mtg Co to Picone Realty Co, 547 So Blvd; mtg $18,000; Nov22; Nov23'11. O C & 100

St Anns av, 277 (231), (9:2267) nwc 139th (No 549) (839) E; agmt as to restrictions, &c; Adolph Engel et al with Wm H Schwarz, 713 Col av; Aug21; Nov 18'11. nom

Story av, (*) **ns, 305 e Havemeyer av,** see Quimby av, (*) ss, 305 e Havemeyer av.

St Anns av, (10:2618) sec 159th, a strip, runs e3.3 to es old Carr av xs100.2xw4.6 to es St Anns av xn100.11 to beg; Ebling Bwg Co to Our Realty Co, 814 St Anns av; QC; Mar31; Nov21'11. nom

Stebbins av, nws, at ws Chisholm, see Chisholm, ws, 165.3 s Freeman.

Sycamore av, es, 456 n 252d, see Independence av, ws, 456 n 252.

Tinton av, 903, on map 897, (10:2658) ws, 267.6 n 161st, 41.3x135, 5-sty bk tnt; Weisman & Herman to Chas Pinzka & Augusta his wife, 464 E 186, tenants by entirety; mtg $39,000; Nov16; Nov17'11. O C & 100

Tinton av, 705 E, see 155th, 771-3 E.

Topping av, 1768, (11:2799) es, 215 s 175th, 20x95, 2-sty bk dwg; Sidney G De Kay, ref to Henry & Gertrude Bohlen, both at 2241 Chatterton av; mtg $7,500; FORECLOS, Nov8; Nov20; Nov23'11. 500

Tiebout av, (11:3143 & 3144) ws, 262 n 180th, 27.5x100.1x31.5x100, 2-sty fr dwg; Geo H Engelhard, ref, to Willie L Brown & Rebecca B Gourlie, 134 W 104, & Mary E Lowry, 1906 S Emerson av, Minneapolis, Minn, EXRS, &c, Jno J Brown; FORECLOS, Nov3; Nov23'11. 2,500

Valentine av, 2832-4, (12:3301) es, 90.1 n 197th, 50.1x102.9x50x99.11, 2 2-sty bk dwgs; Louis B Hasbrouck (ref) to Albertina Loewenthal, 2981 Briggs av; mtgs $11,000 & AL; FORECLOS, Nov8; Nov21; Nov22'11. 300 over & above mtgs for $11,000 & int

Valentine av, 2870, (12:3302) ses, 205.9 ne 198th, 25x98.11x25x99, 2-sty fr dwg; Frances Lagana to National Operating Co, 141 Bway; B&S; Oct2; Nov23'11. nom

Webster av, (11:3024) ws, 74 n 184th, 39x110, vacant; re mtg; N Y Trust Co to Stonington Realty Co, 35 Nassau; Nov23 '11. O C & 1,000

Wilkins av, 1407, (11:2965) ws, 50.10 n Jennings, 50.10x88.3x50x97.3, 5-sty bk tnt & strs; Dwyer & Carey Constn Co to Chas W Widmayer, 16 Mt Hope pl; mtg $37,000; Nov16; Nov17'11. nom

Westchester av, (*) sec Av C, runs e— to ws old rd leading to G W Wilkens place xs190xw35 to es Av C xn181 to beg, with AT to said old rd except pt for Westchester av; Mary M Henning to Jennie E Brolles, 872 E 182; ½ pt; mtg $22,000; May 22; Nov17'11. O C & 100

Washington av, 1321, see Washington av, 1329.

Washington av, 1217, (9:2389) swc 168th, runs w150xs72.7xe50xn33xe100 to av xn39.7 to beg, except pts for st & av, 2-sty & a fr dwg; Taxpayers Realty Co to Model Constn Co, 1259 Washington av; mtg $8,500; Sept28; Nov18'11. O C & 100

Washington av, 1329, (11:2901) nws, 266.3 ne 169th, 24.1x150, 2-sty fr dwg; mtg $5,000; also WASHINGTON AV, 1321, (11:-2901) nws, 218.1 ne 169th, 24.1x150, 2-sty fr dwg; mtg $4,300, except pts for av; Eliz C Specht to Hayman Eckman, 1054 Grant av; Nov17; Nov18'11. nom

Whitlock av, 429, (10:2601) ws, 55.8 n 144th, 65x134.3x65x137, 3-sty bk factory; Hudson Structural Steel Co to Sufierd Realty Co, 667-85 E 136; mtg $17,500; Nov 8; Nov18'11. nom

Webster av, (11:3143) nwc 181st, 100.1x 100, vacant; Florence L Sick to Martha C Hogan, 757 E 179; AL; Nov20; Nov21'11. O C & 100

Wendover av, 540-4, (11:2928) ss, 100 e 3 av, 75x131x75x132.5, 2 5-sty bk tnts, strs in 540; Isaac H Rosenberg, TRSTE Ike Rosenberg & ano to Hattie Kaufman, 1987 7 av; B&S & C a G; AL; Nov20; Nov21'11. **75,000**

Westchester av, (11:3017) ns, abt 200 e Edgewater rd, also at es lands of N Y, N H & H R R Co, runs ne along lands of R R 425.3 to h w l of ws Bronx River xs— to av xw&sw143.6 to beg, 2 1-sty fr sheds; Eliz A Heaney to P J Heaney Co, 1520 West Farms rd; mtg $60,000; Nov3; Nov 20'11. O C & 100

Wales av late Tinton av, (10:2581) ses, 250 sw 149th, 25x100, vacant; Michl T Reedy to Reedy Constn Co, 511 Tinton av; AL; Nov16; Nov18'11. nom

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Washington av, 1302-4, (11:2910) es, 48 n 169th, runs se112xne48xnw112 to av xsw 48 to beg, except pt for av, 2 3-sty fr dwgs & 2-sty & a fr rear dwg; Eliz C Specht to Hayman Eckman, 1054 Grant av; mtg $11,000; Nov17; Nov18'11. nom

Washington av, 1178-80, (9:2372) es, 148.4 n 167th, 41.8x127.2, 6-sty bk tnt; Cream City Holding Co to Wm Sudbrink, 564 Jackson av; QC; Nov21; Nov22'11. nom

Gore begins at rear line of party 2d pt, see Bailey av, es, at line bet parties heretofore, &c.

Lots 460, 461 & s ½ of lot 88 map (1106 in West Co) of Arden prop, Westchester; Thos L Reynolds Co to Mamaroneck Mtg & Security Co, at Mamaroneck, NY; mtg $3,200; Oct13; Nov23'11. nom

Lot 87, amended map (1038 in West Co) of Bronxwood Park; Chas M Carlson et al to Rosa Nathan, 1 W 127, & Fisher Lewine, 116 E 78, & Harry Fried, 2 Forrest av, Far Rockaway, B of Q, EXRS Marcus Nathan; mtg $1,900; Nov15; Nov20'11. 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.

Borough of Manhattan.

NOV. 17, 18, 20, 21, 22 & 23.

[1]**Allen st, nwc Division,** see Division, nwc Allen.

[1]**Broome st,** (2:326) sec Lewis, runs s 125.10xe100xn8.10xe50xn117.1 to Broome x w150 to beg; sobrn of Ls to mtg; Muchem Messing with Title Ins Co of N Y; Nov20; Nov22'11. nom

[1]**Beekman st, 16,** (1:101) pts of ground fl, b & sub b; Geo Franzen & ano to Arcadi Shelhaas, 824 Malone, West Hoboken, NJ, & ano; 4yf May1; Nov17'11. 1,500

[1]**Division st,** (1:293) nwc Allen, strs 1 & 2; Adelphi Holding Co to Louis Smith, 94 Division, f Nov20 to May10'16; Nov21'11. 1,380 to 1,560

[1]**Hamilton st, 48,** see Market, 59.

[1]**Lewis st, sec Broome,** see Broome, sec Lewis.

[1]**Market st, 59,** (1:253) & HAMILTON ST (No 48), c str; Elk Realty Co to Joe Scheinsinger, 379 Grand; 5yf Dec1; Nov23 '11. 960 to 1,200

[1]**Murray st, 38,** (1:126) ss, 52 w Church, 25x75; consent to asn Ls; TRSTES Columbia College in City NY to Henry C Tinker, 48 E 57; Nov1; Nov20'11.

[1]**Murray st, 38;** asn Ls; Henry C Tinker to Annie R Tinker, 48 E 57; AT; Oct26; Nov20'11. nom

[1]**South st, 105,** (1:97); asn Ls; Henry Israel to Gustav H Jenssen, 201 E 87; Oct 26; Nov23'11 nom

[1]**7TH st, 128 E,** see Av A, 103-5.

[1]**11TH st, 520-4 E,** (2:404) all; Sarah Gellis to Jos Goldman, 359 1 av; 3yf Nov1; Nov21'11. 9,000

[1]**12TH st, 511 E,** (2:406); asn Ls; Consumers Bwg Co of NY, Lim, to Silvestro Diliberti, 511 E 12; Nov16; Nov18'11. nom

[1]**13TH st, 234 E,** (2:468) all; Jno T Oakley to Hermann Schroeder, 216 E 21; 5yf June15'10; Nov18'11. 1,300

[1]**13TH st, 427-9 E,** (2:441) ns, 294 e 1 av, 48.11x irreg x50x103.5, all; Carisbrooke Realty Co to New System Napkin Towel Supply & Steam Laundry Co, 74 E 4; 15yf Mar1'12; Nov17'11. 4,260 & 4,500

[1]**14TH st, 518 E,** (2:407) w str & c; Herman D Most to Silvestro Diliberti, 511 E 12; 3yf Oct1; Nov18'11. 420

[1]**14TH st, 518 E,** (2:407); asn Ls; Silvestro Diliberti to M Groh's Sons, Inc, 238 W 28; Sept28; Nov18'11. nom

[1]**16TH st, 530 E,** (3:973), all; Pinkus Burger to Jos Sultan, 530 E 16; 3yf Aug1 '10; Nov23'11. 2,250

[1]**22D st, 36 W,** (3:823-63) pt of 5th loft; Michel Guirtzman to Fatowsky & Smith, 36 W 22; 1 9-12yf May1; Nov17'11. 750

[1]**23D st, 115-7 W.** (3:799) & 24TH ST, 108-10 W, strs & bs; Elmer A Darling to Saml F Manges, 76 W 86, firm Manges Bros, 115 W 23; 3yf May1'12; Nov23'11. 4,250

[1]**23D st, 115-7 W.** (3:799) & 24TH ST, 108-10 W, 1st lofts; Elmer A Darling to David Van Blerkom, 247 W 36; 3y&3¼mosf Feb 1'12; Nov23'11. 1,500

[1]**24TH st, 108-10 W,** see 23d, 115-7 W.

[1]**30TH st W, swc 6TH av,** see 6 av, swc 30

[1]**33D st, 22 E,** (3:862) all; Benj W Levitan to Arnholt Realty Co, 600 W 183; 19yf Nov20; Nov22'11. 4,350 to 5,100

[1]**34TH st, 306 W,** (3:757) all; Sadie E Horrigan to Claire Vieter, 306 W 34; 11 mos & 2 weeks f Oct14; Nov22'11. 1,500

[1]**36TH st, 330 W,** (3:759) all; Jno M Deemer to Wm Wilson Jr, a corpn, 330 W 36; 5yf Oct1; Nov22'11. 1,200

[1]**38TH st, 342 W,** (3:761); all; Patk Kennedy to Louis Goldberg, 127 E 72; 5yf Jan 1; Nov20'11. 2,500 & 3,000

[1]**42D st, 223 W,** (4:1014); agmt as to cancellation & sur of Ls; Penn Amusement Co et al with Sperry & Hutchinson Co, 34 W 33; July14; Nov21'11. nom

[1]**45TH st W, nwc 11 av,** see 11 av, 609.

[1]**46TH st W, swc Bway,** see Bway, swc 46.

[1]**48TH st, 25 W,** (5:1264) ns, 400 w 5 av, 25x100.5, lot only; TRSTES Columbia College in City NY to Zoe C Hopkins, 25 W 48; 21yf Jan1'07 (21y ren); Nov21'11. taxes, &c, & 3,000

[1]**49TH st, 244-50 W,** (4:1020), top loft; Wendell L Nichols to Mendel Rosenzweig, 394 8 av, Bklyn; 5yf Jan1'12; Nov20'11. 3,800

[1]**63D st, swc 3 av,** see 3 av, swc 63.

[1]**81ST st, 303 E,** (5:1544) all; Benj J Weil to Ida Milstein, 610 E 9; 3yf Dec1; Nov17 '11. 2,100

[1]**114TH st, 331 E,** (6:1686) re asn Ls; Davies J Marshall to Michele Grieco, 331 E 114; mtg $2,100; AT; Nov20; Nov22'11. nom

[1]**115TH st, 14 E,** (6:1620); sur Ls; Jos Barron to Dora Katz, 643 Fox; Nov17; Nov 20'11. 149.58

[1]**120TH st, 122 W,** (7:1904) all; Value Realty Co to Louis Birkenfeld, 25 Claremont av; 3 3-12yf Feb1'12; Nov17'11. 1,500

[1]**125TH st E,** (6:1773) swc Lex av, 35x 100.10, all; Lewis Hopner to David A Schulte, 2 W 72; 26 2-12yf Dec1 (option of 2 rens of 21y each at not less than $11,000); Nov17'11. taxes, &c, & 8,000 to 10,000

[1]**125TH st E,** (6:1773) swc Lex av, 35x 100.11; asn Ls; David A Schulte to Schulte Realty Co, 39 Park Row; Oct30; Nov17'11. nom

[1]**125TH st, 53 W,** (6:1723); asn Ls; Ernst Modersohn to Wm Kroupa, 53 W 125, & Snowden D Ashmore, 40 W 125; Nov20; Nov21'11. nom

[1]**135TH st, 124-6 W,** (6:1919), all; Shaff & Silberman to Gibeon L Young, 2283 7 av; 5yf Oct1; Nov23'11. 7,500

[1]**169TH st, 525 W,** see Audubon av, 81.

[1]**Av A, 1485,** (5:1473) asn Ls; Wm Reider to Mary Brogli, 385 E 136; mtg $3,550; AT; Nov18; Nov22'11. nom

[1]**Av A, 1485,** (5:1473) str fl & pt c; Eliz McEvoy et al to Wm Reider, 1485 Av A, 6 5-12 yf July1'11; Nov22'11. 900

[1]**Av A, 103-5,** (2:434) & 7TH ST, 128, strs; Abr Wolf & ano to Bay Ridge Amusement Co, 4410-12 3 av, Bklyn; 3yf Dec1'10; Nov 18'11. 3,000

[1]**Amsterdam av, 1804,** (7:2081) str & b; Simon Hoffmann to Max Hofmann, doing business as Cahnmann & Co; 10yf Jan1'05; Nov18'11. 1,560 & 1,620

[1]**Amsterdam av, 1804,** (7:2081); asn Ls; Max Hofmann to Wine Growers Assn, 29 9 av; AT; Oct25; Nov18'11. nom

[1]**Audubon av, 81,** (8:2126) nec 169th, (No 525), str No 4; the Geo A Fisher Co to Jos Massa, 84 Audubon av; 3yf Oct1; Nov21'11. 420

[1]**Broadway,** (4:1017) swc 46th, 3d str n from s end of bldg; Forty-sixth St & Bway Realty Co to Isaac & Adolph Samuels, firm Samuels Bros; 10yf Jan1'08; Nov 21'11. 4,000

[1]**Broadway,** (4:1017); same prop; asn Ls & 2 agmts; Samuels Bros, a copartnership to Adolph Samuels, 719 Prospect av; Sept 9; Nov21'11. nom

[1]**Lenox av, 91,** (7:1824) s str fl, &c; Christian Goetz & ano to Harry G Yurdin, 1056 Fox; 3 5-12yf Dec1; Nov21'11. 900

[1]**Lexington av, swc 125TH,** see 125, swc Lex av.

[1]**Lenox av, 404,** (6:1728), str fl & b; Jno D Von der Lieth to Aug Windheim, 879 Tinton av, & ano; 5yf Dec1; Nov23'11. 2,500

[1]**Madison av, 1141,** (5:1496); asn Ls; Michl J McInerny to Henry P F Pleines, 888 9 av; Nov18; Nov23'11. nom

[1]**1ST av, 2386,** (6:1810); asn Ls; Ebling Bwg Co to Henry Wiegand, 2386 1 av; Nov 20'11. nom

[1]**2D av. 2161,** (6:1661) str & b; Geo Herold to Martin Pandolfi & Antonio Mancini, both at 250 E 110; 7yf Jan1'12; Nov20'11. 1,500

[1]**2D av. 1390,** (5:1446) n str & front c; Wm G Moir to Alfonso Stella, 1390 2 av; 5yf May1; Nov17'11. 840

[1]**2D av, 1390,** (5:1446) rear n 2d fl; Wm G Moir to Alfonso Stella, 1390 2 av; 3yf Dec 1; Nov17'11. 180

[1]**2D av, 1846,** (5:1558), n str fl & c; Richd Herold to Jacob & Enrest Braun, 1846 2 av; 2yf May1; Nov23'11. 600

[1]**2D av. 1732,** (5:1553), asn Ls; Edw Burrell to Jas Barry, 1688 2 av; Oct30; Nov23 '11. nom

[1]**3D av, 1612,** (5:1519), asn Ls; Hermine E Molke to Christian Golz, 323 E 88; Nov 22; Nov23'11. 100

[1]**3D av, 1945,** (6:1657), s str fl & pt c; Mary A Grogan to Jas J Finnerty, 611 W 180; 5yf Dec1; Nov23'11. 1,200 & 1,500

[1]**3D av, 1705,** (5:1541), s ¼ of str; Chas V Lamb to Rosa Harawitz, 226 E 96, & Harry Hecht, 685 Manhattan av; f Sept15 to May 1'15; Nov20'11. 420

[1]**3D av,** (5:1397) swc 63d, 25.5x90; consent to asn Ls; Beekman Est to Vincent E & Annie E Maginn; Nov21'11.

[1]**3D av,** (5:1397); same prop; asn Ls; Vincent F Maginn & ano to Mary E Lyons, 165 E 66; Nov1; Nov21'11. nom

[1]**5TH av, 450.** (3:841) sur Ls; Gerard P Tollmann to Hattie G Frankel, 46 W 86, & Farmers Loan & Trust Co, 22 Wm, EXRS, &c, Simon Frankel; Nov16; Nov17 '11. nom

[1]**6TH av,** (3:805) swc 30th, 23.2x51.4; asn Ls; Ernst Roeber to Bessie Natkins, 138 W 98; mtg $19,950; Nov15; Nov20'11. nom

[1]**6TH av, 608.** (3:837) all; Beni W Levitan to Arnholt Realty Co, 600 W 183; 6vf Nov20; Nov22'11. 4,500 to 5,300

[1]**6TH av, 212-4** (3:816) str fl; Peter A Minakakis to Peter Korn, 238 E 68; 8v& 5½mosf Nov15'11; Nov22'11. 11,000 & 11,500

[1]**8TH av, 705,** (4:1035), all; Jos Goodman & ano to Hermann Graf, 261 W 137; 14y3 mos&15dysf Jan1'12; Nov23'11. 3,600 to 4,000

[1]**8TH av, 365,** (3:752) ws, 18.3 n 28th, 18.3 x60, all; Marie M I De Courval to Mary E Corse, at Highlands, NJ; 21yf May1; (21y ren); Nov23'11. taxes, &c, & 900 & 950

[1]**11TH av, 609,** (4:1093) nwc 45th, str & b; Peter McGirr to Jno Quinn, 850 8 av, & ano; 10yf Nov15; Nov23'11. 900 to 1,500

LEASES

Borough of the Bronx.

[1]**Hoffman, swc 187th,** see 187th, swc Hoffman.

[1]**138TH st, 504 E,** (9:2265) swc Brook av, str & pt c; Meta Rohdenburg, EXTRX Louis Rohdenburg, to Delia Cunningham, 510 E 135; 9yf Nov1; Nov23'11. 1,440 to 1,800

[1]**149TH st, 289 E,** (9:2331); sobrn of Ls to mtg; Oct9; Nov18'11; Antonio Golio with Sarah P Livingston, at Pau, France. nom

[1]**149TH st, nec Brook av,** see Brook av, nec 149.

[1]**165TH st,** (9:2526) ns, bet Lind & Summit avs, pts 1st & 2d fls & b of Schlichter Bldg; Wm Schlichter to U S of A by Frank H Hitchcock, P G of U S; 10yf May 1; Nov17'11. 1,425

[1]**180TH st, 747 E,** (11:3096) ns, 100 w Prospect av; also PROSPECT AV, (11:3096) ws, 100 n 180th, 35x100, all; Giosue Galiani to Edw Steiner, 1998 Clinton av; 10yf Oct1; Nov23'11. 2,400 to 3,000

[1]**180TH st, 747 E, & Prospect av,** ws, 100 n 180, (11:3096), asn Ls; Edw Steiner to Pastime Amusement Co, 75 3 av; Nov23'11. nom

[1]**180TH st, nec Clinton av,** see Clinton av, nec 180.

[1]**187TH st, 566 E** (11:3054) swc Hoffman; asn Ls; Edw L Riley to Jno Porti, 186 Lincoln av; Nov9; Nov22'11. nom

[1]**187TH st, 566 E,** asn Ls; Jno Porti to Arthur Jost, 159 W 129; Nov9; Nov22'11. nom

[1]**187TH st,** (11.3054) swc Hoffman, str &c; Arthur Ave Realty & Constn Co to Edw L Riley, 186 Lincoln av; 7 8-12yf Oct1'10; Nov22'11. 600 & 900

[1]**Av St John, 1024,** (10:2683) asn Ls; Jno P Bastone to Ralph Barone, 1024 Av St John; mtg $7,300; Nov17; Nov22'11. nom

[1]**Brook av,** (9:2276) nec 149th, asn Ls; Wm Holzmann to Jno F Curry, 1308 So Boulevard; Nov17'11. nom

[1]**Brook av, swc 138th,** see 138th, 504 E.

[1]**Clinton av,** (11:3096) nec 180th, str; Kovacs Constn Co to Chas F Hallam, 2106 Clinton av; 3yf Oct1; 2y ren at $1,140 & $1,200; Nov23'11. 1,020

[1]**Edgewater rd, 1499,** (11:3012) asn Ls & rents; Eliz J Webb to Henry & Minnie Nenstiehl, 1499 Edgewater rd; Nov1; Nov 20'11. nom

[1]**Prospect av, ws, 100 n 180th,** see 180th, 747 E.

[1]**Southern Boulevard,** (10:2735) es, 100 n Barretto, 112.6x100; sobrn of Ls to mtg for $115,000; Rotterdam Holding Co & Geo Wittman with Lawyers Mtg Co, 59 Liberty; Oct31; Nov21'11. nom

[1]**Tremont av, 733,** (11:3093) w str & b; Ignatz Modry to Jno Boehling, 733 Tremont av & Fred Braue, 1306 Franklin av; 5y & 5½mosf Nov15'11; Nov22'11. 900 to 1,080

[1]**Unionport rd, 1679-81 (*)** 2-sty fr bldg; Rosa Maurer to Emil H Hagemann, 1661 Unionport rd; 10yf Nov15; Nov22'11. 2,700

[1]**Williamsbridge rd, 1416, (*)** all; Geo Costar to Oscar Hackelberg, 1414 5 av; 5yf Oct1 (5y ren); Nov23'11. 1,200 & 1,500

[1]**3D av, 2629,** (9:2321) all; Matilda Levy to Simon & Goodman Edelstein, both at 81 Borden av, L I City; 5yf Dec1; Nov23'11. 2,100 to 2,350

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last 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.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

NOV. 17, 18, 20, 21, 22 & 23.

[m]**Allen st, 71-3,** see Grand, 302-6.

[m]**Academy st,** (8:2225) es, 100 s Vermilyea av, 100x100; Nov17; Nov21'11, 2y6%; T G Galardi & Co to City Mtg Co, 15 Wall. 10,000

[m]**Academy st,** (8:2225); same prop; certf as to above mtg; Nov20; Nov21'11; same to same.

[m]**Broome st, 39-47,** (2:326) sec Lewis (Nos 14-20) runs s125.10xe100xn8.10xe50xn117.1 to Broomexw150 to beg; Nov21; Nov22'11, 5y5%; Minsker Realty Co to Title Ins Co NY. 195,000

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mBroome st, 39-47; certf as to above mtg; Nov21; Nov22'11; same to same. ——

mCrosby st, 96, see Bway, 558.

mChrystie st, 155, (2:425) nws, 50.4 n Delancey, 25.5x69.7x25.5x69.9; Nov21; Nov23 '11, due, &c, as per bond; Lorenzo Ullo to Dry Dock Savgs Instn, 341 Bowery. 14,000

mChrystie st, 155; pr mtg $14,000; Nov21; Nov23'11, 3y6%; same to Frank M Tichenor, Forster & Primrose avs, Mt Vernon, NY. 2,500

mCatherine st, 76, (1:252); sobrn agmt; Nov10; Nov17'11; Minnie Garone & Rocco Urcinoli with Metropolitan Savgs Bank, 1 3 av. nom

mCathedral Parkway, swc Central Park W, see Manhattan av, 216-20.

mCathedral Parkway, 2-48, see Manhattan av, 216-20.

mCherry st, 50, (1:111) ns, 37.5 e Roosevelt, 19.3x80x21.4x80; Nov14; Nov17'11, due, &c, as per bond; Moses Lubelsky to Saml Hart, Middletown, Conn. 6,000

mElizabeth st, 126, see Bowery, 142-42½.

mEast Broadway, 198, (1:285) ns, 78.4 e Jefferson, 26.3x60.4x26.1x60.5; Nov16; Nov 17'11, 5y5%; Harry D Fertel to Lawyers Mtg Co, 59 Liberty. 23,000

mEast Broadway, 198, (1:298); sobrn agmt; Nov16; Nov18'11; Harry D Fertel & Fanny Greenbaum with Lawyers Mtg Co. nom

mEast Broadway, 91, see Henry, 77-81.

mEast Broadway, 91, see Henry, 77-81.

mElizabeth st, 49-51, (1:204) ws, 175.1 n Canal, 50x94.3, given to secure performance of Ls, covering 401-21 E 8; pr mtg $59,750; Dec27'09; Nov22'11, due &c, as per bond; Otto Lorence & Jacob Lazarowitz to Emeline Roach; re-recorded from Jan3 '10. 5,000

mFulton st, 214, (1:81) ext of $18,000 mtg to Dec1'12 at 5%; Nov15; Nov22'11; Andw Freedman Comm Ida A Flagler with Hudson Companies, 62 Cedar. nom

mGrand st, 302-6, (2:413) nwc Allen (Nos 71-3), 50.3x87.6x50x87.7; Nov16; Nov17'11, 1y5½%; Florence C Horton to Ronald K Brown, 2004 5 av, exr Ann E Berwick. 3,600

mGreat Jones st, 54, see Bowery, 348.

mGrand st, 523, (1:288) sws, abt 195 e E Bway, runs sw53.11 to Henry xw9.4xn20.4 xne40.1 to Grand xse17.5 to beg; Nov20'11, 5y5%; Geo D Bartholomew to American Mtg Co. 6,500

mGouverneur st, 44, (1:266); ext of $25,000 mtg to Oct31'16 at 5%; Nov15; Nov20'11; N Y Life Ins & Trust Co, trste Louis C Hamersley with Abram Golinger, 230 Rivington. nom

mGouverneur st, 60, (1:261) es, 78.5 n Cherry, 25x79.9x25x79.6; additional to mtg of $15,000; Nov21'11, 5y5%; Jno A Weekes, Oyster Bay, NY, to Amy S Weeks, 82 E 55. 1,000

mGreenwich st, 762, (2:634) ws, 82 s Bank, runs w33.6xsw25.3xs2xs14.5xe23.8xe33.5 xn 17.6 to beg; PM; Oct27; Nov21'11, 5y5½%; Curtiss P Byron to Metropolitan Savgs Bank, 59 Cooper sq. 6,000

mGrand st, 203, (1:237), sal Ls; Nov2; Nov 23'11, demand, 6%; Louis J Vince to Jacob Ruppert, Inc, 1639 3 av. 3,262.88

mHawthorne st, (8:2226) nes, 100 nw Sherman av, 100x100; bldg loan; Nov22; Nov23'11, demand, 6%; Hawthorne Constn Co to City Mtg Co, 15 Wall. 69,000

mHawthorne st, (8:2226); same prop; certf as to above mtg; Nov23'11; same to same. ——

mHudson st, 503-7, (2:630) ws, 26.6 n Christopher, runs w100xn23.1 to an alley xe15xn47xe85 to st xs70.2 to beg; AT to alley; Nov16; Nov23'11, demand, 6%; Greenwich Investing Co to Jas H Cruikshank, Freeport, LI, & ano. 2,500

mHenry st, 31, (1:280); ext of $21,000 mtg to Oct26'14 at 5%; Oct4; Nov18'11; Lawyers Title Ins & Trust Co with Josef Preiser & Amelia Weiser. nom

mHenry st, 77-81, (1:282) ns, 28.4 e Manhattan Bridge approach, also 237.6 e Market, runs nw85xw0.11xn90.5 ss E Bway (No 91) xw25xs90.5xw23.9xs14.5xse73.8xe 28.4 to beg; Nov20'11, 3y5%; Lazarus Realty Co, 18 W 115, to Trust Co of America, 37 Wall. 84,500

mHenry st, 77-81; certf as to above mtg; Nov9; Nov20'11; same to same. ——

mHenry st, ns, abt 65 w Grand, see Grand, 523.

mHenry st, 77 & 81, (1:282), & EAST BROADWAY (No 91); sobrn agmt; Nov20; Nov21'11; Alfred Hahn, 1242 Mad av, with Trust Co of America, 37 Wall. nom

mKenmare st, swc Bowery, see Bowery, 168.

mLeroy st, 7, (2:586) ns, 75 w Bleecker, 21.10x90x22x90; PM; Nov20; Nov21'11, 3y 5%; Thos O'Brien to Equitable Life Assur Soc of the U S, 120 Bway. 6,000

mLewis st, 14-20, see Broome, 39-47.

mMercer st, 304, (2:548) es, 213.3 n Waverly pl, 26x100; also BROADWAY, 745, (2:548) ws, 135 s 8th, 26x100; leasehold; Nov23'11, due, &c, as per bond; Josef & Isaac Guzy to Henry P Moorhouse, 87 Av Henri Martin, Paris, France. 7,000

mPearl st, 504, (1:166) nes,22.3 nw Park, 21.3x89.11x20.1x85.6; pr mtg $20,000; Nov20 '11, due as per bond; Patk Murphy, Bklyn, to Academy of Medicine, 17 W 43. 2,000

mSouth st, 105, (1:97); sal Ls; Oct26; Nov 23'11, demand, 6%; Gustav H Jenssen to Jacob Ruppert, Inc, 1639 3 av. 3,000

m2D st, 65 E, (2:443) ss, 300 e 2 av, 25x 57.9x25.2x54.6; Nov20'11, 5y4½%; Eliza Granet to Citizens Savgs Bank, 56 Bowery. 7,000

m3D st, 5 E, (2:459) ns, 104.5 e Bowery, 25x96.4; pr mtg $17,000; Nov11; Nov23'11, due May1'12, 6%; Wyoming Realty Co to Irving Weiser, 702 E 5. 26,000

m3D st, 5 E; certf as to above mtg; Nov 11; Nov23'11; same to same. ——

m3D st, 5 E; sobrn agmt; Nov11; Nov23 '11; same & Jennie Stein with same. nom

m4TH st, 287 E, (2:387) ns, 142.2 w Av C, 22x96; ext of $15,000 mtg to Jan1'17 at 5%; Nov21; Nov22'11; Morris N Rubin with Emma Ball. nom

m6TH st, 303-7 E, (2:448) ns, 87 e 2 av, runs n51.9xe38xn39xe25xe25xs90.9 to st xw 63 to beg; pr mtg $33,000; Nov16; Nov17 '11, 3y6%; Henry & Chas Reese to Lillian L Doelger, 11 W 75. 5,000

m7TH st, 252 E, (2:376) ss, 269.4 e Av C, 27.5x90.10; Nov21'11, due Nov1'16, 4½%; Ludwig Groszwirth, 742 E 6, to German Savgs Bank, 157 4 av. 24,000

m12TH st, 511 E, (2:406) sal Ls; Aug4'10; Nov18'11, demand, 6%; Silvestro Ditiberti to Consumers Bwg Co of NY, Lim. 2,000

m12TH st, 511 E, (2:406); sal Ls; Nov15; Nov18'11, demand, 6%; same to M Groh's Sons, a corpn, 238 W 28. 1,175

m12TH st, 340 E, (2:453); ext of $8,000 mtg to Sept1'16 at 5%; Sept18; Nov18'11; Chas D Irwin & ano, exrs, &c, Wm Duryea with Philip Schlachetzky, 1853 Mad av. nom

m13TH st, 440 E, (2:440); certf as to payment of $4,000 on account of mtg of $25,000; Nov1; Nov21'11; North River Savgs Bank to whom it may concern. nom

m13TH st, 440 E, (2:440) ss, 172.9 w Av A, 24.3x103.3; PM; pr mtg $——; Nov20; Nov 21'11, installs, 5½%; Isidor Leibowitz to Benj J Weil, 21 E 82. 4,000

m14TH st, 319-21 W, (3:738) ns, 275 w 8 av, 50x206.6 to 15th (Nos 324-6) PM; Sept 7; Nov22'11; 5y6%; Edw L Larkin to Frank Seely, 336 W 23. 30,000

m14TH st, 250 W, (2:618); ext of $12,500 mtg to Nov1'16 at 5%; Nov20; Nov23'11; N Y Life Ins & Trust Co, trste Saml Smith with Victoria E Manzanedo & Mary M Behringer, both at 250 W 94. nom

m15TH st, 324-6 W, see 14th, 319-21 W.

m15TH st, 607 E, (3:983) ns, 113 e Av B, 25x103.3; PM; Nov14; Nov17'11, 3y5%; Chas S Terrett, Asbury Park, NJ, to Mina Schattenfels, 59 W 92, et al, trstes for Joel Lodge No6 Independent Order of True Sisters. 8,000

m15TH st, 607 E, (3:983) ns, 113 e Av B, 25x103.3; PM; pr mtg $——; Nov14; Nov 17'11, 3y6%; Chas S Terrett, of Asbury Park, NJ, to Emanuel Katz, 23 E 124. 6,000

m17TH st, 341 W, (3:741) ns, 300.4 e 9 av, 25x92; Nov20'11, 5y5%; Baer Shulman to Emigrant Industrial Savgs Bank. 10,000

m17TH st, 622 E, (3:984) ss, 338 e Av B, 25x92; Nov20'11, 3y5%; Jas A McCafferty to Emigrant Industrial Savgs Bank. 10,000

m20TH st, 34 E, (3:848); sal Ls; Nov17'11, demand, 6%; David Mandel to Henry Elias Bwg Co, 403 E 54. 2,876.10

m21ST st, 230 W, (3:770) ss, 416.1 e 8 av, 16x92; Nov22'11; 5y5%; Mary H Burchill to Lawyers Mtg Co, 160 Bway. 9,000

m22D st, 116 E, (3:877) ss, 195 w Lex av, 20x98.9; PM; Nov22'11; 3y4½%; Bertha H wife of Robt S Minturn to U S Trust Co, 45 Wall. 20,000

m22D st, 555-7 W; bldg only; pr mtg $14,000; Oct8; Nov18'11, 2y6%; Frank O'Rourke to Patk H Quirk, 413 W 16. 3,000

m24TH st, 313 E, see Lex av, 2220-2.

m25TH st, 418-26 W, (3:722) ss, 425 e 10 av, 125x98.9; sobrn agmt; Nov18; Nov22'11; Robt McGill with City Mtg Co, 15 Wall. nom

m25TH st, 418-26 W, (3:722) ss, 425 e 10 av, 125x98.9; bldg loan; Nov18; Nov20'11, demand, 6%; McKeon Realty Co to City Mtg Co, 15 Wall. 200,000

m25TH st, 418-26 W; certf as to above mtg; Nov20'11; same to same. ——

m25TH st, 418-26 W, (3:722) ss, 425 e 10 av, 125x98.9; sobrn agmt; Nov16; Nov20'11; Robt McGill, at Hoboken, NJ, with City Mtg Co, 15 Wall. nom

m27TH st, 121-3 E, (3:883) ns, 164.5 w Lex av, runs n98.9xw15.7xn98.9 to ss 28th (No 118) xw20xs98.9xw4.5xs98.9 to 27th xe 40 to beg; given to secure Ls on 3-7 W 35th; pr mtg $240,000; Nov21; Nov22'11, due &c as per bond; Brunswick Realty Co, 118 E 28, to Jno J Astor, 840 5 av. 100,000

m27TH st, 121-3 E; certf as to above mtg; Nov21; Nov22'11; same to same. ——

m27TH st, 505 W, (3:699) ns, 100 w 10 av, 25x98.9; ext of mtg for $21,000 to Sept1'16 at 5%; Sept28; Nov21'11; Edith M de Moltke Huitfeldt with David Garcewich, 505 W 27. nom

m28TH st, 118 E, see 27th, 121-3 E.

m29TH st, 316-20 E, (3:934) ss, 225 e 2 av, 50x98.9; ext of mtg for $50,000 to Nov 16'16 at 5%; Oct11; Nov21'11; Celia wife of & Arnold Diamond, 66 E 93 with Helen W Dutcher. nom

m29TH st, 405 E, (3:961) ext of $13,000 mtg to Nov22'16 at 5%; Nov10; Nov22'11; Janet L McVickar et al trstes Janet S Lansing with Pietro Onorato, 405 E 29, & Ida Machiz, 751 E 150. nom

m29TH st, 405 E,(3:961); sobrn agmt; Nov 22'11; Pietro Onorato, Louis Gordon, Barnett Levy & Moritz Gruenstein with Janet L McVickar, 47 W 78 et al, trste Janet S Lansing. nom

m30TH st, 100-2 W, see 6 av, 499.

m31ST st, 100-4 W, see 6 av, 517-9.

m39TH st, 100-6 W, see 6 av, 665-77.

m41ST st, 137 E, see 41st, 139-43 E.

m41ST st, 6 E, (5:1275) ss, 119.2 e 5 av, 20.10x103.8x20.10x104.2; PM; Nov23'11, 3y 4½%; Jenny K Stafford to Chas H Stebbins, exr Mary L Vail, 33 W 9. 86,000

m41ST st, 139-43 E, (5:1296) ns, 175 w 3 av, 90.7x100.1x74.3x98.9; also 41ST ST, 137 E, (5:1296) ns, at cl Eastern Post rd, also 114.9 e Lex av, runs n100.3xe38.8 to former Eastern Post rd xs100.1 to st xw39.7; Nov 17; Nov22'11, due Feb17'12, 6%; Adelaide Lyons, 211 Central av, Flushing, LI, to Hester J Morrison, 435 E 139. 300

m45TH st, 72-4 W, see 6 av, 782-92.

m46TH st E, sec 5 av, see 5 av, 561.

m48TH st, 301-3 W, see 8 av, 791-3.

m48TH st, 52 W, (5:1263); ext of $35,000 mtg to Nov18'14; at 4%; Nov17; Nov22'11; Trstes Columbia College in City N Y with Merritt B Miller, 52 W 48. nom

m49TH st, 408 W, (4:1058) ss, 118.9 w 9 av, 18.9x51.1x19.3x55.5; Nov20'11, 5y5%; Cath Connolly, 408 W 49, to Anna Fowler, 1727 Shore rd, Sheepshead Bay, NY, trste Sarah Fowler. 5,500

m50TH st, 248 E, see Lex av, 2220-2.

m50TH st, 323 W, (4:1041) ns, 271.8 w 8 av, 19.2x100.5; PM; Nov23'11, 3y5%; Rudolph Wallach Co to Eleanor B Lenane, 314 W 103. 12,000

m55TH st, 25 W, (5:1271) ns, 350 w 5 av, 17.6x100.5; ext of mtg for $43,000 to Jan1 '17, 4½%; Nov17'11; Marie La Montagne, trste Ernest C La Montagne, at Hotel Buckingham, 50th & 5 av, with Honore M Berger, 25 W 55. nom

m56TH st, 240 W, (4:1027) ss, 140 e 8 av, 22x100.5; Nov21; Nov22'11, 1y6%; Fredk J Kelly to Jas Ellison, 5 W 58. 500

m57TH st, 455 W, (4:1067) ns, 225 e 10 av, 16.8x105.5; Nov17'11, 5y5%; Dr Richards Dyspepsia Tablet Assn to Mary H Bell, 278 W 73. 10,000

m57TH st, 455 W; certf as to above mtg; Nov16; Nov17'11; same to same. ——

m59TH st, 30-2 W, (5:1274); ext of $160,000 mtg to Nov19'13 at 4½%; Nov13; Nov 22'11; Andw Freedman Comm Ida A Flagler with P Henry & Francis A Dugro, exrs, &c, Anthony Dugro. nom

m63D st, 405 E, (5:1458) ns, 106 e 1 av, 25x100.5; Nov17'11, 5y5%; Tilmil Realty Co, 309 Bway to Jno B Coleman, gdn Adelaide P Reid, 955 Lex av. 10,500

m63D st, 405 E; certf as to above mtg; Nov17'11; same to same. ——

m63D st, 143 E, (5:1398) ns, 312.4 w 3 av, 12.2x100.5; PM; Nov17'11, 3y5%; Eliz F Harper to Emma De Veau, 675 West End av. 14,000

m63D st, 328 E, (5:1437) ss, 350 e 2 av, 25 x100.5; pr mtg $21,250; Nov17; Nov22'11; 4y6%; Angelo Bianco & Rosina Albano to Theo Veit, 419 W 44. 1,250

m63D st, 328 E, (5:1437) ext of $17,750 mtg to Sept1'16 at 6%; Nov15; Nov22'11; Louis Mander with Angelo Bianco & Rosina Albano, 328 E 63. nom

m63D st, 326 E, (5:1437) ext of $17,750 mtg to Sept1'16 at 6%; Nov15; Nov22'11; Paula Wright with Angelo Bianco & Rosina Albano, 328 E 63. nom

m63D st, 326 E, (5:1437) ss, 325 e 2 av, 25 x100.5; pr mtg $21,250; Nov17; Nov23'11, 4y6%; Angelo Bianco & Rosina Albano to Amelia Sternberg, 1323 Bway. 1,250

m67TH st, 212 W, (4:1158) ss, 225 w Ams av, 25x100.5; PM; pr mtg $12,000; Nov20; Nov21'11, 3y6%; Hannah Abraham, 825 10 av, to Gustav Seufer, 144 Ams av. 5,000

m69TH st, 312 E, (5:1443) ss, 91.8 e 2 av, 16.8x77.4; Nov20'11, 3y5%; Mary E Powers, of Rockville Centre, LI, to Emigrant Industrial Savgs Bank. 1,000

m71ST st, 221 E, (5:1426); ext of $12,000 mtg to Jan19'15 at 5%; Oct24; Nov20'11; Ralph Gans with Wm Ebeling, at Monticello, NY. nom

m71ST st, 120 W, (4:1142); ext of $15,000 mtg to Nov1'14 at 4½%; Nov2; Nov17'11; Bettie Rothfeld et al, trstes Sigmund Rothfeld with Jacob Mayers, 73 E 92. nom

m73D st, 429 E, (5:1468); ext of $15,000 mtg to Nov21'14 at 5%; Nov21'11; Lydia M Sullivan with Louis Reitman, 8 W 112. nom

m74TH st, 108 E, (5:1408) ss, 72 e Park av, 18x74; Nov20; Nov21'11, 2y6%; Caroline Beringer to Saml Aufses, 118 E 73. 5,000

m75TH st, 241 E, (5:1430) ns, 105 w 2 av, 20x102.2; PM; Nov17'11, 2y6%; Henry Malito, 202 Bleecker to Henrietta Ingber, 1352 5 av. 4,500

m79TH st, 315 W, (4:1244); ext of mtg for $180,000 to Nov15'14, 4½%; Nov13; Nov20 '11; Max D Stern, individ & exr, &c, Minnie H Vogel with Seamen's Bank for Savings, 76 Wall. nom

m80TH st, 77 E, see Park av, 920.

m80TH st, 175 E, (5:1509) ns, 166.8 w 3 av, 16.8x100; equal lien with mtg dated Apr28 '11; Nov20'11, 5y5%; Mally P wife of & Edw S Beach, of Ridgefield, Conn, to Lawyers Title Ins & Trust Co. 3,000

m81ST st, 300 W, see West End av, 439.

m83D st, 46-56 W, (4:1196) ss, 225 e Col av, 100x102.2; certf as to mtg for $260,000; Nov16; Nov17'11; Hennessy Realty Co to Hanover Mtg Co. ——

m84TH st, 331 W, (4:1246) ns, 309 w West End av, 18x102.2; Nov16; Nov17'11, due, &c, as per bond; Wm C Otterson to North River Savgs Bank, 31 W 34. 3,000

m85TH st, 201 W, see Ams av, 520-8.

m85TH st, 207-9 W, (4:1233) ns, 150 w Ams av, 45x102.2; pr mtg $——; Nov4; Nov 21'11, due, &c, as per bond; Jane L Hayes to Edith A Reiffert, 207 9 W 85. 5,000

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m**S6TH st, 76 E,** (5:1497) ss, 70 w Park av, 17.9x102.2; pr mtg $16,000; Nov14; Nov 21'11, due, &c, as per bond; Lorenz Weiher to Bank of Washington Heights, 1915 Ams av. 8,500

m**97TH st ,135 W,** see Lex av, 2220-2.

m**103D st, 137 E,** (6:1631) ns, 278 e Park av, 16x100.11; pr mtg $4,000; Nov1; Nov 22'11; 3y6%; Michl J Gaffney, 1307 Lex av to Kate Doubleday, 80 E 116. 2,000

m**103D st, 137 E;** PM; pr mtg $6,000; Nov1; Nov22'11; 1y6%; same to same. 1,000

m**108TH st, S-10 W,** (7:1843) ss, 150 w Central Park W, 50x100.11; Nov15; Nov21 '11, 5y5%; Silverson Constn Co to Cornelia G Chapin, 57 E 64. 57,000

m**108TH st, 4 W,** (7:1843) ss, 100 w Central Park W, 50x100.11; ext of $58,000 mtg to Nov16'16 at 5%; Nov16; Nov20'11; Title Ins Co of N Y with Silverson Constn Co, 41 Park Row. nom

m**108TH st, S-10 W,** (7:1843) ss, 150 w Central Park W, 50x100.11; certf as to mtg for $57,000; Nov15; Nov22'11: Silverson Constn Co to Cornelia G Chapin. ——

m**108TH st, S-10 W;** 2 sobrn agmts; Nov 16; Nov22'11; same & State Bank with same. nom

m**109TH st W, nwc Central Park W,** see Manhattan av, 216-20.

m**109TH st W, nec Manhattan av,** see Manhattan av, 216-20.

m**111TH st, 103 E** (6:1639) ns, 31.11 e Park av, 15.11x100.11; PM; Nov17; Nov22 '11; 3y5%; Tilmil Realty Co, 309 Bway to Wm Arrowsmith, 208 W 71. 5,000

m**111TH st, 103 E;** certf as to above mtg; Nov17; Nov22'11; same to same. ——

m**111TH st, 113 E,** (6:1639) ns, 111.7 e Park av, 15.11x100.11; PM; Nov17; Nov22 '11; 3y5%; Tilmil Realty Co to Harriet B Piester, 130 W 123. 5,000

m**111TH st, 113 E,** certf as to above mtg; Nov17; Nov22'11; same to same. ——

m**114TH st, 123 W,** see St Nicholas av, 80.

m**117TH st, 15-7 W,** (6:1601); agmt as to advance of $4,750 to pay interest, &c, on mtg & ext of mtg for $9,000 to Aug16'14 at 6%; Aug16; Nov21'11; Pauline Miller & Adolph S Miller with Julius C Kohn, 1322 Lincoln rd, Bklyn. nom

m**117TH st, 15-7 W,** (6:1601) ns, 265.7 w 5 av, 34.8x100.11; ext of mtg for 37,000 to Aug16'14; 5%; Aug16; Nov21'11; Julia L Butterfield at Cold Spring, Putnam Co, NY with Pauline Miller. nom

m**118TH st, S3 W,** (6:1717) ns, 85 e Lenox av, 20x100.11; Nov22'11, due Mar5'12; 6%; Cassie Ridley, 226 W 16 to Alice Rochelle, 417 W 68. 400

m**121ST st, 62 E,** (6:1747) ss, 216.8 w Park av, 16.8x100.11; Nov16; Nov17'11, due, &c, as per bond; Emile Levy to Mutual Life Insurance Co of N Y, 34 Nassau. 1,000

m**121ST st, 62 E;** sobrn agmt; Nov16; Nov 17'11; Julia Anderson with same. nom

m**122D st, 416-22 W,** (7:1963) ss, 100 e Ams av, 100.1x90.2x100x90.10; Nov16; Nov 17'11, due, &c, as per bond; Krulewitch Realty Co to Ella L Murphy, 19 W 26, Bayonne, NJ. 12,000

m**122D st, 416-22 W;** certf as to above mtg; Nov16; Nov17'11; same to same. ——

m**130TH st, 29 W,** (6:1728) ns, 360 w 5 av, runs n8xe0.6xn46.2xw0.6xn45.8xw20xs99.11 to st xe20 to beg; pr mtg $12,000; Nov1; Nov18'11, 3y5½%; Ellen Campbell to M Montefiore Henschel, 220 E 114. 4,000

m**130TH st, 501 W,** see Ams av, 1420.

m**130TH st, 37 W,** (6:1728) ns, 435 e Lenox av, 20x99.11; Nov23'11, 5y5%; Jas F Lucey to Emigrant Indust Savgs Bank. 12,000

m**131ST st, 112 W,** (7:1915) ss, 175 w Lenox av, 16.8x99.11; Nov16; Nov20'11, 5y5%; Margt J Ellis to Arthur J Ridley, 118 E 64. 8,000

m**131ST st, 6 E,**(6:1755) ss, 110 e 5 av, 18.3 x99.11; ext of $6,500 mtg to Nov20'16 at 5%; Nov20; Nov21'11; Lorin S Bernheimer exr Simon Bernheimer with Wm F Schneider, 6 E 131. nom

m**132D st, 122 W,** (7:1916) ss, 250 w Lenox av, 16.8x99.11; pr mtg $7,500; Nov15; Nov 20'11, 3y6%; Margt E Napier to Clara B Wright, 34 W 135. 1,500

m**132D st, 119 W,** (7:1917) ns, 209 w Lenox av, 17x99.11; pr mtg $7,500; Nov15; Nov20 '11, 3y6%; Margt E Napier to Clara B Wright, 34 W 134. 1,500

m**132D st E, nec Mad av.** see Mad av, 2101.

m**135TH st, 266-72 W,** (7:1940) ss, 100 e 8 av, 100x99.11; Nov22'11, 1y5%; Saml Rouse to Emigrant Indust Savgs Bank. 49,000

m**136TH st, 165 W,** (7:1921) ns, 121 e 7 av, 27x99.11; pr mtg $18,000; Nov23'11, 1y6%; Clara Meyer to Jno C Cahoon, 170 W 123. 2,000

m**144TH st, 112-8 W,** (7:2012) ss, 275 w Lenox av, two plots, ea 50x99.11; ext of two mtgs for $42,500 ea to Nov22'16. 5%; Nov 22; Nov23'11; Title Ins Co, 135 Bway, with Margt A Balet, 126 E 95. nom

m**147TH st, 205 W,** (7:2033); ext of $30,000 mtg to Dec31'14 at 5%; Nov14; Nov17'11; Isaac, Rosa & Silas Musliner & Louis Birns with Solomon Plaut, 135 Central Park W. nom

m**147TH st, 207 W,** (7:2033); ext of $30,000 mtg to Dec31'14 at 5%; Nov16; Nov17 '11; Isaac, Rosa & Silas Musliner & Louis Birns with Howard A Scholle, 11 E 76. nom

m**151ST st W, sec Riverside Drive,** see Riverside Drive, sec 151.

m**156TH st, 535 W,** (8:2115) ns, 339.3 w Ams av, 39.3x99.11; Nov22; Nov23'11, 3y 5%; Freda Realty Co to Wm A Butler, Southampton, LI, & ano, trstes for Cassie M M Julian James. 37,500

m**156TH st, 535 W;** certf as to above mtg; Nov22; Nov23'11; same to same. ——

m**156TH st, 535 W;** sobrn agmt; Nov22; Nov23'11; same & Henry Ettelson, 35 E 27, with same. nom

m**156TH st, 535 W;** pr mtg $43,500; Nov22; Nov23'11, installs, 6%; Freda Realty Co to Fanny Shaskan, Red Bank, NJ. 1,100

m**156TH st, 535 W;** ext of $6,000 mtg to Nov22'13 at 6%; Nov22; Nov23'11; Henry Ettelson with Freda Realty Co. nom

m**160TH st W, cl, — w Ft Washington av,** see Riverside Dr, nes, 47.11 nw 158.

m**162D st, 601 W,** see Bway, 3881-3.

m**168TH st, 510 W,** (8:2123) ss, 166.8 w Ams av, 16.8x95; ext of $7,500 mtg to Aug 28'14 at 5½%; Oct16; Nov17'11; Mary G Talbot & Edgar T Mead with Luke A Burke, 25 W 42. nom

m**172D st, 580 W,** (8:2128) ss, 125 e St Nicholas av, 62.6x95; Nov 22 '11; 5y5%; Paterno & Son Contracting Co to Virginia Danziger, 11 E 79 &ano exrs Max Danziger. 60,000

m**172D st, 580 W,** certf as to above mtg; Nov22'11; same to same. ——

m**Av D, 45-7,** (2:374) ws, 41 n 4th, 44x80; ext of $12,000 mtg to May20'14 at 6%; June12; Nov20'11; Flora Levy with Meyer London. nom

m**Amsterdam av, 1420,** (7:1985) nwc 130th (No 501) 24.11x75; ext of $18,000 mtg to Nov12'16 at 4½%; Nov11; Nov20'11; Oppenheimer & Eisler Realty Co with Alfred E Marling, 35 W 47, & ano, trstes Alex M Ross. nom

m**Amsterdam av, 520-8,** (4:1233); also 85TH ST, 201 W, (4:1233); ext of $30,000 mtg to Nov9'16 at 5%; Oct23; Nov21'11; Howard Willets et al, trstes for J Macy Willets with Geo C Engel, 201 W 79. nom

m**Amsterdam av, 307,** (4:1146) es, 70.4 n 74th, 17x81; Nov16; Nov23'11, 5y5%; Paul R Opp to Julius Haase, Stratford, Conn & Wm H Moeller, 469 W 169. 10,000

m**Broadway, 745,** see Mercer, 304.

m**Broadway, 926,** see Bway, 924.

m**Bowery, 348,** (2:531) nwc Great Jones, (No 54) 26.4x93x25x100; ext of $8,500 mtg to Decl'12 at 4½%; Nov22'11; N U Tompkins Est, a corpn, with Albt C Hall, Stamford, Conn, trste Alvah Hall. nom

m**Broadway, 354,** (1:171) es, abt 60 n Leonard, 25x175; PM; Nov23'11, 3y4½%; Emily M Lawrence, trste under deed of trust to S Stanwood Menken, ref, 34 W 52. 62,700

m**Broadway, 924,** (3:850) es, 22.6 n 21st, 19.11x107.8x19.4x102.3; also BROADWAY, 926, (3:850) es, 42.5 n 21st, 19.11x113.1x19.4 x107.8; PM; Nov23'11, 3y4½%; Brelm Realty Co, 68 Broad, to Trstes Columbia College in City NY, 63 Wall. 100,000

m**Broadway, 558,** (2:497) es, abt 95 s Prince, 27x100; also CROSBY ST, 96, (2:-497) ws, abt 115 s Prince, 25x100; also INTERIOR PLOT, begins 106 from Prince & 100 from Bway, runs e25xnw—xs2 to beg; also CROSBY ST, 94, (2:497) ws, 137.2 s Prince, 25x100x25.4x100; PM; Nov23'11, 3y 4½%; Mary A L de Merlemont (by Emily M Lawrence, atty) to Emily M Lawrence, Lake Mohegan, NY, extrx Jno Lawrence. 60,500

m**Broadway, 3881-3,** (8:2137) nwc 162d, (No 601) 42.5x176.11x68.9x175; pr mtg $——; Nov18'11, 2y6%; Comfort Bldg Co to Jno F Moroney, 4717 Ft Hamilton av, Bklyn. 12,500

m**Broadway, 3881-3;** certf as to above mtg; Nov18'11; same to same. ——

m**Bowery, 142-42½,** (2:470); also ELIZABETH ST, 126, (2:470); ext of $18,000 mtg to Nov1'16 at 4½%; Nov13; Nov17'11; Callahan Estate with Bowery Savgs Bank, 128 Bowery. nom

m**Bowery, 168,** (2:478) swc Kenmare, 19.1 x98.2x32.4x99.8; Nov17'11, 5y4½%; Peter & Theodosis Condogiane, firm Condogiane Bros, to Jno A Brown, Jr, at Newtown, Delaware Co, Pa. 50,000

m**Central Park W, swc Cathedral Parkway,** see Manhattan av, 216-20.

m**Central Park W, nwc 109TH,** see Manhattan av, 216-20.

m**Hudson av,** (8:2247) nes, 600 nw F, 50x 100; Nov3; Nov21, due May1'12; 5%; Paul Halpin to Eliz A Toal, 220 E 49. 4,000

m**Lexington av, 447,** (5:1299) leasehold; Nov11; Nov17'11, installs, 6%; Morris Goldman & Morris Greenstein, 632 8 av, to Harry Pruzansky, 349 Watkins, Bklyn. 800

m**Lexington av, 1635-7,** (6:1631) es, 50.11 n 103d, 2 lots, each 25x95; 2 PM mtgs, each $5,000; 2 pr mtg, $—— each; Nov17; Nov18'11, 3y6%; Manhattan Investing Co, 120 Bway, to Annie J Zunz, 2819 Pine Grove av, Chicago, Ill. 10,000

m**Lexington av, 2220-2,** (3:889) nwc 33d, 26.8x100; also 50TH ST, 248 E, (5:1323) ss, 80 w 2 av, 20x100.5; also 24TH ST, 313 E, (3:930) ns, 160 e 2 av, 20x98.9; also 97TH ST, 135 W, (7:1852) ns, 476 e Ams av, 16x 100.11; also 1ST AV, 1971-3, (6:1673) ws, 50.7 s 102d, 50.4x100; 8-49 pts; AT; pr mtg $21,000 on 1st parcel; Nov23'11, 1y6%; Arthur A Dempsey to Hudson Mtg Co, 135 Bway. 2,500

m**Lenox av, 404,** (6:1728); sal Ls; Nov21; Nov23'11, demand, 6%; Aug Windheim & Ferdinand Lohmann to Jacob Ruppert, Inc, 1639 3 av. 6,000

m**Madison av, 2101.** (6:1757) nec 132d, 19.11 x80; pr mtg $7,000; Nov21; Nov22'11, due Oct28'12, 5%; Wm O'Connor, 2101 Mad av, to Mary A McKenney, Ladycliff Academy, Highland Falls, NY. 1,000

m**Manhattan av. 216-20.** (7:1845) nec 109th, 145.11 to Cathedral Parkway (Nos 2-48) x236.10x166.4 to Central Park W xs 62 to 109th xw370 to beg; leasehold; May 23'10; Nov21'11, 5y6%; Martin G & Saml I Ferguson to Asa T Soule, Jr. 7,500

m**Nagle av,** (8:2174) nws, 230 ne cl Ellwood, runs nw350xne100xse240xsw75xse 110 to av xsw25 to beg; pr mtg $8,000; Nov20; Nov21'11, due, &c, as per bond; Fredk A Goetze to Leonard Adair, 336 W 145. 7,000

m**Park av, 920,** (5:1492) nwc 80th (No 77), 82.2x20.6; Nov20'11, due, &c, as per bond; Rachel Levy to Mutual Life Insurance Co of NY, 32 Nassau. 35,000

m**Riverside Drive,** (7:2097) sec 151st, 103.9 x125x99.11x153.1, vacant; bldg loan; Nov 21; Nov22'11, due Feb21'13, 6%; W Axelrod Realty Co to Chelsea Realty Co, 135 Bway. 250,000

m**Riverside Drive,** (7:2097); same prop; certf as to above mtg; Nov21; Nov22'11; same to same. ——

m**Riverside Drive,** (8:2136) nes, 478.4 nw 158th, runs n257.6xnw63.2 to cl 160th as on Randel's map xw39.10xs231.11 to Dr x se110.11 to beg, except pt for Dr & 160th; Nov22; Nov23'11, due, &c, as per bond; Henry Corn to Union Dime Savgs Bank, 701 6 av. 45,000

m**St Nicholas av, 80,** (7:1824) nec 114th (No 123), 59.9x124.3x50.11x93; ext of mtg for $100,000 to Nov1'16, at 5%; Nov22; Nov 23'11; East River Savings Instn with The Upright Co, 154 Nassau. nom

m**Vermilyea av,** (8:2225) sec Academy, 100x100; bldg loan; Nov17; Nov21'11, demand, 6%; T G Galardi & Co to City Mtg Co, 15 Wall. 70,000

m**Vermilyea av,** (8:2225); same prop; certf as to above mtg; Nov20; Nov21'11; same to same. ——

m**West End av, 439,** (4:1244) swc 81st (No 300) 25.2x56; Nov20; Nov21'11, 5y4½%; Florence H Fitch to Title Ins Co of N Y. 33,000

m**1ST av, 2386,** (6:1810) sal Ls; Nov17; Nov20'11, demand, 6%; Henry Wiegand to Beadleston & Woerz, 291 W 10. 3,500

m**1ST av, 1971-3,** see Lex av, 2220-2.

m**2D av, 1732,** (5:1553); sal Ls; Oct30; Nov 23'11, demand, 6%; Jas Barry to Jacob Ruppert, Inc, 1639 3 av. 2,000

m**2D av, 1322,** (5:1444) es, 50.5 s 70th, 25x 74; pr mtg $20,000; Nov16; Nov17'11, demand, 6%; Isidor Kempner to Isidor H Kempner, 343 W 87, & Max Lasker, 784 Park av. 3,300

m**2D av, 1343,** (5:1425), ws, 50 s 71st, 25x 72; Nov16; Nov17'11, due, &c, as per bond; Geo Kocher, 927 Bushwick av, Bklyn, to Bella C Landauer, 11 W 74. 17,000

m**2D av, 141-3** (2:464); ext of $17,500 mtg to Oct20'13 at 6%; Sept27; Nov17'11; Jos Yeska with Saml Fein & Ella Sturman, 549 W 163. nom

m**2D av, 1335,** (5:1425) ws, 75.5 n 70th, 25.6x72; Nov16; Nov17'11, due, &c, as per bond; Geo Kocher, 927 Bushwick av, Bklyn, to Emanuel Moses, exr Bernard Cohen, 1 W 70. 18,000

m**2D av, 1322,** (5:1444); asn of rents to secure mtg for $3,300; Nov16; Nov17'11; Isidor & Estelle Kempner to Isidor H Kempner, 343 W 87, & Max Lasker, 784 Park av. nom

m**2D av, 2428,** (6:1801) es, 80.11 n 124th, 20x80; Oct30; Nov18'11, due Feb20'12, 6%; Henry H Korn, Mt Vernon, NY, to Jacob Kerner, 31 1st. 1,300

m**3D av, 917,** (5:1329) es, 25.5 n 55th, 20x 110; Nov21; Nov22'11, 5y4½%; Fannie F Ely, 245 W 104, to Realty Holding Co, 907 Bway. 12,000

m**3D av 1612,** (5:1519); sal Ls; Nov22; Nov 23'11, demand, 6%; Christian Golz to Jacob Ruppert, Inc, 1639 3 av. 2,048.33

m**5TH av, 561,** (5:1281) sec 46th, 25.5x100; Nov21'11, due Aug15'15, 5%; Ophelia A Byrnes to N Y Life Ins Co, 346 Bway. 60,000

m**6TH av, 517-9,** (3:806) swc 31st (Nos 100-4) 49.5x100; pr mtg $——; Nov16; Nov 20'11, due Jan1'17, 6%; Abr Mahler & Saml Mahler to Delia A Mahler, wid, Hotel Ansonia, 2109 Bway. 15,000

m**6TH av, 499,** (3:805) swc 30th, (Nos 100-2) 23.2x51.4; leasehold; pr mtg $19,950; Nov 15; Nov20'11, installs, 6%; Bessie Natkins to Ernst Roeber, at Auburndale, LI. notes, 5,140.75

m**6TH av, 665-77,** (3:814) swc 39th, (Nos 100-6) 99.11x100; leasehold; pr mtg $20,-000; Nov17; Nov20'11, demand, 6%; Wm McDonald to Lion Bwy of NY, 960 Col av. 6,500

m**6TH av, 782-6,** (5:1260) es, 65.5 s 45th, runs s60.5xe125xn25.5xw5xn35xw120 to beg; Nov17'11, due, &c, as per bond; Lewis & Conger to Farmers Loan & Trust Co, 22 Wm. 150,000

m**6TH av, 782-6;** certf as to above mtg; Nov17'11; same to same. ——

m**6TH av, 782-92,** (5:1260) sec 45th (Nos 72-4) 125.10x125x irreg x120; ext of $275,-000 mtg to May1'17 at 4½%; Nov14; Nov 20'11; Lewis & Conger, a corpn, with Moses T Pyne, Princeton, NJ, & ano, trstes for Henry A C Taylor & ano will Moses Taylor. nom

m**6TH av, 782-92;** ext of $45,000 mtg to May1'17, 4½%; Nov20'11; same with same. nom

m**6TH av, 782-92;** ext of $275,000 mtg to May1'17 at 4½%; Nov14; Nov20'11; same with same. nom

m**6TH av, 782-92;** ext of $45,000 mtg to May1'17 at 4½%; Nov14; Nov20'11; same with same. nom

m**7TH av, 2210,** (7:1936) ws, 50 s 131st, 25.6x75; pr mtg $20,000; Nov15; Nov20'11, 2y6%; Felice B Keene to City National Realty Co, 2 Rector. 3,500

m**8TH av, 791-3** (4:1039) nws at nes 48th (Nos 301-3) 25x100; PM; Nov21; Nov22'11, 5y5%; Alfred C Bachman to Fannie Crawford, 118 E 57. 72,750

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mSTH av, 2182, (7:1923); ext of $21,000 mtg to Jan3'15 at 5%; Nov18; Nov20'11; Morton H C Foster with Fredk Plump. nom

mSTH av, 365, (3:752); leasehold; ext of $6,000 mtg to Aug16'16 at 6%; July20; Nov 23'11; N Y Life Ins & Trust Co with Mary E Corse, Highlands, NJ. nom

m11TH av, 609, (4:1093); sal Ls; Nov23'11, demand, 6%; Jas Mullen & Jno Quinn to Jacob Ruppert, Inc, 1639 3 av. 3,500

mInterior plot, begins 106 from Prince & 100 from Bway, see Bway, 558.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

mBrookhaven, LI; certf as to mtg for $2,800; Nov17; Nov20'11; Brookhaven Heights Co to Mendel Presberger, 51 E 96. ——

mCertf as to chattel mtg for $935; Nov15; Nov17'11; Parisian Hotel & Restaurant Co to Pabst Bwg Co. ——

mCertf as to chattel mtg for $5,000; Nov 15; Nov17'11; same to same. ——

mCertf as to mtg for 3,000 covering land in Kings Co; Nov15; Nov22'11; Orsbee Realty Co to Jno F Foley & ano, trstes Ann Reid. ——

MORTGAGES

Borough of the Bronx.

mAllen pl, (*) sec Delavelle av, see Delavelle av, (*) sec Allen pl.

mBrandt pl, nec Aqueduct av, see Aqueduct av, nec Brandt pl.

mConnor st, (*) nwc Rombouts av, see Rombouts av, (*) ws, 370 s Light.

mConnor st, (*) nwc Rombouts av, see Rombouts av, (*) ws, 370 s Light.

mConnor st, (*) nwc Rombouts av, see Rombouts av, (*) nwc Connor.

mConcord st, (*) ws, 220 s 237th; pr mtg $1,500; Nov17; Nov23'11, due Feb17'12, 6%; Mary M Remington to Industrial Savgs & Loan Co, Times Bldg, 42d & Bway. (collateral for note of $328.20) 350

mCharlotte st, es, at ws Minford pl, see Minford pl, ws, at es Charlotte.

mDawson st, ns, 127.9 e Prospect av, see Prospect av, es, at nws Dawson.

mDawson st, nws, at es Prospect av, see Prospect av, es, at nws Dawson.

mFox st, S64, (10:2722) ses, 85 s Tiffany, 40x110; pr mtg $26,000; Nov15; Nov17'11, due as per bond; Chas Wm Widmayer to Henry Reiss, 811 E 155. 2,500

mFox st, (10:2684) ns, 191.3 e Av St John, 40.7x125; Nov22; Nov23'11, due, &c, as per bond; Maze Realty Co, 148 E 49, to Chester W Cuthell, 34 W 44. 29,000

mFox st, (10:2624); same prop; certf as to above mtg; Nov21; Nov23'11; same to same. ——

mHall pl, 1055, (10:2691) ws, 299.11 s 167th, 44x113.9x46.5x117.9; PM; pr mtg $32,000; Nov20; Nov21'11, 3y6%; Eugenie Frering to Sinnott Co, 969 E 165. 3,500

mIrvine st, S8S, (10:2761) es, 175 n Seneca av, 25x100; pr mtg $7,000; Nov21; Nov22'11, 2y6%; Jeanette E Hassard, 888 Irvine to Lewis B H Adams, 769 Beck. 1,500

mJefferson st, (*) ws, 100 n Railroad av, 258x265.6x22.6x125; pr mtg $——; Nov15; Nov17'11, due as per bond, 6%; Westchester Wood Working Co to Chas B Lambert, 1342 Theriot av. 3,000

mLogan st, (*) nwc Mapes av, see Mapes av, (*) nwc Logan.

mLorillard pl, (11:3056) nec 187th, 90.2x98x90x98; Nov17; Nov18'11, due, &c, as per bond; Arthur Av Realty & Constn Co to Jas G Wentz, 335 West End av. 2,000

mMacy pl, 1034, (10:2688); ext of $4,000 mtg to Oct1'14 at 5%; Oct27; Nov17'11; Lawyers Title Ins & Trust Co with Jno J & Elor McManus. nom

mMain st, (*) ws, at ss old City Island Bridge, runs s200xw32 to h w mark xn—to said old bridge xe79 to beg; also LAND under water L I Sound at s l upland of Carsten Von Liehn, runs sw368xne381.8xse 292.5xs— to beg, contains 2 231-1,000 acres except pts for new City Island Bridge & approaches; Nov20'11, interest as per bond; Ferdinand Rosenberger to City Real Est Co, 176 Bway. 5,000

mMinford pl, (11:2977) ws, at es Charlotte, 122x116.11 to Charlotte x163.1x6.6; bldg loan; Nov22'11, demand, 6%; Crispi Constn Co to Philip Rhinelander, exr, &c, Cornelia B Kip, 16 E 55. 75,000

mMinford pl, (11:2977) same prop; certf as to above mtg; Nov22'11; same to same. ——

mOdell st, (*) es, 205 n Starling av, 50x108, Unionport; Nov18; Nov20'11, due Dec1 '13, 6%; Agnes Schano to Geo Hauser, 1762 Walker av. 1,000

mOdell st, (*) ws, 205 n Starling av, 2 lots each 25x108, Unionport, 2 mtgs, each $3,500; Nov18; Nov20'11, 3y5½%; Agnes Schano to May J Ogden, 250 W 88. 7,000

mTrafalgar pl, (11:2958) es, 49 s 176th, 25x78; PM; Nov16; Nov17'11, 3y5%; Dwyer & Carey Constn Co to Daisy V Hebert, 449 E 137. 2,000

mTrafalgar pl, es, 49 s 176, see 176, ss, 100 w So Blvd.

mTrafalgar pl, sec 176TH, see 176, ss, 100 w So Blvd.

mTimpson pl, 440, (10:2600) es, 183.4 n 144th, runs e100.6xne3.1xnw49.11xw55 to pl xs17.8 to beg; Nov21; Nov22'11, 15y3%; May W Boye heir Cath Meyfarth to Chris G Hupfel, 611 W 110. 1,250

mWhittier st, (10:2762) es, 175 s Garrison av, 50x91x50.1x87.2; PM; Nov15; Nov17'11, due Dec1'15, 6%; Max Riger, Woodside, LI, to Meehan Constn Co, 165 Bway. 1,000

mWashington st, (*) es, abt 37 s Washington pl, 25x105.2; PM; Nov18; Nov22'11, due May1'12, 5%; Michele Palmieri, 610 E 191 to Hudson P Rose Co, 32 W 45. 175

m132D st, 689 E, (10:2561) ns, 170 e Cypress av (Trinity), 15x110; pr mtg $3,100; Nov20; Nov21'11, due as per note; Esther M Sutherland to Timothy W McKeever, 769 E 156. 225

m136TH st, (10:2548) ss, 384 e St Anns av, 341x100; PM; Nov16; Nov17'11, 3y5½%; Lorenz Weiher to Chas McLoughlin, Rye, NY. 40,000

m136TH st, (10:2548); same prop; PM; pr mtg $40,000; Nov16; Nov17'11, installs, 6%; same to same. 5,900

m138TH st, 504 E, (9:2265); sal Ls; Nov10; Nov23'11, demand, 6%; Delia Cunningham to Jacob Ruppert, Inc, 1639 3 av. 5,300

m149TH st, nec Brook av, see Brook av, nec 149.

m149TH st, 289 E, (9:2331) ns, 220.3 e Morris av, runs n100xw25xs25xw0.3xs80 to st xe25.3 to beg; pr mtg $——; Oct9; Nov18'11, 5y5%; Giuseppina Margarita, 289 E 149, to Sarah P Livingston, at Pau, France. 18,000

m150TH st, 236 E, (9:2338) ss, 300 w Morris av, 25x100; Nov15; Nov17'11, due, &c, as per bond; Pasquale Piacente to Rose C Curran, 301 E 161. 5,500

m150TH st, nwc Morris av, see Morris av, nwc 150.

m152D st, 378 E, (9:2487) ss, 225 e Courtlandt av, 25x115.1; sobrn agmt; Nov22; Nov23'11; Isaac Berliner, Rahway, NJ, with Amelia Kappes, 169 W 130, & Moses L Rosenfeld, 431 E 138. nom

m152D st, (9:2398) ns, e ½ lot 360 map Melrose South, 25x115.2; Nov22; Nov23'11, 5y5%; Herman Lakritz to Amelia Kappes, 169 W 130. 21,000

m152D st, (9:2398); same prop; pr mtg $21,000; Nov22; Nov23'11, 3y6%; Herman Lakritz to Moses L Rosenfeld, 431 E 138. 5,000

m156TH st, 417-9 E, (9:2378) ns, 200.2 w Elton av, runs n100xw0.1xn50xw50xs50xe 0.1xs100 to st xe50 to beg; PM; Nov16; Nov21'11, due, &c, as per bond; Bronx Torrens Land Co to Alfred J Sterne, 2643 Bway. 4,000

m156TH st, 417-9 E; certf as to above mtg; Nov16; Nov21'11; same to same. ——

m162D st, (9:2408) sws, abt 264 se Courtlandt av, 25x100; Nov17'11, due, &c, as per bond; Cath Connelly or Connolly to Addie A Sullivan, 343 E 141. 2,500

m165TH st, 420-4 E, (9:2386); ext of $20,000 mtg to Mar26'17 at 5%; Oct31; Nov20 '11; Tredwell Ketcham with Jno R Suydam, trste Jno R Suydam, at Sayville, LI. nom

m168TH st, swc Washington av, see Washington av, swc 168.

m169TH st, (11:2925) ns, 93.11 w Fulton av, 43x98.6; PM; pr mtg $32,000; Nov17; Nov18'11, due as per bond; Eliz C Specht to Hayman Eckman, 1054 Grant av. 7,000

m169TH st, (11:2925) same prop; pr mtg $39,000; Nov17; Nov18'11, due, &c, as per bond; same to same. 1,000

m172D st, (*) swc Gleason av, see Gleason av, (*) swc 172.

m174TH st, (11:3010) sec Longfellow av, 50x100; PM; pr mtg $4,730; Nov17; Nov20 '11, 5y5%; Catherine Burns to Anthony Scharinger, 1229 Hoe av. 2,570

m176TH st, (11:2958) ss, 100 w So Blvd, runs s49xw26.9 to es Trafalgar pl xn49 to st xe26.9 to beg; also TRAFALGAR PL, (11:2958) es, 49 s 176th, 25x78; PM; pr mtg $2,000; Nov16; Nov18'11, due, &c, as per bond; Dwyer & Carey Constn Co, 926 E 167, to Harry C Bryan, 600 E 164. 2,150

m176TH st, (11:2958); same prop; certf as to above mtg; Nov16; Nov18'11; same to same. ——

m176TH st, sec Trafalgar pl, see 176, ss, 100 w So Blvd.

m176TH st, swc Crotona av, see Crotona av, swc 176.

m178TH st, (11:2811) ns, 410.6 w Prospect av, 75x99.2x75x97.6; Nov15; Nov17'11, 3y 5%; Jno C, Frank J, Chas, Ottilia & Josephine Schull, 468 E 138, to Wm P Sheridan, 220 Riverside Dr, trste for Mary E Sheridan. 2,850

m179TH st, sec Daly av, see Daly av, sec 179.

m179TH st, nwc Honeywell av, see Honeywell av, nwc 179.

m187TH st, nec Lorillard pl, see Lorillard pl, nec 187.

m188TH st, nec Cambreleng av, see Cambreleng av, nec 188.

m197TH st, nwc Decatur av, see Decatur av, nwc 197.

m205TH st, (*) ss, 50 e Hall av, 25x100; PM; pr mtg $500; Nov21'11, due Feb21'12, 6%; Madison Constn Co to Leodegar Siebert, 574 74th, Bklyn. 600

m227TH st, (*) ns, 305 e Barnes av, 100x 114, Wakefield; Nov20; Nov22'11, due, &c, as per bond; Cath P Wetmore, of Roselle, NJ, to Wm Sieling, New Rochelle, NY. 2,500

m229TH st, (*) ns, 271.8 w Barnes av, 33.4 x114, Wakefield; Nov17; Nov18'11, 3y6%; Mary Bracht, Bklyn, to Maria G Fallotico, 310 E 105. 2,500

m235TH st, (12:3366) ns, 175 w Oneida av, runs n100xw276xs90.7 to st xe66.1xe224.9 to beg; PM; pr mtg $10,000; Feb4'10; Nov 22'11, 1y6%; Fredk M Mellert to Central Bronx Realty Co, 1692 Monroe av. 2,000

m238TH st, (12:3387) nwc Martha av, 100 x25; bldg loan; Nov17; Nov18'11, due Oct 15'14, 6%; Melillo Constn Co to Jas G Wentz, 335 West End av. 4,200

m238TH st, (12:3387); same prop; certf as to above mtg; Nov17; Nov18'11; same to same. ——

m238TH st, swc Katonah av, see Katonah av, 4319-25.

m238TH st, swc Katonah av, see Robbins av, ws, 376.11 s 147.

m239TH st, (12:3393) ns, 175 e Martha av, 25x100; Nov21; Nov23'11, due, &c, as per bond; Helen wife Louis Osswald to Allen S Hulbert, 39 E 27. 4,500

mAqueduct av, (11:2876) nec Brandt pl, 50x100; Nov11; Nov21'11, 3y5%; Morell Realty Co to Helen M Kelly, Hotel Gotham, 2 W 55. 48,000

mAqueduct av, (11:2876); same prop; certf as to above mtg; Nov17; Nov21'11; same to same. ——

mAv St John, (10:2683) nwc Southern Blvd, 50x100; pr mtg $55,000; Nov21; Nov 22'11, 1y6%; McKeon Realty Co to Wm F Donnelly, 407 W 22. 5,000

mAv St John, 1024, see Southern Blvd, swc Av St John.

mAv St John, 1024, (10:2683) swc Southern Blvd, —x—; sal Ls; Nov17; Nov22'11, demand, 6%; John P Bastone & Ralph Barone to Clausen-Flanagan, 441 W 25. 7,300

mBeaumont av, (11:3090) ws, 75 n 187th, 25x95.8x30x111.9; bldg loan; Nov14; Nov17 '11, 1y6%; Emilio Farago to Adelaide Wassel, 253 W 116. 12,500

mBrook av, (9:2276) nec 149th, sal Ls; Nov17'11, demand, 6%; Jno F Curry to Geo Ehret, 1197 Park av. 1,900

mBarnes av, (*) es, 46.2 s 228th, —x105x 22.6x105; Nov17; Nov18'11, 3y6%; Wilhelmina Riss & Milton T Engelberg to Minna Hubner, — E 176. 500

mBathgate av, 1857, (11:2917); ext of $36,000 mtg to Sept29'16 at 5½%; Oct16; Nov18'11; Flora & Moses Wallach & Jos Benedicks, exrs Emanuel Wallach with Gerbereux Co. nom

mBoston rd, ws, abt 238.2 n McKinley sq, see Clinton av, es, 193.2 n McKinley sq.

mBronxwood av, (*) es, 50 s 233d, 28x105; Nov16; Nov20'11, due June28'12, 6%; Aureliano J Testa to Saml Keeler, Ridgefield, Conn. 330

mBriggs av, (12:3293) ws, 222.6 s 194th; mtg reads Kingsbridge rd, 241, es, adj land Jno Valentine, runs se261xne32xne42xse11 xne91xnw336 to rd xsw115&46 to beg, except pt lying e Briggs av as legally opened & w of es Kingsbridge as legally opened; also BRIGGS AV. (12:3293) es, 205.6 s 194th, 91.1x89x90.10x86.11; Nov17'11, 3y5%; Bird S Coler, Bklyn, to Emigrant Industrial Savgs Bank. 25,000

mBriggs av, (*) ns, 425 e Barnes av, 25x211 x25x211.5; PM; pr mtg $3,500; Nov14; Nov 21'11, due May14'14, 5%; Valentine Schneider & Nicholas Weiszmandel to Ludwig Schneider, 538 W 125. 300

mBeaumont av, (11:3103) es, 112.6 n 183d, 37.6x100; sobrn agmt; Nov16; Nov20'11; Tessie E Moss & Jennie Ettinger, 17 E 97, with Theo Wentz, 328 W 77. nom

mBailey av, 3422-4, (12:3261) es, 50x87.3x 49x77.3; pr mtg $24,000; Nov18; Nov21'11, due, &c, as per bond; Sellitto Constn Co to Herbert A Leve, 616 E 168. 2,500

mBailey av, 3422-4, (12:3261); certf as to above mtg; Nov18; Nov21'11; same to same. ——

mBainbridge av, (12:3343) es, 125 n 207th, runs e90xne39.3xnw28.5xw97.11 to av xs50 to beg; Nov23'11, due, &c, as per bond; Anna M M Bilz to Title Guarantee & Trust Co. 1,750

mBelmont av, 2320, (11:3088) es, 275 n 183d, 25x100; Nov23'11, due as per bond; Susan A McLees to Title Guarantee & Trust Co. 4,000

mBailey av, 3422-4, (12:3261) es, abt 200 s Ft Independence, 50x87.3x49x77.3; pr mtg $26,500; Nov18; Nov22'11, due, &c, as per bond; Sellitto Constn Co to Alfonso De Blasi, 2117 Honeywell av. 11,813.69

mBailey av, 3422-4; certf as to above mtg; Nov18; Nov23'11; same to same. ——

mCrotona av, (11:2945) swc 176th, 49x100; Nov22'11, 3y5%; Checchina Carucci to Lawyers Mtg Co, 59 Liberty. 44,000

mCrotona av, (11:2945) ws, 49 s 176th, 48.7x100x48.9x100; Nov22'11, 3y5%; Checchina Carucci to Lawyers Mtg Co. 34,000

mCambreleng av, (11:3090) nec 188th,95x 50, except pt for st; pr mtg $38,000; Nov 17; Nov18'11, due, &c, as per bond; Bolognese Investing Co, 2434 Cambreleng av, to Christian C Kuhner, 824 Faile. 4,500

mCambreleng av, (11:3090); same prop; certf as to above mtg; Nov17; Nov18'11; same to same. ——

mClinton av, (11:2934) es, 193.2 n McKinley sq, runs se113.2xne28xnse45 to ws Boston rd xe28xnw52xne45xnw124.9 to es of Clinton av x—102.1 to beg; agmt as to deposit of $20,000 as collateral to secure performance of covenants in Ls & which is to be applied in payment for 10y rent, &c, 5%; prior mtg $120,000; Wm H Weissager (landlord) with Saml A Cunningham (tenant), at Bretton Hall, Bway & 86; Dec3'10; re-recorded from Ls Dec5'10; Nov18'11. 20,000

mCroton Aqueduct av, es, abt 124.9 n Fordham rd, see Grand av, 2453.

mDelavelle av, (*) sec Allen pl, 25x100; PM; Nov17; Nov21'11, 3y5%; Francesco Petraglia, 957 E 215, to Hudson P Rose Co, 32 W 45. 530

mDaly av, (11:3127) sec 179th, 27.5x100.3x 21.2x100.3; pr mtg $——; Nov20'11, due as per bond; Obark Realty Co to Manhattan Mtg Co, 200 Bway. 19,000

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Daly av, (11:3127); same prop; certf as to above mtg; Nov20'11; same to same.

Daly av, (11:3127); same prop; sobrn agmt; Nov20'11; same & Van Dyck Est, 331 Mad av, with same. nom

Decatur av, es, 108.7 s 193d, see Webster av, ws, 108.7 s 193.

Decatur av, (12:3283) nwc 197th, 101.8x 58.3x201.7x86.8; Nov14; Nov23'11, 3y6%; Agnes Nichols to Lizzie A Schade & Henry A & Bertha A Hermann, all of 333 E 188. 9,000

Forest av, 1175, (10:2652); ext of $4,000 mtg to Jan1'15, 4%; Nov14; Nov17'11; Jno F Wolters, Jr, with Jno F Wolters, 1175 Forest av. nom

Forest av, 1175, (10:2652); ext of $1,500 mtg to Jan1'15 at 4%; Nov16; Nov17'11; same with same. nom

Fairmount av, (*) ss, 50 e Fairfax av, 25x100; Nov18; Nov22'11, demand, 6%; L P Fries Co to Frank Gass, 2248 Powell av. 1,250

Gleason av, (*) ss, 25 w 172d, see Gleason av, (*) swc 172.

Gleason av, (*) swc 172d, 25x106.8; also GLEASON AV, (*) ss, 25 w 172d, 25x106.8; pr mtg $9,000; Nov20'11, due Mar1'12, 6%; Celeste B & Pauline Levy to Saml H Lyon, 574 Jefferson av, Bklyn. 600

Grand av, 2453, (2449), (11:3213), ws, 124.9 n Fordham rd, 75.9x107.1 to Croton Aqueduct; Nov20'11, due as per bond; Mary McLernon to Title Guar & Trust Co. 9,000

Heath av, 2900, (12:3256) es, 196.5 s 230th, 20.10x100.7; PM; pr mtg $7,500; Nov 17; Nov18'11, due, &c, as per bond; Albt Mundorff to Wm Anderson, 25 E 131. 1,300

Honeywell av, (11:3123) ws, 250.4 s 180th, 66.1x140.3; Nov23'11, 3y6%; Theresa Kohm to Lilian W Schiff, 457 Franklin av, Bklyn. 6,000

Hoe av, (10:2752) es, 104.1 s Home, 50x 100; Nov20'11, due, &c, as per bond; Wm Sinnott Co to Manhattan Mtg Co, 200 Bway. 38,000

Hoe av, (10:2752), same prop; certf as to above mtg; Nov20'11; same to same.

Hobart av, (*) nwc Waterbury av, 35.9 x71.9 & 34.3x53.7x101.4; Nov20'11, 3y6%; Thos Dwyer to Washington H Hettler, 425 W 39. 550

Honeywell av, (11:3123) nwc 179th, 28x 100; Nov21'11, 1y6%; J G Michels Co to Mary A P Draper, 271 Mad av. 5,000

Holland av, 1830, (*), being plot begins 490 e White Plains rd at point 295 n along same from Morris Park av, runs e100xn25 xw100xs25 to beg, with right of way over strip to Morris Park av; Nov21; Nov22'11, due, &c, as per bond; Adam Anderson to Title Guarantee & Trust Co. 3,000

Jerome av, (11:2850) es, 50 n 175th, 2 lots, each 45x100; 2 mtgs, each $32,500; Nov17; Nov18'11, due, &c, as per bond; 1brow Realty Co to Julia E Cameron, 31 E 38. 65,000

Jerome av, (11:2850) es, 50 n 175th, 90x 100; certf as to 2 mtgs for $32,500 each; Nov11; Nov18'11; same to same.

Jerome av, (11:2850); same prop; 2 sobrn agmts; Nov17; Nov18'11; same & Prospect Realty Co with same. nom

Kepler av, 4205, (12:3369) ws, 75 s 235th, 25x100; Nov20; Nov21'11, due, &c, as per bond; Eliz A Wilhelm to Title Guarantee & Trust Co. 2,400

Kepler av, 4205; sobrn agmt; Nov10; Nov21'11; Adelaide R Kavanagh with same. nom

Kepler av, 4205; ext of $5,000 mtg to Nov20'12 at 5½%; Nov10; Nov21'11; same with Eliz A Wilhelm, 4205 Kepler av. nom

Kingsbridge rd, 241, see Briggs av, ws, 222.6 s 194.

Katonah av, swc 238TH, see Robbins av, ws, 376.11 s 147.

Katonah av, 4319-25, (12:3378) swc 238th, 100x85; also ROBBINS AV, (10:2557) ws, 376.11 s 147th, 25x146; certf as to mtg for $4,000; Nov22; Nov23'11; Picone Realty Co to Gustav Seufer.

Logan av, (*) nwc Maple av, see Maple av, (*) nwc Logan av.

Longfellow av, 1409, (11:2999) ws, 25 n Freeman, 37.6x100; pr mtg $25,000; Nov17 '11, due Julyl'14, 6%; Wm G Rose to Frank R Houghton, 2626 Bway. 6,000

Longfellow av, 1409, (11:2999); ext of mtg for $25,000 to Sept29'14 at 5%; Sept29; Nov18'11; Clarence Tucker et al, trstes Geo W Tucker, with Wm G Rose, 114 King. nom

Lind av, 1066, (9:2526) es, 139 n 165th (Devoe), 23x112.6; pr mtg $5,500; Nov18; Nov20'11, due as per bond; Michl Souren, 2366 Davidson av to Jno J Hynes, 2366 Davidson av. 500

Lind av, 1066, (9:2526), ext of $5,500 mtg to Feb3'14, at 5½%; Nov18; Nov20'11; Johanna C Fealy with Michl Souren, 2366 Davidson av. nom

Longfellow av, sec 174TH, see 174, sec Longfellow av.

Maple av, (*) nwc Logan av, 25x110, Wmsbridge; supplemental mtg; Nov15; Nov17'11, due, &c, as per bond; Antonio D'Angelo to Bronx Savgs Bank, 429 Tremont av. 7,000

Maple av, (*); same prop; sobrn agmt; Nov15; Nov17'11; same & Max Cohen with same. nom

Martha av, nwc 238TH, see 238, nwc Martha av.

Mapes av, (*) nwc Logan, 50x100.10; ext of mtg for $3,000 to Feb15'13, interest as per bond; Nov15; Nov17'11; Maria A D'Angelo with Max Cohen, 1185 Fulton av. nom

Mapes av, (*); same prop; ext of $7,000 mtg to May15'13 at 5½%; Nov15; Nov17 '11; Mary, wife Angelo, D'Angelo with Bronx Savgs Bank, 429 Tremont av. nom

Morris av, (9:2440) nwc 150th, 59.2x100; Nov20; Nov21'11, 3y5%; Caritina Spallone, 317 E 154, to Trust Co of America, 37 Wall. 66,000

Morris av, (9:2440); same prop; sobrn agmt; Nov20; Nov21'11; Caritina Spallone, Julia Friedlander & Isabella Unger with same. nom

Morris av, (9:2440); same prop; sobrn agmt; Nov20; Nov21'11; Caritina Spallone & Allegro Spallone Constn Co with same. nom

Mott av, (9:2343) es, 150 n 144th, 50x 131.6x49.11x129.7; Nov22; Nov23'11, 5y5%; Mott Av Realty Co to Beatrice M Sterling, 561 West End av. 42,000

Mott av, (9:2343); same prop; certf as to above mtg; Nov22; Nov23'11; same to same.

Plympton av, (9:2521) ses, 323.4 sw Boscobel av, 31x100; PM; Nov16; Nov17'11, due Junel'15, % as per bond; Saml Denenberg to Alfred Q Elgar, 4814 Osgood, & ano. 6,100

Plympton av, (9:2521) ses, 292.4 sw Boscobel av, 25x100; PM; Nov16; Nov17'11, due Junel'15, % as per bond; same to same. 5,400

Prospect av, (10:2687) es, at nws Dawson, runs nos.11xe106.10 to nws Dawson xsw127.9 to beg, except Dawson st, (10:2687) ns, 127.9 e Prospect av, runs w14xnw 8.5xe16.4 to beg; pr mtg $——; Nov18'11, due as per bond; Jos Kraus, 1270 Mad av, to Morris R Stang, 130 Broome. 3,000

Park av, (11:3031) ws, 287.8 s 187th, 150 x98.3x150.1x105.9; Oct16; Nov23'11, due Nov15'11, —%; Tremont Park Realty Co to Lottie Dunbacher, 200 5 av. note, 1,000

Park av, (11:3031); same prop; certf as to above mtg; Oct16; Nov23'11; same to same.

Park av W, (11:3030) ws, 227.6 s 182d, 18x91.6x18x90.10; Nov22; Nov23'11, installs, 6%; Anna wife of & Chas Roeder to Eureka Co-Oper Savgs & Loan Assn, 420 E 149. 2,000

Public rd, (*) sws, lot 21 map Clasons Pt, contains 10 14-100 acres; Nov21; Nov23 '11, due Decl'14, 5½%; Anna Schmidt to Dollar Savgs Bank, 2808 3 av. 17,500

Rombouts av, (*) ws, 316 s Light, see Rombouts av, (*) ws, 370 s Light.

Rombouts av, (*) ws, 100 s Light, see Rombouts av, (*) ws, 370 s Light.

Rombouts av, (*) ws, 298 s Light, see Rombouts av, (*) ws, 370 s Light.

Rombouts av, (*) ws, 370 s Light, 33.11 to Connor x106.8x12.7x100; also ROMBOUTS AV, (*) ws, 298 s Light, runs w 100xs8.2xw0.5xs9.11xe100.5 to av x18 to beg; also ROMBOUTS AV, (*) ws, 316 s Light, 3 lots, each 18x100.5; also ROMBOUTS AV, (*) ws, 100 s Light, 11 lots, each 18x100; certf as to 16 mtgs aggregating $56,000; Nov15; Nov17'11; Fine & Falk, Inc, to First Mtg Debenture & Real Est Co, 165 Bway.

Rombouts av, (*) nwc Connor, see Rombouts av, (*) ws, 370 s Light.

Rombouts av, (*) ws, 100 s Light, 11 lots, each 18x100; 11 bldg loan mtgs, each $3,500; Nov15; Nov17'11, 1y6%; Fine & Falk, Inc, a corpn, 1358 43d, Bklyn, to First Mtg Debenture & Real Estate Co, 165 Bway. 38,500

Rombouts av, (*) ws, 316 s Light, 3 lots, each 18x100.5; 3 bldg loan mtgs, each $3,500; Nov15; Nov17'11, 1y6%; same to same. 10,500

Rombouts av, (*) ws, 298 s Light, runs w100xs8.2xw0.5xs9.11xe100.5 to av xn18 to beg; bldg loan; Nov15; Nov17'11, 1y6%; same to same. 3,500

Rombouts av, (*) ws, 370 s Light, runs w100xs12.7 to ns Connor xe106.8 to av xn 33.11 to beg; Nov15; Nov17'11, 1y6%; same to same. 3,500

Rombouts av, (*) nwc Connor, 303.9x 100x282.7x102.7; Nov15; Nov17'11, 1y6%; Fine & Falk Inc, a corp, 1358 43d, Bklyn, to Dyre Av Realty Co, 165 Bway. 17,500

Robbins av, ws, 376.11 s 147TH, see Katonah av, 4319-25.

Robbins av, (10:2557) ws, 376.11 s 147th, 25x146.11 to Port Morris Branch R R x25.3 x150.7; pr mtg $18,000; also KATONAH AV, (12:3378) swc 238th, 100x85; pr mtg $19,500; Nov22; Nov23'11, due Feb20'12, 6%; Picone Realty Co to Gustav Seufer, 144 Ams av. 4,000

St Anns av, (10:2618) es, 50 s 159th, 50x 117.3x50x119.8; Nov20; Nov21'11, due, &c, as per bond; Our Realty Co to Title Guarantee & Trust Co. 30,000

St Anns av, (10:2618); same prop; certf as to above mtg; Nov6; Nov21'11; same to same.

Southern Boulevard, 910-20, (10:2735) es, 100 n Barretto, —x—; certf as to mtg for $115,000; Nov1; Nov21'11; Rotterdam Holding Co to Lawyers Mtg Co, 59 Liberty.

Southern Boulevard, (10:2546) nws, 266.8 ne St Anns av, 16.8x83.8x16.2x89.11; pr mtg $4,500; Nov18; Nov21'11, 1y6%; Mary C Schmidt to Peter A Hatting, 340 E 140. 200

Southern Blvd, nwc Av St John, see Av St John, nwc Southern Blvd.

Stebbins av, 1245, (10:2694) ws, 80 s 169th, 20x59.4x23.8x58; ext of mtg for $4,500 to Nov21'16 at 5%; Nov21'11; John B McMahon, 325 Lex av with Jno J Devins, 977 Tinton av & Jas Devins, 1245 Stebbins av. nom

Tremont av, (11:2956) ss, 50 w Marmion av, 50x100; Nov17'11, 3y5%; Smilow Realty & Constn Co to Harlem Savgs Bank, 124 E 125. 15,000

Tremont av, (11:2956); same prop; certf as to above mtg; Nov17'11; same to same.

Tremont av, (11:2956); same prop; sobrn agmt; Nov16; Nov17'11; Seymour Realty Co to Harlem Savgs Bank, 124 E 125. nom

Tinton av, 903, on map 897, (10:2658) ws, 267.6 n 161st, 41.3x135; PM; pr mtg $39,000; Nov16; Nov17'11, 2y6%; Chas Pinzka to Weisman & Herman, a corpn, Willow av & 133. 3,000

Union av, 1224, (10:2682) es, 211.6 s 169th, 20x168.3; Nov24; Nov23'11, due, &c, as per bond; Albt Herrmann to North Side Savgs Bank, 3230 3 av. 4,000

Williamsbridge rd, 1416, (*); sal Ls; Oct 26; Nov23'11, demand, 6%; Oscar Hackelberg to Jacob Ruppert, Inc, 1639 3 av. 2,000

Webster av, (11:3024) ws, 74 n 184th, 39 x110; Nov23'11, 3y5%; Stonington Realty Co, 35 Nassau, to Estella S Horkheimer, 545 W 111. 28,000

Webster av, (11:3024); same prop; certf as to above mtg; Nov23'11; same to same.

Westchester av, (11:3017) ns, abt 200 e Edgewater rd, also at es lands of N Y, N H & H R R Co, runs n425.3 to h w l of ws Bronx River xs— to ns of av xw143.6 to beg; sobrn agmt; Nov20; Nov21'11; P J Heaney Co at West Farms rd & 172, & Eliz A Heaney, 1030 Faile, with Wm L Condit, at Hoboken, NJ. nom

Washington av, (11:2916) es, 209.10 n 174th, 55.10x109.6x51.6x109.7; Nov22'11, due, &c, as per bond; Marcoen Constn Co to Manhattan Mtg Co, 200 Bway. 40,000

Washington av, (11:2916), same prop; certf as to above mtg; Nov22'11; same to same.

Washington av, (11:2911) es, 40.1 s St Pauls pl, 81.4x100; bldg loan; Nov8; Nov22 '11, demand, 6%; Golde & Cohen, a corp to City Mtg Co, 15 Wall. 55,000

Washington av, (11:2911), same prop; certf as to above mtg; Nov16; Nov22'11; same to same.

Wilkins av, 1407, (11:2965) ws, 50.10 n Jennings, 50.10x88.3x50x97.3; pr mtg $37,000; Nov15; Nov17'11, due, &c, as per bond; Chas Wm Widmayer, 16 Mt Hope pl, to Henry Reiss, 811 E 155. 2,500

Washington av, (9:2389) swc 168th, runs w141.1xs42.7xe50xn33xe91.1 to av xn 9.7 to beg; pr mtg $——; Oct27; Nov18'11, demand, 6%; Model Constn Co to Alois L Ernst, 541 W 113. 9,000

Webster av, (12:3275) ws, 108.7 s 193d, 25x92.9 to Decatur av, x25.2x95.9; pr mtg $3,240; Nov16; Nov17'11, 1y6%; Central Holding Co to Eliza N Whiteside, 2 W 83. 2,880

Webster av, (12:3275) ws, 108.7 s 193d, 25x92.9 to Decatur av, x25.2x95.9; certf as to mtg for $2,880; Nov17'11; Central Holding Co to Eliza N Whiteside.

Washington av, 1302-4, (11:2910) es, 48 n 169th, runs se112xne48xnw112 to av xsw 48 to beg, except part for av; Nov17; Nov 18'11, due, &c, as per bond; Hayman Eckman to Manhattan Mtg Co, 200 Bway. 40,000

Westchester av, (11:3017), ns, abt 200 e Edgewater rd; also at es land N Y, N H & H R R, runs ne425.3 to high water line ws Bronx River, xs— to ns Westchester av x w143.6 to beg; Nov20'11, 3y5½%; P J Heaney Co, 1520 West Farms rd to Wm L Condit, Hoboken, NJ. 60,000

Westchester av, (11:3017), same prop; certf as to above mtg; Nov20'11; same to same.

Waterbury av, (*) nwc Hobart av, see Hobart av, (*) nwc Waterbury av.

Willis av, (9:2287) es, 25 n 142d, 25x100; ext of $18,000 mtg to Decl'16 at 5%; Nov 14; Nov23'11; City Real Estate Co with Margaretha Detjen, 356 Willis av. nom

Old City Island Bridge, (*) ss at ws Main st, see Main st, (*) ws, at ss Old City Island Bridge.

Plot, (*) begins at angle in new road, being sec land conveyed by Harrison and ano to Lorillard, Jr, runs w30xne584xne 197xse635xne270 to East River or Sound x se around Locust Point or Island, along high water mark into Hammonds Creek & around head of bay along high-water mark to point on shore at high-water mark x269 to beg; also parcel adj, above on new road, both parcels containing 50 acres, with all land and marsh bet above; also all land under water in front of and adj uplands Geo S Wright, contains 72 19-100 acres; certf as to payment of $10,000 on account of mtg of $100,000; Oct5; Nov 18'11; Cordelia Wright to Throgg's Neck Realty Co, 43 Cedar.

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK
FOR
BUILDINGS

JUDGMENTS IN FORECLOSURE SUITS.

NOV. 16.

Longfellow st or av, es, 100 s 172d, 150x 100; also WEST FARMS RD, ws, 182.10 s 172d, 27x90x25x100; Manhattan Mortgage Co agt Benj Viau; Carrington & Pierce, attys; S Stanwood Menken, ref. Amt due, $7,411.83.

39TH st, ns, 78 w Lex av, 19.7x98.9; Jno J Henshaw agt Ida Douglas et al; Jno H Henshaw, atty; Jas M Vincent, ref. Amt due, $4,116.16.

NOV. 17.

Forest av, nwc 158th, 100x87.6; Victor E Chabot agt Wm F Rohrig Co; Myron Sulzberger, atty; Isidor Cohen, ref. Amt due, $15,828.05.

NOV. 18.

No Judgments in Foreclosure Suits filed this day.

NOV. 20.

159TH st, ss, 175 w Elton av, 25x98; Long Island & Westchester Holding Co agt Emma Horenburger; Mark Eisner, atty; A Welles Stump, ref. Amt due, $7,497.75.

62D st, ns, 100 w 10 av, 25x100.5; Addie A Anderson agt Fredk King; Harold Swain, atty; Jas Kearney, ref. Amt due, $6,848.85.

Lewis st, 123; Rose Sobel agt Ignatz Weissberger et al; Keller & Klein, attys; Louis B Hasbrouck, ref. Amt due, $4,415.75.

NOV. 21.

No Judgments in Foreclosure Suits filed this day.

NOV. 22.

121ST st, 226 W; Julius Lobenstein agt Nevelson Goldberg Realty Co; Mandelbaum Bros, attys; Francis S McAvoy, ref. Amt due, $14,488.09.

Sullivan st, ws, 56.6 n Spring, 69.5x100x irreg; Julia Grant agt Eagan & Leake; Jno Hardy, atty; Jeremiah T Mahoney, ref. Amt due, $15,220.00.

LIS PENDENS.

NOV. 18.

121ST st, ns, 200 w 1 av, 25x100.11; People of the State of N Y agt Rafaele Sirico et al; notice of levy; C S Whitman, atty.

Mulberry st, 120; Same agt Anna T Esposito; notice of levy; C S Whitman, atty.

Teller av, nwc 165th, runs w200.1 to Findlay av, xn438.11 to 166th, xe200.1 to Teller av, xs99.6xw100xs240xe100 to Teller av, xs99.6 to beg; Chas Buchalter et al agt Manhattan Island Realty Co et al; action to foreclose mechanics lien; Davis & Mansfield, attys.

Crotona Parkway, nes, 51.11 e Mohegan av, 78x139.3xirreg; Walter C Low agt Henry E L Buttner; specific performance; Cass & Appel, attys.

Gramercy Park East, 36; Frank Lugar agt Gramercy Park Construction Co et al; action to foreclose mechanics lien; Sullivan & Cromwell, attys.

Hull av, nws, 150 e Mosholu Parkway North, 81.11x1110.1; Raffael Luongo agt G B Raymond & Co et al; counter claim; Appell & Taylor, attys.

NOV. 20.

Bronx River rd, es, 90.1 n Opdyke av, 59.5x100.3; Peter Sheridan agt Mary R McMahon; partition; W A Keating, atty.

Lenox av, nwc 112th, 90.5x100; Eugene Metzger agt Llewellyn Realty Co; notice of attachment; S D Lasky, atty.

Claremont av, es, 100.6 s 125th, 100x 149.7; Fiske & Co, Inc, agt Clementine Realty Co et al; action to foreclose mechanics lien; W D Farrington, atty.

13TH st, 236-246 E; Evans Bros, Inc, agt August Huff et al; action to foreclose mechanics lien; I Witkind, atty.

7TH av, sec 111th, 100.11x150; People, &c agt Greene Court Building Co; notice of levy; Wm H Sohmer, atty.

NOV. 21.

12TH st, 36 W; Isaac Appelman agt Marcia A Townsend et al; action to foreclose mechanics lien; Breitbart & Breitbart, attys.

Essex st, 48; Louis Berliant agt Mary O'Neil et al; action to foreclose mechanics lien; A Waxenbaum, atty.

Grote st, swc Prospect av, 6.4x67.4x34.2x 74.10; Okke Jacobs agt Mary E Bird et al; foreclosure of transfer of tax lien; H H Ritterbusch, atty.

187TH st, ns, 100 w Amsterdam av, 175x irreg; three actions; Dimock & Fink Co agt Jos King Construction Co; three notices of levy; Maerkle & Maerkle, attys.

45TH st, 9 E; Progressive Construction & Leasing Co agt Reginald H Sayre; specific performance; R C Birkhahn, atty.

52D st, ss, 190.8 e 11 av, 33.4x100.5; Lewis Leining, Jr, agt Frank Fischer; notice of attachment; C F Leining, atty.

NOV. 22.

128TH st, ss, 435 w 5 av, 25x99.11; David Lippmann agt Jas P Farrell et al; foreclosure of tax lien; S H Schwarz, atty.

16TH st, 5 W; Rudolph F Layman agt Lilly M Layman; notice of attachment; Heyn & Covington, attys.

152D st, 615-617 W; Celia Uhlfelder et al agt Jos Boltan et al; action to compel reconveyance; Morrison & Schiff, attys.

NOV. 23.

Lots 2 to 6, 9, 24, 40, 63, 64, 83, 84, 114 to 121, 124 to 126, 158, 159, 177, 178, 187 to 189, 200, 210, 215, 235, 236, 255 to 257, map of Estate of Jos Husson at Clason Point, Bronx; also LOTS 40, 63, 64, 83, 84, 114 to 121, 124 to 126, 158, 159, 177, 178, 187 to 189, 210, 215, 235, 236, 255 to 257, same map; two actions; Danl S Doran agt Josephine F B Porter; actions to declare mtgs valid liens; H C Brooks, atty.

Lot 124 and 64, map made by E. H. Holden, Aug20'03, Bronx; two actions; Danl S Doran agt Porter Realty & Development Co; actions to cancel discharge of mtgs, &c; H C Brooks, atty.

38TH st, ss, bet 1 & 2 avs, lot 48; Tax Lien Co of N Y agt Pierre Carroll et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

38TH st, ss, bet 1 & 2 avs, lot 52; same agt same; foreclosure of transfer of tax lien; W Lustgarten, atty.

Horatio st, ns, 24 w W 4th, 18.9x74.4; David Lippmann agt Thos J Bradbury et al; foreclosure of transfer of tax lien; S H Schwarz, atty.

Whittier st, ws, 100 n Garrison av, 35x 120; Rudolp Gersmann agt Mary Walpole et al; action to foreclose mechanic's lien; Katz & Sommerich, attys.

Parcel of land beg at a point 240 w Bway & 72.5 s 94th, —x—; Ezra C McDowell et al agt Lucy R Ball et al; partition; C S Noyse, atty.

St Ann's av, 469-73; Mary E Bunt agt Jas T Bunt et al; action to declare trust; J E Duross, atty.

NOV. 24.

1ST av, 2159; Jos Russo agt Jno Focarile; partition; E Rosenthal, atty.

Cathedral Parkway, nec Lenox av, 250x 100; Max Hochstim agt Jno A Sonntag; action to obtain lease, &c; M J Gordon, atty.

North Chestnut Drive, 22 w Barnes av, 44.5x—; Armor Realty Co agt Chas J Carlson et al; specific performance; E S Hobbs, atty.

Gansevoort st, 90-92; White Contracting Co agt Julie M M Grant et al; action to foreclose mechanics lien; I Cohn, atty.

Tinton av, es, 252.6 s 168th, 25x132.6; Frank Genninger agt Ernest Krom et al; action to foreclose mechanics lien; B J Kelly, atty.

FORECLOSURE SUITS.

NOV. 18.

43D st, ss, 158 e 5 av, 41x100.5; Jas A Trowbridge agt Lena K Hoag et al; T H Baskerville, atty.

187TH st, ns, 187.6 w Amsterdam av, 87.6x94.10; State Bank agt Jos King Construction Co et al; J A Kohn, atty.

144TH st, ns, 225 e Brook av, 25x100; Metropolitan Savings Bank agt Jno Kelly et al; A S & W Hutchins, attys.

64TH st, 412 E; Jno M Bowers et al agt Fredk Sackett et al; M S Borland, atty.

33D st, ss, 210 w 1 av, 50x98.9; American Mortgage Co agt Theodore L C Howe et al; Bowers & Sands, attys.

Hamilton st, 24; Jno M Bowers agt Adelina Pandolfo et al; M S Borland, atty.

Briggs av, ws, 260 n 196th, 40x94.10; Marjorie Doll agt Nathan B Levin Co et al; Weschler & Rothschild, attys.

Madison av, nwc 98th, 100.11x45; Jonas Weil et al agt Minnie Katzman et al; I S Heller, atty.

New st, ws, lots 45 & 6, estate of Lucius Chittenden; Sarah E J Squires agt Annie Schoener; G Squires, atty.

129TH st, 35-7 W; State Bank agt David Glick et al; S D Shwitzer, atty.

NOV. 20.

Davidson av, swc Buchanan pl, 100x 100; Mary C Stewart agt Sophia E Moss et al; Butts & Vining, attys.

43D st, ns, 150 w 9 av, 16.9x100.4; New York Savings Bank agt Hugh J Campbell et al; Webber & Webber, attys.

Av A, es, 61.5 n 88th, 20x75; Park Mortgage Co agt Roza Schwartz et al; Fettretch & Seybel, attys.

116TH st, 228 W; Adele Bierig et al agt Moses R Springer et al; Fixman, Lewis & Seligsberg, attys.

Houston st, ss, 80 e Goerck, 20x75; also HOUSTON ST, ss, 80 w Mangin, 20x75; Robt R Moore agt Crees Realty Co et al; C B Campbell, atty.

Kinsella av, ss, 176.4 w Bronxdale av, 25x100; Saml J Smith et al agt Lizzie S Cowen et al; H S Ogden, atty.

Kepler av, nwc 236th, 100x100; Charlotte E Ebeling agt Central Bronx Realty Co et al; W E Sammis, atty.

NOV. 21.

62D st, ns, 473 e 2 av, 17x100.5; Germania Life Ins Co agt Silas M Styles et al; Dulon & Roe, attys.

Edgecombe av, 339; Ernestine K Waite agt Edna M Stoecker; J C McEachen, atty.

Aqueduct av, E, 2346; Bronx Investment Co agt Francis J N Connor et al; Merrill & Rogers, attys.

Decatur av, es, 325 s Woodlawn rd, 25x 120; Jas B Kilsheimer, trste, agt Nicholas Eckert et al; J B Kilsheimer, Jr, atty.

172D st, 457 E; Daisy L Modry agt Isaac Albert et al; L & I J Joseph, attys.

NOV. 22.

Hester st, 57; Pennington Whitehead, trste, agt Celia Siegel et al; Duer, Strong & Whitehead, attys.

New York & Harlem R R, swc 170th, 24.6x100; Empire City Savings Bank agt Wm F Lennon Construction Co et al; C W Dayton, atty.

Bleecker st, 32-36; Fannie Korn agt Frieda Greenebaum et al; I S Heller, atty.

1ST av, es, 88.4 n 109th, 37.6x95; Wm L Raymond et al agt Dean Holding Co et al; W L Raymond, atty.

1ST av, 174; Wm H Hottes agt Anna Fischerman et al; O J Kalt, atty.

109TH st, 129 E; Society for the Prevention of Crime agt Emanuel Green; Moss, Laimbeer, Marcus & Wels, attys.

Av A, 1448; American Mortgage Co agt Rudolph Simon et al; Bowers & Sands, attys.

56TH st, ss, 140 e 8 av, 25x100.5; Ann E Yereance et al agt Aaron S Horowitz et al; M Kirtland, attys.

2D av, 1855; Merritt T Wyatt agt Geo W Eggers et al; Jones & Carleton, attys.

Av B, 143; Abr B Roossin agt Isaac Stroh et al; H Koppleman, atty.

97TH st, 108 E; Jno J Mahoney agt Michl Lupowitz; P L Mullaly, atty.

NOV. 23.

52D st, ns, 150 w 2 av, 15x100.5; Lincoln Trust Co agt Margt F Clancy et al; Bowers & Sands, attys.

131ST st, ns, 100 w Boulevard, 50x99.11; Harlem Savings Bank agt Adam S Sands et al; E S Clinch, atty.

Concord av, es, 59.4 n Dater, 19.8x100; same agt Jos Poldow et al; E S Clinch, atty.

Concord av, es, 20 n Dater, 19.8x100; same agt same; E S Clinch, atty.

97TH st, 216 E; Irma Corvan agt Gianovario Innella et al; Bandler & Haas, attys.

97TH st, 214 E; Flora V Bandler agt Gianovario Innella et al; Bandler & Haas, attys.

Concord av, es, 39.8 n Dater, 19.8x100; Harlem Savings Bank agt Jos Poldow et al; E S Clinch, atty.

Washington av, 1174-76; Estella S Horkheimer agt Brook Constn Co et al; Horkheimer & Cohen, attys.

Washington av, 1170-72; Jeanette K Horkheimer agt Brook Constn Co et al; Horkheimer & Cohen, attys.

60TH st, 347 E; Ernestine J Sierck agt Seal Realty Co et al; Hamilton, Gregory & Freeman, attys.

227TH st, ss, 130 e Barnes av, 25x114; Ludwig Thonges et al agt Henrietta L Higgins et al; Seyfarth, Gunkel & Seyfarth, attys.

Findlay av, sec 165th, runs e185.2 to Teller av xs108.11xnw160.3x—94.7 to beg; Prospect Investing Co agt F T Constn Co et al; S W Collins, atty.

2D av, 1449; Rudolph Weil agt Max Wertheimer et al; Frankenthaler & Kaufmann, attys.

Southern Blvd, es, 125 s 149th, 50x100; Theo J Chabot agt Thos J Pearman et al; M J Sullivan, atty.

138TH st, 519 W; Harry Horwitz agt Isaac Levy et al; W B Mark, atty.

33D st, 205-7 W; N Y Life Ins Co agt Geo L Kobbe et al; Cary & Carroll, attys.

River drive (private right of way), 120.8 s Evergreen Drive (private right of way), containing 16,340 58-100 square feet, Bronx; Along The Hudson Co agt Huntington W Merchant et al; amended; Douglas & Armitage, attys.

3D av, 4067; American Luxfer Prism Co agt Jacob Guttag et al; counterclaim; Thompson, Warren & Pelgram, attys.

Stanton st, ss, 48.1 e Forsyth, 18.6x75x irreg; Moses P Prout et al agt Fanny Cohen et al; Crawford, Harris & Goodwin, attys.

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NOV. 24.

Tinton av, es, 148.10 s 156th, 25.6x160.6x irreg; Jas W McElhinney agt Danl Harris et al; J W McElhinney, atty.

St Anns av, nws, intersec nes 157th, 25 x100; Hannah Hitchings agt Abram Abelman et al; Sackett & Lang, attys.

75TH st, ns, 385.11 w Av A, 25x102.2; Jno T Willets agt David Lentin et al; W M Powell, atty.

Jerome av, es, 108.5 n Garfield, 28.6x 165.11; also 149TH ST, ns, 225 w Morris av, 25x100; two actions; Alfred Barth et al agt Henry J Vanderminden et al; H M Carpenter, atty.

47TH st, ss, 311 w 2 av, 19x100.5; Alphonse L Poole agt Wm Weinstock et al; M S Borland, atty.

2D av, 2284; Tillie Keller agt Jos Ungaro et al; H Amster, atty.

162D st, ss, 181.7 e Prospect av, 30x109.3; Edw H Burger agt Fred F French Co et al; A & H Bloch, attys.

118TH st, 209 & 211 E; Public Bank of N Y City agt Fischel Realty Co et al; C L Marcus, atty.

Bronxwood av, ws, 77 s 221st, 37x105; Jos M Vanderpool et al agt Emily Edgley et al; S J Block, atty.

Mapes av, 2077; Fredk J Stimson et al agt Giouse Galiani et al; M S Borland, atty.

Av A, ws, 77.6 s 15th, 25.9x94; Kandel Concrete Co agt Jos Finger et al; J Wilkenfeld, atty.

170TH st, ss, lot 35, map of Claremont Heights, —x—; Jos Putzel agt Harry S Allison et al; amended; Putzel, Stern, Barr & Tyler, attys.

12TH st, ns, lot 237, 11 Ward, 24.3x103.3; Theresa Hammer agt Emanuel Sportaro et al; amended; H C Knoeppel, atty.

165TH st, ss, 70.7 e Findlay av, 35.7x 101.11; Adelaide H Rhinelander agt Hadden Realty Co; Miller & Hartcorn, attys.

Vyse av, 1476; Adela M Harrington agt Jno Gilmartin et al; Carrington & Pierce, attys.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Nov.

18 Anderson, Jno O—Leighton & Valentine Co 226.15
21 Acconcia, Andrea & Fellippo Graceo* City of N Y 264.41
21 Arches, Mary & Anthony Demetropules—N Y Telephone Co..... 20.68
21 Appel, Saml—Peoples Surety Co... 22.75
21 Albert, Harry* & Ike Levy—C W Mayne 519.67
22 Arscott, David R A—A H Joline et al ..... costs, 17.61
22 Alberi, Martin & Wm Crossman—People, &c 500.00
22 Same——same 500.00
22 Appel, Jacob—M Angott et al..... costs, 68.70
22 Argus, Sylvia E—McCall Co..... 254.39
22 Abraham, Adolph—Diamond Underwear Co, Inc 227.21
22 Albro, Stephen V—M Badt..... 126.66
22 Aird, Albt F—Assets Realization Co. 120.48
23 Anderson, Emil C—G M Buttle..245.20
23 Abramowitz, Harry S—M Bruckenfeld. 38.93
24 Anderson, Geo K—T G Sullivan..175.90
24 Altieri, Angelo & Altro Realty Co—Colwell Lead Co 878.41
24 Arras, Geo & Wm—Lowas Garage, Inc 95.07
24 Abbott, Fredk J—J T MacLean.1,366.41
18 Brantingham, Guy S—A E Stilger... ..... 1,624.18
18 Beaudel, Arthur—City of N Y....220.36
18 Bauer, Bruno—J Massee et al.....147.55
18 Beaudel, Chas, Jr—City of N Y..220.36
18 Backer, Nathan——the same.....207.00
18 Bjorkegren, Chas—H I Norr.....227.40
18 Bechler, Jno—B K Bloch.....163.40
18 Barker, Mary—N Y Opthalmic Hospital et al 128.52
20 Baker, Frank C—J M Howe et al.127.81
20 Ballin, Antonio—City of N Y....218.65
20 Barnett, Edw L——the same.....51.94
20 Berry, Henry T——the same.....59.17
20 Balaban, Jos——the same 36.32
20 Bevell, Jno G——the same.....220.36
20 Bernstein, Nathan——Same 220.36
20 Beverley, Philip S——the same...79.01
20 Bowers, Benj O, Jr—Hotel Lucerne & Restaurant Co 383.00
20 Blakeman, Jesse H—Chas C Copeland & Co 228.69
20 Berman, Julius—M Askin..... 111.31
20 Berlinger, Milton—Audubon National Bank of N Y..... 4,116.73
20 Breslin, Dennis M—M Weiss.costs, 27.68
20 Baldwin, Bartholomew—City of N Y 507.00
20 Brandt, Solomon—Jno Mawson Hair Cloth Co 688.41
20 Berkenfeld, Ahroh—H M Ellender.. ..... 620.81
20 Berger, Arthur—J McAllister..... ..... costs, 12.85
20 Bellows, Arthur C—Gould Coupler Co 675.00
20 Beach, Ralph H & Chas M Van Tassell—S Eichen 320.03
20 Brand, Claude Z & Jacob—O D Jones 132.16
20 Blumenkrohn, Siegfried, S Blumenkrohn Co & Max Berkman*—Pascal, Nacht & Co 181.59
21 Bleistift, Abram I—A Sokolski et al. ..... costs, 90.47
21 Bannon, Jno & Georgie L—Peekskill National Bank 2,040.18
21 Bannon, Jno—J F Aldrich..... 950.46
21 Beck, Adolph—I Chelsky..... 49.25
21 Boyle, Emma L & Jos M—N Bergstein 25.36
21 Brenner, Gus—F & M Schaefer Brewing Co..... 664.14
21 Bromberg, Jno S, Daniel J & Edward —N Y Telephone Co..... 330.31
21 Barry, Arthur P—Wilkes Barre Realty Co..... 126.91
21 Berger, Saml—C Voit 50.74
21 Bernhard, John B—N Y Telephone Co. 35.35
21 Bernheim, Jules——the same ...103.59
21 Bellando, Alexander——the same.28.86
21 Boehm, Geo——the same 201.20
21 Bengartz, Bruno J——the same...38.54
21 Burger, Jno B—Meyer & Nelson..85.16
21 Baltes, Fredk—Ridley & Orringer Co. 48.89
21 Becker, Jno J—E Greenwald..... ..... costs, 110.50
21 Burhans, Lorenzo & Jno H Von Wiederhold*—N Y Telephone Co....47.08
21 Bayles, Harry T, Frank H Van Deusen, Jno T Heffren & Wm S Milliken —National Nassau Bank 1,800.40
21 Boiko, George & Lekachman Bros*— WW Smith 350.81
22 Bloch, Ernest—Pian Argentier & Co. 1,352.57
22 Baumgarten, Adolph—Phoenix Color Works 28.10
22 Bercano, Philip L—M Bunderoff..49.68
22 Brick, Wm T—F B Riley..... 5,225.75
22 Brown, Greta V—Interborough Rapid Transit Co ..... costs, 107.88
22 Burke, Theresa F—M Schlesinger.. ..... 3,132.27
22 Becker, Julius—N J Miller et al.... ..... 1,128.45
22 Boyle, Peter F—B Lorber 171.65
22 Becherer, Gustave F & Chas H Aug —K Danzeisen 124.22
23 Blair, Wm J—Bernheim Distilling Co. 106.88
23 Burns, Wm H—Robert Griffin Co. 50.28
23 Blackburn Jos E—Audubon Natl Bk of N Y. 25,267.83
23 Battelle, Thos P—I C Thurm et al. 119.66
23 Brown, Pierre M, Jno P Manning Reginald D Taylor, exrs—First Natl Bk of Jamaica, NY. 7,732.05
24 Blume, Edw—H Young 2,490.37
24 Boylel, Frank—City of N Y..... 28.49
24 Benjamin, Alfred M—Guide Realty Co 483.73
24 Bauer, Bruno—Frank F Pels & Co. 365.27
24 Beck, Robt W—C Marks..... 1,411.60
24 Bahr, Meta—R Frank 74.55
24 Bernstein, Michael—Brooklyn, Queens County & Suburban RR Co.costs, 207.60
24 Butzel, Benj—H J Klappert..... 286.81
24 Berger, Isaac—D Berger...costs, 102.75
24 Bloss, Andrew E—Sweet Orr & Co.. ..... 105.70
24 Bateman, Harry E—Audubon Natl Bank 7,923.90
24 Brenner, Fannie—I Leibowitz..... ..... costs, 118.12
24 Brenner, Harry——Same...costs, 118.12
24 Brook, Jno—A Kiendl 261.40
24 Brown, Joel & Camillo Olivette—People, &c 1,000.00
24 Booklen, Reinhold C—U S Radiator Corp 146.61
24 Boyer, Chas H—J F Schmadeke..170.22
18 Conway, Annie, admtrx—Fitzpatrick & Coombes, Inc..... costs, 67.88
18 Clodio, Mercelle A—Saks & Co...184.36
20 Cunahan, Dennis, admr—J H Ives et al 676.42
20 Consolo, Filandro—G Sabattino..378.44
20 Cunningham, Thos J—N Y Edison Co 23.36
20 Cittidini, Antonio* & Andrew Cirigliano—N Y Edison Co..... 16.11
20 Connors, Jimmy—"Clemons" 41.15
20 Cochran, Saml R—J White..... 163.72
21 Cipollam, Carmine—S A Smith et al. ..... costs, 10.00
21 Carter, Harry G & Wm H Carter*— Star Co 169.41
21 Cavinato, Stephen—City of N Y..274.41
21 Cook, D Randolph—T With....3,152.73
21 Coleman, Jno S, Daniel J & Edward —N Y Telephone Co..... 330.31
21 Coleman, Harry—John Donohue & Sons 363.05
21 Collins, Cornelia P—T C Hollander et al 907.20
21 Cohen, Nettie—A A Phyfe..costs, 137.35
21 Crandall, Florence I—W R Peters.266.15
22 Cuccia, Giacona—W K Van Meter169.40
22 Connor, Wm Y—A L Silberstein..84.41
22 Cleveland, Jos A—Board of Education 86.00
22 Cleveland, Jos C—City of N Y....121.97
22 Same——same 89.60
22 Collins, Cornelius—M Bowe....2,043.10
22 Clarkin, Margt—A Smith 29.41
22 Cromley, Jas S—E Gordon..... 135.67
22 Colton, Francis B—P Lindahl.....79.62
22 Carell, Wm F, trste—K Hershan.... ..... costs, 74.82
22 Cohen, Wm—A V Amy..... 90.67
22 Cohen, Harry M—L Bauman...2,173.06
22 Conley, Ella, Hugh J* & Jas*—Aetna Indemnity Co 146.66
22 Callan, Jas E—Northern Bank of N Y 761.76
22 Cinque, Anthony & Alexander*—Aetna Life Ins Co 234.91
22 Coleman, Jno S, Dennis J & Edw—A Weinrib 86.38
22 Same——same 86.38
23 Coffin, Edw C—W C Reid..... 1,156.03
23 Crooke, Robt L—G D Waas..... 975.42
23 Constantine, Raeffael—V Farrisinelli. 132.50
23 Coleman, Jno S, Danl J & Edw—A Weinrib. 86.38
23 Clark, Nany J—N B Moore, Jr..168.01
23 Carpenter, Henry B—Equitable Trust Co N Y. 71.55
23 Cozolino, Giochino——the same..85.06
23 Cirolli, Andrea & Geo Benedetto* —W W Smith. 271.31
23 Charlton, Wm—D P Nichols, costs 108.00
24 Cahn, Jos—H B Roberts..... 11.41
24 Coles, Wm—C H J Erdenbrecher.167.93
24 Cohen, Isidor A* & Louis P—Cress Mfg Co 45.55
24 Chipman, Fredk J—Home Library & Supply Co 86.26
24 Campbell, Robt M—Whelan & Stafford 80.03
24 Crawford, Francis G—S J Stilwell... ..... costs, 23.97
24 Cunningham, Edw—M Lalli 121.50
18 Dewey, Harry S—J Stewart..... 739.77
18 Dessar, Harold A—J F Webber..123.31
18 Dreyfus, Jennie—Associated Trade Press Co 41.91
18 the same——J C Lewellin..... 29.41
20 De Paolo, Anthony—Diondi Bros.125.40
20 Dougherty, Wm A—N Rosenblum.75.22
20 De Paolo, Vito—Biondi Bros.....127.53
21 Dabo, Louis S—N Y Telephone Co.17.68
21 Downes, Edw J——the same..... 80.19
21 Del Bosco, M Beneventano——the same 60.27
21 Davis, Jno L, Ralph W & Edgar M exrs—L S Davis 108.20
21 Dougherty, Wm A—H D Bahr Trucking Co..... 30.22
21 Derkacy, Alexander & Michael Keminko—Frank Brewery 178.42
22 Drukker, Henry—J Jacobs..... 236.25
22 Dill, Clarence E & Albt S Christman —G H Brevillier 321.31
22 Diper, Jos—N Y Contracting Co, P T ..... costs, 107.60
23 Dietrich, Jno—American Dimalt Co. 106.35
23 Debus, Jacob—O M Arkenburgh.494.31
23 Dougherty, Wm A—L Fried et al.181.92
24 Duggan, Edw J—Natl Surety Co.1,470.09
24 De Alessandro, Jos—J E Connelly.707.69
24 Same——same 682.28
24 D'Ambra, Pasquale—Colwell Lead Co. 1,748.98
24 D'Ambra, Annie——Same 809.48
24 Doyle, Thos & Camillo Olivette—People &c 1,000.00
24 Dietrich, Jno—Klein Bros 147.09
24 De Marco, Jno—Schubert Piano Co. 270.14
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23 the same——American Mtg Co. 3,277.09
20 Vicario, Jno—W D Hunter....910.04
21 Von Randohr, Caesar A—Jno F Hollingsworth Co. 542.90
22 Van Schaick, Eugene—I W Street. 22,424.42
23 Van Brunt, Wm T—E F Hurlbert. 612.89
23 Vanderbilt, Ernst C—Hackensack Coal & Lumber Co 34.61
23 Vermilye, Elsie L—A H Thurston et al 83.91
18 Westergreen, Maurith F—A Craven 631.48
18 Wilson, Wm—W Grandeman et al.80.56
18 Whalen, Henry F—F Fish....779.15
20 Wood, Wm R—F H Platt....302.52
20 Wolf, Louis—W Greenberg 67.72
20 Ward, Chas M—M Closo....239.65
20 Willinsky, Mondel or Wolinsky—H Moran 448.78
20 Weill, Benoit—B Harris et al.... ....costs, 108.10
20 Wilk, Simon* & Abraham Brown—N Y Edison Co....51.82
20 Wagner, Carl—B Kohn 39.21
20 Wood, Lester W—G Kahn....13.28
20 Wolffe, Wm B & Thos Greenwood*—J R Clarke 116.07
21 Williams, Justus N—R R Billington et al ....costs 117.83
21 Wendel, Jno G—Royal Ins Co et al. ....costs, 187.77
21 Weil, Mabelle—B T Kappes....34.36
21 Wenderhold, Wm, Carl Weber & Willie De Classon—Grand Rapids Furniture Record Co, Inc. 81.86
21 Wilson, Frank E—Audubon National Bank of N Y. 2,021.94
21 White, Wm—W Codett. 29.40
21 Ward, Jos A—H Falk et al....96.81
22 Whipple, Chas A—H Schultheis et al 95.51
22 Waller, Robt K—R Hupp....104.41
22 Weisberg, Saml—H Bruner et al..69.46
22 Weiss, Ignatz—Equitable Trust Co of N Y 168.71
22 Weldon, Jno M—Chas M Decker & Bros 151.91
22 Winick, Alex—H Bachrach et al..99.41
22 Weller, Fredk, Jr, & Ernest Meeker —Ast Bros 112.47
23 Wannop, Jos—C Peterson 312.04
23 Weinberg, Gustave—Century Tire Co. 227.21
23 Weeks, Henry T—National Bridge Works 266.82
23 Wedekind, Gustav—Equitable Trust Co of N Y 79.26
23 Weiner, Henry—Monticello Distilling Co 50.49
23 Wenck, Fred A—Carpenter & Corcoran 370.79
23 Wild, Wm F—Nason Mfg Co....35.68
23 Waldron, Walter S—R A McKee..78.30
23 Woodcock, Mylo E—S H Shadboldt. 2,656.76
24 Wingerath, Annie—W Smith 121.72
24 Whalen, Jno & Danl F Mahoney*—R Waldo 64.41
24 Weill, Henry M—C E Fitzpatrick..42.17
24 Wiltchik, Louis & Louis Topkin—H H Steffens Truck Co 110.05
24 Wilson, Fred H—E S Auchmuty...81.54
24 Wegelin, Caspar* & Margt—Swift & Co 180.14
24 Wiener, Mollie—East River Natl Bank 524.41
22 Yuzuk, Roupen or Reuben, Morant A or Harold*—H S Tavshanjian.3,874.12
22 Young, Loda M—J Schecker....84.43
21 Zimmer, Jonas & Tobe—A Goldstein et al. 123.23
21 Zawood, Antony—F H Detering..40.56
23 Zeimer, Alfd A—E R L Zeimer.... ....costs, 71.38

CORPORATIONS.

18 Atlas Coal Co—City of N Y....63.67
18 Acme Cement Plaster Mills——the same 362.31
18 American Varnish Co——the same.. ....422.94
18 Alliegro & Spallone Construction Co ——the same 45.10
18 Atkinson Construction Co—W Barnes 11,094.88
18 Columbia Metal Box Co—Rome Brass & Copper Co 309.28
18 Electrical Audit & Rebate Co—Pottier & Stymus Mfg & Imp Co...150.00
18 Interborough Rapid Transit Co—I Bruckstem 130.48
18 the same——C Greene 4,064.95
18 Ness Fireproof Construction Co—A A Henning 580.49
18 Suffolk Gas & Electric Light Co—Underwood Typewriter Co....89.49
18 Stevenson Construction Co—J Braunstein 95.21
18 Sangor Rice Co, Ben or Benj Sangor—H Robert Law Scenic Studios. 477.41
20 Abingdon Construction Co—Germania American Ins Co 19.18
20 Henry Pels & Co——David M Oltarsh Iron Works of N Y....264.15
20 Builders Marble Works, J Ensign Fuller and Saml Keller*—J D Turner et al 534.31
20 L'Industrial Societe Mutuello D'Assurance Contor L'Incondio—Lay & Balcom Mfg Co, Inc....769.03
20 Aquarana Co—City of N Y....48.04
20 Arena Amusement Co——the same. 38.23
20 Anglo Realty & Mortgage Co——the same 126.16
20 Accident Adjustment Corp—City of N Y 33.23
20 American Hay, Flour & Feed Journal, Inc——the same 22.65
20 American Library Co——the same.38.23
20 American Wholesalers Co——the same 67.57
20 Autophone Construction Co——the same 38.23
20 Avitable Realty & Construction Co ——the same 48.04
20 Best Realty Co——the same....57.81
20 Bayside Infirmary Co—H R Bernard 182.91
20 Climax Soapstone Co—National Lead Co 97.62
20 Lock Plumbing & Construction Co—G E Sealy 199.41
20 Geron Construction Co, Geo H Pigueron & Jno Elia—Candee, Smith & Howland Co 802.90
20 Northern Assurance Co of London—H Grosch ....costs, 95.90
20 U S Leasing & Holding Co—R T Bryan 31.81
20 Woman's Lunch Club—H Freud.2,240.87
20 Sapphire Record & Talking Machine Co & Geo O Draper—Merchants Exchange National Bank 2,724.61
20 Fire Protection Co—B Levine...458.70

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SASH, DOORS, BLINDS AND HOUSE TRIM **LUMBER OF ALL KINDS FOR BUILDERS** Telephone 948 Greenpoint

20 Sonora Phonograph Co, Geo E Brightson & Wm H Hoschke—Merchants Exchange National Bank. 2,675.11
20 Thorofare Pub Co—F V Liekens..203.43
20 Merrill, Ruckgaber Co—H J McCool. 1,800.54
20 Compo Column Co—N Y Edison Co. 130.80
20 East 167th St Realty Co——the same 24.44
20 Austro Americana Steamship Co, Ltd —M Dendtnor 92.52
20 Sun Construction Co—Jackson's Mantel & Grate Works.....588.12
20 Green Taxi Cab Co—F Sternkopf et al 13.68
20 La Mode Lunch Co—N Y Edison Co. 21.96
20 Kingston Skirt Co—B Rockaway et al 321.92
20 Edgar C Riebe & Co—E H Peck.155.87
20 T J Nolan & Co—Hirsch & Bro..97.57
20 Knox Construction Co, Joe Hirschhorn & Henry Freiberger—J Gallo et al 600.00
20 Knox Construction Co & Henry Freiberger—M Welfinger 200.00
21 Metropolis Securities Co—Tenement House Dept. 59.72
21 Bloch, J, Inc—Globe Foundry Co.180.42
21 North Atlantic Dredging Co—N Y Telephone Co. 34.38
21 New York Transportation Co—A Maroney, ... costs, 74.68
21 American Auto Exchange—N Y Telephone Co. 100.01
21 Colonial City Improvement & Suburban Land Co——the same....17.02
21 Emerson Typewriter Sales Co—— the same. 35.91
21 F P Fisher Co——the same.....24.19
21 Miller Hunter Co——the same....42.05
21 Franco Spanish Trading Co——the same. 42.99
21 Indian Splint Mfg Co—C E Spratt.186.70
21 Crown Valve & Supply Co—H D Bahr Trucking Co. 42.45
21 Mason Seaman Transportation Co—P J McIntyre. 9,152.57
21 Sulzer's Sea Beach Palace Co—L Barth et al 130.58
21 Barney Estate Co—Palmer & Singer Mfg Co et al, ... costs, 125.84
21 Rainier Motor Truck Co—H Siegel. 25,145.85
21 Associated Contractors & Builders, Ins—Church E Gates & Co....852.61
21 Woodbury Co—J T Stamley....5,206.47
22 City & Suburban Delivery Co of N Y City—H C Gerken 2,347.91
22 Same—G H Limbach.....1,021.62
22 Same——S C William.....1,034.29
22 Same——E B Allen 524.45
22 City of N Y—O'Rourke Engineering Construction Co 47,059.00
22 A B Benesch Co—City of N Y....28.49
22 Babeskin Soap Co——Same.....48.04
22 Baychester Realty Co——Same..116.15
22 Baggage Protective Assn—Same..48.04
22 Banham Realty Co—Same.....38.23
22 Banister Creek Land Co——Same.38.23
22 Bazar Du Voyage Co——Same....22.65
22 Bedford Constn Co——Same.....220.36
22 Becker Overall Co——Same.....20.70
22 Bell & Bogart Soap Co——Same..48.04
22 Bellows & Gregory, Inc——Same..24.61
22 Benoit Paint & Material Co——Same. 38.23
22 Bereg Realty Co——Same.....77.34
22 Bergen Iron Works——Same.....38.91
22 Bleyer Law Pub Co——Same.....38.23
22 W R Bracken Co——Same.....67.57
22 Brewers Business Brokerage Co—— Same 38.23
22 Elite Co—Balfour & Koch Co....141.21
22 Marchesini Bros—G Simonelli....43.56
22 Sagamore Garage Co—Aetna Life Ins Co 65.37
22 Jno H Springer Realty Co—J Donsbach 39.31
22 A Warren Construction Co, Andrew Warren & Jos J Marrin, Jr—C Shapiro 643.34
22 Sulzer's Sea Beach Palace Co—Ward & Gow 338.28
22 Alaska North-Western R R Co—Schutte Smith Co 164.97
22 Nash County Lumber Co, Alex W Momeyer & Mayne Nomeyer—Peoples Trust Co 2,006.02
22 West 139th Street Realty Co & Jos Friedman—K Kinzler 421.69
22 C L Gray Construction Co & Chas L Gray—N F Huber & Co.....8,542.47
22 National Rifle Supply Co—Harris H Uris Iron Works 150.00
22 Vanderveer Crossing, Inc—L Hochstein et al 9,909.97
22 Anchor Metal Novelty Co—Patterson Bros 220.40
22 Safety Systems Co—J L Pilkington. 582.62
22 Geo Dellon, Inc—State Bank.....355.53
22 McSweeney Realty Co—W A Conklin 541.91
22 Trust Co of America—C M R Ward .....costs, 121.41
22 "B" Line—R E Sullivan.....79.40
23 Tanzer-Monjo Co—J L Buttenweiser. 75.31
23 Draper Realty Co—R A Welcke...84.21
23 Superior Asbestos Co—A Langstadter 106.45
23 Zeilingold, Abr M—Market & Fulton National Bank 211.40
23 N Y Bldg & Impvt Co—L Jacobs et al .....costs, 125.48
23 Brook Constn Co—H W Johns Manville Co 206.65
23 Peoples One to Twenty-Five Cent Department Stores—A Ernsthal et al. 129.26
23 Wemlinger Steel Piling Co—Wormser Goodmon Constn Co.....255.56
23 Hoffman Youmans Paper Mills—Maurice O'Mara Co 374.46
23 Allis Chalmers Co—J L Elliott..... .....costs, 119.49
23 Louvre Realty Co—State Investing Co.....3,144.26
23 the same——the same.....3,081.00
23 the same——the same.....1,283.48
23 Real Constn Co* & Hyman D Baker, Robt Arnstein & Isaac Cohen—I Berg 272.15
23 J A Noone Lumber Co—Citizens Bank 272.71
23 James Reilly's Sons Co—P Noylan. 108.94
23 Gingold Realty Co, Abr J Goldstein, Moses A Goldstein, Harry Ginsburg & Parshelsky Bros*—J H Warbelowsky 319.03
23 Fifth Ave Coach Co—W H Mims.642.15
23 Central Park Taxicar Co—Goodyear Tire & Rubber Co 100.00
23 Lobel, Andrews Co—E Kulinski.743.28
23 Heights Metropole Constn Co—D Bellford 16.81
23 Edinboro Constn Co—B Strobel..498.74
23 Van Norden Constn Co—A Hogenauer et al 1,286.20
23 Dacorn Realty Co, Ralph W Davis, John L Davis & Geo E Cohn—Hinkle Iron Co 722.53
23 Automatic Platon Press Co—F Lazenby 16,764.98
23 Builders Marble Works, J Ensign Fuller & Saml Keller—Philip Kramer Diamond & Jewelry Co.....1,055.88
24 Di Lizia Raffaele Co—J Baum Safe & Lock Co 79.41
24 Independent Peerless Pattern Co—J F Starkey 303.13
24 Joffe Mayer Co—J W Raden et al..87.20
24 J F Hayes, Inc—Oliver Typewriter Co 68.91
24 Building Security Co—City of N Y.67.57
24 British Export Co——Same. 507.00
24 Brewers' Realty Co——Same.....409.35
24 Borine Mfg Co——Same 995.26
24 Berman, Hiller, Davis Co——Same.38.23
24 Belfrank Realty Co——Same.....28.23
24 Belcher, Waterson Amusement Co—— Same 30.46
24 Bankruptcy Examiners Ass'n——Same 28.49
24 Baltic Land Improvement Co——Same 57.80
24 H W Booth & Co——Same.....20.69
24 Lane & De Groot Co——Same....264.75
24——Same——Same 1,122.69
24 Same——Same 254.36
24 Building Construction Co——Same.28.49
24 Thos J Brady Co——Same.....26.56
24 S P Butterly Co——Same.....38.23
24 Jno A Bader & Co——Same.....38.23
24 Auto Spring Repairer Co—Mutual Auto Accessories Co of America..85.41
24 Haderer Pub Co—Goldman & Steinberg Printing & Pub Co.....189.81
24 Luna Park Co—M J Drake.....1,125.00
24 Consolidated Ry & Light Co—Electric Bond & Share Co.....1,168.30
24 Same——Same 185.33
24 Westminster Presbyterian Church of West Twenty-Third Street—Trustees of Prebytery of N Y..costs, 473.76
24 Belland Realty Co, Jos Vittner & Gottlieb M Karpas—Mulhearn Steam Heating Co 368.48
24 Dakota Realty Co—City of N Y..107.50
24 Same——Same 55.00
24 Lenox Realty Co—Metropolitan Life Ins Co 60,205.26
24 Aetna Indemnity Co of Hartford, Conn—M Rosenstein et al.....1,600.00
24 City of N Y—Wakefield Constn Co. 109,625.35
24 F V Reilly Tea Co & Herbert St Clair Hervy—Jas Van Dyk Co et al...258.40
24 Cosmopolitan Fire Ins Co of N Y—C M Bushnell et al 713.02
24 White Plains Garage Co—Empire Tire Co 128.48
24 Camilla Pub Co—J H Tilletson...117.87
24 Draper Realty Co—P J Smith..1,050.53
24 Elevated & Subway Realty Co—J Spano et al 139.70
24 Leland Co—American Exchange Natl Bank 199.83
24 Jno M Linck Constn Co—Elite Gas & Electric Fixture Co 181.52
24 Zipkin Constn Co—Central Chandelier Co 444.16
24 A S Realty Co—A Mantinband....46.93
24 D'Ambra Constn Co—Colwell Lead Co 1,960.98
24 Glen Island Casino Co—I Heineman. 507.89

SATISFIED JUDGMENTS.

NOV. 17, 18, 20, 21, 22 & 23.

[3]Arkenburgh, Oliver M—G Reusens; 1909 .....6,666.68
Anis, Sobel—City of N Y; 1908.....37.81
Arkenburgh, Oliver M—G Rousens; 1910 .....5,833.31
Alexander, Meyer—C J Hillis; 1911..67.36
Bram, David—M Koenig; 1911 .....976.58
Bickerstoff, Rowland M—G J McLaughlin; 1909. .....68.25
Barringer, Theo B—Board of Education; 1911. .....103.20
Blumenfeld, Harris—A Horn; 1911..857.68
Benaim, Rose K—A L Sarnya, 1911..28.41
Brennan, Michl—City of N Y; 1911..264.72
Same——same; 1911. .....264.72
Berthier, Alix—S Hettel; 1911. ....1,037.74
Balteransky, Louis—J Gottesfeld; 1911. .....270.19
Burnham, Fredk K—R Jacobs; 1911. .....1,049.91
Berkowitz, Abraham J & Tilly Ehrman—M Gluckstein et al; 1910.....86.15
Corn, Henry—Greenwich Savgs Bank; 1911. .....2,391.80
Coleman, Jno S & Danl J—Brewster & Co; 1910 .....449.24
Cunningham, Jos J—S H Foss; 1911.44.62
[1]Cagney, Timothy G, David H & Jno J—A Smith; 1911 .....400.00
Dykeman, Conrad V—J W Cleary; 1911. .....1,094.13
Eisenstadt, Hyman & David Ravder—H Rosenzweig; 1911. .....47.86
Farley, Jno L—B H Foss; 1910.....89.29
Fischer, Arthur & Jno Clark—R H Donnelly; 1911 .....30.76
Gannon, Lee—Olin J Stephens, Inc; 1908 .....96.12
Gassman, Geo—Mercantile Finance Co; 1911 .....108.02
Gebhart, Wm—G P Reinhard; 1911..13.35
Goldschlager, Gerson et al—A Rosenberg; 1911. .....47.60
Gordon, Wm S—Hargraves Mills; 1909. .....1,134.32
Graf, Fred—Julius Kessler & Co; 1911. .....107.01
[6]Dalton, Jno—City of NY; 1910.....193.60
[1]Esposito, Anna T & Pietro Dominani—People, &c; 1911 .....500.00
Friedman, Chas & Henry—C Foster; 1910 .....4,137.00
Same——Same; 1910 .....4,141.03
Gaites, Jos M—B C Whitney; 1909.1,255.52
Gardner, Chas I—S P Whelan; 1911..80.52
[3]Gilroy, Eugene C—S Lathrop; 1911.701.90
Hofstatter, Wm S—E M O'Reilly; 1911. .....1,164.33
Harlib, Michl—I Harlib; 1911.....911.53
[6]Hyman, Jos—J J Lawrence; 1909...967.24
Isaac, Emanuel—City of N Y; 1911...2.00
Jacobs, Margt—Matthew Wilson & Co; 1911 .....40.36
[4]Kavanagh, Mary—A Nilson; 1903..6,141.95
Kleinberg, Jos—Curtis Blaisdel Co; 1910. .....77.36
[1]Kokowsky, Francisco & Solomon Beringer—People, &c. 1910.....500.00
Kirch, Herman A—C M Scheid; 1911.325.60
Same——same; 1911. .....104.38
Kutsuken, Jno—H Rich; 1910 .....5,730.88
Kosofsky, Jacob—B Zimmerman et al; 1911 .....75.44
Kempner, Isidor—H I Cooper; 1911. 29.41
Kanner, Saml—J Kreisberg; 1911....246.72
Levey, Robt E—G H Goodheart; 1911... .....1,247.27
Lyons, Margt & Owen Toher—J L Jones et al; 1911. .....1,000.00
Levine, Jos—T B Walker; 1911.....17.41
Levitan, Benj W—W E Falkinberg; 1911. .....190.38
Levy, Louis—H A Budd; 1911.....141.17
Mizner, Wilson—Commission Merchants Assn; 1907 .....322.62
McCrum, Lloyd C—E P Earle; 1911..97.65
Same——same; 1910 .....70.00
Morris, Menson—H Buckley; 1911..263.15
Same——H L Levy; 1910.....245.83
Milone, Vincenzo—North Sand Co; 1911. .....189.63
Morris, Monson—C E Littlefield et al; 1910. .....601.42
Marks, Louis—B L Abrams; 1911.....470.92
Morris, Wm C & Abraham J Rafelson—W Knauth et al; 1911.....1,046.09
Morgenroth, Nathan—J C Madigan; 1908 .....87.91
McCrum, Lloyd G—E P Earle; 1909.2,589.50
Mittenthal, Saml S & Gustave S Jacobson—Electrical Accessories Co; 1911.. .....802.61
Nathanson, Isidore—D Meyrrw; 1911.24.31
Pollak, Rudolph—People &c; 1911..500.00
Peto Realty Co, Isaac Grossman & Jacob Weingarten—Fullerton Electric Co; 1911. .....392.77
Pullen, Chas D—A W Wills; 1911...107.64
Platt, Mary W—Grolier Society of London; 1911 .....29.41
Pfest, Albt U—State Bank; 1910....156.10
Rinkenberger, Geo E—A Abraham et al; 1911. .....113.26
Richards, David B—B Lillard; 1905..60.03
Redfield, Jno—S M Le Brantz et al; 1907 .....378.90
Robinson, David—N Y Edison Co; 1911. .....12.21
Schreieck, Gustave—A W Lemcke; 1911 .....52.28
Schier, Jno M—State Realty Co; 1911.. .....1,018.56
Stack, Wm A—Barre Bernard Co; 1911. .....116.66
Spiegelglass, Abr & Rebecca—L L Grey; 1910. .....79.31
Skene, Fredk—R L Morrell; 1909..4,478.00
Smith, Chas & Margt T Johnson—Otis Elevator Co; 1911. .....151.75
Stanton, Nora—G J Anderson et al; 1911. .....253.41
Schless, Nathan J—West Side Constn Co; 1910. .....177.22
[1]Shapiro, Hyman—Tenement House House Dept; 1909. .....59.31
[1]Sigmund, Krauter, Inc—W Roch; 1911. .....1,716.25
Toll, Raymond R—S F Wilcox; 1908.74.91
Tiberouski, Jos & Sol Beringer—People, &c; 1910 .....300.00
Tuttle, Arthur B—M E Emrick; 1910.. .....1,853.25
Taddonio, Antonio—F Abatelli et al; 1909 .....1,088.97
Vogel, Lillian B—H Zuckerberg; 1911. .....467.08
Walker, Thos S—S S Cohen; 1910....32.65

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Winter, Emil A—L Kronfeld; 1911..167.91
Winberg, August G—L Starke; 1911.12.04
Willoughby, Frank—S G Clow; 1911.144.82
Weisman, Jos—J A Ceaser & Co; 1911. .....9.98
Woolverton, Wm H—K L Eagan; 1911. .....1,106.08
Warrick, Stanley C—Delpark Production; 1911. .....82.12
Weill, Harry G & Jane—A Demetropulos. 1911 .....56.46

CORPORATIONS.

W A Turpin Co—Fairbanks Co; 1911.163.10
Commercial Union Assurance Co, Ltd—National Conduit & Cable; 1910..5,880.30
Huget Silk Co—Jardine, Matheson & Co, Ltd; 1910. .....8,498.94
Same——same; 1910. .....141.39
National Biscuit Co—M Markowitz; 1911. .....5,208.80
Catskill Mountain Ry Co—E Cohn; 1911. .....120.90
Richmond Light & R R Co—F W Woeckner et al. 97.23
Same——same; 1911. .....638.73
Union Stores Co—Butler Bros; 1907.62.51
Eblight Co of America—I Levison; 1906 .....689.20
Franco American Fermont Co—Metal Package Co; 1911 .....114.11
Bronx Development Co—A D'Andrea; 1911 .....723.09
Lecouver Press Co—J Weissinger; 1911 .....40.85
Kutner, Goldstein Co—A Fanti; 1911.74.41
Meers Artificial Leather Co & Henry Barg—O'Bannon Co; 1908.....3,066.43
Pirk Realty Co—Webster Iron Works; 1911 .....125.72
Thomas Motor Cab Co—City of N Y; 1911 .....59.41
Warner Chemical Co—Baselio Ink & Color Co; 1911 .....10.91
Picone Realty Co—Webster Iron Wks; 1911. .....711.62
Ashbrook Bldg Corp—City of NY; 1911. .....38.23
Consumers Brewing Co, Ltd—J Saltstein; 1910 .....135.00
Cooper, Wm H, N Y Central Realty Co & Claude J Van Slyke—New Rochelle Trust Co; 1911 .....7,179.66
O'Brien, Morgan J & U S Trust Co—M B Herman; 1911 .....508.25
Peto Realty Co, Isaac Grossman & Chas Michael—Fullerton Electric Co; 1911. .....437.18
Upright Co—E Bartolicius; 1911...1,893.23

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS.

NOV. 18.

64TH st, 44 E; Sarah J Roe agt Edw F Concklin & Boughton, Krell & Co. (181) 406.69

108TH st, 75 E; Saml Slotsky agt Edw V Madden. (182) 25.00

Brook av, 1505-13; Pittsburgh Plate Glass Co agt 171st St & Brook Av Co & L T Alton. (183) 536.00

182D st, ss, whole front between Belmont & Hughes avs, 148.6x88x—x95; Wm Buess agt Stafford Construction Co. (184) 518.00

Tyndall av, es, 45 s 259th, 25x100; Jno Zambetti agt Catherine Kelly & Owen E Kelly. (185) 588.50

Broadway, sec 110th, 100x125xirreg; Brettholz, Krumholz Construction Co agt Josephine Schwick & Broadway Varieties Co, renewal. (186) 2,337.50

Allen st, 54; Nathan Sater agt Jos Spector & Jos Rothberg. (187) 400.00

Tremont av, ns, 94 w Anthony av, 25x 100; Jos De Nigris et al agt Alex Anderson & Saggese & Laurette. (188) 65.00

13TH st, 22 E; Plummacher Contracting Co agt Geo Gerhardt & Henry Graf. (189) 230.15

110TH st, 170 E; Sollie Greenberg agt Chas R Reagen & Wm J Suhr. (190) 172.00

107TH st, 62-64 E; Same agt Wm J Suhr & Chas R Reagan. (191) 73.75

NOV. 20.

Tremont av, ns, 95 w Anthony av, 25.6 x100; Harbison-Walker Refractories Co agt Alex Anderson & Saggese & Langetta. (192) 137.50

175TH st, ss, whole front between Eastburn av & Grand Concourse, 15x100x50x 125; Wm J Levins agt Nathan B Levin Co. (193) 1,000.00

Seton av, 564; Jas H Ceburre agt Annie Metzler & Harry Metzler. (194) 110.00

2D av, 2004; Wolf Gelband agt Vito Privigno & S Schwartz. (195) 119.00

46TH st, 511-13 W; Wm A Thomas Co agt Mathilde Boulthin & Robt V Hogan. (196) 159.75

2D av, 2004; Julius Schwartz agt Anna Damico & Mary Logwinoff. (197) 1,649.00

Tremont av, ns, 95 w Anthony av, 25x 105; Jasper & Goebel, Inc, agt Alexander Anderson. (198) 636.76

Clinton av, es, 193.2 n McKinley Square, 102.2x186.11x101.7x153.1; Belmont Iron Works agt Wm H Weissager & Jane Soice. (199) 3,306.00

164TH st, 511-513 E; M F Westergren, Inc agt Saxe Realty Co & Pierson & Goodrich. (200) 408.90

127TH st, ns, 292.8 w Bway, 100x125; Guiseppe Candella agt I Lipman & Abington Construction Co. (201) 1,800.00

NOV. 21.

175TH st, ss, whole front between Grand Concourse & Eastburn av, 15x100x 100x100; Irving A Bogan agt Nathan B Levin Co. (202) 496.89

187TH st, 474 E; also WASHINGTON AV, 2403; Wm Balkin agt T T Reid Construction Co & Thos T Reid. (203) 1,500.00

St Nicholas pl, 40; Julius Berkowitz & Bro agt Bavarian Realty Co. (204) 344.00

Boston rd, 1317; H G Vogel Co agt Wm H Weissager. (205) 618.47

Clinton av, es, 193.2 n McKinley Square, 102.2x186.11 to Boston rd, x101.7x153.1; Leslie Bros Engineering Co agt Wm H Weissager. (206) 1,500.33

Church st, 315-17; also LISPENARD ST, 38; Morris Talsky agt Esseff Realty Co & August H Hillers. (207) 175.00

175TH st, ss, whole front between Eastburn av & Grand Concourse, 9.4x126.7xirreg; Frank W Lipp agt Nathan B Levin Co. (208) 200.00

175TH st, ss, whole front between Eastburn av & Grand Concourse, 9.4x126.7x irreg; M Powers agt Nathan B Levin Co. (209) 239.10

Allen st, 54; Jacob Minsky agt Jos Spector & Jos Rothberg. (211) 225.00

2D av, 2004; Wolf Gelband agt Anna D'Amico & Julius M Schwartz. (213). 119.00

Tinton av, 1170; Fredk Kitter agt Ernest Krom, Saml Schwartz. (213). 70.00

Mott av, sec 144th, 100x100; Thos Mulligan Construction Co agt Handy Realty Co & Rockville Real Estate Co, renewal. (214) 6,000.00

Taylor av, 17-18; Jos Greenbaum agt Ida Redbord & Geo Wallace. (215) 31.00

151ST st, ss, 75 w Morris av, 30x36; Michl W Henrich agt Giovanna Saviano & Semplicio Saviano. (216) 128.50

175TH st, ss, whole front between Grand Concourse & Eastburn av, 15x125x 50x100; Davis Bros agt Nathan B Levin Co. (217) 520.00

So Boulevard, nwc 142d, 30.8x81.10; Jno P McManmon agt Coszzio & Roggano Building Co & Rozzano & Pasquale Building Co. (218) 81.75

NOV. 22.

175TH st, ss, whole front between Grand Concourse & Eastburn av, 15x125x 50x100; J Rue & Bro agt Nathan B Levin Co. (219) 300.00

156TH st, 601 W; Kimler & Cohen agt Fleischmann Bros Co & Sigmund D Levey. (220) 110.50

11TH av, sec 21st, 93.6x87.5x33.9, gore lot; Laitman & Rapatzky agt Michl Fogarty & Holober Bros, lessees. (221) 3,622.00

Riverside Drive, nec 149th, 100x100; Geo H Storm & Co agt A Feldman Construction Co. (222) 2,542.24

Mott av, sec 144th, 100x100; Wolf Frank agt Rockville Real Estate Co & Handy Realty Co, renewal. (223) 600.00

Vyse av, 1536; M Altieri & Sons agt Nelson Black Construction Co. (224) 200.00

Tremont av, ns, 95 w Anthony av, 25x 100; Michl F Breen agt Alex Anderson & Saggese & Lanzetto. (225) 338.00

Walton av, es, 102 n Tremont av, 100x —; Geo Colon & Co agt Harry C Benline & Jerome Construction Co, renewal. (226) 302.00

199TH st, ns, 25.2 w Decatur av, 51x100; Raffo Sellite agt O'Rourke Bros Co & Patk O'Rourke. (227) 679.36

165TH st, ss, whole front between Teller & Findlay avs, 185.2x108.11x160.3x94.7; Brooklyn Fireproof Sash & Door Co agt Hadden Realty Co & F T Construction Co. (228) 200.00

Washington av, nec Fletcher, 36x93; Same agt Haddon Realty Co. (229) 60.00

175TH st, ss, whole front between Grand Concourse & Eastburn av, 15x100x50x125; Frank Ramstedt agt Nathan B Levin Co. (230) 757.50

175TH st, ss, whole front between Grand Concourse & Eastburn av, 15x100x50x125; Chas Shapiro agt same. (231) 583.00

2D av, 2004; Brown Metal Ceiling Co agt Vito Privigno & Anna Damico & Julius Schwartz. (232) 115.00

Essex st, 85; Saml Lester agt Essex-Delancey Co & Abraham Kossower. (233) 100.00

144TH st, sec Mott av, 100x100 Weisberg Mark Co agt Parkville Real Estate Co & Handy Realty Co, renewal. (234) 3,000.00

Allen st, 54; Chas E Dowdall, Inc, agt Jos Spector & Jos Rothberg. (235) 200.00

Eastburn av, swc 175th, —x—; Matteo Capobianco agt Nathan B Levin Co. (236) 160.00

NOV. 23.

47TH st, 143 W, Jas S Lawler agt Timothy Kieley, Victorine Landis, Constance Lee De Pastor. (237) 231.00

2D av, 2004; Julius M Schwartz agt Vito Trivigno, Mary Logwinoff. (238) 1,649.00

6TH av, ws, whole front between 22 & 23d, 200x150; U S Metal Products Co agt Evelyn L Jules, Ehrich, Charlotte E Bacon, Ida M Tarbell, Agnes W Peck, Jos L Kesner Co. (239) 3,730.00

Madison av, 1626; Saul Navid agt Esrael Fortgang. (240) 270.00

134TH st, 539 E; Wm Rubin agt Herman Knepper, Sophie Knepper, Abr G Michaels & the One Hundred and Thirty Fourth Street Co. (241) 380.00

23D st, 130 W; Lunden Iron Works agt Cushman Estate, Atkins Iron Works. (242) 336.00

Madison av, 1306 to 1312; Fredk R Law agt Fredericka Ashton. (243) 100.00

Claremont av, es, 100 s 125th, 150x100; Alfonse Kaufman agt Clementine Realty Co. (244) 500.00

175TH st, ss, whole front between Grand Concourse & Eastburn av, 15x125x 50x100; Julia Salmon agt Nathan B Levin Co. (245) 42.85

Boston rd, 1315 to 1321; International Steam Pump Co agt Wm H Weissager. (246) 1,000

Fulton st, 143 & 145; McNulty Bros Inc agt Emily & Fanny N Stilwell & Fanny N Brisbane, Edw E White, Wm H Board Co. (247) 418.70

Church st, 50; same agt Hudson & Manhattan R R Co, Josephine J S Wendell & Alice J Phyfe, Machinery Club of NY, Wm H Boardman Co. (248) 5,644.21

NOV. 24.

So Boulevard, ws, 193.4 s 182d, 140x90; Ronalds & Johnson Co agt Waverly Construction Co & J S Cully & Co. (249) 1,410.97

6TH av, ws, whole front between 22d & 23d, 200x150; Pittsburgh Plate Glass Co agt Evelyn L Ehrich, Jules Enrich, Charlotte E Bacon, Ida M Tarbell, Agnes W Peck, Taylor & Levy & J L Kesner Co. (250) 3,931.06

Bronxwood av, sec 229th, 105x114; Mount Vernon Builders Supply Co agt Eugene Metzger, Hugo N Schloss, Liberty Lace & Netting Works & Jos Troman, renewal. (251) 1,700.96

108TH st, 75 E; Saml Stotsky agt Jno H Madden & Rose or Rosie Burke. (252) 25.00

Boston rd, 1321; Bartelston Bros agt Wm H Weissager. (253) 64.60

Washington av, nec Fletcher, 36x93; Brooklyn Fireproof Sash & Door Co agt Hadden Realty Co. (254) 680.00

Catharine st, 76; Morris Hochberg agt Minnie Garone & Martin Garone. (255) 80.75

Amsterdam av, ws, whole front between 176 & 177th, 200x100; Otis Elevator Co agt Gingold Realty Co. (256) 1,225.00

Front st, sec Jackson, 62x35; Hugh McLean agt St Mary's Roman Catholic Church, Patrick Walsh Co & W L & G H O'Shea. (257) 626.00

167TH st, 833 E; Benj Saxe agt Louis Warady. (258) 34.80

Riverside Drive, nec 149th, 102.1x173.10; Herman Haskell agt A Feldman Constn Co. (259) 1,540.00

Boston rd, 1315 to 1321; Russell Haynes Electric Co agt Wm H Weissager. (260) 1,785.45

BUILDING LOAN CONTRACTS.

NOV. 18.

Washington av, es, 48.5 n 169th, 48x 102.5; Manhattan Mortgage Co loans Hayman Eckman to erect a 5-sty apartment; 15 payments. 40,000

Martha av, nwc 238th, 25x100; Jas G Wentz loans Melillo Construction Co to erect a 2-sty dwg; 4 payments. 4,200

Lexington av, 1043; Lawyers Mortgage Co loans Henry Meyers to make alterations; — payments. 15,000

NOV. 20.

157TH st, 607 E; Trustees of Joel Lodge No 6, Independent Order of True Sisters loan Chas S Terrett to erect a —sty bldg; — payments. 3,000

Odell st, ws, 205 n Starling av, 50x108; Herbert S Ogden loans Agnes Schano to erect two 2-sty dwgs; — payments. 7,000

Washington av, sw cor 168th, 9.7x141.11 xirreg; Alois L Ernst loans Model Construction Co to erect a —sty bldg; — payments. 9,000

NOV. 21.

Burke av, ss, whole front between Tieman & Lodovick sts, —x—; Leopold Jonas loans Annie Marsich to erect a 2-sty dwg; — payments. 500

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J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Hoe av, es, 104.2 s Home, 50x100; Manhattan Mortgage Co loans Wm Sinnott Co to erect a 5-sty apartment; 14 payments. 38,000

NOV. 22.

Washington av, es, 209.10 n 174th 55.10 x109.6; Manhattan Mortgage Co loans Marcoen Construction Co to erect a 6-sty apartment & str; 12 payments. 40,000

NOV. 23.

Riverside Drive, sec 151st, 103.9x153.1; Chelsea Realty Co loans W Axelrod Realty Co to erect a —sty bldg; 12 payments. 250,000

Vermilyea av, sec Academy, 100x100; City Mortgage Co loans T G Galardi & Co to erect two 5-sty apartments; 11 payments. 70,000

25TH st, ss, 425 e 10 av, 98.9x125; Same loans McKeon Realty Co to erect an 8-sty loft; 6 payments. 200,000

Washington av, es, 40.2 s St Pauls pl, 81.4x100; Same loans Golde & Cohen to erect two 5-sty apartments; 12 payments. 55,000

Jennings st, ns, whole front between Minford pl & Charlotte pl, 6.6x122x116.11x 164.6; Philip Rhinelander loans Crispi Construction Co to erect a —sty bldg; — payments. 75,000

NOV. 24.

232D st, ns, 255 w Paulding av, 50x114; Elizabeth K Dooling loans Lisa J Monson to erect a 2-sty dwg; 4 payments....6,000

Macombs rd, ws, 125 n 170th, 50x105.7; T Emory Clocke loans Theresa G & Lucy W Gaffney to make alterations; 3 payments. 2,000

236TH st, ss, 105 e Carpenter av, 25x114; Same loans Koellsted Contracting Co to erect a 2-sty dwg; 4 payments. 3,500

Richardson av, es, 120 n 236th, 30x120x irreg; Central Mortgage Co loans Annie Guidera to erect a —sty bldg; 4 payments. 12,000

Blackrock av, ss, 125 w Olmstead av, —x—; Fredk A Southworth loans Gustav Killenberg to erect a 2-family dwg; — payments. 10,500

178TH st, ss, 195 w Anthony av, 100x100; Paragon Mortgage Co loans August Nelson to erect a 2-family dwg; 9 payments. 50,000

SATISFIED MECHANICS LIENS.

NOV. 18.

Jerome av, es, 50 n 175th; Peter Sinnott agt Isaac Brown et al; July12'11. 1,750.00

Jackson st, 79-81; Robt Wick Lumber Co agt Church of St Mary et al; Sept18'11. 1,313.11

Jackson st, 78-81; Henry Degenhardt agt same; Nov8'11. 32.38

Jackson st, 79-81; Salagona & Co agt same; Sept19'11. 220.00

Jackson st, 79-81; Building Improvement Co agt same; May17'11. 557.00

Jackson st, 79-81; Harris H Uris agt same; Sept14'11. 1,980.00

Jackson st, 79-81; Esmond Stiles agt same; July17'11. 690.00

Jackson st, 79-81; Howell, Field & Goddard, Inc agt same; Sept15'11. 176.00

Jackson st, 79-81; Adelina Salagona et al agt same; Oct3'11. 220.00

Jackson st, 79-81; A C Horn Co agt same; May18'11. 257.00

Jackson st, 79-81; White Von Glahn & Co agt same; Oct3'11. 405.00

Jackson st, 79-81; Meurer Bros Co agt same; July18'11. 200.00

Jackson st, 79-81; Michl Canavatta agt same; Oct24'11. 326.00

Jackson st, 79-81; New Construction Co agt same; June10'11. 100.00

NOV. 20.

13TH st, 416-24 W; Natl Bridge Works agt Robt J Collier et al; Nov10'11. 275.00

[2]**Vyse av,** swc Jennings, Nathan Passman agt Crispi Construction Co et al; Nov8'11. 748.15

[2]**West Broadway, 383-5;** Phoenix Color Works agt Golde & Cohen et al; Oct16'11. 146.18

[2]**34TH st, 158 E;** Jno H Goetschius agt Viola B Corkrey et al; Dec8'09. 890.00

NOV. 21.

Maiden Lane, 63; Crane Co agt Jno Doe et al; April27'11. 1,320.29

61ST st, 125 E; Chas Anderson et al agt Helen M Phelps et al; Apr23'09. 475.03

61ST st, 125 E; Same agt same; Apr17'09 475.03

Broadway, nec 180th, Wm Koch agt Barnard Realty Co et al; Sept13'11. 29.70

NOV. 22.

[1]**Riverside Drive,** nec 149th, Sterling Ceiling & Lathing Co agt A Feldman Construction Co et al; Nov21'11. 8.70

[1]**Carter av,** ws, 97.6 n 174th; Sanitary Fire Proofing & Contracting Co agt Jos Diamond Construction Co et al; Nov2'11. 36.00

[1]**Anthony av,** es, 105.7 n 174th; Same agt same; Nov2'11. 29.00

116TH st, 610 W; Jos A Canzonery agt Larkin-Thompson Realty Co et al; Dec23 '10. 700.00

3D av, nwc 170th; New Jersey Terra Cotta Co agt Wendover Bronx oC et al; July6'11. 400.00

3D av, 3687-3707; Harry B Senft agt Abr Silverson et al; June19'11. 462.00

[2]**Broadway,** sec 180th; Wm Strianese agt Barnard Realty Co et al; May2'10. 3,300.00

[2]**6TH av,** nwc 30th; Ronalds & Johnson Co agt H M Mooney et al; Nov8'11. 869.80

[2]**6TH av,** nwc 30th; F N DuBois & Co agt Jno Doe et al; Nov2'11. 363.72

[2]**Bathgate av,** es, 25 n 184th; Rocco Rusciano agt Scalzo Realty Co et al; Nov6'11. 262.00

[3]**Broadway,** nec 143d; Thos E Cook agt Estate of M Bookman et al; Sept13'11. 35.00

[3]**8TH av,** nec 111th; Same agt same; Sept13'11. 7.50

[3]**4TH st, 182-4 W;** Same agt same; Sept 13'11. 3.75

St Anns av, 820; Jno McLean agt Our Realty Co et al; Sept28'11. 407.25

Marion av, es, 150 n 189th; United Shade & Awning Co agt Picone Realty Co et al; July10'11. 170.95

Marion av, es, 150 n 189th; Frank Tomasso et al agt same; July11'11. 558.40

NOV. 23.

[2]**Wilkins, av,** es, 500 n 170th; Jas Di Benedetto agt Chas Hermann & Co et al; Oct27'11. 445.30

26TH st, 518-26 W; Garwood Elec Co agt Harris Wolff et al; Aug11'11. 5,100.00

Maclay av, ns, 79.10 e Zerega av; Tozzini & Co agt Zerega Av Impt oC et al; Oct17'11. 135.75

8TH av, 490; Barnet Feldman agt Marie G Howser et al; Sept19'11. 284.00

Marion av, 2474; Max Rosenthal & Son agt Picone Realty Co et al; Sept22'11. 43.56

Marion av, 2474; North American Wall Paper Co agt same; Sept28'11. 123.55

Marion av, 2474; Webster Iron Works agt same; July7'11. 677.90

Marion av, 2474; P J Heaney Co agt same; July10'11. 887.10

Marion av, 2474; same agt same; July10 11. 1,008.19

Marion av, 2474; Guerino Baldi agt same; July10'11. 140.00

Marion av, 2474; Wm E Mason agt same; July13'11. 435.00

41ST st, 344-6 W; Jno J Kelly agt Cath A Gay et al; June11'09. 1,342.42

Broadway, 663-5; Wm E Mowbray agt 663-5 Bway Co et al; Aug23'11. 158.33

NOV. 24.

171ST st, ns, 100 e 3 av; Thos C Edmonds & Co agt Chas Bjorkegren Inc et al; Oct2'11. 300.00

171ST st, ns, 100 e 3 av; Hudson Woodworking Co agt same; Oct4'11. 136.10

39TH st, 332-4 W; Isaac B Miller agt Herman Auerbach et al; Sept14'11. 25.00

Lafayette av, 405-7; Jacob Vinograd agt Lafayette Baths & Hotel et al; Nov17'11. 77.62

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

NOV. 16, 17.

No attachments filed these days.

NOV. 18.

Hubbard, Oliver W; Jno W Hamblet; $540; Rollins & Rollins.

NOV. 20.

Hayman, Lily M; Rudolph F Hayman; $814; Heyn & Covington.

Scandrett, Richd B; Philip Tillinghast, recr; $3,000; Shearman & Shearman.

Llewellyn Realty Co; Eugene Metzger; $2,100; S D Lasky.

Engle, Horace M & Geo S Ettla; Ruth R Ettla; $17,829; Zabriskie & Murray.

NOV. 21.

No attachments filed this day.

NOV. 22.

Fischer, Frank & Mary; Lewis Leining, Jr; $75; C F Leining.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

NOV. 16, 17, 18, 20, 21, 22.

Reliance Realty & Constn Co. Swc Wilkins av & 170th..Harlem Gas Fix Co. 1,075

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