

REAL ESTATE RECORD AND BUILDERS GUIDE

AUGUST 3, 1912

REAL ESTATE PROSPECTS ON LEXINGTON AVENUE

Corner Lots Have Advanced \$10,000 to \$15,000 Each Under the Influence of the Subway—Inside Lots Held at \$1,200 to \$2,000 a Front Foot—Types of Construction.

LEXINGTON AVENUE is about to occupy an important place among the city's north and south thoroughfares. Up to the present it has been something of an anomaly, quite as much so as Fourth avenue before the boom struck it in 1906. Though less conspicuous than many of our thoroughfares, Lexington avenue reflects in its own way the growth of New York City. A couple of generations ago it was virtually a country road; or, to put it more accurately, the area now traversed by Lexington avenue was rural territory.

In 1850 Bull's Head Village was still in existence—one of those queer, ragged settlements that grow up about the outskirts of most large cities. It straggled over the area now bounded by Second and Fourth avenues, Twenty-third and Twenty-seventh streets. This community derived its name, and more or less of its liquid refreshment, from Bull's Head Tavern, about which were grouped the cattle markets of the day.

Just beyond was real country, with

At about Forty-ninth street, near Third avenue, a small settlement known as Odellville, had sprung up about a successful road house kept by Odell. In the neighborhood of Fiftieth street Potter's Field had been established.

Yorkville was the next settlement. Between it and the smaller hamlet of Odellville was another stretch of country, with the homes of the wealthy set here and there among picturesque surroundings.

Yorkville, which has practically merged its identity with that of the upper East Side and lower Harlem, was an important community. Its boundaries would correspond with Fifth avenue, East River, Fifty-seventh and One Hundredth street. Its principal thoroughfare was the Eastern, or Boston, Post road. Within this area, which represented a territory considerably larger than the original hamlet along the East River from which Yorkville sprang, were the country homes of some of New York's wealthiest citizens. The roster of Yorkville's old families

tirely without its booms. Ten years ago, notably in the Forties and Fifties, there was a buying movement which grew to fairly large proportions. This was based entirely on the plans of the New York Central for electrifying its suburban lines and rebuilding the Grand Central Station. It received considerable impetus also from the fact that the demand for fine residences in the Fifth avenue section had caused a corresponding extension of the better class residence area along many of the side streets towards Lexington avenue, from the Fifties north. The speculative buying done in anticipation of this was rather more extensive than the demand warranted. To indicate the speculative interest in this thoroughfare, one brokerage firm in the early part of 1903 sold about fifty houses and another more than thirty.

Although Lexington avenue was at that time included in the subway routes, comparatively little of the speculative interest of eight or nine years ago was founded upon this fact.



LEXINGTON AVE, LOOKING NORTH FROM GRAMERCY PARK.
New Co-operative Apartment House in right foreground.



LOOKING NORTH FROM FORTY-SECOND STREET.
On left are New Structures—Part of the New York Central's Proposed Group.

here and there the estate of some substantial citizen. That of Peter Cooper was at the southwest corner of Fourth avenue and Twenty-eighth street. The Eastern Post road passed in front of the tavern to about the line that is now Lexington avenue, paralleling this line to Forty-second street, where it merged into Third avenue. The Anson G. Phelps estate was at Twenty-seventh street, running down to the East River.

About Kips Bay, in the vicinity of Thirty-second street, clustered another settlement. Where now stand the car barns at Fourth and Lexington avenues and Thirty-second and Thirty-third streets was Sun Fish Pond, spreading over to Madison avenue and finding an outlet to the East River by way of a brook which, insignificant enough in the summer, was swelled by the winter rain and snow into a stream that caused the residents of Rose Hill and Murray Hill considerable trouble.

The Turtle Bay colony extended from Forty-third to Fifty-first streets. Here was Cato's road house, the dinners of which drew fashionable patronage from the city.

would include such names as Astor, Beekman, Brevoort, Gracie, Jones, Lawrence, Paulding, Prime, Provost, Rhineland, Riker and Schermerhorn. Half a century ago their country houses occupied the choicest sites of old Yorkville, many of them being on or near the Boston Post road.

Gradually the stages that lumbered out from the city up the Boston Post road were superseded by a more rapid means of conveyance—the horse car. Some thirty years ago Yorkville, of which Third avenue was then the busiest artery of traffic, shares in the extension of the elevated lines. Cable cars displaced the horse cars and were in turn cast aside for electric cars.

Meantime the old estates had been cut up into building lots. The city had overspread Yorkville. Fine mansions had disappeared to be replaced by three-story houses. In its lower and middle stretches Lexington avenue attracted a substantial class of private house residents. Tenements rose rapidly where the thoroughfare leads from Yorkville into Harlem.

Lexington avenue has not been en-

Since the boom of 1903 spasmodic purchasing campaigns have developed. There was one in 1907. In 1909 another flurry of activity passed over the avenue and since then there have been intermittent signs of interest, mostly of a speculative character. The activity of these periods was apparently the result of emphasis laid on one phase or another of the plans of the New York Central Railroad.

Singularly enough, the intense professional interest usually manifested at actual digging for subway construction has so far found no marked expression in the case of Lexington avenue. This fact gives the thoroughfare one of its chief points of interest. For undoubtedly the operation of a subway almost its entire length, or from approximately Thirty-fourth street to the Harlem River, with connections at the Grand Central Station, into the Bronx and Queens; and at three or four of the city's most prominent cross-town thoroughfares, will create a marked change in the appearance of Lexington avenue. In the light of experience, it should also bring about a favorable readjustment of values.

The intermittent booms of the past

decade have left their mark upon Lexington avenue. For the greater part of its length, or from Gramercy Park well up into the Eighties, the avenue presents the unmistakable appearance of a thoroughfare in the transition stage. About Gramercy Park one or two fine dwellings remain to suggest the former social rank of this part of the avenue. The old Cyrus Field house, at the northeast corner of Twenty-first street, later owned by the Poors, held out until about three years ago. Its place has been taken by a high grade apartment house, a fate shared by most of the private residences that once faced Gramercy Park. At the southwest corner of Twenty-second street the Sage Foundation's business office is about to be started. The plans for this building, filed a couple of weeks ago, show an estimated outlay of about \$350,000. The building will be twelve stories high. The northwest corner of Twenty-third street has been improved with a fine commercial building.

Practically up to Sixtieth street business in one form or another has claimed the avenue, or is sharing it with residences and apartments. Below Forty-second street the avenue promises to emphasize the tendency already apparent to supply the demand for new quarters for tradesmen and shopkeepers who have

Sixty-eighth to Sixty-ninth street, west side, public school, City of New York; cost, \$400,000.

No. 1067, near Sixty-seventh street, rectory, adjoining the St. Jean Baptist Church at the southeast corner of Seventy-sixth street; cost, \$80,000.

As might be expected where great things are hoped for as the result of so important a public improvement as the subway, there is a wide difference in the estimates of prices even among local experts. Asking prices also reflect a more or less wide difference of opinion among owners. The following is a conservative estimate of the average values of inside lots. For corners the usual addition of one-third the inside prices is figured:

Gramercy Park to Twenty-third street, \$1,300 to \$1,600 a front foot; Twenty-third to Thirty-fourth streets, about \$1,500 a front foot; Thirty-fourth to Forty-second streets, \$1,800 to \$2,000 a front foot; Forty-second to Fifty-ninth streets, \$1,600 to \$2,000 a front foot; Fifty-ninth to Seventy-second streets, about \$1,400 a front foot, and north of this point as far as 110th street, about \$1,200 a front foot.

Charles H. Schnelle gives his opinion of conditions in the area approximately between 72d and 100th streets as follows:

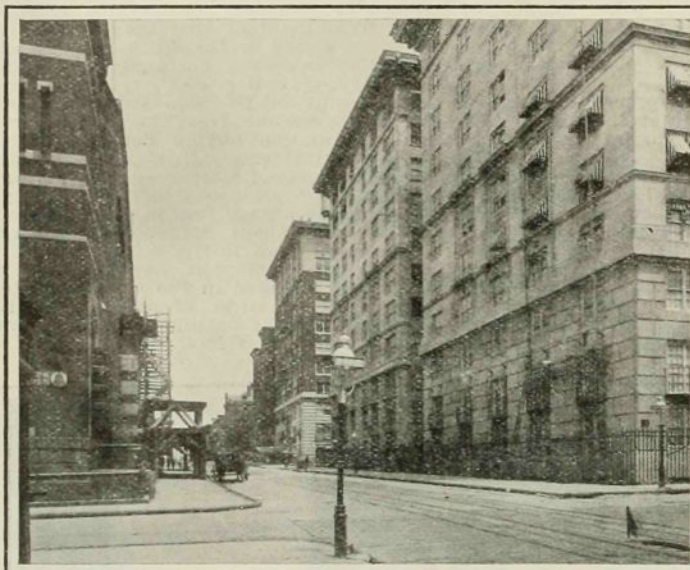
"As to the conditions of Lexington avenue, the experience of some of the oper-

OPEN TO WHITE PLAINS..

The Westchester Electric Line Completed
—Will Benefit Property Values.

For real estate interests in the Bronx and beyond it is a highly important consummation that the New York, Westchester & Boston's line to White Plains is fully completed and is to be opened today. It rewards many years of agitation and entreaty. A very interesting section of country will be developed not only more speedily, but also more methodically, for the railroad corporation will be in a position to both encourage and supervise to a considerable degree the resulting improvements.

Virtually the new electric road will be a continuation of the existing elevated and underground city transit lines. Close connections with the Third and Second avenue elevated trains have been arranged at the Harlem River. The number of Westchester trains that will enter and leave the Harlem terminal daily will be 225 at the start. Part of them run over the New Rochelle branch and part over the main line to White Plains on twenty minutes headway, while the Bronx and Mount Vernon get the service of the



LOOKING NORTH FROM SIXTY-SIXTH STREET.
The Group of Apartments on the East Side (right of picture) is comparatively new.

LOOKING NORTH FROM EIGHTY-FIRST STREET.
Typical Residence Blocks into which Local Trade Has Broken.

been crowded out of Fourth avenue. The New York Central's control of the west side of the avenue from Forty-second to Fiftieth streets and its proposed improvement with a group of commercial structures will largely determine the character of construction at this point. The area between Forty-second and Fifty-sixth streets will, of course, benefit greatly by the rearrangement of the Central tracks on Park avenue. Lexington avenue, as well as Park avenue, has suffered by being cut off from connecting thoroughfares between these streets.

About Fifty-ninth street business of a general character has long been established, although the type of business housing here is entirely out of keeping with so important a business and traffic center.

In the Sixties a good class of residences is found with practically no business. It seems likely that this territory will for some time retain its residential character, though the form of housing will probably change to the high type of apartment structure. The car stables and power house at Ninety-eighth to One Hundredth street form a rough spot. North of this is the sharp decline down into Harlem, where the avenue is a typical populous thoroughfare of tenements and stores.

It is rather suggestive of the moderation with which speculative operations have been carried out that new construction on the avenue, from Jan. 1, 1911, to July 1, 1912, has included only the following, the record being taken from the plans filed between these dates:

Twenty-third street, northwest corner, 12-story offices and lofts, by Chas. Kaye; lower part now occupied by the Fifth National Bank; cost, \$225,000.

Nos. 51 to 55, near Twenty-fifth street, 12-story lofts, Lexington Avenue Co.; cost, \$180,000.

Forty-ninth to Fiftieth streets, west side, 7-story building, New York Central, for Adams Express Co.; cost, \$300,000

Fiftieth street, southeast corner, 3-story fire house, N. Y. City; cost, \$51,000.

Fifty-second street, northwest corner, 11-story, Y. W. C. A.; cost, \$500,000,

ators since the panic of 1907 has had the tendency of keeping investors back, until conditions are more settled, but in the last few weeks there has been more activity in this vicinity. The buying has not been heavy, yet investors have been making inquiries.

"At the present the store rentals are poor on account of the torn up condition of the avenue, but there is every likelihood that this avenue will receive the better grade of stores from Park avenue and elsewhere. Already several larger stores have made long leases on Lexington avenue, several coming from Park avenue, where store rentals have very much increased.

"The present values are not so high as I believe they will be this fall, especially after the Presidential election. I figure the value on an average of \$1,000 per front foot. This, I believe, will soon be increased.

"There seems at the present moment to be a tendency to buy corners. Several large corners have been sold and others are under negotiations. Several corners which I have had listed have increased from \$10,000 to \$15,000 inside of a year.

"The subway when completed will greatly benefit this avenue and the entire vicinity, but shrewd investors are now only seeking the choicest parcels.

"Investors having available cash at hand would do well to make their selections at this time, as I personally know of several parcels that if purchased now would pay running expenses and in the future show a large return."

New Queens Trolley Line.

Construction work on the new trolley line of the Manhattan-Jamaica Railroad over Queens boulevard from the Queensboro Bridge to Jamaica will begin soon, according to Harold B. Weaver, the engineer in charge. It is expected that the new line will make the trip from Queensboro Bridge to Jamaica in thirty minutes and from Manhattan to Jamaica in forty minutes for a 5-cent fare.

entire number on about ten minutes headway the greater part of the day. The running time of express trains from White Plains to the Harlem River is only thirty-seven minutes; from New Rochelle, twenty-four minutes, and from Mount Vernon, seventeen minutes.

The importance of the new road as a real estate developer was discussed in the Record and Guide of May 25 by the president of the company, Mr. L. S. Miller.

Staten Island Shore Development.

A. B. Pouch, vice-president of the American Dock Company of Staten Island, has returned from Europe, where he interviewed the heads of transatlantic steamship companies in regard to a proposed development of the east shore of Staten Island and particularly an extension of the American Dock Company's terminal facilities.

"We received much encouragement from the foreign steamship companies," said Mr. Pouch, "because we showed the advantages of direct rail connections with the mainland. This, we believe, is a distinct advantage over Brooklyn, to and from whose terminal docks every pound of freight must be transferred by water. The rail line over the Kill von Kull connects directly with the Pennsylvania and other trunk lines.

"We already have docks along one thousand feet of waterfront near St. George and are ready to let the contract for new work extending the dockage toward Stapleton. While I was away, I understand, the city authorities expressed approval of a subway to Staten Island, and as this will terminate near our property it will be of advantage.

"Calvin Tomkins, the dock commissioner, has already given his views as to dock and terminal improvements on Staten Island, and our project fits in with his ideas."

BUILDING RESTRICTIONS IN TITLE DEEDS

Attitude of the Courts Toward the Old Covenant Agreements--Restrictions Against Tenements of the Year 1870 Not Applicable Against Modern Apartments

COVENANTS in deeds restricting the use of land to residential purposes are being subjected to a severe test on Manhattan Island in these times of swift industrial expansion. The crisis has arrived which those who covenanted together anticipated and sought to provide against.

Pressure for business sites in sections hitherto occupied by private dwellings of quality never before had so much force and insistency. Never was there so much money behind it as now. For awhile this pressure was scarcely felt. That was during the period following upon the general adoption of steel construction as a means of multiplying available space without additional cost for land. A wonderful industrial expansion was going on all the while, but the resulting construction was in a vertical rather than in horizontal directions.

Fewer buildings sufficed, but these were many times larger than the old-style ones which they displaced. Instead of spreading out, as formerly, business centers remained for the most part their old boundaries; and real estate interests outside of the business zones, noting the lessened demand for their property, had begun to agitate for a restriction in the height of all buildings to be erected in the future, when a combination of circumstances, in which transportation improvements participated, induced a resumption of the northward business movement in greater volume than ever before.

In various parts of the borough there are legal restrictions against the encroachments of trade and manufacturing, against "tenements" so called, and sometimes against any house coming out beyond a certain line. The Murray Hill section is being preserved for residential occupation by means of covenant restrictions. West End avenue is another instance of the kind. The heights of Morningside, which are crowned by institutional edifices, are protected sufficiently by the nature of the deeds for the land to always insure appropriate surroundings.

Here and there are smaller neighborhoods, some composed exclusively of private dwellings, that are "protected" by legal restrictions against invasion by any other than residential buildings.

Where the power of money unlimited would not have served to keep back the tide of commerce, the virtue in these old covenants has been efficacious. The multi-millionaires of the older parts of Fifth avenue, depending on their wealth to protect their residential privacy, have for the most part capitulated to the invaders. But the householders on Murray Hill, protected by their covenant walls, are quite secure in their private dwellings.

For uniformly the courts have honored the old restrictions and sustained their reasonable intent. But they have not read into a deed what was never intended, nor have they subtracted from it. They have not interpreted the conditions of sale to mean that a cheap tenement house of the year 1870 is in the same category with the apartment house of 1912. They have not ruled that the character of a restricted neighborhood has really changed simply because trade or manufacturing has reached its boundaries.

For awhile the courts in decisions handed down seemed to give special consideration to evidence of the "changing character" of neighborhoods and to favor liberal interpretations, in accordance with current ideas. So pronounced was this tendency, apparently, that real estate interests became very doubtful of the efficacy of restrictions in every case. But the last word, as will be explained hereafter, is that the old landmarks can stay and that the old covenants when founded on justice and reason must be observed.

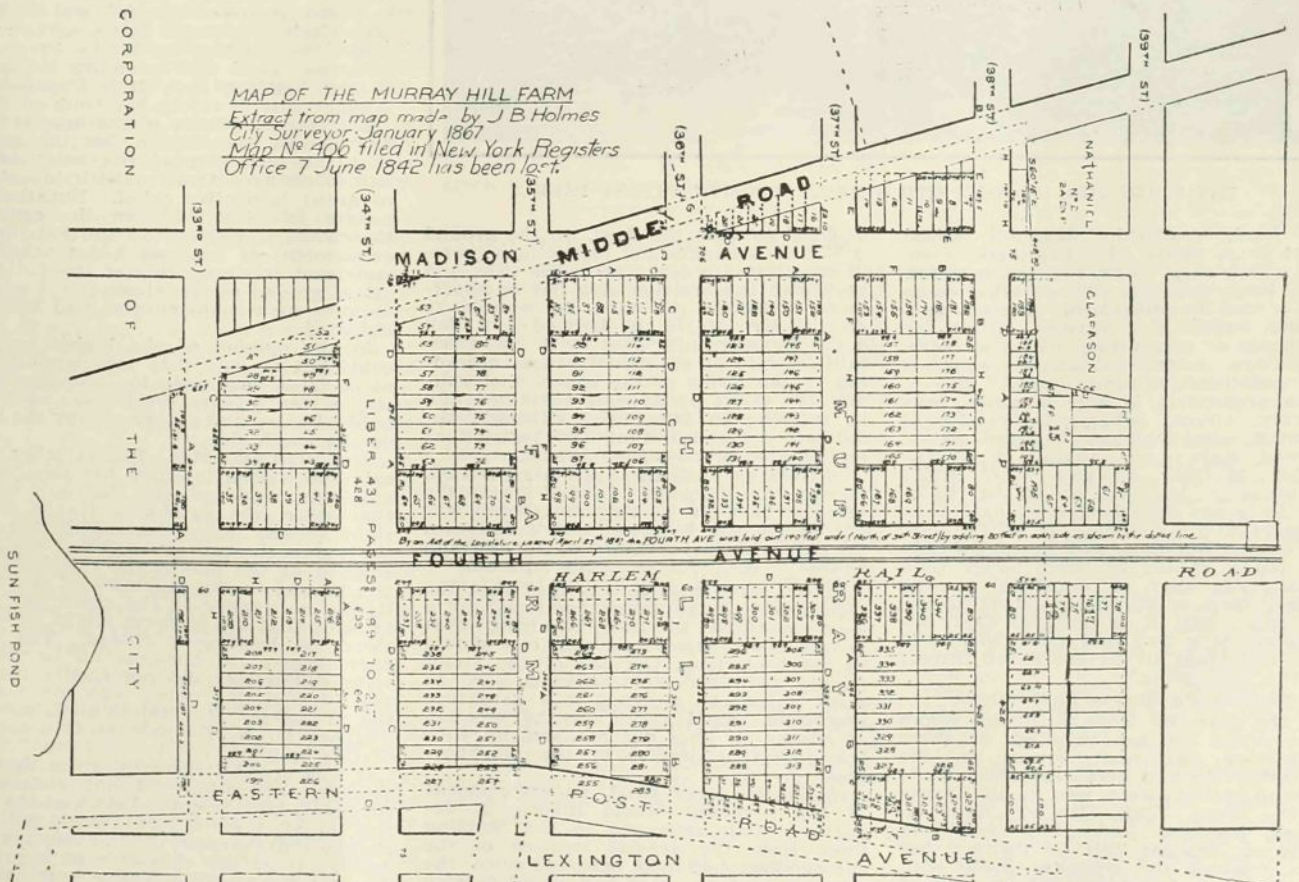
The Murray Hill Restrictions.

Those who did not have the opportunity of reading carefully the decision of ex-Justice Charles F. Brown, as referee, in the suits which Mr. J. Pierpont Morgan and Mrs. Sarah C. Goodhue brought against Mrs. S. E. Cameron, for an al-

leged violation of the Murray Hill restrictions, may have thought that the refusal to grant the relief sought implied a relaxation of the restrictions, but this impression, if formed, must have been dispelled by the recent decision of the Appellate Division in the case of Pagenstreich vs. Carlson, wherein a clear-cut issue was squarely presented for decision and the restrictions in the deeds in question were fully sustained.

The case of J. Pierpont Morgan vs. Margaret S. E. Cameron and the similar case of Sarah C. Goodhue against the same defendant, were distinguished from all the other reported cases under covenant restrictions by the important fact that the greater part of the premises in question was not subject to the restriction. The property is situated at the northeast corner of Madison avenue and 34th street. Only a little in excess of one-quarter of the lot came within the bounds of the territory covered by the ancient restrictions against business structures.

The referee, ex-Justice Charles Francis Brown, decided against granting the injunction, as he held that the defendant had a legal right to construct a building for business purposes over about three-fourths of the area of her premises, which adjoined Mrs. Goodhue's property, and for any inconvenience or discomfort that Mrs. Goodhue would suffer from such a building, or from its use, or from any loss arising from any depreciation of the value of her property which might be caused thereby, she had no legal cause of complaint. The extension of such a building over the balance of the Cameron lot would not, in the referee's opinion, add to the plaintiff's annoyance or discomfort or damage in the slightest degree. An injunction would, therefore, the referee said, be of no benefit either to Mrs. Goodhue or Mr. Morgan. Had the restrictions covered the whole or the greater part of the Cameron premises, the referee said, he would have reached a different conclusion. The encroachment of business in the sur-



The Murray Hill Farm Lay Between the Middle Road and Eastern Post Road (both now extinct) and Approximately the Present 33d and 39th Streets.

rounding territory would not be a sufficient reason for refusing to enforce the restrictive covenant. The opinion of the referee was affirmed by the Appellate Division.

West End Avenue Restrictions.

On West End avenue there are several forms of restrictions which run with the land. But some deeds stipulate restrictions which, being for stated periods, have now expired. Some of the permanent restrictions, as for example the Harson restrictions, are against trade and manufacturing and also against "tenements" of low degree, but obviously not against modern apartment houses. Another covenant which was once written in deeds to certain premises along this avenue stipulated that the first house erected on the land should be a private dwelling.

The Jacob Harson restrictions of the year 1873 are typical in form of many restrictive clauses to be found in deeds of that period and earlier in many cities, and at this date seem rather curious. The first portion of the covenant reads as follows:

"And the said party of the second part, for himself, his heirs and assigns, doth hereby covenant to and with the said parties of the first part, their successors and assigns, etc., that neither he nor his heirs or assigns shall 'at any time hereafter erect any building, within forty feet of the front of said premises, except of brick or stone, with roofs of slate or metal and will not erect or permit upon any part of said premises any stable of

1873 did not stand against the construction of a modern apartment house in 1902.

The court held that the tenement house of 1900 was an entirely different kind of abode from what had been generally understood by the term "tenement house" in 1873. Many of the conveniences and elegancies contained in it were unknown even in the mansions of the rich in 1873. It differed in its larger size, greater cost, its more elegant and complete equipment, and in the number of its inhabitants. It might be that an apartment house was objectionable to many who were fortunate enough to be still able to live in their own private residences, but in the development of a great city sentiment had to yield to necessity.

A Term Restriction.

Another form of restriction in force on West End avenue was that the first buildings erected on certain lands within twenty years after Nov. 21, 1890, should be private dwellings of brick or stone at least three stories in height, and planned and adapted for the residence of private families, or else buildings for churches.

Benjamin Altman, on the date above mentioned, bought from the estate of Aaron Jacobs the northeast corner of West End avenue and 99th street, a plot 100.11x102 feet. He accepted a deed containing the foregoing restriction. In July, 1905, Mr. Altman entered into a contract with James McMillan for the sale of the premises, and when the day for closing the title arrived Mr. McMillan

injunctive relief. The burden of proof that the character of the neighborhood had so changed that it would be inequitable to grant such relief was held to be upon the owner of the property affected by the covenant.

A landowner who was bound by a restrictive covenant providing that the premises should be used for residential purposes only and that "no building or structure of any kind whatsoever other than a dwelling house shall be erected thereon," was enjoined in the case of *Hebburn vs. Long* (Second Dept., 1911) from building a small private garage on the premises when the structure was to be separate from the house.

The Last Word on Land Restrictions.

The latest decision of first importance relating to restrictive covenants, and the one by which real estate lawyers now shape their course, was rendered in November of last year by the Appellate Division, First Department, in the case of *Helene Pagenstecher, appellant, vs. Alma Carlson, respondent*. In this action it was held that where lands were sold in partition subject to a restrictive covenant made by and for the benefit of all purchasers by the sale, prohibiting the erection by any grantee of any building other than a dwelling house, a purchaser who had erected a dwelling was enjoined from changing the building so as to adapt it to business purposes, even though the current of business in the city had reached the restricted territory.

It was held to be a violation of the restrictive covenant for a grantee to alter a dwelling house by putting on a store front so as to allow the first floor to be used for a tailoring establishment and the upper stories for apartments.

Mrs. Pagenstecher, the plaintiff in the case, owned the premises Nos. 48, 50 and 52 in West 40th street and brought the action against Mrs. Alma Carlson, as the owner of record of the premises No. 38 West 40th street. It appeared that about half the block on the south side of West 40th street, between Fifth and Sixth avenues, was once owned by David Banks, who died in 1871. One of his heirs brought a suit for a partition, and after a decree directing a sale in parcels he applied to the court, upon notice to all parties, for an order instructing the referee to sell subject to restrictions.

Upon the order being granted, the property was sold in lots and the deed to each purchaser contained a provision against the erection of "any building other than a brick or stone private dwelling house not less than three stories in height."

Dwelling houses were erected on the various premises in conformity with the covenant, and there had yet been no change on the character of the buildings on the lots except that the Republican Club had been erected on lots 18, 20 and 22. When Mrs. Carlson proposed last year to reconstruct the building on her lot by putting in a store front and extending it forward to the building line, Mrs. Pagenstecher brought suit to enjoin her from so doing.

The learned justice of the Special Term had denied the motion, on the ground that the character of the neighborhood had so changed as to make it inequitable to grant injunctive relief. But the Appellate Division held, on the contrary, that while it was quite true that the encroachment of business had reached the restricted territory, this of itself did not afford ground for denying equitable relief, because such encroachment had been anticipated.

In the opinion of the higher court it could not be said that the encroachment of business had made the property undesirable for private residences, as a fine public library and a park occupy the block on the north side.

The plaintiff, Mrs. Pagenstecher, had said she wished to enjoy her property as a private residence, and the court agreed that when she purchased it she had a right to rely upon the assumption that the encroachment of business would be stopped at the line of the restricted territory; and in the judgment of the court it was no answer to the claim for relief to show that the property might be worth more for business purposes. The mere encroachment of business up to the restricted territory did not justify the denial of equitable relief,—and the case of the Trustees of Columbia College vs. Thacher (87 N. Y.) was cited in support of this opinion.

It was urged for Mrs. Carlson that the proposed alteration did not violate the covenant, but the court held that the putting in of a store front would radically change the character of the building and deprive it of the character of a private dwelling house. The higher court, therefore, reversing the order of the lower court, enjoined Mrs. Carlson against altering the house as she had intended.



THE SOUTH SIDE OF WEST 49TH STREET, OPPOSITE BRYANT PARK.

any kind, coalyard, slaughter house, sweat shop, tallow chandlery, steam engine, smith shop, forge, furnace, iron furnace, brass foundry, nail or other foundry, or any manufacturing of glass, gunpowder, starch, glue, varnish, vitriol, ink, petroleum or turpentine, or any cooper's, carpenter's or cabinet maker's shop, or any establishment for tanning," etc.

The prohibition is also against "any brewery, circus, bakery, lager beer or drinking establishment, railroad depot, railroad stable, car, engine or TENEMENT HOUSE, or any other trade, manufactory, business or calling which may be in any way dangerous, noxious or offensive to the neighboring inhabitants; and that no buildings shall be erected upon said lands, or any of them, which shall contain any alley or entrance running through them or ingress or egress to rear buildings. And it is declared that this covenant is a lien and runs with said lands and binds all persons seized thereof for the time being."

Testing the Harson Restrictions.

In the year 1900 Kate E. Brown began the erection on her premises of three seven-story apartment houses on the southerly side and at the extreme westerly end of 71st street, next to the tracks of the New York Central Railroad. George Kitching and other neighbors thereupon brought suit to restrain her from breaking the covenant made with Jacob Harson forbidding the erection of a tenement house.

The Court of Appeals decided that the restriction against a tenement house in

declined to take the deed, on the ground that the covenants and restrictions there-in constituted a cloud upon the title, and prevented the erection of a flat or apartment house of the kind he wanted to erect. Mr. McMillan demanded a full covenant warranty deed with an absolute fee free of all encumbrances according to the terms of the contract of sale, and the Court of Appeals sustained him in refusing to take title, although Mr. Altman contended that the restrictions had expired or no longer applied.

In *Roth vs. Jung* the Appellate Division, Second Department, decided that the erection of a flat or tenement house was not, in the case in question, a violation of an old covenant to build only "dwelling houses." (See Vol. 79 Hun's reports.)

In the same case it was held that the violation of a covenant contained in a deed executed in 1858, requiring that houses placed upon said premises should be set back from the line of the street twenty feet, so as to leave a yard in front, might be enjoined if a departure therefrom would result in the erection of houses on lines out of harmony with the general character of the neighborhood.

If, on the other hand, an enforcement of the covenant would involve a departure, with reference to the building lines, from the general location of the surrounding buildings erected since the covenant was executed and would deprive an owner of an opportunity to improve his land as the adjacent lands have been improved, a court of equity would not grant

WEST SIDE TRACKS.

Washington Heights Taxpayers Against Widening Right-of-Way.

The Washington Heights Taxpayers' Association through Secretary Reginald Pelham Bolton has sent its answer to a request from a special committee of the Board of Estimate for a statement as to what is desired by the association in respect to the plans submitted by the New York Central Railroad Company for the West Side Improvement. The communication is addressed to Hon. John Purroy Mitchel as chairman of the special committee appointed by the Board of Estimate to consider the subject.

In the opinion of the Washington Heights taxpayers, as formally stated, no good reason has been advanced by the railroad company for the widening of the present right-of-way for the purpose of installing more tracks. They believe that the railroad company is merely asking for more tracks as an excess number, exceeding existing and probable future requirements.

"Assuming that the railroad company is in good faith, intending to operate the road as a freight railroad, there is no possible use for six tracks for this purpose," says the communication.

"Assuming that it intends to establish local passenger service in combination with freight service, there is no reason for more than at most five tracks.

"Assuming that it is concealing its eventual purpose of devoting the entire service of the railroad to express traffic from the Grand Central Station, there is no reason for the existence of more than four tracks.

"It is noted that the plans only provide for at most four tracks in the tunnel under Spuyten Duyvil Creek, and, therefore, the two additional tracks are evidently designed for storage purposes.

"It is further observable that on the main line above Spuyten Duyvil, only six tracks are in existence, which would have to accommodate all the traffic from the present main line, as well as the Hudson River line."

Dyckman Street Crossing.

"The general public feeling, as ascertained by the association, is in favor of a regrading of Dyckman street from Broadway to an elevation crossing the railroad; but we believe that the railroad company should depress its tracks as far as practicable, to render this grade as near level as possible.

"We note that the plans of the railroad provide for the depression of the tunnel tracks at this point, and therefore do not see why the whole of the tracks should not be equally depressed.

"As regards the cost of this reconstruction, we do not think that the burden should be laid upon the taxpayers of the city.

"As regards the proposal to establish a railroad yard exterior to the present right-of-way, we object strongly to this misuse of the city's waterfront by the railroad.

"The necessary terminal facilities at this point can be provided upon the land already partly acquired by the railroad, east of the present right-of-way, lying south of Dyckman street and west of F street. In this connection we would point out to you that the commercial development of Dyckman street is not on parallel lines with that at Manhattan street, as the area is very much more restricted.

"We object very strongly to the plans of the railroad company as affecting this part of the city. We also ask that the tracks of the railroad company, depressed towards the tunnels, should be covered over to form a part of the park area to be established between Riverside Drive extension and the Hudson River.

"We consider that the railroad company should provide in its plans for the construction of sufficient tunnels under Spuyten Duyvil to eliminate the use of the present swing bridge at the earliest possible date."

Fort Washington Park.

The plans of the railroad involving the use of six tracks inflict in the view of the Washington Heights Taxpayers' Association irreparable injury upon the character of Fort Washington Park, and, as above stated, the members believe that the six tracks shown upon the plans are unnecessary, and that all necessary accommodation can be provided within the lines of the present right-of-way.

They ask that the railroad company shall be required to so construct this part of its system through the park as to provide for the filling-in of the surface to its original contour through the cut in the

park; and also to provide a necessary bridge across the right-of-way at the south end of the park.

South of the present boundary of the park they believe that the right-of-way could be with advantage realigned, but that any such arrangement should take into account the future use of the area between 173d and 159th streets, as a yachting anchorage, forming part of the system west of Riverside Drive.

156th Street to 128th Street.

The association has advocated the opening of 12th avenue between 134th street and 155th street, as shown upon the city map. The bed of this avenue is at present occupied to a considerable extent at grade by the railroad tracks. The title of the railroad company to its lands, in the part along this section, depends upon the opening of this avenue by the city, when the property reverts to its original owners. The railroad has, therefore, no rights of operation at this point, and the city is in a position to demand that it shall be replaced wherever the interests of the city and property owners will best be served.

The Washington Heights Association has submitted a plan showing the realignment of the railroad by tunnel under Riverside Park, from 153d to 135th streets; and the construction of a viaduct or elevated track underneath the present Riverside Viaduct.

The association protests against giving the railroad company the right to construct railroad yards between 134th and 153d streets. It asks that the tracks be covered over in such a manner as to provide supports for the driveway along the river, extending from 72d street to the Manhattanville viaduct and from the viaduct to Spuyten Duyvil. The railroad company should also be required to establish an effective local passenger service. It is considered very desirable that the title of the city to lands lying along the waterfront and now occupied in part by the railroad should be determined prior to deciding on any arrangement with the railroad company.

Coney Island Drainage Canal.

Commissioners in condemnation proceedings have been applied for but not yet appointed for the proposed drainage canal to connect the two arms of Coney Island Creek and unite them into one running stream. The application is being opposed by the Long Island Railroad Company.

The railroad contends that it should be reimbursed by the city for whatever changes it would have to make, such as the tearing up of its tracks and the building of a bridge to span the creek. It has asked that the matter be referred back to the Board of Estimate to see if some agreement cannot be reached on the question of reimbursement, and time has been granted to submit briefs.

Sanitation at Coney Island has become unbearable because of stagnant water. The canal would be 200 feet wide and twenty feet deep. It would connect the creek with Gravesend Bay.

Decreasing Percentage of Vacancies.

New houses are reported to be renting more easily than last year. It is too early in the season to fully estimate what will be the percentage of occupancy when families have settled themselves in the fall, but it is certain that it will be higher than last year, when many owners made concessions and even cut their rental rates to get good tenants.

Comparatively few new apartment houses have come on the market this season in the Washington Heights section, many less than the usual number in the Bronx, and the West Side of Manhattan has produced less than an average quota of big houses. Many have been started this summer, but they will not be ready before next fall. The present condition of the market is one of steady absorption of surplus housing.

Bay Ridge Prospects.

Frank A. Seaver expects the coming fall to be the best realty season Bay Ridge has had in many years, because of the erection of new manufacturing plants along the waterfront, and the consequent growth of the adjacent residential section.

The City Plan Committee.

Mr. Charles R. Lamb is again Chairman of The Merchants' Association's Committee on City Plan, which is rendering important aid in the beautification of the city.

THE SELLING FORCE.

The Backbone of a Real Estate Office—Value of Expert Appraisals.

The selling force is naturally the backbone of a real estate office. The policy of this force will be governed largely by whether the concern is proud of its name and intends to build up a permanent business, or whether it cares nothing for reputation, provided it can unload at a profit some specific property on an unsuspecting public. There are hundreds of concerns which intend to stay in business under their trade name only until they have disposed of some doubtful suburban property or sold bonds secured by inadequate properties.

A few days ago a man came to me and asked me to do something to get his money out of five houses. His wife, it seems, had tired of the country, and he had exchanged his \$15,000 farm for what seemed to him a good bargain in urban real estate. He had failed to consult a reputable broker without an interest in unloading on him any special property. It he had done so, he could have exchanged his country estate for a solid, income-producing property which promised an increase in value. As it was, my information and appraisal departments were forced to tell him that if he could sell the houses for the mere amount of the mortgages he had given and thus clear his name from the bond, he would be very lucky. In other words, he had thrown away his farm to assume the liability some promoter was anxious to escape.

In another case, using data supplied by the information and appraisal departments, our analysts were obliged to come to the conclusion that a building for which a corporation had paid \$2,000,000 was in reality worth only \$300,000 above the mortgage of \$1,500,000. This requirement of protecting the buyer as well as dealing fairly by the seller imposes a heavy burden on the information department.

It is called on constantly for expert appraisals of property, and as the value, in the absence of definite figures of income, must be determined largely by the values of the adjacent property, the information department must have at its command, and readily accessible, all data as to what property is worth in the entire neighborhood. The necessary facts can be obtained only by constantly collecting data day by day and year by year. Except in cases of public auction, the real price paid for a property is seldom made public. The information department must therefore seize upon every bit of news or gossip it can obtain. —Joseph P. Day in "System."

When Painting the House.

For those who wish to give their houses a fresh coat of paint, it may be interesting to know that most architects have generally discarded the so-called "Colonial" effect of yellow ochre with white trimmings, and that, for large houses, plain white lead for the exterior is more and more in favor. There was a time, says the "House Beautiful," when white for country houses was denounced as "glaring" and "vulgar;" but architects, who have no time to spare for sentimentalizing, and who remember the ivy, geranium and purple clematis trailing over the whitewashed Italian walls, or the passion flowers and roses casting shadows on white French and English villas, know well that no other color adapts itself so well to stately and beautiful rural effects.

For small cottages, especially where they are near the street, and need to be made as unobtrusive as possible, the olive greens once popular among architects have been revived, with great advantage. Builders whose attempts to produce soft effects with emerald green, or medium chrome, have not been crowned with success, do not sympathize with the architects in this matter; but a really good broken green is one of the most charming and lovable colors that can be put on the outside of a small house, well buried in shrubbery. It is hardly necessary to say the red cornices should be avoided.

Boston Road to be Rebuilt.

C. Gordon Reel, State Superintendent of Highways of New York, has notified the Touring Club of America that contracts will be let shortly for the complete reconstruction of Route 41 which is composed of Shore and Boston Post roads, between the towns of Pelham and New Rochelle, and the Boston Post road through Mamaroneck and Rye to the Connecticut State line.

MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below:

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, ON JUNE 27.

DUMONT AV.—To lay a permanent asphalt pavement on DUMONT AV. from a point 125 ft east of Hopkinson av to Howard av. Adopted.

SHEPPARD AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation bet Arlington and Atlantic avs. Adopted.

POWELL ST.—To lay a preliminary or permanent asphalt pavement bet Livonia av and Vienna av. Laid over.

CORNELIA ST.—To lay a preliminary asphalt pavement from Irving av to the Queens county line, on a 4-inch concrete foundation. Adopted.

BRISTOL ST.—To regulate, grade, set curb on concrete, lay a preliminary asphalt pavement and lay cement sidewalks on BRISTOL ST. from a point about 125 ft south of Blake av to Dumont av, on a 4-inch concrete foundation. Adopted.

SCHAEFFER ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Knickerbocker av to the county line. Adopted.

ATKINS AV.—To lay a preliminary asphalt pavement bet Pitkin and Sutter avs, on a 4-inch concrete foundation. Adopted.

SACKMAN ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation on SACKMAN ST. bet Livonia and Riverdale avs and bet Newport and Hegeman avs. Adopted.

ROCKAWAY AV.—To lay a permanent granite block pavement bet Blake and Hegeman avs. Adopted.

ROCKAWAY AV.—To lay a preliminary or permanent asphalt pavement bet Riverdale and Lott avs. Denied.

McKINLEY AV.—To lay a permanent asphalt pavement bet Railroad av and Eldert la. Adopted.

MONTAUK AV.—To lay a permanent asphalt pavement, from Liberty av to Pitkin av. Adopted.

STERLING PL.—To lay a preliminary asphalt block pavement on a 4-inch concrete foundation, from Eastern Parkway Extension to East New York av. Adopted.

JUNIUS ST.—To lay a permanent asphalt pavement, bet Belmont and Blake avs. Adopted.

STERLING PL.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Rochester and Buffalo avs. Adopted.

NEWPORT ST.—To lay a preliminary asphalt pavement bet Rockaway and Christopher avs, on a 4-inch concrete foundation. Adopted.

HANCOCK ST.—To lay a preliminary asphalt pavement bet Irving av and the borough line, on a 4-inch concrete foundation. Adopted.

STONE AV.—To lay a permanent asphalt pavement bet Riverdale av and New Lots rd. Adopted.

SUTTER AV.—To lay a permanent asphalt pavement bet Howard av and Grafton st. Adopted.

PILLING ST.—To lay a permanent asphalt pavement, from Evergreen av to the right-of-way of the Manhattan Beach division of the Long Island Railroad. Adopted.

SHEFFIELD AV.—To lay a preliminary asphalt pavement, from Riverdale av to New Lots rd, on a 4-inch concrete foundation. Adopted.

THATFORD AV.—To lay a permanent asphalt pavement from Riverdale av to New Lots rd. Adopted.

BARBEY ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Belmont av to Sutter av. Adopted.

STERLING PL.—To lay a preliminary asphalt pavement, on a 4-inch concrete foundation, bet Utica and Rochester avs. Adopted.

LOTT AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Watkins st and Stone av. Adopted.

ATLANTIC AV.—To lay a permanent asphalt pavement outside of the right-of-way of the Long Island Railroad, bet Berriman st and the Queens county line. Adopted.

LIVONIA AV.—To lay a preliminary asphalt pavement, on a 4-inch concrete foundation, bet Hinsdale st and Snediker av. Adopted.

MALTA ST.—To lay a preliminary asphalt pavement bet New Lots and Hegeman avs, on a 4-inch concrete foundation. Adopted.

SUNNYSIDE AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Miller av and Barbey st. Adopted.

DUMONT AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, to 7th av. Adopted.

Local Board of Bay Ridge and Flatbush.

AT BOROUGH HALL, BROOKLYN, ON JUNE 27.

48TH ST.—To lay a permanent wood block pavement, from 12th av to 17th av. Adopted.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON JUNE 27.

100TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from 3d av to Fort Hamilton Parkway. Adopted.

2D AV.—To regulate, grade, set curb on concrete, lay a permanent granite block pavement and lay cement sidewalks, from 6th st to Gowanus Canal. Adopted.

36TH ST.—To regulate, grade, set curb on concrete, lay a permanent granite block pavement and lay cement sidewalks, from 5th av to 7th av. Adopted.

7TH AV.—To regulate, grade, set curb on concrete, lay a permanent granite block pavement and lay cement sidewalks, from 36th st to 37th st. Adopted.

OVINGTON AV.—To regulate, grade, set curb on concrete, lay cement sidewalks and lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Stewart av and 7th av. Adopted.

75TH ST.—To lay a permanent asphalt pavement, bet Fort Hamilton and 10th avs. Adopted.

11TH AV.—To lay a permanent asphalt block pavement, from 60th st to 65th st. Adopted.

WHITEWELL PL.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Carroll and 1st sts. Adopted.

BAY RIDGE AV.—To lay a permanent asphalt pavement, from 5th av to 13th av. Adopted.

1ST AV.—To lay a permanent granite block pavement, from 50th to 52d st and from 53d to 60th st. Adopted.

WAKEMAN PL.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from 1st av to 3d av. Adopted.

57TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, where not already paved, from 8th to 12th av. Adopted.

5TH ST.—To lay a permanent granite block pavement, bet Smith and Hoyt sts. Adopted.

82D ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet 6th and Fort Hamilton avs. Adopted.

11TH AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Bay Ridge av and 79th st. Adopted.

74TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation bet Narrows av and Shore rd. Adopted.

51ST ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Fort Hamilton and 11th avs. Adopted.

12TH AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from 65th st to Bay Ridge av. Adopted.

10TH AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation on 10TH AV. from 39th st to 52d st and from Fort Hamilton av to 69th st, omitting the right-of-way of the Manhattan Beach Railroad and the property occupied by the tracks of the Sea Beach Railroad. Adopted.

66TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet 5th av and 7th av. Adopted.

13TH ST.—To regulate, grade, set curb on concrete and lay a permanent granite block pavement, where not already done, from 2d av to the bulkhead line of Gowanus Canal. Adopted.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON JUNE 27.

EAST 7TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Church av to Beverly rd. Adopted.

23D AV.—To lay a preliminary macadam pavement, bet Cropsey av and Stillwell av. Adopted.

85TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from 18th av to 22d av. Adopted.

BAY 32D ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from 86th st to Cropsey av. Adopted.

EAST 13TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Av O to Gravesend Neck rd. Adopted.

AV R.—To lay a preliminary or permanent asphalt pavement, from Coney Island av to the Brighton Beach Railroad. Laid over.

EAST 35TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation bet Avs I and J. Adopted.

EAST 14TH ST.—To lay a preliminary or permanent asphalt pavement, from Av O to Gravesend Neck rd. Laid over.

BAY 28TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from 86th st to Cropsey av. Adopted.

EAST 7TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Beverly rd to Av C. Adopted.

EAST 12TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Kings Highway to Av O. Adopted.

EAST 32D ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Snyder av to Church av. Adopted.

EAST 17TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Av I to Av K. Adopted.

25TH AV.—To lay a permanent asphalt pavement, from Stillwell av to Harway av. Adopted.

EAST 28TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Clarendon rd to Canarsie la. Adopted.

AV I.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation on AV I. from Flatbush av to East 34th st and from East 35th st to Brooklyn av. Adopted.

71ST ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet 13th and 15th avs. Adopted.

AV X.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Sheephead Bay rd to East 14th st. Adopted.

66TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from 13th av to New Utrecht av. Adopted.

WEST 20TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation on WEST 20TH ST. bet Neptune and Surf avs, excepting the land occupied by the tracks of the New York & Coney Island Railroad. Adopted.

MERMAID AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from West 19th st to West 37th st. Adopted.

EAST 13TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Sheephead Bay rd to Neck rd. Adopted.

AV P.—To lay a permanent asphalt pavement bet East 15th st and Ocean Parkway. Adopted.

AV L.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation from Ocean Parkway to Coney Island av. Adopted.

EAST 15TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Av O to Av R and from Av S to Gravesend Neck rd. Adopted.

MONTGOMERY ST.—To regulate, grade, set curb on concrete and lay a preliminary asphalt pavement on a 4-inch concrete foundation bet Franklin and Bedford avs. Adopted.

TILDEN AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Rogers and Nostrand avs. Adopted.

NEPTUNE AV.—To lay a permanent asphalt pavement bet West 36th st and West 37th st. Adopted.

WEST 28TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Surf and Mermaid avs, excepting the land within the right-of-way of the New York & Coney Island Railroad. Adopted.

BENSON AV.—To lay a permanent asphalt pavement, from 20th to 25th av. Adopted.

WEST 30TH ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Neptune av to the Atlantic ocean. Adopted.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column under the general head of Public Hearings. In the present column are noted the resolutions passed by the board concerning public or local improvements:

MANHATTAN.

59TH ST.—Removal of encroachments beyond the building line, bet 2d and 5th avs, but it does not apply to bay windows on buildings ten stories or more in height. Adopted.

WEST 79TH ST.—Submission of plans and profiles by the N. Y. C. & H. R. R. Co., showing the proposed elimination of the grade crossing at WEST 79TH ST by changing the grade of the street so as to carry it over the tracks by a bridge. Referred to a committee composed of the President or the Board of Aldermen, the Comptroller, the President of Manhattan and the Chief Engineer of the Board.

BROOKLYN.

EAST 16TH ST.—Paving with asphalt (preliminary) pavement, from Foster av to Newkirk av. Preliminary work. Adopted.

CONY ISLAND AV.—Paving with asphalt pavement (permanent), from Av G to Av N. Preliminary work. Adopted.

DITMAS AV.—Paving with asphalt pavement (preliminary) DITMAS AV. from Ocean Parkway to Coney Island av; grading and curbing from Ocean Parkway to East 9th st, and flagging from Ocean Parkway to East 7th st. Preliminary work. Adopted.

LIVONIA AV.—Paving with asphalt (preliminary pavement), from Powell st to Junius st. Preliminary work. Adopted.

72D ST.—Paving with asphalt (preliminary pavement), from 14th av to New Utrecht av. Preliminary work. Adopted.

EAST 31ST ST.—Paving with asphalt (preliminary pavement), from Canarsie la to Clarendon rd. Preliminary work. Adopted.

EAST 21ST ST.—Regulating, grading and paving with asphalt (preliminary pavement), from Ditmas av to Newkirk av. Preliminary work. Adopted.

AV C.—Paving with asphalt (permanent pavement), from Ocean Parkway to East 3d st. Preliminary work. Adopted.

13TH AV.—Curbing and paving with asphalt (preliminary pavement), from 79th st to 82d st. Preliminary work. Adopted.

LAWRENCE AV.—Paving with asphalt (permanent pavement), from 3d st to Gravesend av. Preliminary work. Adopted.

BROOKLYN AV.—Paving with asphalt (permanent pavement), from Av G to Av I. Preliminary work. Adopted.

RICHMOND ST.—Paving with asphalt (preliminary pavement), from Fulton st to Dinsmore pl. Preliminary work. Adopted.

MONTROSE AV.—Paving with asphalt (permanent pavement), from Union av to Broadway. Preliminary work. Adopted.

ST. JOHN'S PL.—Paving with asphalt (preliminary pavement), from Plaza st to Underhill av. Preliminary work. Adopted.

NORTH HENRY ST.—Paving with second-hand granite block (preliminary pavement), from Norman av to Greenpoint av. Preliminary work. Adopted.

RALEIGH PL.—Paving with asphalt (preliminary pavement) and curbing where necessary, from Martense st to Church av. Preliminary work. Adopted.

JEWELL ST.—Paving with granite block (permanent pavement), from Meserole av to Calyer st. Preliminary work. Adopted.

STEWART AV.—Regulating and grading, from Flushing av to Grand st. Adopted.

16TH AV.—Regulating and grading, from West st to 44th st. Adopted.

EAST 12TH ST.—Regulating and grading, from Av H to Av I, excepting the right-of-way of the Long Island R. R. Adopted.

EAST 13TH ST.—Regulating and grading, from Av H to Av I, excluding the right-of-way of the Long Island R. R. Adopted.

FLATBUSH AV.—Curbing and flagging, from Fulton st to Concord st. Adopted.

AV L.—Regulating and grading, from East 35th st to Flatbush av. Adopted.

CANARSIE AV, ETC.—Sewers in CANARSIE AV OR LA, from East 28th st to East 29th st; also, in EAST 28TH ST, from Canarsie av or la to Clarendon rd. Adopted.

16TH AV.—Sewer, from 47th st to 48th st. Adopted.

AV L, ETC.—Sewers in AV L, from Ocean Parkway to East 7th st, and from East 8th st to Coney Island av; EAST 9TH ST, from Av L to Av M; EAST 10TH ST, from Av L to Av M. Adopted. Title vests in the city on Aug. 15, 1912, to EAST 9TH ST, from Av L to Av M, and to EAST 10TH ST, from Av L to Av M.

48TH ST.—Sewer, from the Summit, bet 14th av and 15th av, to 15th av. Adopted.

BELMONT AV.—Regulating and grading, from Crescent st to Grant av. Adopted.

CENTRE ST.—Regulating and grading, from Clinton st to Henry st. Adopted.

INDIA ST.—Regulating and grading, from Oakland st to Provost st. Adopted.

38TH ST.—Grading to a width of 24 ft on each side of the centre line, and curbing and flagging from 10th av to Fort Hamilton av and from 13th av to West st. Adopted.

MILL ST.—Regulating and grading, from Clinton st to Henry st. Adopted.

17TH AV.—Regulating and grading, from West st to 53d st. Adopted. Title vests in the city on Aug. 15, 1912, to 17TH AV, from West st to the line bet the former towns of Flatbush and New Utrecht.

BLAKE AV, ETC.—Sewers in BLAKE AV, from Saratoga av to Hopkinson av; DUMONT AV, from Ames st to Bristol st; LIVONIA AV, from Ames st to Hopkinson av; RIVERDALE AV, from Ames st to Amboy st; DOUGLASS ST, from Sutter av to Blake av; AMES ST, from Blake av to East 98th st; AMBOY ST, from Blake av to Vienna av; HOPKINSON AV, from Blake av to Livonia av. Adopted. Title vests in the city to the following streets on Aug. 15, 1912: AMES ST, from Sutter av to East 98th st; DOUGLASS ST, from Sutter av to the south line of Hunterfly rd, and on September 15, 1912, to AMBOY ST, from Blake av to East 98th st.

AMES ST.—Sewer, from Sutter av to Blake av. Adopted.

WAKEMAN PL.—Regulating and grading, from 1st av to 3d av. Adopted.

JEROME ST.—Regulating and grading, from Glenmore av to Pitkin av. Adopted.

5TH ST.—Regulating and grading, from 15th av to 16th av. Adopted.

AMES ST.—Regulating and grading, from Sutter av to Dumont av. Adopted.

NASSAU AV.—Regulating and grading, from Apollo st to Varick av. Adopted.

73D ST.—Regulating and grading, from 10th av to 11th av. Adopted.

EAST 14TH ST.—Regulating and grading, from Av H to Av I, excepting the right-of-way of the Long Island Railroad. Adopted.

EAST 15TH ST.—Regulating and grading, from Av H to Av I, excepting the right-of-way of the Long Island Railroad. Adopted.

EAST 12TH ST.—Regulating and grading, from Kings Highway to Av S. Adopted.

SEA VIEW AV.—Grading to a width of 7½ ft on each side of the centre line, from Rockaway av to a point about 400 ft east therefrom. Adopted.

72D ST.—Paving, with asphalt (preliminary) from 14th av to New Utrecht av. Adopted.

EAST 31ST ST.—Paving with asphalt (preliminary) from Canarsie la to Clarendon rd. Adopted.

EAST 21ST ST.—Regulating and grading and paving with asphalt (preliminary) from Ditmas av to Newkirk av. Adopted.

AV C.—Paving with asphalt (permanent) from Ocean Parkway to East 3d st. Adopted.

13TH AV.—Curbing and paving with asphalt (preliminary) from 79th st to 82d st. Adopted.

LAWRENCE AV.—Paving with asphalt (permanent) from 3d st to Gravesend av. Adopted.

BROOKLYN AV.—Paving with asphalt (permanent) from Av G to Av I. Adopted.

RICHMOND ST.—Paving with asphalt (preliminary) from Fulton st to Dinsmore pl. Adopted.

MONTROSE AV.—Paving with asphalt (permanent) from Union av to Broadway. Adopted.

ST. JOHN'S PL.—Paving with asphalt (preliminary) from Plaza st to Underhill av. Adopted.

NORTH HENRY ST.—Paving with second-hand granite block (preliminary) from Norman av to Greenpoint av. Adopted.

RALEIGH PL.—Paving with asphalt (preliminary) and curbing where necessary, from Martense st to Church av. Adopted.

JEWELL ST.—Paving with granite block (permanent) from Meserole av to Calyer st. Adopted.

53D ST.—Paving with asphalt (preliminary) from New Utrecht av to 16th av. Adopted.

CONEY ISLAND AV.—Paving with asphalt (permanent) from Av G to the south line of Av N. Adopted.

76TH ST.—Paving with asphalt (preliminary) from 5th av to 6th av. Adopted.

EAST 14TH ST.—Sewer, from Av K to the summit north thereof. Adopted. Title vests in the city on Aug. 15, 1912, to EAST 14TH ST, from Av J to Av K.

EAST 16TH ST.—Paving with asphalt (preliminary) from Foster av to Newkirk av. Adopted.

EAST 23D ST.—Sewer, from Foster av to Newkirk av. Adopted.

LIVONIA AV.—Paving with asphalt (preliminary) from Powell st to Junius st. Adopted.

HUNTERFLY RD.—Regulating and grading and paving with asphalt (preliminary pavement) from Herkimer st to Atlantic av. Final authorization, which was granted on March 7, 1912, is rescinded and preliminary is adopted.

LIVONIA AV.—Paving with asphalt (preliminary) from Powell st to Stone av. Final authorization, which was granted on May 2, 1912, is rescinded and preliminary is adopted.

PRESIDENT ST.—Paving with asphalt (preliminary) from Bedford av to Rogers av. Adopted. This amends resolution of May 2, 1912, which granted final authorization.

50TH ST.—Paving with asphalt (preliminary) from New Utrecht av to 13th av. Adopted. This amends resolution of May 2, 1912, which granted final authorization.

6TH ST.—Paving with asphalt (preliminary) from 5th av to 6th av. Adopted. This amends resolution of May 2, 1912, which granted final authorization.

6TH ST.—Paving with asphalt (preliminary) from 6th av to 7th av. Adopted. This amends resolution of May 2, 1912, which granted final authorization.

5TH ST.—Paving with asphalt (preliminary) from Colonial rd to Ridge Boulevard. Adopted. This amends resolution of May 2, 1912, which granted final authorization.

91ST ST.—Paving with asphalt (preliminary) from 3d av to 5th av. Adopted. This amends resolution of April 18, 1912, which granted final authorization.

EAST 4TH ST.—Paving with asphalt (preliminary) from Church av to Albemarle rd. Adopted. This amends resolution of May 2, 1912, which granted final authorization.

EAST 18TH ST.—Paving with asphalt (preliminary) and curbing EAST 18TH ST, from Av K to a point 100 ft south therefrom. Adopted. This amends resolution of March 7, 1912, which granted final authorization.

EAST 21ST ST.—Regulating and grading and paving with asphalt (preliminary pavement) from Albemarle rd to Regent pl. Adopted. This amends resolution of April 18, 1912, which granted final authorization.

TILDEN AV.—Paving with asphalt (preliminary pavement) from Nostrand av to Holy Cross Cemetery. Adopted. This amends resolution of April 18, 1912, which granted final authorization.

AV J.—Paving with asphalt (preliminary pavement) from Coney Island av to Ocean Parkway, excluding 12 ft malls in the centre of the street. Adopted. This amends resolution of April 18, 1912, which granted final authorization.

BEVERLY RD.—Paving with asphalt (permanent pavement) from Bedford av to Rogers av. Adopted. This amends resolution of Oct. 21, 1910, which granted final authorization.

14TH AV.—Paving with asphalt (preliminary pavement) 14TH AV, from Church av to 42d st, excepting the space occupied by the tracks of the Prospect Park & South Brooklyn Railway Co. Adopted. This amends resolution of May 2, 1912, which granted final authorization.

BARBEY ST.—Fixing the roadway width, from Belmont av to New Lots av, at 24 ft, the roadway to be centrally located. Adopted.

SEWERAGE PUMPING STATION.—Acquiring title to land required for a SEWERAGE PUMPING STATION, comprising the block bounded by Av J, East 72d st, Ralph av and Paerdegat Av South. Map of property was adopted and the Comptroller is authorized to negotiate for the purchase of the land.

QUEENS.

HANCOCK ST.—Sewer, from Cypress av to Wyckoff av. Preliminary work. Adopted.

LIBERTY AV, ETC.—Sewers in LIBERTY AV, from Lefferts av to Nebraska av; and in SOUTH CURTIS AV, from Liberty av to Atlantic av; and AMENDMENT of the drainage plan for SEWERAGE DISTRICT NO. 40-E. Preliminary work is authorized and amendment of drainage plan is approved.

CAMELIA ST.—House connecting drains, from the Boulevard to Crescent st. Preliminary work. Adopted.

KELLY AV.—Regulating and grading, from Woodside av to Anderson av. Preliminary work. Adopted.

WOODBINE ST.—Grading, from Fresh Pond rd to Forest av. Preliminary work. Adopted.

STOCKHOLM ST.—Regulating and grading, from the Brooklyn borough line to Onderdonk av. Preliminary work. Adopted.

EDSALL AV.—Regulating and grading and paving with asphalt (permanent pavement) from Anthon av to Onderdonk av. Preliminary work. Adopted.

CYPRESS AV.—Paving with granite block (permanent pavement) from Myrtle av to Cooper st. Adopted. This amends resolution of May 2, 1912, which granted preliminary authorization.

CATALPA AV.—Regulating and grading CATALPA (ELM) AV, from Fresh Pond rd to Myrtle av. Adopted. Title vests in the city on Aug. 15, 1912.

ORTON ST, ETC.—Sewers, in ORTON ST, from Thomson av to Hunters Point av; MANLY ST, from Nott av to Hunters Point av; MOUNT ST, from Nott av to Hunters Point av; SCHOOL ST, from Nott av to Hunters Point av; VAN DAM ST, from Thomson av to Hunters Point av; ANABLE AV, from Orton st to Van Dam st; NOTT AV, from a point about midway bet Mount st and School st to Van Dam st; MEADOW ST, from Thomson av to Hunters Point av; HUNTERS POINT AV, from Greenpoint av to Van Dam st; together with a STORM WATER SEWER IN HUNTERS POINT AV, from Van Dam st to Dutch Kills Canal, and A SANITARY SEWER IN THIS STREET from Van Dam st to a point about 350 ft west of Orton st. Adopted. Title vests in the city on Aug. 15, 1912, to VAN DAM ST, from unnamed street at Thomson av to Hunters Point av; HUNTERS POINT AV, from Van Dam st to east line of Greenpoint av.

CATALPA AV.—Paving with asphalt (permanent pavement) from Fresh Pond rd to Myrtle av. Adopted.

SENECA AV.—Regulating and grading, and paving with granite block (permanent pavement) SENECA AV, from De Kalb av to Putnam av and from Cornelia st to Myrtle av. Adopted.

OPDYKE ST, ETC.—Petition from 33 owners of real estate within the area of assessment in the proceeding for acquiring title to OPDYKE ST, from Corona av to Tiemann av; together with THE PUBLIC PLACE bounded by Corona av, Opdyke st and Alburts av, requesting RECONSIDERATION of the resolution adopted May 2, 1912, relative to the approval of the rule and damage maps in the proceeding, and asking for a hearing. The entire matter is laid over until Sept. 19.

4TH ST, ETC.—Amending the proceeding for acquiring title to 4TH ST, from Thomson av to Jackson av, and to 5TH ST, from Thomson av to Woodside av, by excluding a portion of 4TH ST, which has been dedicated to public use. Resolution of the Local Board of the Newtown District. Request, as per Local Board resolution, is denied.

HAROLD AV.—Rule map, damage map and profile in the proceeding for acquiring title, from Queens Boulevard to Skillman av. Adopted.

MARY ST.—Rule map, damage map and profile in the proceeding for acquiring title to MARY ST, from Flushing av to the north property line of the Long Island Railroad, and from the south property line of said railroad to Metropolitan av. Adopted.

9TH AV.—Rule map, damage map and profile in the proceeding for acquiring title, from Flushing av to Berrian av. Adopted.

SEWERAGE DISTRICT NO. 7.—Drainage plan is adopted.

SEWERAGE DISTRICT NO. 33A.—Drainage plan is adopted.

SEWERAGE DISTRICT NO. 33B.—Drainage plan is adopted.

SOUTH ST, JAMAICA.—Temporary drainage plan for SOUTH ST, bet Rockaway turnpike and Merrick rd, and for the area IMMEDIATELY ADJACENT THERETO. Adopted.

UNION HALL ST, JAMAICA.—Temporary drainage plan showing a sewer in UNION HALL ST, bet South st and Cumberland st. Adopted.

6TH ST, ETC.—Amending the proceeding for acquiring title and fixing an area of assessment to 6TH ST, from Stryker av to 7th st; 7TH ST, from a point 175 ft south of Stryker av to Jackson av; 8TH ST, from Woodside av to Jackson av by the exclusion of 25 ft at the south end of 7th st. Adopted.

CYPRESS AV.—Amending the proceeding for acquiring title to and fixing a modified area of assessment for CYPRESS (CALIFORNIA) AV, from 16th (Dutchess) st to Broadway (Jackson av) by the EXCLUSION of land required for the widening of BROADWAY on its north side, and by the inclusion of 30TH ST, bet Cypress av and Broadway. Adopted.

ROOSEVELT AV.—Amending the proceeding for acquiring title to and fixing an area of assessment for ROOSEVELT AV, from Woodside av to Wateredge av; to the PUBLIC PLACE, bounded by Roosevelt av, Elmhurst av and Case st; to the PUBLIC PLACE, at the intersection of Roosevelt av with Luona av; to the TRIANGULAR AREA bounded by Roosevelt av, the east line of Vaux st and Woodside av; to the TRIANGULAR AREA bounded by Roosevelt av, the east line of Warner av and the south line of Aske st; to SACKETT ST, from Roosevelt av to 42d st, and LUONA AV, where it adjoins the public place at Roosevelt av. Adopted.

DRAINAGE PLAN.—Modified plan for District No. 10. Adopted.

DRAINAGE PLAN.—For Sewerage district No. 26. Adopted.

BOULEVARD.—Regulating and grading, from Payntar av to Webster av. Adopted.

3D ST.—Regulating and grading, from Woodside av to Stryker av. Adopted.

4TH ST.—Regulating and grading, from Woodside av to Riker av. Adopted.

FAIRVIEW AV.—Regulating and grading, from Woodbine st to Gates av. Adopted. Title was vested in the city on Aug. 1, 1912.

CLINTON AV.—Regulating and grading, from Clermont av to Willow av. Adopted. Title was vested in the city on Aug. 1, 1912.

SHERMAN ST.—Regulating and grading, from Washington av to Payntar av. Adopted. Title was vested in the city on Aug. 1, 1912.

PUTNAM AV.—Sewer, from Seneca av to Forest av. Adopted. Title was vested in the city on Aug. 1, 1912.

ANABLE AV, ETC.—Sewers in ANABLE AV, from Meadow st to Creek st; in CREEK ST, from Nott av to Hunters Point av; in NOTT AV, from Meadow st to Creek st; in PEARSON ST, from Meadow st to Creek st, and in DAVIS ST, from Pearson st to Hunters Point av; together with a storm water sewer in HUNTERS POINT AV, from Hayward st to Dutch Kills Canal, and a sanitary sewer in HUNTERS POINT AV, from Dutch Kills Canal to Creek st. Adopted.

ZUNI ST.—Laying out, from Riverside av to Flushing river. Adopted.

WALKER AV, ETC.—Closing and discontinuing WALKER AV and HOPKINTON AV, from Fulton st to Ridgewood av. Adopted.

FINAL MAPS.—Laying out the lines and grades of the STREET SYSTEM within SECTION 22. Final maps. Adopted.

FINAL MAPS.—Laying out the lines and grades of the STREET SYSTEM within SECTION 6 of THE FINAL MAPS. Adopted.

MYRTLE AV.—Decreasing the width of MYRTLE AV, from Putnam av to Constantia pl and from Woodhaven av to Jamaica av. Adopted, decreasing width from 100 to 70 ft.

LOWELL AV.—Proposed area of assessment in the matter of acquiring title to LOWELL AV, from Metropolitan av to Woodhaven av, together with THE PUBLIC PLACE bounded by Lowell av, Bethune pl and Metropolitan av. Adopted.

LAMBERTVILLE AV.—Laying out, from Sutphin rd to Merrick rd. Public hearing on Sept. 19.

PIERCE AV.—Change in the lines and grades, bet Vernon av and the East River. Public hearing on Sept. 19.

IRVING AV, ETC.—Modification in the STREET PLAN bounded by Irving av, Schaeffer st, Wyckoff av, Summerfield st, Cypress av and Cooper st. Public hearing on Sept. 19.

HEBERD AV.—Change in the lines, from Flushing av to Fresh Pond rd. Adopted.

GREATER CITY HOMES CO.—Communication from the Commissioner of Parks, Borough of Queens, advising that the GREATER CITY HOMES CO. is developing land within the limits of BAISLEY PARK and that the company informs him that the expense of acquiring the property if delayed will be increased by reason of the erection of additional buildings. Referred to the Borough President.

SOTHERN AV.—Acquiring title, from South Railroad av to Queens Boulevard. Public hearing on Sept. 19.

SOUTH VILLA ST.—Acquiring title, from Liberty av to Jerome av. Public hearing on Sept. 19.

WILLOW AV.—Acquiring title, from Grand st to Columbine av. Public hearing on Sept. 19.

CRESCENT ST.—Discontinuing the proceeding for acquiring title to the lands and premises required for widening CRESCENT ST, from South Jane st to 13th st; and for widening NOTT AV, from Hunter av to Jackson av. Adopted.

NEW DIAGONAL STREET.—Letter from Parker & Aaron, submitting a petition from property owners requesting that, under the provisions of chapter 679 of the Laws of 1911, the Board RECONSIDER its action in the matter of fixing the area of assessment in the proceeding for acquiring title to THE NEW DIAGONAL STREET extending from Jackson av to the Sunnyside Yard and from the Sunnyside Yard to Thomson av; to VAN DAM ST, from the diagonal street to Greenpoint av; and to GREENPOINT AV, from Review av to Newtown Creek, by making provision for placing A PORTION OF THE COST of the improvement upon The City of New York and a portion upon the Borough of Queens. Referred to the Borough President.

NEWTOWN RD.—Rule and damage maps in the proceeding for acquiring title, from 13th av to Jackson av. Adopted.

NOTT AV.—Extension of sewer in NOTT AV, from its present west terminus to the pier and bulkhead line of the East river. Preliminary work. Adopted.

MADISON ST, ETC.—Sewer in MADISON ST from Myrtle av to Wyckoff av; in WYCKOFF AV, from Madison st to Halsey st; in HALSEY ST, from Wyckoff av to Irving av. Preliminary work. Adopted.

MARION ST.—Sewer, from Webster av to Payntar av. Preliminary work. Adopted.

2D AV.—Sewer in 2D AV, from Ditmars av to the crown 400 ft west therefrom. Preliminary work. Adopted.

SHERMAN ST, ETC.—Sewers in SHERMAN ST, from Washington av to Webster av; in WASHINGTON AV, from Marion st to the Boulevard and from Hamilton st to Hancock st. Preliminary work. Adopted.

WOODBINE ST.—Sewer, from Seneca av to Fairview av. Preliminary work. Adopted.

FILLMORE AV.—Grading and flagging from Junction av to 48th st. Preliminary work. Adopted.

CAMELIA ST.—Curbing, recurring and paving with asphalt block (permanent) from the Boulevard to Crescent st. Amending resolution of Oct. 5, 1911, granting preliminary authorization. Adopted.

RADDE ST.—Paving with asphalt block (permanent) from Payntar av to Webster av. Amending resolution of April 18, 1912, granting preliminary authorization. Adopted.

BOULEVARD.—Grading, curbing, recurring, flagging, reflagging and paving with asphalt block (permanent) from Webster av to Washington av. Amending resolution of March 21, 1912, granting preliminary authorization. Adopted.

9TH AV.—Paving with asphalt block (permanent) from Jackson av to Graham av. Rescinding resolution of March 21, 1912, granting final authorization and amending resolution of Feb. 8, 1912, granting preliminary authorization. Adopted.

PROSPECT ST.—Grading and paving with asphalt block (permanent) from Payntar av to Beebe av. Amending resolution of March 7, 1912, granting preliminary authorization. Adopted.

SENECA AV, ETC.—Regulating and grading and paving with granite blocks (permanent) SENECA AV, from De Kalb av to Putnam av and from Cornelia st to Myrtle av. Amending resolution of April 11, 1912, granting preliminary authorization. Adopted.

CRESCENT ST.—Grading and paving with granite block (permanent) from North Jane st to Webster av. Amending resolution of Aug. 31, 1911, granting preliminary authorization. Adopted.

MARION ST.—Regulating and grading, from Payntar av to Washington av. Adopted. Title was vested in the city on Aug. 1, 1912.

ELY AV.—Sewer, from Harris av to a point about 285 ft south of Wilbur av. Adopted.

SENECA AV.—Sewer, from Putnam av to Cornelia st. Adopted.

DUTCH KILLS PL, ETC.—Sewers in DUTCH KILLS PL, from Meadow st to Nott av; QUEENS PL, from Meadow st to Nott av; MANLY ST, from Thomson av to Nott av; MOUNT ST, from Thomson av to Nott av. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments in such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

Application will be made to a Special Term of the Supreme Court for the hearing of motions in the County Court House, Brooklyn, on Aug. 7, for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

ALSTYNE (WASHINGTON) AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Card pl to Radcliffe (Moore) st, 2d Ward.

PARSONS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Queens av to Rose st, Ingleside, 3d Ward.

Application will be made to Special Term, Part 1, of the Supreme Court, Manhattan, on Aug. 12, at the opening of court, for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

WEST 179TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 179TH ST from Osborne pl to Aqueduct av, 24th Ward.

EAST 182D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 182D ST, from Park av to Washington av, 24th Ward.

JACKSON AV, ETC., BRONX.—Acquiring title to certain lands and premises in THE BLOCK bounded by Jackson av, East 158th st, Trinity av and East 160th st, 23d Ward, selected as a schoolhouse site. Application will be made to Special Term, Part 1, Supreme Court, on Aug. 12, at the opening of court, for the appointment of commissioners of estimate and appraisal in the above proceedings.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, on Aug. 14, application will be made for the appointment of commissioners of estimate and a commissioner of assessment in the following proceeding:

FOWLER ST, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending FOWLER ST, from Lawrence st to a point distant 1,730.02 ft west therefrom; BLOSSOM AV, from Lawrence st to Saull st; SAULL ST, from Cherry st to Irving pl; CHERRY ST, from Saull st to Colden av, and COLDEN AV, from Hillside st to a line distant about 75 ft north of Jacinth st (Juniper st), and from the north line of Mulberry st to Underhill av, 5d Ward.

EXAMINATIONS OF COMMISSIONERS.

EAST 36TH ST, BROOKLYN.—Acquiring title to EAST 36TH ST, from Flatbush av to Flatlands av, 32d Ward. John E. Eastmond, Francis J. Sullivan and John J. Barnicle, commissioners in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Aug. 13, at the opening of court, to be examined as to their qualifications.

FINAL REPORTS.

PENNSYLVANIA AV, BROOKLYN.—Acquiring title to the lands, etc., on the east side of PENNSYLVANIA AV, bet Liberty and Glenmore avs, 26th Ward, duly selected as a school site. David Hirschfield, Henry P. Velte and Edward T. Walsh, commissioners of estimate and appraisal in the above matter, have completed their final report, and it will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of contested motions in the County Court House, Brooklyn, on Aug. 7, at 10 a. m.

BRONX BOULEVARD.—Acquiring title to the lands, etc., required for opening and extending BRONX BOULEVARD (unofficial name) from Old Boston Post rd to East 242d st (De Milt av) 24th Ward, Bronx, as amended by an order of the Supreme Court on May 27, 1909, by including in this proceeding the additional lands required and by excluding from this proceeding the lands not required. The final report in the above proceeding will be presented for confirmation to Special Term, Part 1, Supreme Court, Manhattan, on August 9, at 10.30 a. m.

"CRESCENT" QUEENS.—Acquiring title to the lands, etc., required for opening and extending THE CRESCENT (unofficial name) from Hunter av to Winthrop av, 1st Ward. The supplemental and final report in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court, Brooklyn, on Aug. 6, at the opening of court.

LACOMBE AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending LACOMBE AV, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; RANDALL AV, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek, and COMMONWEALTH AV, from Patterson av to Lacombe av, 24th Ward. The final reports of the commissioners in the above matter will be presented for confirmation to Special Term, Part 1, Supreme Court, Manhattan, on Aug. 9, at 10.30 a. m.

BILLS OF COST.

EDEN AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending EDEN AV (unofficial name) from East 172d st to East 174th st, 24th Ward. The supplemental and additional bill of costs in the above matter will be presented for taxation to Special Term, Part 1, of the Supreme Court, Manhattan, on Aug. 9, at 10.30 a. m.

TUNNEL ST, MANHATTAN.—Acquiring title to an easement in the lands, etc., required for opening and extending of A TUNNEL STREET, from Broadway, near Fairview av, to the subway station at West 191st st and St. Nicholas av, 12th Ward. The bill of costs in the above matter will be presented for taxation to Special Term, Part 1, Supreme Court, Manhattan, on Aug. 12, at 10.30 a. m.

JOHNSON ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending JOHNSON ST, from East 7th st to Coney Island av; EAST 7TH ST, from Church av to Av C, and from Ditmars av (Av E) to 18th av; EAST 8TH ST, from Caton av to Johnson st, and from Church av to Av C, 29th Ward. The bill of costs in the above matter will be presented for taxation to a Special Term of the Supreme Court, County Court House, Brooklyn, on Aug. 13, at 10.30 a. m.

APPLICATIONS TO AMEND PROCEEDINGS.

JUNIPER AV, QUEENS.—Relative to amending the application of the city regarding acquiring title to the lands, etc., required for opening and extending JUNIPER AV (unofficial name) from the west side of Grand st to Metropolitan av, 2d Ward. Application will be made to a Special Term of the Supreme

Court for the hearing of motions, County Court House, Brooklyn, on Aug. 8, for an order to amend the above proceeding so as to make JUNIPER AV, bet the above mentioned limits relate to the street lines as shown on a map of Queens Borough dated March 15, 1911, and adopted by the Board of Estimate on June 15, 1911.

AN UNNAMED STREET, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending AN UNNAMED STREET, extending from the north terminus of Gray st to Gordon st, 2d Ward, by including therein that portion of GRAY ST, from Unnamed street to Hudson st, 2d Ward, so as to relate to Boyd st (the unnamed street), from Gray st to Gordon st, as shown upon the map or plan adopted by the Board of Estimate June 29, 1911, and approved by the Mayor on July 11, 1911, and to GRAY ST, from Hudson st to the Unnamed street, distant about 350 feet to the north.

Application will be made to a Special Term of the Supreme Court for the hearing of motions, County Court House, Brooklyn, on Aug. 8, at the opening of court, for an order amending the above proceeding so as to relate to BOYD ST (the unnamed street), from Gray st to Gordon st, as shown upon the map or plan adopted by the Board of Estimate on June 29, 1911, and approved by the Mayor on July 11, 1911, and to GRAY ST, from Hudson st to the Unnamed street, distant about 350 ft to the north.

By the Board of Assessors.

320 BROADWAY, MANHATTAN.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected by the following assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors at the above address, on or before Aug. 27, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

BRONX.

EAST 161ST ST.—Paving, curbing, etc., bet 3d and Brook avcs. List 2556.

FORT INDEPENDENCE ST.—Paving and curbing bet Sedgwick av and West 238th st. List 2578.

MINERVA PL.—Regulating, grading, curbing and flagging bet Jerome av and the Grand Boulevard and Concourse. List 2582.

WESTCHESTER SQ.—Regulating, grading, curbing, flagging, etc., bounded by West Farms rd, Westchester av and Lane av. List 2586.

LORING PL.—Paving, curbing, etc., bet University pl and West 183d st. List 2619.

EAST 188TH ST.—Paving and curbing bet 5d and Beaumont avcs. List 2623.

NOTE.—The area of assessment in each of the above proceedings extends to within half the block at the intersecting streets.

148TH ST AND PARK AV.—Furnishing and erecting guard rail at the southeast corner. Area of assessment: Lot 9, Block 2536. List 2620.

182D ST AND PARK AV.—Furnishing and erecting guard rail on the northwest corner. Area of assessment: Lot 136, Block 3030. List 2622.

WEST 231ST ST.—Sewer, in WEST 231ST ST, bet Broadway and Kingsbridge av, and in KINGSBRIDGE AV, bet 230th and 232d sts. Area of assessment: Blocks 3403 and 3404. List 2438.

WEST 231ST ST AND BROADWAY.—Receiving basin at the southeast corner. Area of assessment: Block 3266. List 2564.

BRANDT PL, ETC.—Basins at the northwest corner of BRANDT PL AND NELSON AV, and on the southeast corner of BRANDT PL AND AQUEDUCT AV. Area of assessment: Block 2876. List 2577.

GLEBE AV.—Sewers in GLEBE AV, bet Parker st and Lyon av, and in STARLING AV, bet Glebe av and Castle Hill av. Area of assessment: Affecting property in St. Raymond Park Map, Dore Lyon Map, Unionport Map and Block 15. Plots 15 and 15a. List 2579.

RECEIVING BASINS.—At the northeast corner of HOME ST AND JACKSON AV, and in FOREST ST, west side, bet Home and 168th sts. Area of assessment: Block 2652. List 2581.

QUEENS.

ELY AV.—Regulating, grading, curbing, flagging, etc., bet Broadway and Jamaica av, 1st Ward. List 2566.

STEPHEN ST.—Regulating, grading, curbing and flagging, bet Myrtle and Wyckoff avcs, 2d Ward. List 2568.

REMSEN PL.—Regulating, grading, curbing and flagging, bet Grand st and Hull av, 2d Ward. List 2626.

WOODWARD AV, ETC.—Regulating, grading, curbing and fencing northwest corner of Woodward av and Greene av, southwest side of SENECA AV, from Bleecker st to DeKalb av; south side of MYRTLE AV, from Madison st to Putnam av; southwest side of ST. NICHOLAS AV, from Palmetto st to Myrtle av, and northeast corner of Himrod st and Seneca av, 2d Ward. Area of assessment: Blocks 56, 128, 130, 21, 24, 26, 28, 29. List 2627.

NEW YORK AV, ETC.—Flagging NEW YORK AV, from Fulton st to South st; west side of VAN WYCK AV, from Broadway to Liberty av; south side of JAMAICA AV, from Haven pl to Gherardi av; north side of JAMAICA AND HEMPSTEAD PLANK RD, from Vera (Parkview) av, to Husson av, 4th Ward. Area of assessment: Blocks 1, 2, 3, 4, 7, 12, 20 and 330. List 2625.

HUNTER AV.—Sewer, from Skillman pl to Academy st and Wilbur av. Area of assessment: Blocks 97 and 112. List 2550.

MONSON ST.—Sewer, bet Fulton and Franklin sts, 1st Ward. Area of assessment: Blocks 3 and 5. List 2551.

BROOKLYN.

EAST 3D ST.—Paving, bet Av C and Cortelyou rd. List 2597.

43D ST.—Paving, bet New Utrecht and 13th av. List 2601.

7TH AV.—Paving bet 49th and 58th sts and that portion bet 58th and 60th sts, where not already laid. List 2611.

SHEPPARD AV.—Paving, bet Atlantic and Liberty avcs. List 2613.

10TH AV.—Regulating, grading, curbing and flagging from Fort Hamilton av to 61st st and from 62d st to 69th st. List 2615.

NOTE.—The area of assessment in each of the above Brooklyn lists extends to within half the block at the intersecting streets.

BASINS.—At the northeast and southeast corners of Sutter av and Berriman st; south and southwest corners of Sutter av and Atkins av. Area of assessment: Blocks 4038, 4054 and 4055. List 2537.

10TH AV AND 60TH ST.—Basins, at the north and west corners. Area of assessment: Blocks 5750 and 5757. List 2588.

12TH AV AND 80TH ST.—Basins, at the north and west corners. Area of assessment: Blocks 6266 and 6278. List 2589.

BUSHWICK AND MASPETH AVS.—Basin, at the southwest corner. Area of assessment: Block 2906. List 2595.

BASINS.—At the south and west corner of Knickerbocker av and Palmetto st; north corner of Hamburg av and Woodbine st; north corner of Hamburg av and Madison st. Area of assessment: Blocks 3343, 3352 and 3361. List 2606.

LIVONIA AV.—Sewer, from Hinsdale st to Snediker av. Area of assessment: Blocks 3800 and 3817. List 2607.

12TH AV.—Sewer, bet 43d and 44th sts. Area of assessment: Blocks 5603 and 5604. List 2616.

TROUTMAN ST.—Sewer, from St. Nicholas av to the borough line. Area of assessment affects the following block numbers in the Borough of Brooklyn: 3178 to 3181, inclusive; 3190 to 3192, inclusive; 3201 to 3203, inclusive; 3212, 3213, 3223, 3224, 3239, 3240 and 3251, and the following block numbers in the Borough of Queens: 2, 4 to 12, inclusive; 14 to 28, inclusive; 32, 34, 35, 36, 63 to 70, inclusive; 72, 73 and 74. List 2590.

NOTICES TO PRESENT CLAIMS.

AMBOY RD, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending AMBOY RD, from Foster's rd to Huguenot av, 5th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. Allaire Shortt, Edward P. Doyle and Frederick V. Anderson, commissioners, at 90 West Broadway, Manhattan, on or before Aug. 11, and they will hear all such parties, in person, on Aug. 26, at 11 a. m.

WEST 238TH ST, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 238TH ST, from Kingsbridge av to Riverdale av; WEST 236TH ST, from Albany rd to Riverdale av, excluding the right-of-way of the New York & Putnam Railroad; WALDO AV, from Greystone av to West 242d st, and GREYSTONE AV, from Riverdale av to West 242d st, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before July 11, and they will hear all such parties, in person, on Sept. 4, at 2:45 p. m.

By Comm'rs of Estimate and Assessment.

EAST 222D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 222D ST, formerly 8th st or av, from Bronx River to 7th st, 24th Ward. Hal Bell and George V. Mullan, commissioners in the above matter, have completed their supplemental and amended estimate and assessment, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before Aug. 12, and they will hear all such parties, in person, on Sept. 3, at 9:30 a. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

8TH AV, ETC.—Repairing sidewalks on 8th AV, west side, bet 56th and 57th sts, and 57TH ST, south side, from 8th av to a point about 200 ft west, 22d Ward. Area of assessment: Block 1047. Sept. 22.

CENTRAL PARK WEST.—Alteration to sewer, bet 98th st and 100th st, 12th Ward. Area of assessment: Blocks 1834 and 1835. Sept. 22.

BRONX.

JACKSON AV AND EAST 165TH ST.—Receiving basin, at the northeast corner, 23d Ward. Area of assessment: Block 2650. Sept. 22.

EAST 176TH ST.—Flagging, filling in the areaway and erecting guard rail on the south side, beginning 90 ft west of Washington av and running west about 47 ft, 24th Ward. Area of assessment: Lot 23, Block 2908. Sept. 22.

EAST 178TH ST.—Erecting guard rail in the north side, beginning 25 ft west of Monterey av and extending west 50 ft, 24th Ward. Area of assessment: Lot 32, Block 3061. Sept. 22.

EAST 186TH ST AND ARTHUR AV.—Cleaning and fencing the lot at the northeast corner, 24th Ward. Area of assessment: Lot 36, Block 3073. Sept. 22.

GLEBE AV, ETC.—Sewers in GLEBE AV, bet Parker av and Rowland st, and in ZEREGA AV, bet Glebe av and St. Raymond av, 24th Ward, annexed territory. Area of assessment affects both sides of GLEBE AV, from Parker st to Rowland st, and both sides of ZEREGA AV, bet Glebe av and ST. RAYMOND AV, also the southeast corner of Parker st and St. Raymond av. Sept. 22.

BROOKLYN.

PRESIDENT ST.—Regulating, grading, curbing and flagging bet Washington and Rogers avcs, 9th and 24th Wards. Area of assessment: Both sides of PRESIDENT ST, bet Washington and Rogers avcs (excepting portion occupied by the Brooklyn and Brighton Beach Railroad), and to the extent of half the block at the intersecting avenues. Sept. 22.

NOSTRAND AV, ETC.—Sewer in NOSTRAND AV, bet President st and Carroll st, and in CARROLL ST, from Nostrand av to a point 275 ft west of New York av, 24th Ward. Area of assessment: Blocks 1282, 1283 and 1290. Sept. 22.

UNION ST.—Sewer, bet Bedford and Rogers avcs, and outlet sewer bet Rogers and Nostrand avcs, 24th Ward. Area of assessment: Blocks 1267, 1268, 1274 and 1275. Sept. 22.

BASINS.—At the south and east corners of 15TH AV AND 43D ST; north and west corners of 16TH AV AND 43D ST, and north and west corners of 17TH AV AND 43D ST, 29th and 30th Wards. Area of assessment: Blocks 5362, 5379, 5380 and 5430. Sept. 22.

SEWERS.—In 42D ST, bet New Utrecht and 13th avcs; 12TH AV, bet 42d and 43d sts; 13TH AV, bet 42d and 44th sts and bet 41st and 42d sts; 43D ST, bet 12th and 13th avcs, bet New Utrecht and 12th avcs and from 13th av to 14th av, 30th Ward. Area of assessment: Blocks 5591 to 5594, inclusive, 5593 to 5599, inclusive, 5602 to 5605 inclusive. Sept. 22.

59TH ST.—Sewer, bet 8th and 9th avcs, 30th Ward. Area of assessment: Both sides of 59TH ST, bet 8th and 9th avcs. Sept. 22.

43D ST.—Sewer, bet 14th and 15th avcs, 30th Ward. Area of assessment: Both sides of 43D ST, bet 14th and 15th avcs. Sept. 22.

12TH AV.—Sewer, bet 6th and 68th sts, 30th Ward. Area of assessment: Blocks 5766 and 5767. Sept. 22.

45TH ST, ETC.—Sewers, in 45TH ST, bet 15th and 16th avcs; in 16TH AV, bet 44th and 45th sts; in 45TH ST, bet 16th and 17th avcs, and bet 14th and 15th avcs, 30th Ward. Area of assessment: Blocks 5379, 5430 to 5434 inclusive, 5612 and 5613. Sept. 22.

81ST ST.—Sewer, bet 6th and Fort Hamilton avcs, 30th Ward. Area of assessment: Blocks 5391 and 6000. Sept. 22.

83D ST.—Sewer, bet 16th and 17th avcs, 30th Ward. Area of assessment: Blocks 6305, 6306, 6311, 6312 and 6313. Sept. 22.

EAST 12TH ST.—Sewer, bet Av J and K, 31st Ward. Area of assessment: Blocks 6713 and 6714. Sept. 22.

42D ST.—Opening, from a point 430 ft east of 12th av to 16th av, 29th and 30th Wards. Area of assessment: Bounded on the north-east by a line midway bet 41st and 42d sts; on the southeast by a line distant 100 ft southeast from and parallel with the southeast line of 16th av, the said distance being measured at right angles to the line of 16th av; on the southwest by a line midway bet 42d and 43d sts, and on the northwest by a line distant 100 ft northwest from and parallel with the northwest line of 12th av, the said distance being measured at right angles to the line of 12th av. Sept. 25.

AV M.—Opening, from Flatbush av to Ralph av, 32d Ward. Area of assessment: At Bureau of Assessments and Arrears, 215 Montague st. Sept. 24.

GRAVESEND AV.—Sewer, both sides, bet Church av and Av C, 29th Ward. Area of assessment: Blocks 5352 and 5353. Sept. 8.

39TH ST.—Sewer in 39TH ST, bet Farragut rd and Av H, and sewer in EAST 39TH ST, bet Av G and the summit about 388 ft south, and bet Av G and a point about 160 ft north of Av G, 32d Ward. Area of assessment: Blocks 5012, 5013, 5014, 7565, 7722 and 7723. Sept. 8.

QUEENS.

17TH AV.—Opening, from Jackson av to Wilson av, 1st Ward. Area of assessment: Beginning at a point on the north side of Jackson av, where the same is intersected by a line drawn parallel to 17th av and 100 ft west of the west line of 17th av; running thence north and at all times parallel to the west line of 17th av to the north line of Wilson av; thence running east along the north line of Wilson av to a point 100 ft east from the east line of 17th av; thence running south and at all times parallel with the east line of 17th av to the north line of Jackson av; thence west along the north line of Jackson av to the point or place of beginning. Sept. 25.

BLEECKER ST.—Opening, from Brooklyn borough line to Forest av, 2d Ward. Area of assessment: At Bureau of Assessments and Arrears, Municipal Building, Long Island City. Sept. 25.

COLLINS AV.—Opening, from Metropolitan av to Flushing av, 2d Ward. Area of assessment: Beginning at a point in the south line of Flushing av where the same is intersected by a line 100 feet east and parallel to the east line of Collins av; running thence south and at all times parallel to the east line of Collins av to the north line of Metropolitan av; thence west along the north line of Metropolitan av to a point 100 ft distant from the west line of Collins av, said distance being measured at right angles to the west line of Collins av, thence running north and at all times parallel to the west line of Collins av to the south line of Flushing av, thence east along the south line of Flushing av to the point or place of beginning. Sept. 25.

REAL ESTATE NEWS.

The Week's Brokerage Sales, Leases and Public Auctions.

The total number of sales reported in this issue for Manhattan and the Bronx is 41, of which 10 were below 59th street and 17 above, and 14 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 128 and in the Bronx 296. The total amount was \$21,195,268.

The amount involved in auction sales this week was \$176,671, and since January, \$33,333,382.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

EAST HOUSTON ST.—F. Freise sold to Mary Gotterer 509 East Houston st, southwest corner of Mangin st, a 3-sty frame building on lot 20x75. Norman Denzer was the broker.

PERRY ST.—Harris and Maurice Mandelbaum bought through Ames & Co., from Margaret J. Westcott, 18 Perry st, southeast corner of Waverly pl, an old 4-sty building, on lot 22x30. This corner is in the path of the proposed extension of 7th av, and is the third corner of the kind which the Mandelbaums have purchased recently.

SPRING ST.—Harris & Maurice Mandelbaum and Jackson & Stern bought from Ellen O'Grady and Sarah Frost, represented by Denis A. Spellissy as attorney, 254 and 256 Spring st, two 3-sty brick buildings, on plot 50x58, at the southeast corner of Varick st. The property is in direct line with the proposed extension of 7th av. Adjoining it on the east is the Spring St. Presbyterian Church.

WATTS ST.—Mrs. Carrie R. Frantz, of Wilmington, Del., sold 44 Watts st, a 4-sty loft building, on lot 21x80, between Hudson and Varick sts, to the tenant.

10TH ST.—A. M. Englehart bought for investment through David Chenken the 6-sty building at 359 East 10th st between Avenue A and Avenue B, on lot 25x94.9, from maud H. Prentice.

13TH ST.—The Wilcoxson estate sold to a client of P. J. Curry, 331 to 335 West 13th st, three 4-sty buildings, on plot 56.3x80. Mr. Curry recently acquired the adjoining property at 337 from C. A. Wingert. The combined plot, 75x80, is in the rear of St. Bernard's Roman Catholic Church, fronting on 14th st. The church is said to be the buyer of the 13th st parcels.

25TH ST.—Benjamin Barnett bought the 4-sty building at 11 West 25th st, on lot 25x98.9, adjoining the northwest corner of Broadway. Mr. Barnett will erect a loft building on the site.

52D ST.—Henry D. Winans and May sold 106 East 52d st, a 4-sty apartment building for Minturn Post Collins; also the adjoining plot, 108 East 52d st, a similar building, for the Van Dyck estate. It is the intention of the buyer to improve this plot with a modern building.

53D ST.—Moore & Wyckoff sold for S. A. Reed, 123 to 129 East 53d st, to the 118 East 54th St Co. The plot 72x100.5 in connection with 121 East 53d st will be improved with a 9-sty fireproof building, containing 4 apartments on each floor of 5, 6 and 7 rooms with 2 baths each.

54TH ST.—Moore & Wyckoff sold to a client for occupancy, for Mrs. Theodor Bailey et al the 4-sty private dwelling at 55 West 54th st, on lot 16.8x100.5 ft.

Manhattan—North of 59th Street.

81ST ST.—E. Sharum sold for the Armor Realty Co. to a client the property at 311 East 81st st, a 5-sty tenement lot, on 25x102.2, between 1st and 2d avs.

83D ST.—The F. Dornberger Realty Co. sold for Frank D. Wagner to Edward Pantle the 5-sty tenement 410 East 83d st, on lot 25x102.2.

70TH ST.—Paul A. McGrolick sold for a client, 328 East 70th st, a 4-sty tenement, on lot 28x100.5, between 1st and 2d avs.

82D ST.—William Wolff's Son sold for Mrs. Maria Ruff, of Rockaway Park, L. I., to Albert Kaufman, of Manhattan, 232 East 82d st, a 5-sty double flat on lot 25.5x102.2.

84TH ST.—Bernard A. Ottenberg bought through D. & W. Mullins from the estate of Ellen Murphy 127 East 84th st, a 3-sty dwelling, on lot 20.5x102.2, between Park and Lexington avs.

98TH ST.—Lauter & Blackner sold for Adolph and Henry Block 48 West 98th st, a 5-sty flat, on lot 25x100.8, between Central Park West and Columbus av. W. H. Mehlich was associated as broker. The Moorehead Realty and Construction Co., which is the buyer, gave in exchange 988 Boston rd, a 5-sty flat, with stores, on plot 39x108.

117TH ST.—Harry Siegel sold through Jacob Rosenbaum, to Hirschfeld & Liebhoff, 312 West 117th st, a 5-sty flat, on lot 26.3x100.11, between 8th and Manhattan avs.

120TH ST.—The E. Sharum Co. sold 113 and 115 East 120th st, two 4-sty tenements, each on lot 20x100, to a client.

122D ST.—Porter & Co. sold for Philip Howell the 3-sty brownstone dwelling at 210 West 122d st, on lot 15x100.11. The buyer will occupy the house.

122D ST.—E. Sharum sold and resold 263 East 122d st, a 3-sty brick dwelling, on lot 14x71.8, adjoining the northwest corner of 2d av. The property stands on the records in the name of David N. Carvalho, who took title to it on July 9. Mr. Carvalho owned the property up to last October, since which time it has passed through several hands.

146TH ST.—Ennis & Sinnott resold through Moore, Schutte & Co., 420 West 146th st, a 5-sty flat, on plot 37.6x99.11, near Convent av. The sellers bought this property about 3 months ago from Samuel Pillis.

AMSTERDAM AV.—Slawson & Hobbs sold for George Noakes 575 Amsterdam av, southeast corner of 88th st, a 5-sty flat with stores, on lot 25.8x100.

NAEGLE AV.—John T. Duff sold to Louis Reiter a plot 300x200 ft, on the east side of Naegle av, 300 ft south of Elwood st, extending through to an unnamed street. Mr. Duff acquired this property last month from the Gildersleeve estate.

PARK AV.—Alexander Herzog sold 929 and 931 Park av, a 5-sty flat, on plot 53.3x100, on the east side, 51.1 ft south of the corner of 81st st to Edward F. McLaughlin. In March Mr. McLaughlin bought 933 and 935 Park av, adjoining, forming the southeast corner of the avenue and 81st st. With his present purchase he owns a plot 104.4x100.

PRESCOTT AV.—The Duff and Brown Co. sold for Frederick S. Brinkman to a client for occupancy the 3-sty dwelling on plot 157x99.44 at the northeast corner of Prescott av and Bolton rd.

WEST END AV.—John C. Freund sold 760 West End av, northeast corner of 97th st, a 4-sty American basement dwelling on lot 19.11 x89, to a Mr. Dickleman.

2D AV.—E. Sharum sold for Francis Spier and others to a client the 6-sty tenement with stores on plot 37.6x100 at 2371 and 2373 2d av, adjoining the southwest corner of 122d st. The property was sold in foreclosure on July 17 to the present sellers for \$43,800.

Bronx.

ANDREWS AV.—James H. Cruikshank and William D. Kilpatrick sold to Andrew E. Kalbach 2211 Andrews av, a 9-room private dwelling, on plot 50x100.

BOYNTON AV.—The American Real Estate Co. sold to an investor one of its 5-sty apartment houses, on plot 40x100, now under construction on Boynton av immediately north of Westchester av. The houses are on what is known as the Watson property, on which is a great amount of building activity, some 30 houses being under construction. A. N. Gitterman was the broker in the transaction.

BATHGATE AV.—S. B. Goodale & Perry sold for the Ver Planck Estate, four 4-sty apartment houses at the southeast corner of Bathgate av and 187th st, on plot 156x100. The property was held at \$150,000.

BOSTON ROAD.—Lautner & Blackner and W. H. Mehlich sold for the Moorehead Realty and Construction Co. the 5-sty new law house, with stores, on plot 40x100, at 988 Boston road, near 164th st, to Adolph and Henry Bloch.

FAIRMOUNT PL.—John A. Steinmetz sold for a client the plot 70x200, on the north side of Fairmount pl, 100 ft west of Clinton av.

HEATH AV.—Ernst & Cahn and J. J. Pittman sold to Alice J. Schulik, 2907 Heath av, a 2-sty dwelling, on lot 17.10x90. The same brokers recently sold 2905, adjoining, to the same buyer.

JACKSON AV.—The F. Dornberger Realty Co. sold for Edward Pantle to Frank D. Wagner the 5-sty flat on lot 25x77 at 751 Jackson av.

MAPES AV.—The Crotona Avenue Realty Co., Barnett Levy, president, sold the plot, 49.11x145.8, at the northwest corner of Mapes av and 181st st, to a builder who will improve the site with an apartment house. Property on Charlotte st near Jennings st was given in part payment.

MORRIS AV.—Kurz & Uren, Inc., sold for Thomas Hoff, 984 Morris av, a 5-sty apartment on lot 37.6x100.

PROSPECT AV.—Alexander Selkin sold for Frederick Braun to Wolf Burland the plot, 57 x157, at 985 Prospect av, between 163d and 164th sts. Mr. Burland now controls a plot at this point with a total frontage of 313 ft and a depth ranging from 146 to 165 ft, having acquired recently through Mr. Selkin the adjoining property, 256x165, to the south. These included the Liebertz property at 981, secured from the George A. Bagge Construction Co., the Ebling house at 977, bought from Frederick McCarthy, and the most southerly parcel from Bimberg & Welter. Part of the plot is now being improved with stores and a nicole. It is Mr. Burland's intention to improve the property just purchased.

SOUTHERN BOULEVARD.—The Moorehead Realty and Construction Co. sold the southwest corner of Southern Boulevard and 180th st, a plot 50x100. The Moorehead company is erecting four 5-sty apartment houses on the adjoining plot, 104x100.

UNION AV.—Stephen Schetz sold 512 Union av a 3-sty frame dwelling, on lot 18x90, adjoining the southeast corner of 150th st.

Regulations as to Real Estate Commissions.

As adopted by the Real Estate Board of Brokers of the City of New York, Inc., 115 Broadway.

Sales.

The following commissions shall be chargeable on private sales, except where a special contract has been previously made:

- For selling real estate within the limits of the Borough of Manhattan..... 1%
- For selling real estate within the limits of the Boroughs of Bronx, Brooklyn and Queens1% to 2½%
- For selling real estate within the limits of the Borough of Richmond.....2½% to 5%
- For selling leaseholds within the limits of the Boroughs of Manhattan and the Bronx (according to agreement)...2½% to 5%
- For selling real estate in the suburbs of Greater New York.....2½%
- For selling acreage within the limits of Greater New York.....2½% to 5%
- For selling country property..... 5%
- For selling leases and leaseholds in the suburbs of Greater New York..... 5%
- For selling plots or acreage in the western and southern parts of the United States 5%
- For procuring mortgage loans, 1%, or by agreement

For exchanging, the full selling commission shall be paid by each side.
No sales shall be made for a commission of less than \$100.

Should the title of property prove imperfect, whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

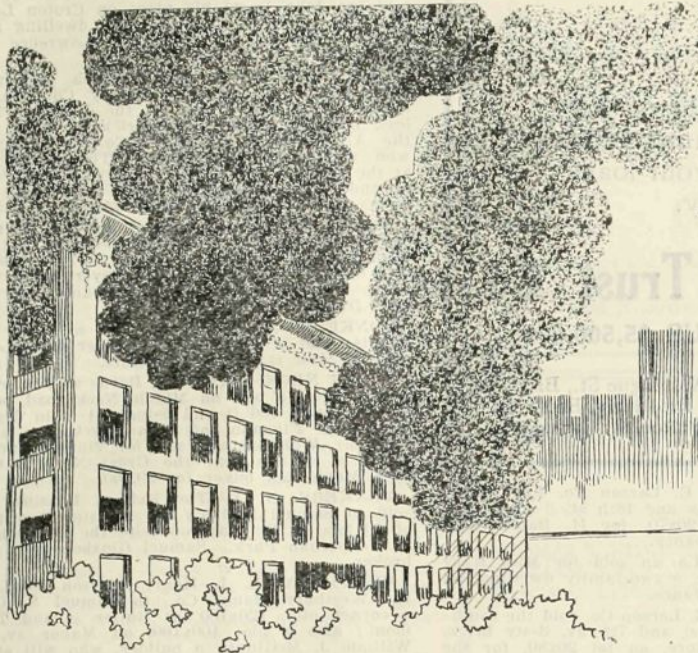
Brokerage shall be deemed to be earned, when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

Leasing and Management of Property.

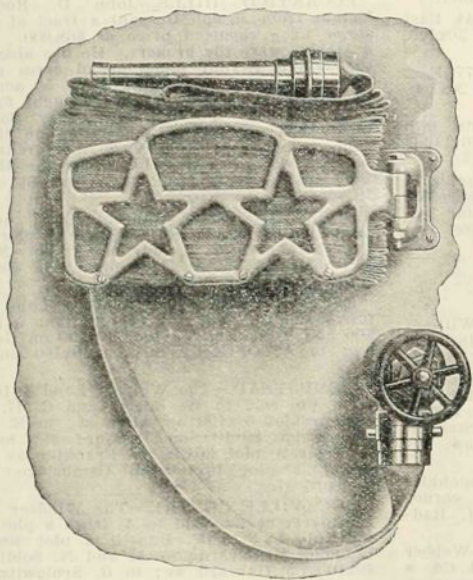
The following commissions shall be charged for the renting and management of property, except where a special contract has been previously made:

- On renting and collecting excepting by special agreement 5%
- Renting for a term of one year or under, a commission shall be charged on an amount equal to one year's rental.... 5½%
- If the term be for a period of over one year and less than three, a commission shall be charged on the average yearly rental 5½%
- Renting for a term of three years and upward but not exceeding 21 years, on gross rentals 1%
- Renting country property first year..... 5%
- Renting each subsequent year to same party 2½%
- For renewals of leases.....by special agreement between the parties.
- For leasing real estate (with privilege of purchase) the regular leasing commission; and in case of sale 1% on sale price less rental commission, for the unexpired term of lease.

—The preference of high-grade business for East Fifty-seventh street is reflected in higher prices about Madison avenue. About eighteen months ago the northwest corner of Madison avenue and Fifty-seventh street was sold at a record price of \$400,000, or \$16,000 a front foot.

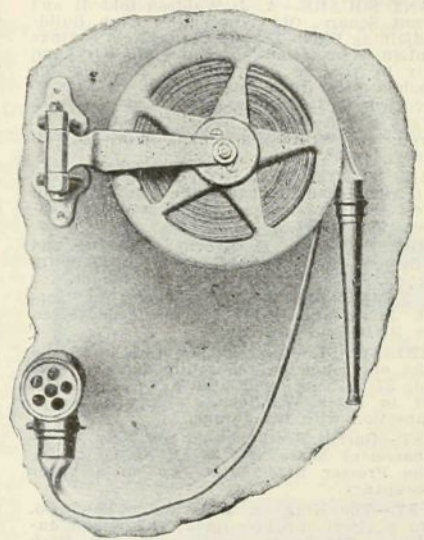


IT IS in direct defiance of the LAW to neglect to provide sufficient fire protection in apartment houses, etc.



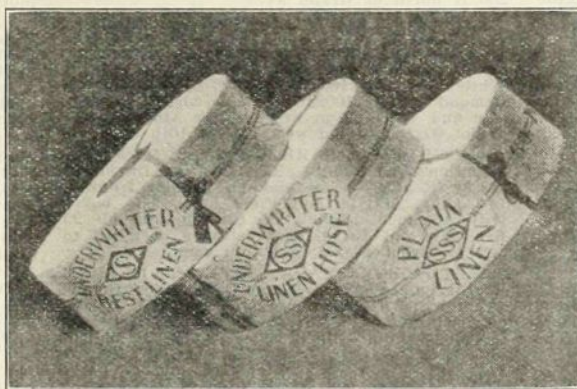
NO Apartment or Flat Building should be allowed erection until provisions are made in the specifications calling for ample and sufficient fire fighting apparatus of a nature fully in compliance with the rules set down by the National Board of Fire Underwriters. The specialties shown on this page represent but a few of the many we manufacture—each bearing the stamp of

HIGHEST POSSIBLE QUALITY



"Josico" Swinging Hose Rack

This cut shows the "JOSICO" Swinging Hose Rack with the folds laid horizontally, the design of which is exceptionally attractive for a Hose Rack of this type. These Racks are made with either wall brackets or pipe clamps and finished in all the regular styles of bronze, electro-plate and japan and also in solid brass and iron.



THIS cut shows our three grades of Approved Underwriter Linen Fire Hose. "5" Grade is tested to 550 lbs. pressure to the square inch. "555" Grade is Plain Linen Commercial Hose tested to 300 lbs. to the square inch. These grades are the best on the market.

THE "CRESCENT" FIRE EXTINGUISHER. This type of extinguisher is known as our "Bottle Breaker" and is also widely known on account of its special properties. It is adapted to any requirement. This extinguisher becomes effective instantaneously by simply inverting the machine and striking the spindle head against the ground, thus breaking the bottle and causing the acid to precipitate itself with contents of Extinguisher, thereby generating an efficient stream to check any blaze.

THE "JOSICO" FIRE EXTINGUISHER. One of our largest and best sellers owing to special attention given its construction. Its body consists of a heavy jacketed copper cylinder specially riveted with all parts carefully finished and tested. It is thoroughly in accord with Underwriter specification, and besides having their unqualified endorsement also has the approval of the leading fire authorities throughout the country. Made in three gallon size. Guaranteed tested 300 lbs. pressure.

Our Fire Fighting Specialties as shown here BEAR THE HIGHEST QUALITY STAMP; none better could be manufactured under any conditions. Your orders will receive the promptest attention and our facilities for QUICK DELIVERIES are always at your service. Send for our latest catalog and price list.

"Star" Swinging Hose Reel

This cut shows an improved design of the well known "STAR" Swinging Hose Reel with a wall bracket attachment to be used when the standpipe is not exposed. These "STAR" Reels are made in iron, bronzed, japanned or electroplated, also in brass, polished or electroplated to match hardware trim.



JOHN SIMMONS CO., 110 CENTRE ST. NEW YORK, N. Y.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

CAPITAL \$4,000,000 - - SURPLUS \$5,500,000

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

UNION AV.—Alexander Selkin and Bernard Lichtig sold for William Sinnott, 606 Union av. near 151st st, a 4-sty brick two-family house, on lot 17.6x90. The property was transferred recently by Herman Friedman to William Greenberger.

3D AV.—A. B. Kight sold 3746 3d av, a 6-sty tenement with stores, on plot 40x100, located 47 ft north of St. Paul's place.

Brooklyn.

GRANT SQUARE.—A. J. Waldron sold 31 and 33 Grant Square, Old Wheelman's Club Building, adjoining Union League Club, Eagle Savings and Loan Association to Isaac C. Kirkham, who is to enlarge and remodel building for automobile sales room and garage.

HANCOCK ST.—A. J. Waldron sold 348 Hancock st, a 2-sty brick house, for Arthur J. Waldron, to Willis Buchanan, Wm. H. H. Pinckney, agent.

JAMES ST.—The Block-Greenberg Lumber Co. bought from Isaac Levingson the plot 75x100 in the west side of James st, 215 ft south of Liberty av, for \$6,250.

SOMERS ST.—The E. Sharum Co., 104 and 104A Somers st, sold two 3-sty brick, 3-family houses on a lot 18.9x100 each to a client.

ST. JAMES PL.—The E. Sharum Co. sold 272 St. James pl, a 4-sty apartment house, on a plot 30x100, to a client.

STERLING PL.—Charles E. Rickerson sold the plot of ground on the south side of Sterling pl, 37 ft west of Flatbush av, for Louis Bonert to Peter W. Rouss, who will use it in connection with his garage.

3D ST.—Burrill Brothers sold the 3-sty American basement house, 593 3d st, on lot 20x95, for the Prosser Real Estate Co. to a buyer for occupancy.

3D ST.—The Kings & Westchester Land Co. sold to a client for investment the Kinko duplex house, 626 3d st, in their Prospect Park group of buildings.

3D ST.—The Horowitz Realty Co. sold the 3-sty dwelling, 617 3d st, between 8th av and Prospect Park West, on lot 20x95.

4TH ST.—John J. Egan bought from the Brevort Construction Co., of which E. Friedman is president, the three private dwellings, 215, 223 and 225 East 4th st. These houses were taken in exchange two months ago for property sold to a Mr. Carpenter at Cranford, N. J. D. F. Dugan was the broker in the sale.

9TH ST.—Burrill Brothers sold the 3-sty brick and stone private house, 466 9th st, on lot 20 x100, for J. S. Wright to a buyer for occupancy.

47TH ST.—Grace Baptist Church on 47th st, near 3d av, Bay Ridge, has been purchased by the Congregation Agudath Achim of Bay Ridge, of which S. Polstein is president. The property was held at about \$12,000. It is understood that Grace Church will erect a new edifice at 53d st and 6th av.

52D ST.—The O. E. Larson Co. sold 639 52d st, 2-sty brick, two families, on lot 20x100, for Charles Walsh, to a client for occupancy.

55TH ST.—The O. E. Larson Co. sold 771 55th st, for E. Larson, two-story brick, two families, lot 20x100, to a client for occupancy.

59TH ST.—The O. E. Larson Co. sold 315 59th st, a 4-sty brick, single flat, on lot 20x 100, to a client for investment.

60TH ST.—The O. E. Larson Co. sold 438 60th st, a 2-sty brick, four families, on lot 20x100, for A. Rorvig, to a client for investment.

62D ST.—Torkel Larsen sold for F. J. W. Bursch, 549 62d st, to Zophar Mills, a thirteen-room, two-family brick dwelling on lot 20x100.

62D ST.—Watson & Pittenger sold for occupancy 555 62d st, a thirteen-room, two-family brick house on a lot 20x100. The buyer paid about \$6,800.

71ST ST.—Frank A. Seaver sold 2 lots on the south side of 71st st, 260 ft. east of 10th av, for B. L. Shenton, to the Johnson Construction Co., who will immediately erect two family brick houses.

ALBANY AV.—J. W. Lamoreaux sold the 2-sty house with store at 182 Albany av of lot 23x100.

PUTNAM AV.—A. J. Waldron sold 251 Putnam av, a 2-sty frame house, for George O. Wenig to Evan W. Jones.

5TH AV.—Tutino & Cerny sold for Agnes B. Shepard, to a client for investment, the 3-sty brick store building at 5106 5th av, on lot 19.5x100.

6TH AV.—The O. E. Larson Co. sold north-east corner of 6th av and 18th st, 3-sty frame, with store, on lot 20x70, for H. Bahrenburg, to a client for occupancy.

6TH AV.—Torkel Larsen sold for Miss Mary McCole, 5822 6th av, a two-family dwelling, on lot 18x100, to M. Vance.

7TH AV.—The O. E. Larson Co. sold the south-west corner of 52d st and 7th av, 3-sty brick, two families and store, on lot 20x80, for the Embee Construction Corporation to a client for occupancy, from the plans of the builder.

8TH ST.—The E. Sharum Co. sold 341 East 8th st, a 2-family frame house, on a plot 30x100, to a client.

9TH ST.—The E. Sharum Co. sold 1977 East 9th st, a 2-family frame house, on a plot 20x100, to a client.

18TH AV.—The E. Sharum Co. sold 4194 18th av, a 2-family brick house, on a lot, 22.6x112.6, to a client.

MANHATTAN BEACH ESTATES.—Joseph P. Day sold the Paul J. Gallagher residence on Coleridge st to August H. Durbur for occupancy. The seller erected the house two years ago.

Queens.

FLUSHING.—Alfred E. Loyd sold for William Yude a recently completed house on 18th st, to David F. Atkins, inspector of public buildings for the United States Government.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Edward B. Corey his cottage known as Dean Court, in Ocean av, to Martin Strauss, who has occupied the house for the last five summers.

LONG ISLAND CITY.—Fannie J. Hotchkiss sold a plot, 100x124.4, at the northeast corner of Vernon av and 14th st to John J. Radley for investment.

LONG ISLAND CITY.—August H. Webber bought from the Astoria Heights Land Co. a plot, 50x100, on the west side of Pomeroy st, 250 ft north of Grand av.

ROCKAWAY PARK.—The Rockaway Park Realty Co., Inc., sold for Frank E. Gallagher an ocean front plot with cottage, at the corner of 6th and Triton avs; also for Mrs. J. P. White a plot 40x100 in 5th av; also for W. C. Ormond a plot 100x100 at the corner of Lincoln and Washington avs and for Albert Lyons a plot 60x100 in the west side of 10th av.

SOUTH OZONE PARK.—The A. J. Wick Construction Co. bought through the David P. Leahy Realty Co. a plot of 40 lots fronting in Ashby, Martin and Field avs. The buyer will at once begin the construction of 25 five, six and seven-room cottages designed to sell for from \$3,000 to \$3,750 each.

SOUTH OZONE PARK.—The David P. Leahy Realty Co. sold to William Carroll 402 Brinkmeyer av, a 6-room house; to Ludwig J. Reichert, 382 Ashby av; to Mrs. Margaret Heipsich, 515 Boss av, a 7-room house; to M. J. Walsh, 514 Boss av, and to Elizabeth Sheehan, lots 24 and 25, section 4, in the west side of Presberger av, between Attalie and Emily avs.

Richmond.

MARINER'S HARBOR.—Samuel Ginsberg sold for Lawrence Steers to Harry Kopp a plot, 80x439, in Harbor road, near Washington av.

HUGUENOT.—Sewell Brothers sold for the Metropolitan Realty Co. to Sydney D. Jarvis of Manhattan, a 35-acre farm.

Suburban.

HARRISON, N. J.—Edward F., William H. and Philip Walsh sold to the Hyatt Roller Bearing Co. 20 lots, 10 in the south side of Railroad av and 10 in the north side of Middlesex st, between 4th and 5th sts.

HOBOKEN, N. J.—The Norwegian Evangelical Congregational Church bought from Julius I. Kislak, a plot, 38x83 ft, at the southeast corner of Willow av and 13th st.

JERSEY CITY, N. J.—Isak Schutzberger bought from Mary Seeley, 318 Palisade av, a dwelling on plot 65x110.

JERSEY CITY, N. J.—The Continental Investment Co. sold to Sarafino Carfora a plot, 50x100, in the east side of Baldwin av, near Fleet st.

JERSEY CITY, N. J.—Abraham Boorstein sold to Rose Lerner a plot, 100x100 ft, in the north side of Bostwick av, near Jackson av, for improvement with three six-family flats.

MT. KISCO, N. Y.—Julia Beverley Higgins sold for John Dowd his place on Croton Lake road, consisting of 29 acres, with dwelling and outbuildings to Mrs. Richard Lawrence of New York.

LONG BEACH.—The Long Beach residence, formerly owned and occupied by Col. Christopher Columbus Wilson, of the United Wire-less, has been sold by Frederick P. Jones for the Allied Realty Investors Co. to a buyer, who will occupy the house. The cottage is at the corner of Laurelton Boulevard and Penn st and is of colonial design. It contains 12 rooms and 3 baths, and overlooks the ocean.

LAKE MAHOPAC.—The Elias J. Herrick homestead property, comprising 38 acres, with a large frontage on Lake Mahopac, N. Y., has been sold by E. P. Gaillard to two buyers, who will erect residences for their occupancy on the lake front.

YONKERS.—A. Failowitz & Co. sold the triangular plot of 8 lots at the corner of McLean av and 241st st, McLean Heights.

GREAT NECK.—Mrs. C. L. Barnes sold through Abram Wolf a plot on Middle Neck road, with a frontage of 186 ft and being 204 ft in depth, to George Fileman, of Great Neck, for \$18,000. Mr. Wolf has also sold for Vincent Barnes estate a cottage near the Great Neck station to a Manhattan buyer for \$9,500.

YONKERS, N. Y.—The Reliant Leasing Co. sold to Samuel Wallach for investment a plot of 10 lots on Reid av, opposite the new school in Nepperhan Park. Samuel Ginzberg was the broker.

WESTBURY, L. I.—Henry Pierson sold for the Westbury Manor Co., to Samuel S. Cox, a corner plot, 120x100, at Butler st and Tremont; also a plot 100x100, on Manor av, to William J. McGinnis, a builder, who will erect two dwellings.

POCANTICO HILLS.—John D. Rockefeller bought from Joseph Oussani a tract of over 50 acres, at a reported price of \$68,000. Nichols & Hobbie were the brokers. He has also bought the Irving Bryant place of 26 acres and the Lowrie property comprising about 50 acres. The Bryant tract is said to have brought \$20,000.

The Catholic Foreign Missionary Society a few weeks ago secured an option on the Oussani property, with a view to purchasing it for the site of a new home for the Brothers. The option is said to have expired on July 19.

OCEANSIDE.—The Windsor Land and Improvement Co. sold to F. Boyle a plot 40x100 on Ebert av; to R. Martens a plot 20x71 on Merrifield av; to A. Kapstein a plot 40x100 on Dambly av and Windsor Parkway.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to J. M. Sullivan a plot 20x 100 and to C. Kelly a plot 40x100 on Geranium av; to A. O. Kelly a plot 40x100 on Violet av.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to W. Beatty and G. H. Cottell each a plot 60x100 on Allen st; to E. Rauber a plot 80x100 on Botsford st; to J. A. Erlinger a plot 20x98 on Franklin av; to G. Coffey a plot 40x100 on Cambridge rd and Concord st.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to A. Orga a plot 60x100 on Yale av; to F. Bunelli a plot 40x100 on Langdon Boulevard; to A. and N. Soldi a plot 40x100 on Harvard av; to B. Sjulowitz a plot 40x148 on Lake View av; to J. D. Blum a plot 60x100 on George st.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to T. Comerford a plot 40x100 on Rockaway Parkway; to D. H. Tyler a plot 80x100 on Morris Parkway; to J. Binder a plot 40x145 on Merrick Boulevard; to G. Ludwig a plot 60x100 on Cottage st; to C. Kay a plot 40x80 on Madison av.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Henry F. Sawyer an Italian cottage situated on the south side of Nassau rd, between West Drive and East Drive, for a consideration of \$18,200. The house is one of those constructed by the company's own building department, from designs by Aymar Embury, II. It is of fireproof hollow tile construction, with stucco finish, and was displayed at the last exhibition of the Architectural League, being published in that organization's year book.

RECENT BUYERS.

BROWN BROTHERS are the buyers of the Chesapeake and Shenandoah apartment houses, which occupy the block front in the east side of Audubon av between 172d and 173d sts.

EVA HEYMAN is the buyer of the 5-sty flat at 420 West 146th st, the resale of which by Ennis & Sinnott through Moore, Schutte & Co. was reported recently.

THE HUDSON UNION REALTY CO. is the buyer of the Criterion, a 7-sty elevator apartment at 60 and 62 West 10th st. The property was held at \$170,000.

THE 118 EAST 54TH ST. CO. is the buyer of 123 and 125 East 53d st, old buildings, which, when taken together with 121 East 53d st, adjoining, form a plot 72x100.5. The combined parcels will be improved with a 9-sty apartment house. Moore & Wyckoff were the brokers in the deal.

LEASES—MANHATTAN.

ARMOUR & CO., of Chicago, have taken over the lease of G. H. Hammond & Co. covering the upper part of the buildings at the southwest corner of 10th av and 14th st and are negotiating with the Duross Co. for a lease of the upper part of 50 and 52 10th av, owned by Conron Brothers, with the view of establishing its offices there.

THE CROSS & BROWN CO. leased for Gustav Schock the 4th and 5th floors of the new 8-sty, concrete building, especially adapted for the automobile trade, situated at 518 to 522

West 57th st. to the Gotham Motor Car Co. The leasing of the above space completes the renting of the entire building by the same brokers which is 100 per cent. tenanted within a period of less than ten weeks from the date of its completion.

MAHLER BROS. leased their property at the southwest corner of 6th av and 31st st for a term of years to the newly formed Mahler Co., of which Bernhard Jackson is the president, and which will conduct a store for the exclusive sale of women's apparel.

SAMUEL H. MARTIN leased for Louise Wulfert the store in 35 West 60th st to the Kollin Lunch Co.

MOORE & WYCKOFF leased to the Irving Press, publishers, the Fifth av front of the 3d floor in the Silo Building, at the northwest corner of 5th av and 45th st, also in the same building, to Davis & Carlson, the Fifth av front on the 5th floor.

ALEXANDER J. ROUX & CO. leased to the Beattie Manufacturing Co. the 1st loft in 133 5th av southeast corner of 20th st.

MAX MANDEL, one of the few lace importers left in the downtown district, has just signed a lease for the store and basement in 39 to 47 West 19th st, containing 20,000 sq ft. This lease is for a long term of years. Frederick Southack & Alwyn Ball, Jr., were the brokers in the transaction.

LEROY COVENTRY leased for a term of years the dwelling at 41 West 47th st to Geo. Randolph Chester.

M. DOOB & SONS leased the store and basement in 102 and 104 5th av for a long term. This building has just recently been completed by the Rothschild Realty Co. The building is now three-quarters leased.

THE DUROSS CO. leased a vacant plot on the south side of 51st st, 100 ft east of 12th av, for the Astor estate to the Street Cleaning Department of the city of New York for a term of years; also the 2d loft in 27 Park pl for F. Gilgar to W. A. O'Connell, and the 1st loft in 110 West 14th st to Brockman Bros. for a term of years.

THE JUNCTION REALTY CO. leased the store in 1914 Broadway, through James Walsh, to James and Nora Ryan.

PEASE & ELLIMAN leased apartments in 144 East 40th st to Lloyd Howell, 104 East 40th st to H. B. Nichols, 144 East 56th st, in conjunction with Douglas Robinson, Chas. S. Brown Co., to Crawford Burton, 863 Park av, to R. H. Neilson.

THE WILLIAM S. ANDERSON CO. leased for Albert J. Rifkind 360 East 69th st, also for Howard Conkling the dwelling 1016 Lexington av and for Dr. Godfrey Pisek the dwelling 230 East 72d st.

THE ERNESTUS GULICK CO. leased space on the 8th floor in the Art Color Building at 200 to 219 West 38th st to Manger, Hughes & Manger for a term of years.

PEASE & ELLIMAN leased for Dr. Egbert Le Fevre his former residence at 25 West 56th st to Madame A. L. White. The lease is for a long term of years and the building will undergo substantial alterations, to be used as a high class dressmaking establishment.

S. OSGOOD PELL & CO. leased from the plans to Bacon & Co., factors for W. M. Alfred & Sons, distributors of silks, now at 119 Spring st, the store and basement in the 12-story building being erected at the northeast corner of 4th av and 31st st.

H. C. SENIOR & CO. leased for Susan R. Lawton and Cecile K. L. Acton the 4-sty dwelling, 127 West 76th st, to Elizabeth H. Parks; also for Franklin D. Vought the 3-sty dwelling, 175 West 88th st to Julian Heath.

WILLIAM SITTENHAM has secured under a long term lease the H. H. Rogers, Jr., house at 57 Madison av adjoining the southwest corner of 57th st. Mr. Sittenham will immediately commence altering these premises into stores, studios and bachelor apartments. The Douglas Robinson, Charles S. Brown Co. and Henry D. Winans and May were the brokers in this transaction.

JOHN G. TAYLOR leased for Richard Wightman, Jr., the 5-sty residence, 223 West 137th st, to Mary Dreyer; also for William S. Young the 3-sty dwelling, 220 West 131st st to Mary F. Kiernan; also for Henrietta Levy the 3-sty dwelling, 111 West 136th st to Mary Hoffman; also for Eva Scott the 3-sty dwelling, 152 West 136th st, to Mrs. Louis Jacob, and for William S. Young the 3-sty house, 218 West 132d st, to Theodore Wunderlich.

DOUGLAS L. ELLIMAN AND CO. leased a large apartment in 960 Park av to Henry G. Silleck, Jr., for a long term of years; also an apartment in 970 Park av to Spencer Turner, an apartment in the Westminster to H. Boardman Spalding, an apartment in the Surrey, 122 East 82d st to Mrs. R. D. Hyde, Lawrence T. Durant and Arthur J. McKenna.

THE INTERNATIONAL AMUSEMENT AND REALTY CO. leased to Benjamin F. Keith, of the Fifth Avenue Theatre, property at 1187 and 1189 Broadway and 29 to 35 West 28th st. The lease is for five years, from May 1, 1916, at an annual rental of \$55,000, and carries with it renewal for a similar period.

FREDERICK FOX & CO. leased for the Building & Engineering Co., the 9th loft in the new building now in course of construction at 40 to 46 West 25th st, for a long term of years to the Imperial Dress Co., Inc.; also for the Security Bank, the 2d loft at the northeast corner 5th av and 14th st, to Louis Cohen; and for William F. Lott the store and basement in 89 Worth st, to Nathan A. Polonsky.

ROYAL SCOTT GULDEN leased for Pease & Elliman space in 557 5th av to Mme. Adair.

THE STERLING BUILDING AND OPERATING CO. leased to William Daly and George A. Boyd for 10 years a 3-sty garage to be erected on the west side of Wadsworth av, 25 ft north of 176th st. It will occupy a plot 75x100

The Title Insurance Co., of New York

CLINTON R. JAMES, President
JOHN D. CRIMMINS, Vice-President
CYRIL H. BURDETT,
Gen'l Mgr. and Counsel

FRANK L. COOKE, Secretary
CHAUNCEY H. HUMPHREYS, Ass't Sec'y
GERHARD KUEHNE, Jr., Ass't Treas.
Hon. ABRAHAM R. LAWRENCE, Counsel

Capital and Surplus, \$3,000,000

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

135 Broadway, Manhattan, and 203 Montague Street, Brooklyn

New York Real Estate Security Co.

42 BROADWAY, NEW YORK

CAPITAL STOCK \$3,950,000

OFFICERS

THOMAS B. HIDDEN, President
WILLIAM E. G. GAILLARD, Vice-President
FRANK C. LITTLETON, Vice-President

LEGARÉ WALKER, Treasurer
CHARLES R. McCARTHY, Secretary
E. J. ROBERTS, Comptroller

6% MORTGAGE BONDS

Offered at par (100) and interest.

Denominations—\$1,000, \$500, \$100.

Principal and interest thoroughly secured by best class of improved, income-producing real estate on Manhattan Island, New York City.

Tax exempt in New York State.

A conservative and safe investment you should be familiar with.

and is estimated to cost \$40,000 by Architects Moore & Landsiedel, who filed the plans with the Building Department last week.

G. W. EARNEY leased the 4th loft in 5 and 7 East 16th st to Nathan Dvorkin.

LEROY COVENTRY leased the dwelling at 331 West End av to Morton Openheim for a term of years.

M. & L. HESS leased the 2d loft in 31 to 35 West 15th st to the Imperial Thread Co., the 4th loft in 48 West 22d st to Cohen & Lubarsky, the 11th loft in 116 and 118 West 29th st to the Premier Engraving Co., and the westerly half of the 7th loft in 28 to 32 West 36th st to Adolph Koeppel.

JOHN J. KAVANAGH leased for Louis B. McCagg 31 East 83d st, a 4-sty dwelling on lot 18.8x70.

GEORGE W. MERCER & SON leased to J. Mulcahey the 3-sty dwelling, 123 Charles st, and to MacMichael the dwelling at 409 West 18th st; also for Marietta Ludington the brick stable, 554 West 28th st to William S. Brown Electric Co.

THE H. M. WEILL CO. leased the dwelling at 216 West 34th st for Harold T. Leake to Margaret N. de Denko, who will alter the place for business and open a first-class lunch room; also 260 West 34th st for Klein & Jackson to J. Cerina; also the top loft in 130 West 37th st, for the No. 130 West Thirty-seventh Street Corporation to Gabbe Bloch.

F. DeR. WISSMAN leased the store in 898 Park av, northwest corner of 78th st, to the Acker, Merrill & Condit Co.

YOUMANS, hatters, for many years located at 536 5th av, leased from the Pinchot estate the store in the new building at 21 West 46th st, through Daniel Birdsall & Co. The lease is important, as it marks the removal of another of Fifth avenue's retailers to the side streets, where a new high-class retail colony is rapidly forming.

WILLIAM WOLFF'S SON leased the store at the southeast corner of 79th st and Lexington av; store in 1125 Lexington av; store in 1598 2d av; private dwelling at 150 East 79th st; the 3-sty building at 164 East 77th st, and 2 lofts in the building 312 and 14 East 96th st.

LEASES—BROOKLYN.

THE O. E. LARSON CO. leased 5312 5th av for Charles Hartman to Acker, Merrill & Condit, for five years, also the southwest corner of 3d av and 51st st, formerly the Borough Bank, for 15 years to Thomas McMyler for Mrs. Jennie Greenebaum, owner, also the southeast corner of 7th av and 52d st, for George Plambeck, to a client for 5 years.

CHARLES E. RICKERSON rented 22 7th av, between Sterling and Park Place, a 3 1/2-sty brownstone dwelling, for Mrs. Annie Dunbar O'Meara to Mrs. Mercy McCarter, for a term of years.

REAL ESTATE NOTES.

SAMUEL H. MARTIN has moved to 1974 Broadway, at the corner of 67th st.

ELECTUS T. BACKUS has been appointed agent of the apartment house, 112 Cathedral Parkway and 111 and 207 West 84th st.

THOMAS J. O'REILLY has moved his real estate office to the southwest corner of Broadway and 106th st. He announces that during the month of June he obtained the management of 29 different properties and placed loans aggregating \$1,500,000.

REAL ESTATE MORTGAGES

Mortgage Loans Is Our Business

We are constantly negotiating loans for prominent lenders and borrowers, thus indicating the value of our service to both.

Twenty-six years of mortgage loan experience and a complete equipment enable us to render this service.

For efficient service, call, write or 'phone

Remsen Darling
Tel. 3500 Cortlandt 170 Broadway
Member Real Estate Board of Brokers

Officers and Directors of the Brooklyn Board of Real Estate Brokers

<p>WILLIAM G. MORRISEY - President FRANK H. TYLER - Vice-President THOMAS HOVENDEN - Treasurer EUGENE J. GRANT - Secretary</p>	<p>DIRECTORS</p> <p>DeHart Bergen Isaac Cortelou William F. Rae Thomas Hovenden Frank H. Tyler Wm. G. Morrisey C. C. Mollenhauer</p> <p>Howard O. Fyle Eugene J. Grant Isaac H. Cary David Porter A. J. Waldron F. B. Snow William H. Smith</p> <p>Fenwick B. Small</p>
<p>DIRECTORS EX-OFFICIO</p> <p>John Pullman Arthur B. Gritman</p>	

WILLIAM G. MORRISEY

BENSONHURST and
30th WARD PROPERTIES

189 MONTAGUE STREET

Established 1879 Telephone Main 5357

The WINDSOR PLAN

is the surest method of acquiring the two most coveted things in Man's Life

A HOME AND MONEY

It enables the man of modest means to put his savings into real estate and receive the same percentage of profit as the millionaire and with the same security for his investment.

Write for information to the Publicity Department, 224 West 34th Street, New York City.

Windsor Land and Improvement Co.

D. MAUJER McLAUGHLIN, President
Main Office
Times Bldg., 42d St. and Broadway, N. Y.
Brooklyn Office
Temple Bar Building, Brooklyn
Pennsylvania Terminal Office
224 West 34th Street, New York
The Largest Developer of Long Island Property

COLONIAL Wall Paper Co.

CHARLES A. BODIN, Manager

Wholesalers
Importers
Retailers

HIGH GRADE PAPER HANGINGS

29-31 DE KALB AVE.
BROOKLYN, N. Y.

ASK YOUR DECORATOR TO SHOW YOU
"THE COLONIAL LINE"

Members Brooklyn Board of R. E. Brokers

HOWARD C. PYLE GEO. H. GRAY

General
Brooklyn Real Estate
Brokers

Howard C. Pyle Co.

Real Estate Expert Appraising
Mortgage Loans Insurance

199 Montague Street, BROOKLYN
Telephone, 3385 Main

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT
Real Estate Appraiser
Broker and Auctioneer

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

BROKERS, ATTENTION

322 Greene Ave., Brooklyn, opp. Andrew Jackson Club. 2½ story and basement brick; new plumbing; new furnace; new roof; new decorations; price \$6,750. Mortgage \$4,000, at 5%. Full commission paid on sale.

Tanko Inc.

189 MONTAGUE STREET
BROOKLYN, N. Y.

GIBBS & KIRBY have been appointed agents of the St. James Court, at the southeast corner of 92d st and Broadway; also the Hanover, at the northwest corner of West End av and 100th st.

HENRY BRADY has been appointed receiver of rents of 949 1st av, pending foreclosure proceedings.

DOUGLAS L. ELLIMAN & CO. have been appointed joint renting agents with Frederick Zittel & Son of the new 10-story apartment house on Madison av, between 82d and 83d sts, known as the Schermerhorn.

WILLIAM A. WHITE & SONS have placed the following loans: For the 440 Fourth Avenue Co. a building and permanent loan of \$600,000 at six and five per cent., to erect a 16-story building at the southwest corner of 30th st and 4th av; for A. H. E. Grannis, \$75,000 at five per cent. on 304 West 99th st, a 7-story apartment; for the Altson Co., \$125,000, at five per cent., on 153 to 159 West 15th st 7-story lofts; for the Plymouth Realty Co., \$80,000, at five per cent., on 257 and 259 West 38th st, a 10-story hotel; for Sauer Realty Co., \$85,000, at five per cent., on 521 and 523 West 122d st, a 6-story elevator apartment; for Charles E. Hoffman, \$200,000, at five per cent., on 30 and 32 West 21st st, 12-story lofts; for T. J. Mooney, \$60,000, at five per cent., on 403 to 407 East 23d st, a 6-story stable; for Lulu Quigg, \$65,000, at five per cent., on 1105 and 1107 Amsterdam av, a 6-story flat; for A. Klenk, \$42,000, at five per cent., on 805 and 807 Lexington av, 4-story dwellings; for Baker, Carver & Morrell, \$100,000, at 4½ per cent., on the southeast corner of Water st and Coenties slip, an 8-story building; for R. H. Canalizo, \$45,000, at five per cent., on the northeast corner of 71st st and Lexington av; for the Lower Manhattan Realty Co., \$270,000, on the block front on Broad st, from Pearl to Water sts, old buildings; for S. Moll, \$61,500, at five per cent., on 118 to 122 West 139th st, 5-story flats, and for R. Doctor, \$150,000, at five per cent., on the southwest corner of 140th st and 7th av, a 7-story apartment; for the 11 East 68th St Co., a loan of \$800,000, on northwest corner 68th st and Madison av. A total of \$2,825,000.

JAMES R. ROSS, who conducted his real estate business at 1297 Fulton st, Brooklyn, for a number of years, has moved to 568 Nosstrand av, near Atlantic.

JOHN C. FREUND denies the recently reported sale of his home at 760 West End av. There is no foundation for the report.

SAMUEL GENEEN negotiated the sale of the 7-story elevator apartment house known as the Criterion at 60 and 62 West 10th st, for S. L. Cohen of the Hudson Union Realty Co., recorded last week. It was held at \$170,000.

JOHN A. STEINMETZ was the broker for the plot sold on north side of Fairmount pl, 70x 200, about 100 ft west of Clinton av.

VASA K. BRACHER has been appointed agent of the following properties: 82 and 84 Broad st, 105 West 76th st and 339 West 86th st.

DANIEL LODGE BRANDT, a real estate operator at 156 Broadway, died on Wednesday at his home in Far Rockaway.

North Shore Estates.

Many new mansions are appearing along the north shore of Long Island, and some splendid estates are being laid out under the direction of landscape architects, or old places are being remodeled. J. Pierpont Morgan, Jr., is occupying his new redstone mansion on East Island, Glen Cove, finished this spring. The grounds are being beautifully treated. The new marble and white stucco house of Herbert L. Pratt, on the mainland, is well under way. Houses were finished for John T. and George H. Pratt last year on adjacent acres.

In the same vicinity Mr. Berquest, of the United States Steel Corporation, is laying out a large estate preparatory to building an imposing residence. The new stucco residence of F. C. Jennings, of Brooklyn, at Hull Neck is now occupied by his family. The handsome place of P. G. Smith on Center Island, in the town of Oyster Bay, is nearly completed. It is built of brick in the English manor style. The stables and wall gardens are finished.

RENTALS AND WAGES.

Here and Abroad—A Comparison of the Cost of Living in Various Lands.

The average daily compensation of railway employees of all classes for the year 1910 was, in the United States, \$2.23; in the United Kingdom, \$1.05; excluding supplementary allowances negligibly affecting the average, it was in Prussia-Hesse eighty-one cents and in Austria eighty-nine cents. The lowest paid railway employee in the United States, the ordinary trackman, receives a greater compensation than many of the railway employees of France, even those of higher grades and responsible duties. The compensation of railway employees in the United States is from two to three times as high as in Italy.

A bulletin from the Bureau of Railway Economics at Washington contains this information. In respect to rentals and the cost of household supplies the bulletin further says:

"The rental of a three or four room house or flat is almost as high in Berlin, Paris or London as throughout the United States, but in England and on the Continent it generally runs from \$30 to \$90 a year less. The quantity of food and fuel estimated by the Board of Trade of England as the standard consumption of a typical workingman's family costs in the United States 17.8 per cent. more than in France or Germany, 35.3 per cent. more than in Belgium and 38 per cent. more than in the United Kingdom.

"It is well within the truth to estimate in a broad and general way that while the cost of living of a railway employee in the United States is less than fifty per cent. higher than that of a corresponding employee in the United Kingdom or on the Continent, his compensation averages more than twice as great."

High Buildings More Profitable.

William E. Harmon, of Wood, Harmon & Co., real estate developers, is of the opinion that low buildings are more proportionately profitable than tall ones, and he has said that almost any piece of Broadway property would have yielded a larger net return to its owners during the past one hundred years had no building more than two stories ever been constructed thereon.

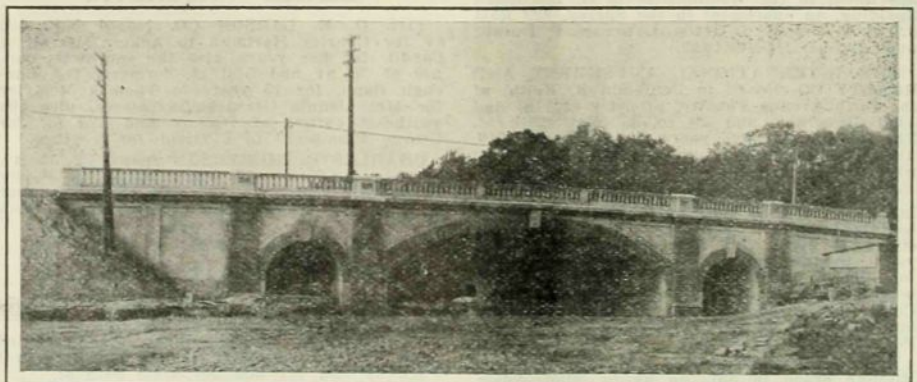
Again Mr. Harmon says: "The craze for high buildings is a passing fancy, for which their projectors are paying a costly price in bitter experience."

Herman De Selding, holding the opposite opinion, points to the new Fourth avenue to prove that Mr. Harmon is in error. He is reported in an interview as saying:

"Look at Fourth avenue, for example. Or turn to the district west of Broadway, from 23d to 42d street. In other words, where the tall buildings are found with the protection and conveniences afforded, there you will find the best class of tenants and the recentering of business activities, drawn from the old class of buildings.

"Note the changes in the silk, dress goods and dry goods districts. As for the district south of City Hall Square, the procedure noted is even more manifest, in that every change, with perhaps one or two exceptions, is towards the erection of the so-called 'skyscraper.' Now, if this attitude is nearly universal, and owners are unanimously of the opinion that the economic development is in the erection of tall buildings, that they are all wrong in pursuing the 'craze.'

"The only way to earn a fair return on land worth from, let us say, \$100 to \$600 per square foot, is to build upwards.



ONE OF THE NOTABLE HIGHWAY IMPROVEMENTS IN THE BRONX.

Arch for Jerome Avenue Over Mosholu Parkway Just Completed Under the Direction of Cyrus C. Miller, Borough President, Thos. W. Whittle, Commissioner of Bridges and R. H. Gillespie, Chief Engineer.

The Pacific Panama Exposition.

Ground has been broken for the Pan-ama-Pacific International Exposition in 1915 and during the coming year much construction work on this project will be under way. A large corps of architects are working on the plans and the scope of these indicate that without a doubt this exposition will be the greatest ever attempted. One great feature will be the number of buildings of permanent construction that will be left for the city of San Francisco as well as parks and boulevards.

Among the structures upon which work will be commenced within a short time is the \$3,000,000 depot to be erected by the Southern Pacific Company at the foot of Market street, an addition to the Palace Hotel to cost \$500,000, an eleven-story structure to be erected by the Standard Oil Company at Sansome and Bush streets for its own needs, the United States Customs building at Sansome and Pine streets, an office building to be erected at a cost of \$600,000 by the Sharon Estate at New Montgomery and Stevenson streets, an apartment house on Sutter street and two buildings on Ellis street by the same interests at a cost of over \$1,000,000, the Sly Apartments on Nob Hill and an addition to the St. Francis Hotel.

Transit and the Housing Problem.

Transit has begun to catch up with the city. It has opened up the country. In consequence the city is again being transformed—in this country by the suburban communities which encircle it; in Belgium by the sale of cheap working-men's tickets on State-owned railroad lines which enable the workman to travel twenty-four miles for 2 cents and live on the farms and in the far outlying villages.

In England improved transit has given birth to the garden suburb. It has made possible the garden city. This is England's latest, possibly her greatest, contribution to the city problem, to the housing of the workman, the clerk and the moderately well-to-do classes of the great cities. * * * London, Liverpool, Glasgow, Sheffield, all the large cities of Great Britain, have vainly struggled with the housing problem. They have built municipal dwellings, have tried to control private tenements, but the inrush of people swamped their most ambitious efforts.—Frederic C. Howe, in the July "Scribner."

Barge Canal Work.

The New York office of the State Engineer, in the Whitehall Building, is preparing contracts for dredging at the site of the canal terminals to be built in Gowanus Bay, at the foot of Hicks and Henry streets, and in Newtown Creek. Both sites have been obtained by the State.

The improvements at South Brooklyn will consist of two piers each one thousand feet or more in length, with the necessary bulkhead wall. At Greenpoint, on Newtown Creek, there will be four piers each three hundred feet long.

State Engineer Bensen says that presently he will be able to have the complete plans of the terminals ready for inspection. The total estimated cost of all the terminal stations to be erected in this city, including real estate, is \$9,740,000.

Really Fireproof.

A fire started recently on the lower floor of a factory building in Brooklyn and spread to the second floor. Hundreds of operators on the floors above watched the firemen working below. There was absolutely no danger—the building was of reinforced concrete and the spreading of the fire from floor to floor was completely blocked by fire doors at the elevator shaft. Such must be the construction of the future.—Universal Bulletin.

New Station at Scarborough.

Work has commenced on the foundation of the new station to be erected by the New York Central lines at Scarborough. The structure is designed to be one of the finest along the length of the system. The main station will be west of the tracks, as the heaviest traffic is to the New York City trains.

—The stockholders of the Title Guarantee and Trust Company will hold a special meeting on August 20 to vote on increasing the capital stock of the company from \$4,375,000 to \$5,000,000.

A Perfect Floor Plan.

The distribution of the various rooms in a detached dwelling in their relation to exposure and sunlight should receive consideration according to the following facts, says the Bulletin of the Real Estate Board of Brokers:

A western or southwestern exposure is not good for a dining-room, as the afternoon sun heats it unreasonably in summer. The outlook should be preferably to the south or east or to the north as a last resort, but never to the west unless unavoidable.

The living room, which should be bright and cheerful, should face the east. The morning room, drawing-room or reception room, usually little used, can face to the north or west.

The library must be dry, may face the east. The morning room should face east or southeast. Kitchens require cool locations where possible, and the northerly exposure is therefore best.

Bedrooms should have the utmost possible amount of sunlight as it is materially conducive to health, and in building the positions of the beds should be indicated on the plans. You should not have them in a direct draft between doors or windows or windows and fire-place, nor should the eyes of the sleeper face the light on awakening, neither should the side of the bed be placed against the wall. Every bedroom should have an open fire-place on a ventilating flue.

Bathrooms and plumbing on different floors should be placed over one another to give direct simple drainage. Ceilings should be from 10 to 11 feet from the floor in the clear, and the windows are often best deigned when grouped, as inside wall space is essential.

Windows that are too large and too many make the house hot in summer and cold in winter, but this may be remedied in part by using plateglass.

Co-operative Street Lighting.

The spread of special street lighting on the basis of a co-operative arrangement between the merchants and the street-lighting companies is very noticeable in other cities. Lighting by means of lamp-posts with incandescents enclosed in handsome glass globes is recommended by illuminating engineers, for the reason that it produces the effect of a larger source of light, having less intrinsic brilliancy but easier for the eye and more artistic. Numerous forms of lamp-posts and designs of ornamentation have been produced.

The fact that park commissioners are adopting this method is proof of the superior artistic effect of incandescents arranged at more frequent intervals than the more powerful but more scattered arc lamps which they are supplanting, although arc lamps are necessary in large cities at places where it is impossible to obtain the same degree of illumination in any other way.

The expense of installing and maintaining ornamental street lighting posts is often borne by the electric service company which supplies the electricity, the rate for the service being made to include interest and depreciation, the cost of current and the cost of keeping the globes clean, renewing the tungsten lamps, and other maintenance charges.

—The price of beef is not so disconnected from the price of real estate in New York City that anyone having a stake in lands or buildings can ignore it. If by reason of ungainly and inadequate facilities for handling meats and produce the cost of supplying the family table is made unreasonably higher here than it is elsewhere, then emigration to "elsewhere" will certainly multiply and work dire consequences upon apartment house owners. More moderate living costs supplemented by lower rents, is a strong attraction to housewives, who most often decide the question of where the family shall live.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 2, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertis'd Legal Sales.

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

JOSEPH P. DAY.

39TH st, 328 E (*), ss, 350 e 2 av, 25x 98.9, 5-sty bk tnt & str; due, \$15,907.63; T&c, \$1,271.71; Melvina S Dennett et al admrx. 16,000

**BROOKLYN'S OLDEST
Real Estate Office**
FIRM ESTABLISHED 1843

**The Chauncey
Real Estate Co.**
187 MONTAGUE ST.
BORO OF BROOKLYN, NEW YORK CITY
Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL
Real Estate Brokers

Members
Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers

Money to Loan on First Mortgages
4½ and 5%

Joseph T. McMahon
REAL ESTATE and
MORTGAGE LOANS

**188 and 190 MONTAGUE STREET
BROOKLYN**
Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Telephone {44/45} Bedford Established 1884

Member
Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests

FRANK H. TYLER
REAL ESTATE BROKER
Appraiser Manager
Expert Testimony Mortgage Loans

1183 FULTON ST., BROOKLYN

Firm Established 1874

CORWITH BROS.
Greenpoint
Real Estate

Factory Sites
A SPECIALTY

Mortgage Loans, Appraisals, Insurance
Entire Management of Property

851 Manhattan Ave., Brooklyn

WM. H. SMITH
Real Estate Auctioneer
Broker and Appraiser

Special attention given to Auction
Sales of Real Estate, for Executors,
Trustees, Receivers, Partition, Fore-
closure or Voluntary Sales, with best
possible results.

REAL ESTATE BUILDING
189 Montague St. Brooklyn
Telephone 1963 Main

ESTABLISHED 1879

William P. Rae Co.

Main Office
180 MONTAGUE STREET
Uptown Branch
400 Nostrand Av., adj. Gates Av.

MANAGERS
APPRAISERS
AUCTIONEERS
BROOKLYN AND QUEENS

WE REPRESENT
JAMAICA HILLCREST
SEA GATE N. Y. HARBOR
OFFICE ON EACH PROPERTY

Member Brooklyn Board of R. E. Brokers

DAVID PORTER

Real Estate Agent
Broker, Appraiser

APPRAISER FOR
The State of New York
The City of New York
The Home Trust Company
The Equitable Life Assurance Society
The U. S. Title Guaranty Co.

189 MONTAGUE STREET
Telephone, 828 Main BROOKLYN, N. Y.

Members
Brooklyn Board of Real Estate Brokers

BROOKLYN
ESTATE MANAGERS
CHAS. L. GILBERT, President

NOAH CLARK, Inc.

REAL ESTATE
INSURANCE

Water Fronts, Factory Sites, Appraisals
Main Office
837 Manhattan Avenue
Branches
545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Member Brooklyn Board of Real Estate Brokers

Fenwick B. Small

BROKER
APPRAISER
MANAGER

939 Broadway, Brooklyn, N. Y.
Telephone, 5180-5181 Williamsburgh

Speculators—Have you seen our lists?
Investors—Is your property managed efficiently?
Owners—Is your property on our lists to rent or for sale?

IF NOT—You Are Losing Opportunities.

BULKLEY & HORTON CO.

Phone Myrtle and Clinton Aves.
Bedford 5400 Bedford Ave. and Bergen St.

CLARENCE B. SMITH

Real Estate
Broker, Appraiser and Manager
Established 1890
Phone, 661 Bedford 1424 FULTON ST.

J. Sterling Drake

29 BROADWAY, NEW YORK

Real Estate. The best of everything, the greatest bargains anywhere, everywhere. See me. At your service.
Expert for Richmond Borough.

***110TH st, 170 E (*), ss, 145 w 3 av, 25x100.11, 6-sty bk tnt & str; due, \$5,009.34; T&c, \$471.10; sub to pr mtg of \$26,000; Emma Pawel, 26,154**

***113TH st, 72 E (*), ss, 180 w Park av, 25x100.11, 5-sty bk tnt & str; due, \$20,471.15; T&c, \$694.62; Lawyers Mtg Co, 18,100**

***119TH st, 360 W (*), ns, 231 w Manhattan av, 19x100.11, 3-sty & b bk dwg; due, \$10,797.88; T&c, \$131.20; Germania Life Ins Co, 10,000**

***139TH st, 261 W (*), ns, 80.1 e 8 av, 19 x99.11, 4-sty bk dwg; due, \$12,758.98; T&c, \$400; Chas Lanier et al trstes, 10,000**

***172D st (*), ws, 100 s Boston rd, 50x100, vacant; due, \$1,660.07; T&c, \$259.89; Rosie D Otto, 2,000**

***Franklin av, 1390 (*), es, 38.1 n Jefferson pl, 37.6x100, 5-sty bk tnt; due, \$7,898.98; T&c, \$292.80; sub to a first mtg of \$26,000; Jas T Barry, 34,142**

***W Bway, 174 (*), ws, 50 n Worth, 25x50, 1-sty bk str; due, \$9,523.03; T&c, \$167.88; Henry McGoughran, 12,600**

D. PHOENIX INGRAHAM.

***Home st, ss, Bryant av, ses, West Farms rd, nws (*), triangular block, 120.6x157.7x203.11, vacant; due, \$3,333.62; T&c, \$835; sub to a mtg of \$13,000; Jennie K Stiefel, 15,075**

***Bryant av, ses, Home st, ss, & West Farms rd, nws, the blk, see Home, ss Bryant av, ses, & West Farms rd, nws.**

***West Farms rd, nws, Bryant av, ses, & Home st, ss, see Home, ss, Bryant av, ses, & West Farms rd, nws.**

CHAS. A. BERRIAN.

***140TH st E, nwc Cypress av, see Cypress av, nwc 140th.**

***Cypress av, nwc 140th, 95.9x188.4x95x200.5, vacant; due, \$25,674.50; T&c, \$751.68; Moser Arndtstein et al defend-ant, 28,600**

J. H. MAYERS.

***120TH st E, nec Madison av, see Madison av, nec 120th.**

***Locust av, 280, es, 255 n 138th, 260x325 to East River x261x364, 1-2 & 3-sty bk bldgs of marble works; due, \$264,914.56; T&c, \$9,312.53; adj sine die.**

***Madison av, 1839, nec 120th, 17.9x83, 3-sty stn tnt & str & 1-sty bk str; due, \$1,197.79; T&c, \$788.54; adj to Aug 20.**

SAMUEL MARX.

***Kepler av, 4312 (*), es, 40 n 237th, 24x100, 2-sty b kdwg; due, \$5,403.44; T&c, \$239.77; Helen M Putney et al admrs, 4,000**

Total \$176,671
Corresponding week, 1911... 1,273,431
Jan. 1, 1912, to date..... 33,333,382
Corresponding period, 1911... 31,663,973

AUCTION SALES OF THE WEEK.

BROOKLYN.

*The following are the sales that have taken place during the week ending July 31, 1912:

WM. H. SMITH.

Hemlock st, es, abt 3.7 n Belmont av, 33.2x— to Railroad av x33.10x205.10; Mary E Chase, 500

20TH st, ss, 300 e 3 av, 25x100; North American Brewing Co, 5,951

59TH st (*), ns, 300 w 19 av, 60x100.2; Henry W Gaines, 4,500

80TH st (*), ses, 220 nw 20 av, 60x100; Mary J MacNicol, 3,150

Beverly rd, sec E 29, 20x87; Andrew Schmitt, 3,485

Ovington av (*), nes, 140 se 12 av, 40x136.4; Jas A Shepard, 3,350

Park av (*), ns, 40.4 w Clinton av, 61.9x94.10; Robt Ward, 7,500

10TH av (*), ses, intersec nes 82d, 100x88.10; Eliz M C Merwin, 3,675

WM. P. RAE CO.

17TH st, 2126 E; Sheriff's sale of all right, title, &c; withdrawn.

43D st, sws, intersec ses 12 av, 100x20.2; withdrawn.

Pitkin av, ss, 131.3 e Miller av, 18.9x100; A F Behre, 2,000

Stone av, es, 50 n Liberty av, 50x100; Sheriff's sale of all right, title, &c; withdrawn.

Lot 53 (*), sect 18 blk 6081; Jennie M Hamilton, 500

Lot 15 (*), sec 18 blk 6091; Jennie M Hamilton, 625

JAMES L BRUMLEY.

Prospect pl (*), ss, 420 e Howard av, 20x127.9; Edith Parker, 5,025

JOSEPH P. DAY.

Devoe st, 67, ns, lot 2636, map of 3d district of the City of Williamsburg, 25x100; Jas S Lynch; corrects error in last issue as to description of property, buyer & consideration, 8,000

Devoe st, 72, ss, 150 e Lorimer, 25x100; Josephine G McKenna; corrects error in last issue as to consideration, 3,500

CHARLES SHONGOOD.

Hawthorne st (*), ns, 538.6 w Nostrand av, 46.6x166.8; Carl Ernst, 8,500

Hemlock st (*), ws, 280 s Pitkin av, 20x100; foreclosure of tax lien; Harry Zirinsky, 25

Seeley st (*), nwc 18th, 100x100; Metropolitan Lumber Co, 6,315

E 21ST st (*), ws, 380 n Av P, 40x100; Merchants' Co-operative Mtg Co, 6,500

59TH st (*), ss, 100 e 13 av, 20x100.2; foreclosure of tax lien; Harry Zirinsky, 25

84TH st (*), ss, 456.6 w 5 av, 20x177.8; foreclosure of tax lien; Harry Zirinsky, 25

Lot 14 (*), blk 6081, Sec 18; Jennie M Hamilton, 630

Total \$62,281

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3203-10 3 av, unless otherwise stated.

AUG. 3.
No Legal Sales advertised for this day.

AUG. 5.

171ST st, 535-9 E, ns, 100.2 e 3 av, 55.1x117.4x55x120.1, 2 5-sty bk tnts; Jas G Wentz agt Chas Bjorkegren Inc et al; Boothby, Baldwin & Hardy (A), 71 Bway; Jas A Taylor (R); due, \$44,791.66; T&c, \$1,121.44; Joseph P Day.

234TH st E, nec Carpenter av, see Carpenter av, sec 235th.

235TH st E, see Carpenter av, see Carpenter av, sec 235th.

Barnes av, nwc 213th, 52x98x50x114, Van Nest; State Savgs Bank of City of N Y agt Gaetano Di Puma et al; Robt H Grimes (A), 14 Wall; Percival H Gregory (R); due, \$15,349.84; T&c, \$326.79; Joseph P Day.

Carpenter av, nec 234th, see Carpenter av, sec 235th.

Carpenter av, sec 235th, 27x105.5; also CARPENTER AV, nec 234th, 25x105.5, Wakefield; Northern Bank of N Y agt Max Germansky et al; Breed, Abbott & Morgan (A), 32 Liberty; Gilbert H Montague (R); due, \$3,911.68; T&c, \$350.04; mtg recorded July 9'07; Joseph P Day.

Mulliner av, ws, 275 s Brady av, 25x100, Van Nest; Geo C Van Tuyl as Supt of Banks, agt Pelham Parkway Realty Co et al; action 1; Frank M Patterson (A), 27 William; Jas A Foley (R); due, \$1,173.29; T&c, \$—; Henry Brady.

Mulliner av, es, 225 s Brady av, 25x100, Van Nest; same agt same; action 2; same (A); same (R); due, \$1,173.20; T&c, \$—; Henry Brady.

Mulliner av, ws, 200 s Brady av, 25x100, Van Nest; same agt same; action 3; same (A); same (R); due, \$1,173.29; T&c, \$—; Henry Brady.

Mulliner av, es, 275 s Brady av, 25x100, Van Nest; same agt same; action 4; same (A); same (R); due, \$1,173.29; T&c, \$—; Henry Brady.

Mulliner av, es, 250 s Brady av, 25x100, Van Nest; same agt same; action 5; same (A); same (R); due, \$1,173.29; T&c, \$—; Henry Brady.

AUG. 6.

Southern blvd, 594, ss, 225 e St Ann's av, 100x138.2x100x115.7, 3-sty & b fr dwg; David W Smyth agt Henry Brinckmann et al; Frank Thorn (A), 35 Nassau; Oscar B Thomas (R); due, \$2,302.44; T&c, \$850; sub to two mtgs aggregating \$11,500; Joseph P Day.

AUG. 7.

116TH st, 446 E, ss, 144 w Pleasant av, 20x100.10, 4-sty stn tnt; action 1; Lawyers Mtg Co agt Michl A Scudi et al; Cary & Carroll (A), 59 Wall; Percival H Gregory (R); due, \$11,099.03; T&c, \$628.69; Jos P Day.

116TH st, 444 E, ss, 164 w Pleasant av, 30x100.10, 4-sty stn tnt; action 4; same agt same; same (A); same (R); due, \$18,638.79; T&c, \$1,054.04; Jos P Day.

176TH st, 499, on map 493, see Bathgate av, 1867-9.

235TH st, ns, 175 w Oneida av, runs n 100xw276xsw90.7xse66.2xe224.9 to beg, vacant; N Y Co-operative Bldg & Loan Assn agt Fred M Mellert et al; Wm Langdon (A), 2 Rector; Henry Smith (R); due, \$9,971; T&c, \$2,900; Joseph P Day.

Bathgate av, 1867-9, on map 1865-9, nwc 176th (No 499), on map 493, 108x129.5, 3-5-sty bk tnts; Alfd B Price agt Michl Redmond Constn Co et al; Pressinger & Newcombe (A), 60 Wall; Benj Grossman (R); due, \$25,159.53; T&c, \$—; Joseph P Day.

Eagle av, 707, ws, 200 s 156th, 21.6x99.3, 2-sty & b bk & fr dwg; Sheriff's Sale of all right title, &c, which Eugenia Vanoni had on Mar 28'12 or since; Masten & Nichols (A), 49 Wall; Julius Harburger, Sheriff; Henry Brady.

Elliott av, 3409, ws, 75 n Juliana av, 25 x100, Wakefield; Herman N Freedman agt Jos Poldow et al; Herman J Rubenstein (A), 5 Beekman; Eugene N Robinson (R); due, \$4,430.82; T&c, \$51.69; J H Mayers.

2D av, 2491, ws, 75 n 127th, 24.11x100, 5-sty bk tnt & str; Jessie Gollender agt Wm J Suhr et al; Chas A Runk (A), 31 Nassau; Jno H Rogan (R); due, \$3,961.37; T&c, \$654.30; Herbert A Sherman.

AUG. 8.

Concord av, 355, swc 142d, 20x100, 2-sty & b bk dwg; Jno Kudlich agt Brigida Lomonte et al; Herman C Kudlich (A), 299 Bway; Lester Lazarus (R); due, \$5,488.94; T&c, \$1,035.88; Joseph P Day.

119TH st, 421 E, ns, 275 e 1 av, 16.8x 100.10, 2-sty & b bk dwg; Chas Eckstadt, exr, &c, agt Louis E Wolff et al; Chas A Deshon (A), 258 Bway; Jacob B Engel (A); due, \$5,454.16; T&c, \$200; Joseph P Day.

142D st E, swc Concord av, see Concord av, 355.

Barnes av, nec N Chestnut dr, see N Chestnut dr, 801.

Newbold av, ns, 255 e Havemeyer av, 25x100, Unionport; Poughkeepsie Trust Co agt Adam Mink et al; C W H Arnold (A), Poughkeepsie, NY; Wm O Campbell (R); due, \$4,019.44; T&c, \$170.53; H C Mapes & Co.

N Chestnut dr, 801, nec Barnes av, 26x 96, Wakefield; Geo Doll et al agt Martin Pletscher et al; Lewkowitz & Schaap (A), 73 Nassau; Marcel Levy (R); due, \$1,194.13; T&c, \$447; sub to a first mtg of \$4,000; mtg recorded July 7'09; J H Mayers.

3D av, 132, ws, 77.8 n 14th, runs w100x n46.4xse29.3xe79.8xs25.7 to beg, 2-sty bk restaurant; Jas H Briggs et al agt Chas B Graf et al; Chas A Runk (A), 31 Nassau; Algernon S Norton (R); due, \$38,384.77; T&c, \$1,748.48; Joseph P Day.

AUG. 9.

80TH st E, see 3 av, see 3 av, 1409.

136TH st, 113 W, ns, 175 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; David H Fowler agt Rachel Levi et al; Finck, Embree & Cobb (A), 31 Nassau; Edw A Ackerman (R); due, \$11,705.65; T&c, \$189.48; Jacob H Mayers.

3D av, 1409, sec 80th, 20x73, 5-sty stn tnt & str; Jos B Rylance agt Celesta M Bozeman et al; Stuart G Gibbonney (A), 30 Broad; Robt J H Powell (R); due, \$11,639.52; T&c, \$1,847.31; sub to first mtg \$21,000; mtg recorded Sept 11'06; Joseph P Day.

AUG. 10.

No Legal Sales advertised for this day.

AUG. 12.

102D st, 161 E, ns, 74.6 e Lex av, 27x 100.11, 5-sty bk tnt; Jacob Gancfried agt Yetta Gottlieb et al; Herman Gottlieb (A), 320 Bway; Hugo Wintner (R); due, \$8,931.61; T&c, \$70; sub to a first mtg of \$17,000; Jos P Day.

116TH st, 338 E, ss, 225 w 1 av, 16.8x 100.10, 3-sty & b stn dwg; Amelia A Corse agt Eliza Celia et al; Brady & Brady (A), 280 Bway; Jno Cardone (R); due, \$8,588.07; T&c, \$993.60; Herbert A Sherman.

118TH st, 447 E, ns, 107.9 w Pleasant av, 19.9x100.10, 3-sty & b bk dwg; Geo C Clark agt Edmund T Simes et al; Rufus L Scott (A), 93 Nassau; Peter J Everett (R); due, \$5,353.20; T&c, \$643.92; mtg recorded May 8'05; J H Mayers.

Barnes av, es, 80 s 214th, 26.5x103.4x25x 112.1, Wakefield; State Savgs Bank of the City of N Y agt Rachela Bracco et al; Robt H Grimes (A), 14 Wall; Edw L Parris (R); due, \$11,708.81; T&c, \$392.86; Joseph P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague st, unless otherwise stated:

AUG. 3.

No Legal Sales advertised for this day.

AUG. 5.

Crescent st, ws, 63 s New Lots rd, 20x 80; Mary E MacClinchey et al agt Harry Luckes et al; Jonas, Lazansky & Neuberger (A), 44 Court; Leon M Woodworth (R); Wm H Smith.

Waldorf et, ss, 200 w 17th, 54x115; Stephen D Pyle agt Wm A Brown et al; Harvey O Dobson (A), 189 Montague; Chas F Murphy (R); Jas L Brumley.

W 9TH st, swc Court, 80x20; Louisa Weinrich agt Meyer Barko et al; Walter L Durack (A), 215 Montague; Baruch Miller (R); Wm H Smith.

86TH st, ss, 100 w 4 av, 40x100; also 86TH ST, ss, 160 w 4 av, 200x100; Cesare Blancheri agt Herman Galitzka et al; Wise & Lichtenstein (A), 40 Exchange pl, Manhattan; Robt H Roy (R); Chas Shongood.

86TH st, ss, 100 e 3 av, 240x100; same agt same; action 2; same (A); same (R); Chas Shongood.

AUG. 6.

Bainbridge st, ns, 46.8 e Howard av, 26.8x100; German Svgs Bank of Bklyn agt Saml Mandel et al; Fisher & Voltz (A), 84 Bway; Thos E Pearsall (R); Wm H Smith.

64TH st, s-c 21 av, 700x200; also 65TH ST, sec 21 av, 631x—x641x200; also 65TH ST, sec 21 av, 644x60.7x—76.11x100x40x 600x100; except parts released; Harry H Smith agt Aberdeen Holding Co et al; Elek J Ludvig (A), 31 Nassau, Manhattan; Robt H Wilson (R); Chas Shongood.

64TH st, sws, 200 se 8 av, 20x100; Irving W Smith agt Fahle Berkeley et al; K C & M V McDonald (A), 189 Montague; Bernard J Becker (R); Wm P Rae.

66TH st, swc 21 av, 480x100; also 66TH ST, nwc 21 av, 480x200; also 65TH ST, nwc 21 av, 480x200; also 63D ST, swc 21 av, 480x95.9; also 64TH ST, ns, 480 w 21 av, 326.9x68.11; also 63D ST, nwc 21 av, 480x100; also 62D ST, sec 21 av, 100x200x irreg; also 61ST ST, sec 20 av, 220x200;

Harry H Smith agt Van Cleave Constn Co et al; Elek J Ludvig (A), 31 Nassau, Manhattan; Alex S Bacon (R); Chas Shongood.

82D st, ns, 350 w 17 av, 20x100; Grace H Warbasse agt C J Marius Constn Co et al; Herbert N Warbasse (A), 189 Montague; Wm H Barradell (R); Wm H Smith.

17TH av, nws, intersec nes 76th, 19x 100; Danl J Lynch agt Boone Constn Co et al; Beard & Parot (A), 45 Bway, Manhattan; Frank H Field (R); Jas L Brumley.

17TH av, ses, intersec nes 76th, 19x100; Ralph P Spooner agt Wm H Sayre et al; Beard & Parot (A), 45 Bway, Manhattan; Frank H Field (R); Jas L Brumley.

AUG. 7.

Lincoln pl, nwc St Francis pl, 90.6x18; Wm F Rafferty agt Mary A Suhr et al; Chris A Murray (A), Kingston, NY; Milton O Aughmoody (R); Milton O Aughmoody.

Bay 14TH st, ses, 90 ne Benson av, 160x 108.4; Arthur Pinover et al agt Bon Ton Constn Co et al; Chas C Suffern (A), 203 Montague; Burt L Rich (R); Wm H Smith.

100; Howard E Bullard agt The El-Van Constn Co et al; Chas A Clayton (A), 44 Court; Jos J Speth (R); Wm P Rae.

76TH st, sws, 311 nw 18 av, 80x100; Francis U Johnstone trste agt Lawrence E Blake et al; Reeves & Todd (A), 165 Bway, Manhattan; Carl S Brown (R); Wm H Smith.

77TH st, sws, 320 nw 21 av, 20x100; Title Ins Co of NY agt Himmlestein & Arker Co et al; Chas C Suffern (A), 203 Montague; Arthur H Bissell (R); Wm H Smith.

Atlantic av, ns, 180 w N Y av, 40x149.1; Rawson L Wood et al agt Jos Dunn et al; Weeks & McDermott (A), 2 Rector, Manhattan; Chas F Murphy (R); Jas L Brumley.

Nassau av, ss, 50 e Van Dam, 25x102; Chauncey Perry agt Kattie McCormick et al; C & T Perry (A), 845 Manhattan av; Wm Liebmann (R); Wm P Rae.

New Lots rd, ss, adj land of Wyckoff Eldert, runs s671.1xe6xs415.8xw484.8xnl, 139.2xe489.11 to beg; NJ & NY Realty & Impt Co agt Jos W Kay et al; Strong & Cadwalader (A), 40 Wall, Manhattan; Chas H Fuller (R); Wm H Smith.

Nostrand av, ws, 200 n Av H, 20x68.2; Anna M Finn agt Fannie E Crass et al; Henry Goldstein (A), 37 Liberty, Manhattan; Isaac Roth (R); Chas Shongood.

Parcel of land beg at a point 322.2 s sec Beaver st & Flushing av, runs e3.8xn 20xsw11.6xs— to beg; also LOTS 45-6, map of Est of E T Mills; Henry Rauch agt Harry Zirinsky et al; Jas Moffett (A), 894 Bway; Edw J West (R); Wm H Smith.

AUG. 8.

St Johns pl, ns, 143.6 w Nostrand av, 27x151.9; Gustave Girard agt Ophelia Praet et al; Richard J Kent (A), 215 Montague; Silas A H Dayton (R); Wm H Smith.

E 13TH st, es, 320 n Av H, 40x100; Anna Brady agt Ainsworth Realty Co et al; Warren K Platner (A), 821 E 13; Louis J Moss (R); Chas Shongood.

E 26TH st, es, 120 n Av Z, 69.6x26.6; Annie I Aste agt Sophie Martin et al; Marcus B Campbell (A), 26 Court; Jesse Fuller Jr (R); Wm H Smith.

3D av, es, 60.4 s 35th, 39.10x100; Jonas Frederickson agt Bridget Hart et al; Furst & Furst (A), 215 Montague; Jacob A Freedman (R); Jas L Brumley.

13TH av, ws, 20.2 s 42d, 20x80; Mary B Francisco agt Enrica Boccacecca et al; Jos J Hood (A), 26 Court; August G Beyrer (R); Wm H Smith.

AUG. 9.

Pacific st, ns, 226.6 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x100; North Side Bank of Bklyn agt Monaton Realty Investing Corp et al; Sylvan Bier (A), 37 Liberty, Manhattan; Sidney W Fry (R); Wm H Smith.

Van Dyke st, nes, 90 se Van Brunt, 20x 100; Norman F Lancashire agt Albert C Frank et al; Henry Weismann (A), 391 Fulton; Jacob M Marcuson (R); Chas Shongood.

Skillman st, es, 180 n Willoughby av, 20x100; Agnes W Evans agt Margt Springer et al; Jas G Danzilo (A), 26 Court; Chas J Masone (R); Chas Shongood.

33D st, ss, 180 w 4 av, 80x100.2; Eva B Fisher agt Florence E Pelletreau et al; Thos P McKenna (A), 111 Bway, Manhattan; Edw Kelly (R); Wm P Rae.

Myrtle av, ss, intersec nws Cedar, 66.4x 33.10x55.3; Jennie Cohen agt Irene M Brobst et al; Manasseh Miller (A), 350 Fulton; Martin H Latner (R); Chas Shongood.

AUG. 10.

No Legal Sales advertised for this day.

AUG. 12.

Liberty st, ws, 100 n F, 25x100; Greenpoint Polish Co-operative Svgs & Loan Assn et al agt Anthony Muszynski et al; Geo C Schnitzer (A), 44 Court; Abr Lehman (R); Chas Shongood.

Shore rd, ns, 25 nw 74th, 155.10x209.11; Van Brunt Bergen et al agt Kath M Galvin et al; Hubbard & Rushmore (A), 26 Court; Fredk A Drake (R); Wm H Smith.

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET
Brooklyn

Tel. 2738-0 Main Branch, 177 Seventh Avenue

Wants and Offers

I beg to announce that I have bought out the Real Estate office of R. R. Plum, 445 Lewis Ave., Brooklyn, where I am going to continue the business of Real Estate and Insurance under my own name.

MORRIS J. LEVINE

ESTABLISHED progressive Real Estate concern below 42d Street wants competent and experienced man to manage rental department; good opportunity for right man. Address Box 28, Record and Guide.

WANTED—Specialties to handle for the building trade uptown; salesman has covered that territory for the past eleven years. Box 22, Record and Guide.

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

Many People Want to Study Real Estate

They want to know what it means to buy and sell property, all about contracts, deeds, mortgages, etc.

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

It Costs One Dollar



Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary and Treasurer

Nos. 11 to 15 East 24th Street, New York City
(Telephone, Madison Square, 8900.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1912, by The Record and Guide Co.

Mayor Gaynor has accepted an invitation to visit San Francisco and the grounds of the Panama-Pacific International Exposition next month. Various functions will be arranged in his honor by the municipal authorities and exposition directors. The Mayor will spend ten days in California.

It is announced that, owing to the building activity which has developed at Oceanside in consequence of the electrification of the Long Beach division of the Long Island Railroad, the railway company has decided to move its Atlantic avenue station there 2,210 feet southward in the direction of the new center of population and to rename the station Oceanside.

The shopping and amusement centers in the Bronx are said to have been greatly benefited by the operation of the New York, Westchester and Boston Railway. The trip from White Plains, Mt. Vernon, New Rochelle and other places along the road can now be made in a fraction of the time required by trolley. However, as the New York, Westchester and Boston has its terminal in the Bronx, it is exercising the same effect on the shopping and recreation travel as the local suburban trolleys do, namely, inducing it to stop in the Bronx instead of proceeding to Manhattan.

The Public Service Commission has under consideration the advisability of issuing an order directing companies operating street cars over the East River bridges to issue transfer slips good upon the cars of other companies to passengers in cases of blockades on the bridges. A public hearing on the matter is to be held before the commission on Aug. 13. If the order is issued, it may help materially to induce the transit companies to reach some voluntary traffic arrangement for interchange of passengers without the payment of two or more full fares.

In order to put an end to the exploitation on the British market of worthless "town lots" in Western Canada, the Canadian Chamber of Commerce in London has asked the leading firms in Great Britain dealing in Canadian real estate not to handle such real estate unless it is delimited on maps drawn to scale. The Chamber lays down certain rules with respect to maps and descriptive literature which, if adopted by our own real estate exchanges and enforced as regards their members, would undoubtedly benefit New York suburban property.

A number of associations have been organized to rid particular neighborhoods of street loafers and other disorderly elements. The latest of the kind is the Forty-eighth Street Improvement Association, which is being formed by Thomas P. Burke, of 310 West 48th street, to clear up the block between Eighth and Ninth avenues. It certainly is remarkable that protective associations of citizens should be regarded as necessary in a town where so many millions in taxes are expended for the maintenance of law and order as in New York City, but that the necessity exists can hardly be questioned after reading the newspapers of the last few weeks.

Our First Station Hotel.

The new Biltmore Hotel will, so far as we can recollect, be the first station hotel of any importance erected in this country. As every traveler knows, there are a great many station hotels in England and some in France and Germany, but until the present instance American railroads have not participated in the hotel business in large cities. In the case of the Biltmore trains from the West will deposit their passengers underneath the hotel building, and the travelers can secure accommodations without going outdoors, taking a cab or bothering about the transportation of their luggage. Furthermore, one-half of the building will be planned and managed for the benefit of business men. It will contain a large number of comparatively small rooms and will charge a somewhat lower scale of prices.

In all probability the construction of this hotel will prove to be an excellent investment for the New York Central Railroad Company. Quite apart from the fact that a modern business man's hotel is very much needed and that the location of the new Biltmore is excellent, the providing of these accommodations ought to be of substantial assistance to the business of the railroad. Business men who use the hotel will, if possible, be sure to use the railroad, and it will be such a distinct convenience to use the hotel that the number of such people may be considerable. It would appear that the Pennsylvania Railroad Company will suffer in competition with the New York Central unless it builds a hotel which provides similar accommodations for its customers. The location of the Pennsylvania Railroad terminal is such that a station hotel could not compete for the fashionable trade, but as soon as the new subways are finished it will constitute an even better location for a business man's hotel. The railroad company could afford to make a really moderate rate for rooms for the purpose of attracting customers to the hotel, because a large part of the patrons of the building would use the railroad in order to reach and leave New York. It is true that the new hotel that is now being erected on Greeley Square is planned to be a business man's hotel, which would give any similar enterprise financed by the railroad stiff local competition, but the railroad company could furnish its customers the same conveniences as the Biltmore, and it could afford to make a cheaper rate. There is no reason why there should not be room for both of them. It must be remembered in this connection that the building of the new Broadway subway will necessitate the destruction of the Astor House, because the tunnel, as it turns west between Park place and Vesey street, undermines that building and will render it useless. Many out-of-town business men still put up at the Astor House, and their dispersal will benefit the other commercial hotels.

The Astor House and Its Site.

Every New Yorker of long standing would regret the enforced tearing down of the Astor House. It is almost the only important building in the hands of a private owner that belongs to the same period as the Sub-Treasury and the old Custom House, and it has the somewhat severe and forbidding dignity of the public architecture of that day. According to our modern notions of what a hotel should be, it is a gloomy edifice, but it has played an important part in the history of New York and has many associations for old New Yorkers. It is a pity that after surviving the passion for replacement, so characteristic of New York real estate history, it should be torn down for the benefit of a public rather than a private improvement. It seems as if the subway might have turned west at Park place rather than Vesey street, particularly in view of the fact that Park place is the broader street and the damage done to private property would be considerably less. The selection of Vesey street means that a building occupying a whole block front will probably be rendered undesirable for its present purposes and will ultimately have to come down. How will it be replaced?

The owners of the block have frequently considered the substitution of an office

building for the old hotel, but they have never been able to figure out any sufficient profit in the substitution. The hotel was curiously enough, a profitable enterprise. The coming year would not be a favorable one in which to erect an office building, because the Woolworth Building will provide all the additional space needed in that neighborhood for some time to come. Very much the best possible disposition of the property would be to sell it, if possible, to the United States Government, subject to the subway easement, and to have a new post office building erected on the site. The Federal courts should be provided with a building of their own near the new County Court House, but the post office should remain near its present location, and with the Federal courts housed in a separate building, there would be no impropriety in making the new post office a skyscraper.

The Market For Private Dwellings in Manhattan.

The fact mentioned in the Record and Guide last week that development companies on the outskirts of the city are frequently approached by would-be customers, who want to exchange private houses in New York for suburban residences, is a very extraordinary one. It indicates that private residences in Manhattan do not sell any better than they should at the present time, and that their owners, when they vacate them, are as likely to move to the suburbs as into an apartment. It is undoubtedly the fact that the number of people in New York who want to live in an undetached private house is becoming less and less. They want either an apartment or else a suburban house, with the better air and the increased space which a suburban house includes. Those families who already own a house in Manhattan or Brooklyn would move to the suburbs faster than they do in case they could dispose of their houses to better advantage.

But private houses in Manhattan are not easy to sell unless they are situated in neighborhoods which are being converted to business uses, or unless they are available as part of the site of a large apartment house. When they are situated on an avenue like West End avenue, which can be improved with high-class apartment houses of sufficient height, they may even increase in value, but if they are located on an ordinary sixty-foot street there is little demand from speculative builders. The nine-story fireproof building, which alone can be erected on a sixty-foot street, does not pay except in very good locations. In the future it may be expected that even a larger percentage will migrate to the suburbs, because under improved transit conditions they will be able, in spite of their suburban residence, to enjoy more of the amusements and advantages of strictly urban life. They will be able, that is, to dine in Manhattan and go to the theatre without being obliged to reach home at between one and two o'clock in the morning.

So far this year big transactions, especially purchases of high-price business premises and the erection of costly apartments and mercantile buildings, have been a notable feature of the real estate market. They have been furthered by easy mortgage loan conditions, the result of an abnormally meagre demand for commercial loans. At present, however, trade and industry are expanding under the assurance of a rich grain harvest and the prospect of a giant cotton crop; and money is becoming more actively employed throughout the country. A considerable hardening of interest rates is therefore to be expected. Meanwhile, building material prices are also taking an upward turn. It looks, therefore, as if big real estate transactions, particularly building operations, may not be so numerous in the near future as they have been for some time past. But the general employment of large holdings of capital in manufacturing, commerce and transportation will mean rapid savings to retail storekeepers, professional men, skilled mechanics and other classes from which buyers of homes and investors in the general run of property are recruited.

The Week in Real Estate.

In accordance with precedent at this time of year, the dealing reported during the week was small in volume and was mainly professional in character. Its chief interest lies in the clues it affords to the opinion of experienced operators with respect to the market next fall. That opinion appears from the week's transactions to anticipate a good demand both for improved holdings and for building sites in a variety of neighborhoods and classes of property. Speculative purchases were widely distributed, affecting notably the apartment house sections west and east of the Park and the many localities about to be benefited by new subways and other public improvements.

The lower West Side was well represented in the trading. That part of the borough is expected to undergo a radical transformation under the influence of two such important rapid transit lines as the Broadway and Seventh avenue subways, coupled with far reaching waterfront changes, including, probably, the erection of a great railway terminal market. The old wholesale district, which comprises part of the territory, and which has sustained a heavy loss through the recent uptown migration, will, it is believed, share with the rest of the lower West Side in a new era of prosperity. Prices there are now at a level which must soon bring about an extensive reconstruction movement. As yet there is, indeed, much uncertainty concerning what lines of business to plan new buildings for, but at current prices the majority of the existing antiquated structures will pay carrying charges until the future of the district is sufficiently clear to undertake building operations.

There was some buying also in the adjacent lower East Side, where a considerable shifting of business population is looked for in consequence of the erection of the new County Court House.

The midtown section was comparatively quiet this week. The seats of recent activity there have been pretty thoroughly exploited and the professional element is apparently taking its bearings before making a fresh start. Not a few operators are appraising the chances of profit in and near Third avenue, in the Thirties. The Lexington avenue subway, it is thought, will induce a considerable eastward extension of the midtown mercantile section, and it is regarded as probable that there will eventually be room for a good deal of loft building in Third avenue. This thoroughfare, indeed, seems bound to be greatly changed throughout all that part of it which parallels the subway in Lexington avenue. In the Thirties presently and eventually the Forties and Fifties it is expected to be occupied largely for wholesale trade and manufacturing, while further north it will probably hold the same relation to the East Side as Columbus avenue holds to the West Side.

As yet, however, the speculative buying traceable to the influence of the Lexington avenue subway has hardly reached out so far east as Third avenue. It has been confined mainly to Lexington and Park avenues and to adjacent blocks in crosstown streets. In Lexington avenue the speculative demand is mostly for corner sites and "key" lots. It has been sufficient to advance prices of corner lots \$10,000 to 15,000.

In the foregoing comment on the week's activity reference has been made only to such new motives as are bringing about an expansion of buying. It may be added that incentives to speculation are found also in the prospect with regard to mortgage loan rates and building material prices. During the current year the demand for loans by mercantile borrowers has been abnormally small, a fact which has thrown much idle capital into the mortgage loan market. At present, however, general industry is expanding under the assurance of an exceptionally good grain harvest and the promise of notably large cotton crop. It is to be expected, therefore, that commercial borrowers will presently compete strongly with real estate borrowers for capital, and that interest rates will harden. Meanwhile, building material prices are also taking an upward turn. There is, consequently, every reason for speculative buying just now.

Steel led the building material market this week in price changes. First bars went up \$1 a ton, and then came an advance in the price of plates and shapes, followed later by another advance in bars, which put the market above the level maintained before the slump last May.

Bars are now up from \$1.20 to \$1.40 per 100 pounds, while the advance in plates and shapes puts the price at \$1.35 per 100 pounds. The independent interests were responsible for the final advance, the reason for which is stated to be that the factories are simply powerless to meet the demand.

It is believed that a general increase is imminent in the price of building material and equipment using steel and pig iron. Materials most likely to feel the stiffness are architectural iron work, hardware, kalamein, elevator and mechanical equipment of all kinds, nails, wire and similar commodities.

It has invariably been the rule that when steel advances other building materials also take an upward course and it is, therefore, expected that the \$7 level for common brick cannot be much longer maintained, although every effort is being made to keep prices down; and that as soon as the manufacturers have covered themselves for this season's demands and the winter's requirements they will close down. They have no desire to carry over the ruinous quantities of brick which they were obliged to carry into this year. It seems improbable that with such a heavy demand for this material as is shown at present and as is expected in September and October, the price can long be held at the current level.

Portland cement still has a heavy call, but lumber, stone and architectural terra cotta are easier.

No advices so far has been received indicating the extent of the increase that mesh reinforcement will undergo as a result of the advance in the price of bars and plates. Manufacturers are postponing the advance until the latest possible date, so as to permit all their customers to specify before the change takes place.

Railroad Development in the Bronx.

Editor of the RECORD AND GUIDE:

There was great rejoicing throughout the East Bronx and New Rochelle on Monday when the first electric train was run over the new six-track improvement of the Harlem River Branch of the N. Y., N. H. & H. R. R. Without public ceremony or previous announcement the Stamford express, which leaves New Rochelle at 9.52, making no stops to Harlem River, sped down over the Branch under electric traction.

The Harlem River Branch is twelve miles long, ten miles being within the city limits, with stations at Harlem River, Port Morris, Casanova, Hunts Point, Westchester av, West Farms, Van Nest, Morris Park, Westchester, Baychester and Bartow. The two latter stations are in Pelham Bay Park, the city's great pleasure ground of 1,756 acres, and so great has been the increase in traffic to these points on Sundays and holidays that extra trains are run between Bartow and West Farms.

The fare from Harlem River to New Rochelle is 15 cents, divided into 5-cent zones, being 5 cents between each of the following points: Harlem River to West Farms, West Farms to Bartow, Bartow to New Rochelle. Direct connection is made with the 3d avenue "L."

This entire line has been six-tracked, handsome stations and bridges erected and overhead electric equipment installed. It is expected that the trains of the New York, Westchester & Boston Railroad will begin running over the Branch to Harlem River and that the South Ferry "L" trains will cross the river to meet them Aug. 1. By this arrangement electric trains from five stations in New Rochelle will transfer direct to the elevated trains; in anticipation of the development expected the Mayor and a citizens' committee are conducting a publicity campaign.

This splendid stretch of six-track roadbed, handsome stations and bridges, electric equipment and generally improved service are a notable tribute to the constructive genius and administrative ability of President Charles S. Mellen and are the forerunner of greater developments, among which is the New York connecting railroad bridge now under way.

I doubt if you will find anywhere a railroad development comparable to what The Bronx now has in first-class running order throughout its eastern section, affording facilities for reaching as promising a section for residence as may be found anywhere within the city limits. I take a personal pride in all this because it was one of the measures advocated during my administration as president of the North Side Board of Trade.

ALBERT E. DAVIS.

—Real estate is now strongly represented in the membership of the Merchants' Association, and consequently the association is giving more attention than formerly to property interests.

BUILDING COSTS.

Comparison of Frame and Brick Construction for Dwelling Houses.

The report of the committee on fire protection of the Boston Chamber of Commerce included some very interesting figures on the comparative cost of frame and brick construction for dwelling houses. The conclusion was that the slightly greater cost of brick, which averaged under 10 per cent. more than frame, was more than offset in a few years by the lesser cost of maintenance and insurance and by the greater comfort and durability of the structure. The report says that when lumber was cheap and brick was more expensive than now, the idea became general that the cost of brick as compared with frame was almost prohibitive and this continues, although the conditions have changed so radically that the cost is now little more and the ultimate cost is less.

The purpose of the investigation was to encourage the use of brick and non-combustible interior construction for the purposes of fire protection, and this form of building was very strongly urged by the report. Bona fide bids were secured from five different contractors of good reputation on the cost of the construction of dwellings of brick, wood, cement and hollow blocks, the houses to be the same in every particular except the outer walls. Bids were secured on a modern, eight-room house, of good design and excellent arrangement, such as is frequently built in and about large cities, and on these the bids of the five contractors varied comparatively little, and so the average was taken as a fair test of the practical cost, the contractors including their profits in all cases. The average paid for the various types was as follows, the second column showing the percentage of excess cost of each type over the clapboard type:

Clapboard	\$6,759.95	.0
Shingle	6,868.80	1.6
10-inch brick wall, hollow...	7,372.48	9.1
12-inch brick wall, solid....	7,641.00	13.0
Stucco on hollow block....	7,187.65	6.3
Brick veneer on hollow block	7,483.16	10.7
Stucco on frame.....	6,952.90	2.9
Brick veneer on boarding...	7,226.44	6.9
Brick veneer on studding...	7,153.98	5.8

The committee corresponded with contractors in various parts of the country in making up its report, and found from them that brick buildings were commonly estimated to cost 10 per cent. more than frame, while brick veneered buildings could be put up in many sections for 5 per cent. more than the cost of frame buildings, the difference in cost being usually more than offset by the lessened insurance premium. In the same way estimates were secured on annual cost of maintenance, including depreciation, for frame and brick dwellings, and it was found that the frame dwellings cost 26 per cent. more for maintenance and depreciation than the brick dwellings.

Repaving Livingston Street.

It is expected by the Brooklyn League that the work of repaving Livingston street, Brooklyn, will be begun shortly. Bids for the work were opened on June 12 and the contract awarded. It is now in the hands of the Comptroller for registry. The borough officials are anxious to begin actual work. The roadway of Livingston street has long been an eyesore. Only a few years ago this street was repaved with what was supposed to be an up-to-date block pavement.

New Quarters for Appellate Division.

The court rooms of the Appellate Division, Second Department, will be in the Assembly Building, at 153 Pierrepont St., Brooklyn after October 1. The Sinking Fund Commission has leased the premises for this purpose at a rental of \$8,500 annually. Slee & Bryson, 153 Montague street, are the architects for the alterations that are being made to the interior of the building, the whole five floors of which will be occupied by the court.

—Employees of the Department of Gas, Electricity and Water Supply of Queens have taken steps to organize a savings and loan association. Following the lead of several large concerns, the General Electric Company has organized a savings and loan association for its employees, with Arthur Wilson as its president, and heads of departments are on the board of management.

LAW DEPARTMENT.

Buyer of Land Recovers on False Representation.

The Appellate Division established an important principle of law by a decision recently made in which it holds that in an action by a purchaser of land on an installment contract, where he has not paid all of the installments provided for, and he brings suit, alleging that he has been induced by fraud to enter into the contract, he may recover not merely the amount which he has paid but the loss of the "value of his bargain," that is, the difference in the value of the land, as it would have been, had it been as represented and as, in fact, it was. The court denied a motion for leave to appeal in a suit by Mrs. Irene Pierce against the Hellenic American Realty Company, confirming the decision of the Appellate Term.

Mrs. Pierce, through her attorney, Jacob Friedman, of No. 302 Broadway, began suit against the company, alleging that by reason of its false and fraudulent representations concerning the character of certain land which it owned in a new development at Toms River, N. J., she was induced to enter into a contract for the exchange by her, for some lots of land in the "park," of a valuable dog and \$160, which under the contract she agreed to pay in installments and of which she paid \$90. Mrs. Pierce discovered, she said, after those payments were made, that the park was not "one of the most beautiful pieces of property the eye ever looked on," with every improvement of a modern summer resort, as represented in the company's "literature."

Justice Sanders of the Municipal Court sustained the contention of her attorney that the proper measure of damages was the difference in value between what the land was worth in its real condition and what it was represented to be. He gave judgment for \$500 and costs, which on appeal by the company was affirmed by the Appellate Term, which then denied an application for leave to appeal to the Appellate Division as did also that court.

Failure to Consummate Bargain.

A real estate firm of this city brought suit to recover commissions alleged to have been earned under a written authorization to procure a loan. The authorization was signed by the defendant on March 24, 1911, and the material part thereof reads as follows: "I hereby authorize A. and B. to procure this loan, on obtaining which I agree to pay them two per cent. of the amount of loan to cover all charges including mortgage tax. This authorization to expire March 27, 1911."

"It is clear," says the Appellate Term of the Supreme Court in giving judgment against the brokers, "that the defendant agreed to pay the plaintiff the commissions claimed provided that the plaintiff procured the loan on or before March 27, 1911. It is equally clear that procuring an agreement from a third person to make the loan is not the same thing as procuring the loan."

The evidence disclosed that the lender proposed was in Bermuda on March 27 and did not arrive in New York until April 3 or 4 and, consequently, was not in a position to make the loan within the specified time, and the brokers were not, in consequence, able to procure the loan before the expiration of the authorization.

Expiration of Term.

Where a tenant under a lease which terminates on a particular day vacates the premises before midnight of that day, he is no longer liable for rent on the theory of holding over at the landlord's election.

This decision has been rendered in the case of Byrns, respondent, vs. Arthur S. Pierce, appellant. The plaintiff agreed to let, and the defendant agreed to take, a one-family cottage for a term expressed as follows: "For a term of seven months, to commence on the first day of October, 1909, and to end on the first day of May, 1910."

A reasonable construction of the terms of the lease and of the agreement continuing it required the court to hold that the term of the tenant was to end, as a matter of explicit arrangement, on the first day of May, 1911. This, of course, extended his tenancy until midnight of that day, and under the conceded facts he had vacated the premises within that time.

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 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

	1912 July 26 to Aug. 1	1911 July 28 to Aug. 3
Total No.....	180	170
Assessed value.....	\$12,739,300	\$10,302,550
No. with consideration...	20	21
Consideration.....	\$1,513,100	\$707,245
Assessed value.....	\$1,597,500	\$477,500
Jan. 1 to Aug. 1	Jan. 1 to Aug. 3	

Total No.....	5,745	6,046
Assessed value.....	\$475,793,595	\$341,741,300
No. with consideration...	604	535
Consideration.....	\$40,882,653	\$32,454,088
Assessed value.....	\$39,626,000	\$25,935,700

MORTGAGES

	1912 July 26 to Aug. 1	1911 July 28 to Aug. 3
Total No.....	128	126
Amount.....	*\$20,104,115	\$9,965,496
To Banks & Ins. Cos.....	32	33
Amount.....	\$11,807,500	\$7,841,000
No. at 6%.....	46	51
Amount.....	*\$17,097,425	\$758,385
No. at 5½%.....	3	5
Amount.....	\$79,500	\$3,547,000
No. at 5%.....	36	32
Amount.....	\$1,751,690	\$1,525,500
No. at 4½%.....	16	9
Amount.....	\$623,700	\$284,250
No. at 4%.....	1
Amount.....	\$36,400
Unusual rates.....	1
Amount.....	\$3,100
Interest not given.....	25	29
Amount.....	\$512,300	\$3,850,361
Jan. 1 to Aug. 1	Jan. 1 to Aug. 3	

Total No.....	3,902	4,824
Amount.....	*\$221,208,188	\$170,141,318
To Banks & Ins. Cos.....	847	1,078
Amount.....	*\$141,185,466	\$78,775,394

*Includes mortgage of \$6,500,000 given by American Ice Co. et al to the Penn. Co., for insurance on lives and granting annuities, covering property in New York, Maine, New Jersey, Maryland and District of Columbia. Also a mortgage of \$10,000,000 given by Ward Baking Co. to Empire Trust Co. and another as trustees, covering property in Manhattan and Brooklyn.

MORTGAGE EXTENSIONS

	1912 July 26 to Aug. 1	1911 July 28 to Aug. 3
Total No.....	20	41
Amount.....	\$590,000	\$2,013,500
To Banks & Ins. Cos.....	4	11
Amount.....	\$134,000	\$1,132,500
Jan. 1 to Aug. 1	Jan. 1 to Aug. 3	

Total No.....	1,440	1,494
Amount.....	\$47,980,604	\$58,146,426
To Banks & Ins. Cos.....	440	523
Amount.....	\$30,567,600	\$33,074,705

BUILDING PERMITS

	1912 July 27 to Aug. 2	1911 July 29 to Aug. 4
New buildings.....	16	11
Cost.....	\$1,858,400	\$329,250
Alterations.....	\$319,590	\$288,925
Jan. 1 to Aug. 2	Jan. 1 to Aug. 4	

New buildings.....	532	558
Cost.....	\$73,265,625	\$61,987,600
Alterations.....	\$7,401,368	\$8,044,995

BRONX CONVEYANCES

	1912 July 26 to Aug. 1	1911 July 28 to Aug. 3
Total No.....	255	151
No. with consideration...	146	9
Consideration.....	\$644,850	\$40,910
Jan. 1 to Aug. 1	Jan. 1 to Aug. 3	

Total No.....	4,611	4,418
No. with consideration...	1,254	313
Consideration.....	\$6,311,444	\$3,121,094

MORTGAGES

	1912 July 26 to Aug. 1	1911 July 28 to Aug. 3
Total No.....	296	138
Amount.....	*\$1,091,153	\$1,050,923
To Banks & Ins. Cos.....	10	32
Amount.....	\$70,000	\$470,550
No. at 6%.....	45	53
Amount.....	*\$193,913	\$329,290
No. at 5½%.....	110	10
Amount.....	\$244,860	\$44,000
No. at 5%.....	24	24
Amount.....	\$387,170	\$277,900
Unusual rates.....	92	7
Amount.....	\$177,860	\$150,000
Interest not given.....	26	44
Amount.....	\$87,350	\$249,733
Jan. 1 to Aug. 1	Jan. 1 to Aug. 3	

Total No.....	3,632	3,821
Amount.....	*\$33,279,585	\$35,553,669
To Banks & Ins. Co's.....	350	454
Amount.....	*\$7,164,116	\$8,191,900

*Does not include mortgage of \$10,000,000 given by Ward Baking Co. to Empire Trust Co. and another as trustees, covering property in Manhattan and Bronx.

MORTGAGE EXTENSIONS

	1912 July 26 to Aug. 1	1911 July 28 to Aug. 3
Total No.....	8	14
Amount.....	\$112,700	\$152,200
To Banks & Ins. Cos.....	1	1
Amount.....	\$31,000	\$35,000
Jan. 1 to Aug. 1	Jan. 1 to Aug. 3	

Total No.....	415	381
Amount.....	\$6,581,496	\$5,537,794
To Banks & Ins. Cos.....	78	73
Amount.....	\$2,111,390	\$2,209,330

BUILDING PERMITS

	1912 July 27 to Aug. 2	1911 July 29 to Aug. 4
New buildings.....	20	38
Cost.....	\$562,700	\$544,500
Alterations.....	\$29,635	\$24,850
Jan. 1 to Aug. 2	Jan. 1 to Aug. 4	

New buildings.....	861	817
Cost.....	\$23,745,820	\$14,265,985
Alterations.....	\$723,140	\$853,682

BROOKLYN CONVEYANCES

	1912 July 25 to 31	1911 July 27 to Aug. 2
Total No.....	432	501
No. with consideration...	35	33
Consideration.....	\$180,390	\$247,045
Jan. 1 to July 31	Jan. 1 to Aug. 2	

Total No.....	14,945	15,388
No. with consideration...	956	981
Consideration.....	\$8,745,024	\$8,181,193

MORTGAGES

	1912 July 25 to 31	1911 July 27 to Aug. 2
Total No.....	381	446
Amount.....	*\$1,885,839	\$1,436,249
To Banks & Ins. Cos.....	82	90
Amount.....	\$671,250	\$491,550
No. at 6%.....	196	267
Amount.....	\$935,501	\$699,278
No. at 5½%.....	63	54
Amount.....	\$262,040	\$198,650
No. at 5%.....	97	104
Amount.....	\$555,832	\$432,750
Unusual rates.....	2	2
Amount.....	\$56,000	\$2,996
Interest not given.....	23	27
Amount.....	\$76,466	\$102,572
Jan. 1 to July 31	Jan. 1 to Aug. 2	

Total No.....	11,921	13,571
Amount.....	*\$49,216,744	\$62,137,551
To Banks & Ins. Cos.....	2,890
Amount.....	*\$30,280,148

*Does not include mortgage of \$6,500,000 given by American Ice Co. et al to the Penn. Co., for insurance on lives and granting annuities, covering property in New York, Maine, New Jersey, Maryland and District of Columbia; also a mortgage of \$10,000,000 given by Ward Baking Co. to Empire Trust Co. and another as trustees.

BUILDING PERMITS

	1912 July 25 to 31	1911 July 27 to Aug. 2
New buildings.....	87	86
Cost.....	\$373,150	\$702,455
Alterations.....	\$67,100	\$235,789
Jan. 1 to July 31	Jan. 1 to Aug. 2	

New buildings.....	3,536	3,104
Cost.....	\$25,879,113	\$20,113,371
Alterations.....	\$2,795,297	\$3,288,807

QUEENS BUILDING PERMITS

	1912 July 26 to Aug. 1	1911 July 28 to Aug. 3
New buildings.....	63	115
Cost.....	\$299,015	\$443,520
Alterations.....	\$8,485	\$38,440
Jan. 1 to Aug. 1	Jan. 1 to Aug. 3	

New buildings.....	2,819	3,567
Cost.....	\$11,553,574	\$14,969,201
Alterations.....	\$545,350	\$519,584

RICHMOND BUILDING PERMITS

	1912 July 26 to Aug. 1	1911 July 28 to Aug. 3
New buildings.....	28
Cost.....	\$59,490
Alterations.....	\$4,935
Jan. 1 to Aug. 1	Jan. 1 to Aug. 3	

—The slow progress of laying the earthen pipes on Webster avenue makes it quite an annoying trip from Bedford Park to West Mt. Vernon, especially from the fact that north of McLean avenue the whole traffic is done on a single track.

—An unusual situation has developed in Yonkers; there being a scarcity of common and unskilled labor. There is plenty of skilled labor and factory hands idle, however.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article XVIII.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

Copyright, 1912, by the Record and Guide Co.

TENEMENT HOUSES, CONTINUED.

The New York tenement house laws specify that all inner courts shall be provided with one or more horizontal intakes for air, consisting of passageways not less than three feet wide by seven feet high, which shall always be left open and which shall communicate directly with the street or yard.

FLOOR PLAN.

Especially in tenement houses compactness of planning and arrangement are greatly beneficial, the object being to supply the tenants with the maximum of comfortable and sanitary accommodation at the minimum rental necessary to make the investment commercially desirable.

Ground floor space, when it is not in demand for business purposes, is slightly less desirable than the floor immediately above, on account of its lesser privacy and its proximity to the noise and dust from the street.

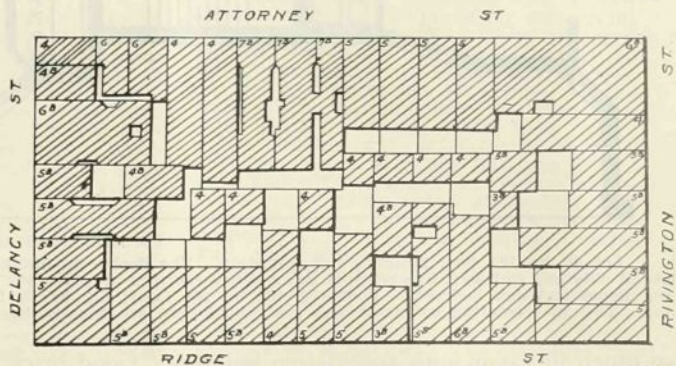
There is, of course, considerable difference in the requirements for accommodation, running from the two-room tenement up to five and six-room tenements, which are really cheap flats, there being no exact dividing line between the tenement, the flat and the apartment house. In all of them unnecessary hall space should be eliminated, and in the cheaper tenements, where separate access from private halls to sleeping rooms is out of the question, they should open on to the main living room, and not be accessible only through each other.

Compact arrangement of rooms are great aids to economical planning, and it may frequently be desirable to furnish more than one flight of stairs in buildings on large plots.

Whatever the arrangement, each apartment should be self-contained, so that when the door leading into the public hall is closed, the occupants can enjoy the fullest amount of privacy.

ECONOMY OF SERVICE.

Dumbwaiters are always provided in modern tenements, enabling the tenants to have their purchases de-



A CONGESTED BLOCK, BUILT UP PREVIOUS TO LAW OF 1901.

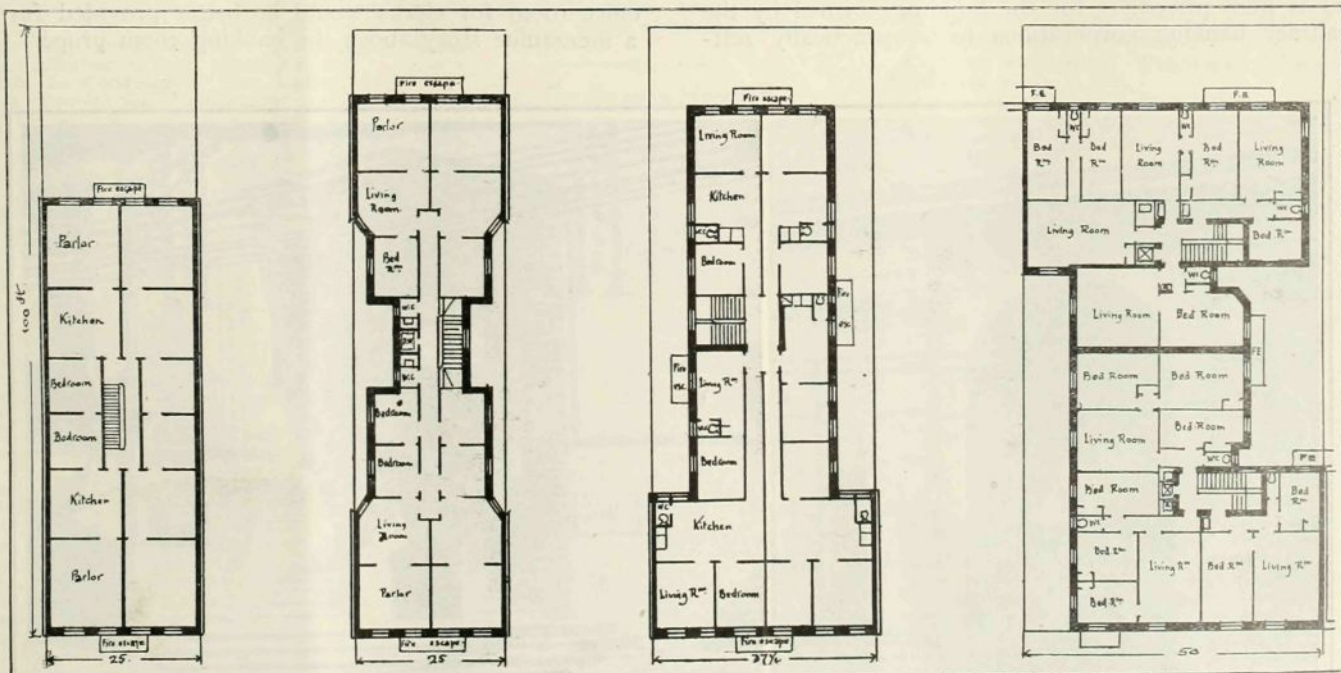
Where there is no interference, the tendency in congested districts is to build over a far larger proportion of the land than is compatible with the best interests of either landlords or tenants. This typical block on the east side of New York City, built up almost entirely before the tenement house law of 1901, is covered to the extent of about 85%. Under the present law only 70% can be built on, except at corners.

livered to them from the basement, without trouble to themselves. They also serve for the removal of the ashes and garbage to the street, from which they are taken away by the city scavengers. In the better class of tenements a common laundry is sometimes provided for the use of tenants. Provision has also to be made for drying the laundry. Central heating is rarely provided in the ordinary tenement, though the separate heating of apartments is one of the main causes of dirt. Arrangements have to be made therefore for the storage of coal as well as of food.

CONSTRUCTION.

The result of the tenement house laws is to restrict the height very generally to six stories.

Structurally they should be devoid of all unnecessary cheap ornamentation and of any material which will not stand rough usage. The building can be made attractive without employing the architectural embellishments



EVOLUTION OF THE NEW YORK TENEMENT HOUSE.

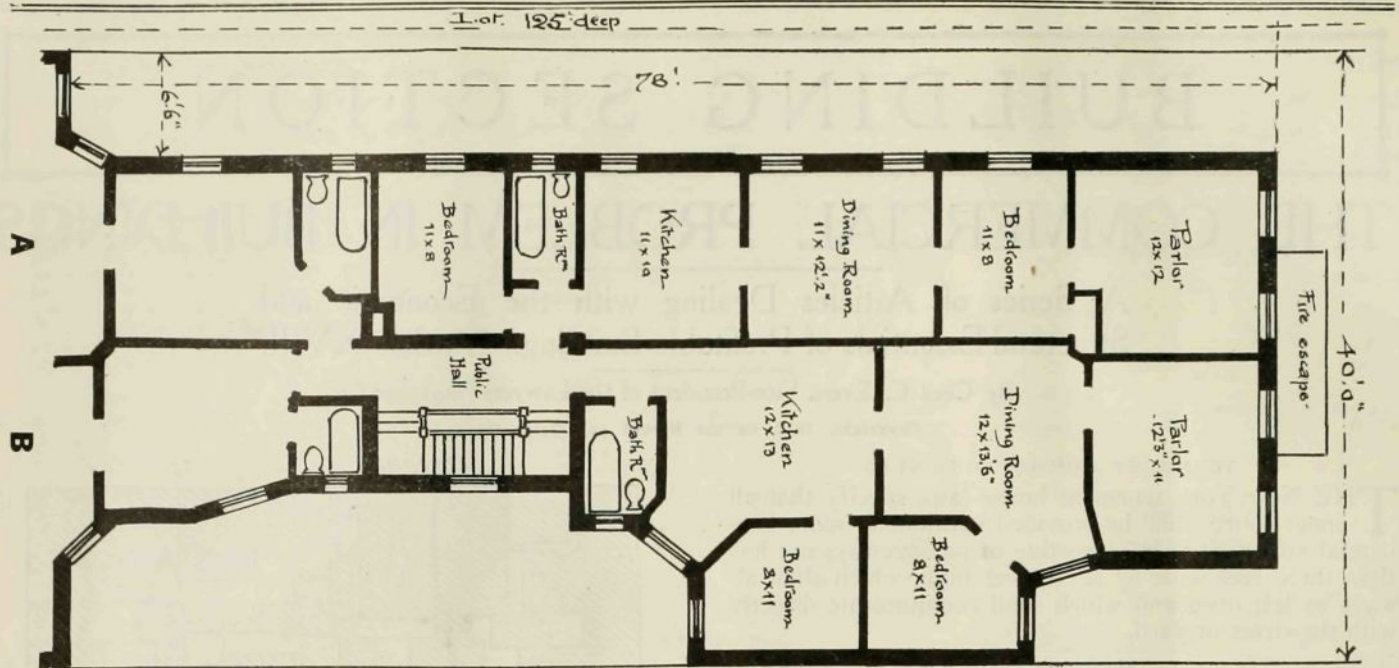
Prior to 1879. Four rooms only out of 12 have direct light and air.

1879. Four rooms only out of 14 have direct light and air.

1904. (Law of 1901.) All rooms have direct light and air. (Light courts rather narrow.)

1907. All rooms have direct light and air. This is a better unit of size; halls and corridors reduced to a minimum.

Nos. 1, 2 and 3 from "Record and Guide." No. 4 from "Architecture and Building," M. J. E. Ware, Architect.



A DEEP BUILDING BADLY PLANNED.

Lot 40 by 125 feet, building 103 feet deep. The desire to eliminate lengthy corridors and to obtain the maximum of accommodation, and the use of only one stairway, has resulted in an entire sacrifice of privacy. The Parlor in flat A can only be reached through the Kitchen, Dining Room and one Bedroom. Rooms giving on the Court $6\frac{1}{2}$ by 75 feet would be almost entirely deprived of light and air by an adjoining building. The flats fronting on street and not shown here are equally badly planned. Brooklyn, N. Y.

so much in favor with speculative builders. Good brick and terra cotta properly used are more substantial and attractive than cheap stonework; galvanized iron cornices are objectionable, though their cheapness makes them attractive to builders. If they are not constantly painted they soon look shabby and detract from the value of the building. Simple and compact planning and avoidance of unnecessary offsets and angles in the walling tends to reduce the cost.

All plumbing and heating pipes should be easily inspected and cleaned, and all sanitary appliances simple in construction and free from complication. Much can be done in the interior finishing of these buildings to make them attractive and comfortable and yet to reduce to a minimum the work of keeping the rooms and passages clean. Moulding should be simple and such as will not catch dust; rounded corners at the angles of rooms and at the junction of ceilings and walls should be employed, also cement floors to toilet rooms and passages.

BANKS.

In the smaller cities, banks are generally housed in office buildings, of which they occupy the ground floor; the rest of the building, whether owned by the bank or not, being used for general office and other purposes.

The latest tendency even in central locations where land is high priced, is for the buildings owned by the wealthier banking corporations to be practically self-

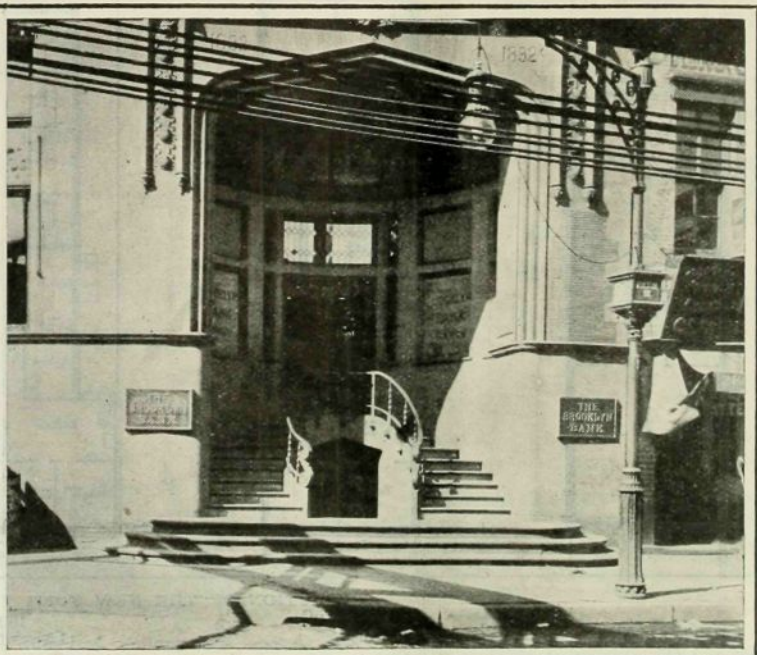
contained and for their own use only, thereby securing better light and ventilation and also because it is deemed best for them not to undertake the management of office premises larger than they require. There is, also, a considerable advertising value in the occupancy by strong financial corporations of distinctive and individual quarters.

ENTRANCE.

The entrance should be duly emphasized and brought into prominence without being obstructed by unnecessary columns or other impediments. The imposing effect which a long flight of outside steps is supposed to give a building is obtained at the expense of discomfort to the users; utility and convenience in such cases should take precedence of decoration, and steps should be eliminated.

The excuse that by raising the ground floor it is possible to supply light to a basement story is inadequate, in that superior accommodation is thereby sacrificed to accommodation of an inferior order; these basement premises are always insufficiently supplied with natural light and when the windows are open they are receptacles for the dirt and dust of the street.

If the basement is required for storage vaults or similar purposes, it would be better to keep the ceiling at a lower level, so as not to interfere with the accessibility of the main floor, and to light and ventilate it artificially; office room for clerks would be better provided for in a mezzanine story above the banking room proper.



POORLY PLANNED BANK ENTRANCES.

(1) Doorways are found at the right and left after entering. This is apt to cause hesitation and confusion on busy days. Gates Avenue, Brooklyn.

(2) Access is poor and floor space is wasted. Far better results would have been obtained by making entrance at, or one step above sidewalk level. Fulton and Clinton Streets, Brooklyn.

SUBWAY PROGRESS.

One Year's Work—3,280 Workmen on Lexington Ave. Line—Engineer's Report.

LAST Wednesday, July 31, was the first anniversary of the beginning of work on the Lexington Avenue Subway. In the year which elapsed great progress was made on the Lexington avenue line, which will be the backbone of the new subway system.

From the report of Alfred Craven, chief engineer of the Public Service Commission, on the progress of work for the month ending July 15, it appears that contracts have been let by the Commission for twelve of the sixteen sections of this line, aggregating 41,407 feet in length, or about eight miles, at contract prices totaling \$35,521,291.19. A total of 3,280 men are employed on the Lexington avenue line. All of this is to be a four-track subway, and work is well advanced upon ten of the twelve sections under contract, and is about being started on the other two sections, the contracts for which were executed only a few days ago.

As the total length of the Lexington avenue line is 52,083 feet or a little less than ten miles, it is apparent that within one year the commission has contracted for four-fifths of the work.

In addition to the Lexington avenue line, work is also being vigorously prosecuted on the Fourth Avenue Subway in Brooklyn and on the last section of the Centre Street Loop Subway in Manhattan. The Fourth Avenue Subway is a four-track road about four miles long, and the Centre Street Loop Subway is also a four-track road about 1½ miles long. The former is to cost about \$15,000,000, and the latter about \$11,000,000.

Taking all three subways, therefore, namely, the Lexington avenue line, the Fourth Avenue Subway and the Centre Street Loop, there is now under contract about \$61,000,000 worth of work upon 13½ miles of four-track road.

The only sections of the Lexington avenue line remaining to be contracted for are Sections 1 and 1-A, extending from the Battery up Church and Vesey streets to Broadway, Section 4, in Broadway north of Bleeker street to a connection with the proposed B. R. T. subway up Broadway, and Section 7, in Lexington avenue between 40th and 53d streets. These were delayed by reason of changing the contracts, but the commission is pushing work on these changes, and the revised contracts will soon be ready for bidding.

Details of work on the various contracts, as taken from the engineer's report to the commission, are as follows:

Progress on Lexington Avenue Line.

Section 2.—Contractor, Degnon Contracting Company; contract price, \$2,355,828.50. This section is in Broadway between Park place and Walker street, and excavation is going on steadily. In this section the contractor encountered the old Beach pneumatic tunnel at Murray street. This was uncovered and the contractor found the shield used in excavating this tunnel about 40 years ago. More than 5 per cent. of the total value of the whole work has been completed. Average number of men employed, 367.

Section 3.—Contractor, The Underpinning & Foundation Company; contract price, \$2,295,086.50. This section is in Broadway from Canal to Bleeker street. Excavation is in progress and the placing of the concrete floor of the subway between Prince and Houston streets has been started. About 10 per cent. of the total value of the whole work has been completed. Average number of men employed, 418.

Section 6.—Contractor, Bradley Contracting Company; contract price, \$3,634,213.50. Work on this section, which lies in Lexington avenue between 26th and 40th streets, is still suspended pending the decision of the commission as to the junction point of the Lexington avenue line with the present subway.

Section 8.—Contractor, Bradley Contracting Company; contract price, \$3,369,484.20. This section lies in Lexington avenue between 53d and 67th streets. Excavation is in progress from shafts at 54th, 55th, 57th, 58th, 60th, 62d and 65th streets. At 62d street excavation for the express tracks on the lower level of the subway, which is a double-deck structure, is in progress at the same time that excavation for the top level is going on. Average number of men employed, 300.

Section 9.—Contractor, Patrick McGovern; contract price, \$1,961,997. This section lies in Lexington avenue between 67th and 79th streets, and excavation is going on from shafts at 68th, 72d, 74th and 77th streets. Average daily force employed, 331 men.

Section 10.—Contractor, Bradley Con-

tracting Company; contract price, \$3,253,072. This section lies in Lexington avenue from 79th to 93d streets. Excavation is going on from shafts at 84th, 87th, 90th and 91st streets. About 22,800 cubic yards have been excavated. Underpinning of buildings between 89th and 90th streets is nearly completed. Average daily force, 245 men.

Section 11.—Contractor, Bradley Contracting Company; contract price, \$3,132,195.05. This section lies in Lexington avenue between 93d and 106th streets. Excavation is in progress from shafts at 96th, 97th, 104th and 105th streets. About 48,300 cubic yards have been excavated. At 96th street excavation in rock for a local station is about completed and nearly ready for steel work. Underpinning of buildings is finished between 103d and 105th streets, and is in progress north of 105th street. Average daily force employed, 375 men.

Section 12.—Contractor, Oscar Daniels company; contract price, \$2,825,740.70. This section lies in Lexington avenue between 106th and 118th streets. Excavation is in progress from shafts at 106th, 108th, 109th, 111th and 114th streets. About 87,200 cubic yards have been excavated. The contractor has begun erecting steel work. Underpinning of buildings is completed in Lexington avenue from 106th to 112th street, and on 110th street, where it has been necessary to underpin buildings on account of the construction of a syphon sewer crossing Lexington avenue. Average daily force employed, 460 men.

Section 13.—Contractor, Bradley Contracting Company; contract price, \$4,071,416.50. This contract has been transferred to McMullen, Snare & Triest. The section is in Lexington avenue between 110th and 129th streets. Excavation is in progress from shafts at 120th, 124th, 126th and 128th streets. Underpinning of buildings north of 120th street and on each side of 126th street has been started. About 21,803 cubic yards have been excavated. Average daily force employed, 234 men.

Section 14.—Contractor, Arthur McMullen and Olaf Hoff; contract price, \$3,889,775.05. This section begins at Lexington avenue south of 129th street and runs north and under the Harlem River to a point near the intersection of Park and Mott avenues in the Bronx. The tunnel under the Harlem River will consist of four steel tubes encased in concrete. The contract was just executed this week, and work will begin very soon.

Section 15.—Contractors, Rodgers and Hagerty; contract price, \$3,820,129.75. This section runs from the end of Section 14, north through Mott avenue and Franz Sigel Park to about 157th street, and east through 138th street to Alexander avenue. On the westerly branch the excavation from 138th street to Cheever place is practically completed and some of the bottom concrete is in place. Excavation is in progress from Cheever place nearly to 144th street, and from 146th to 149th streets. Excavation in Franz Sigel Park is nearly completed. Underpinning of buildings is in progress north of Cheever place and from 144th to 146th street on the east side of Mott avenue. About 39,319 cubic yards of earth and 35,173 cubic yards of rock have been excavated. Average daily force employed, about 550 men.

Date For Subway Hearings.

The Public Service Commission has ordered that public hearings be held on Wednesday, August 14, at 12 o'clock, on the forms of contract for three additional sections of the new subway system. These public hearings are called in pursuance of the provisions of the rapid transit act, which directs that such hearings be held before any rapid transit contract is made, and also that two weeks' notice of such hearings be given by publication.

Two of the sections cover the extension of the Fourth avenue, Brooklyn, subway from 41st street to 89th street, and the other covers part of the eastern branch of the Broadway-Lexington avenue line, known as the Southern Boulevard and Westchester avenue route.

Westchester Creek Improvement.

T. J. Dady, 350 Fulton street, Brooklyn, N. Y., has the contract, at prices as follows, for dredging and rock removal in Westchester Creek, N. Y.: Rock excavation and boulders, 27-100c.; for ledge rock and broken boulders, \$15; for broken rock and boulders, \$11.

Dredging, Newtown Creek.

The bid of the Morris & Cummings Dredging Co., 17 State street, New York City, 28.5c. per cu. yd., has been accepted for dredging in Newtown Creek.

A HOBOKEN TERMINAL.

Work Starts Next Week—Freight Handling on the Modern Plan.

Ground will be broken next week for what will be the largest building in Hoboken, a freight terminal for the Hoboken Land and Improvement Company, at the northeast corner of 15th and Garden streets.

On ground dimensions of 200x100 feet the building will have ten stories, or approximately 200,000 square feet. No wood will be used in the construction, which will be generally of reinforced concrete, with granolithic floor surfaces, and sash and doors of hollow steel. Automatic sprinklers will be provided.

It is evident that the Hoboken Land and Improvement Company has drawn inspiration from the plans for waterfront improvements that have been prepared for the New York side of the harbor by the Commissioner of Docks and Ferries, as well as from the experience of the Bush Terminal Company and the New York Dock Company of Brooklyn.

The building will be on the waterfront, with the Hoboken Shore Railroad at the door also. Ferries to New York and the docks of Transatlantic steamships are close at hand. In explaining what it is proposed to do with the building, Charles Fall, the architect said:

"All that is necessary for a person to do is to press a button. In an instant an agent is at the door and arrangements are made for the sending of whatever cargo is desired. The packages are moved to the landing by the men, carried down to the platform by one of the two big freight elevators, and in very short order are on the way to their destination, with comparatively no trouble at all to the sender.

"The location is nothing short of being wonderful, and as this building is rapidly taken advantage of by the more progressive shippers and manufacturers, more will spring up along the direct line of the river basin to Hudson street. Then will come more tenants, and it will only be a matter of a few years before the business carried on will be beyond belief.

New Era for Hoboken.

"When the growth of the Bush Terminal in the last six years is considered, we will be more willing to believe the vastness of the improvement that is bound to come. In 1905 the entire floor space of the Bush Terminal was only 500,000 square feet, and to-day the amount actually touches 6,000,000 square feet, an increase of 1,300 per cent. And if that terminal can grow so rapidly, the Hoboken Land and Improvement Terminal, with its situation so vastly superior to any other, will spring up so quickly that in five years Hoboken will be known, because of its business greatness, throughout the whole United States."

New City Work.

The Art Commission has approved the designs and locations for the following:

Soldiers' monument on the east side of Washington Park, Stapleton, S. I.

Comfort station in Washington Park, Stapleton, S. I.

Fences for the playgrounds on Park avenue, between 118th and 119th streets, and 128th and 129th streets.

Concert pavilion on the Mall in Central Park.

Public School 176, Brooklyn, on 64th street, near 12th avenue.

Children's Court on 22d street, near Lexington avenue.

Electric light poles at various places in Brooklyn.

Gas lamp posts at various places in Brooklyn.

Fire alarm station in Central Park.

Railroad Improvements at White Plains

The work attendant to the elimination of the Harlem Division grade crossings and the station changes at White Plains will be started next week is the information secured from the MacDonald Contracting Company, of 149 Broadway, Manhattan, the concern which has the contract for the first part of the work.

Charles Knickerbocker will be the contracting company's man in charge of the work. The resident engineer is William A. Smith and he with his force have been located in the Brandes Building in Orawaupum street.

The total cost of the elimination of the grade crossings, changes in the station approaches and the new station will be something in the neighborhood of \$800,000.

BUILDING MATERIALS.

Sharp Advance This Week in Bars, Plates and Shapes.

Portland Cement Holds a Steady Market—Brick Continues in Good Demand—Money Market Firm with Plan Filings Lighter.

BUILDING materials were in a very much stronger market this week owing to the increased stiffness of the steel situation.

On Thursday an advance of \$1 a ton was made in steel bars, which was the third advance in this commodity since the first of July. They went up from \$1.20 to \$1.45 per 100 pounds. Bars again advanced on Wednesday, making them \$1.40 per 100 pounds. Plates and shapes went up to \$1.35 per 100 pounds, which, by the way, puts prices above the level of the corresponding period last year. The decline which occurred in May, 1911, put prices on the lowest level in a generation.

The effect of this change in price upon the construction market is best illustrated by the statement made by a recognized steel authority when he said:

"A large percentage of the tonnage on the books of the steel companies was taken at very low prices, and it will be several months before these low-priced contracts are worked off. In the last quarter of the current year, however, the margin of profit on steel delivered will be much larger than at present. Business conditions all over the country are sound and there is no reason why the improvement in the steel trade should not continue."

The advance in bars was made by the Republic Iron and Steel Company and was almost immediately followed by the United States Steel Corporation and independents. In this connection it is interesting to recall the advices sent through this paper last week to the concrete trade by the American Steel & Wire Company announcing a probable advance in the price of triangle mesh reinforcement. No advices regarding the extent of this advance were forthcoming this week.

The strengthening movement in steel cannot help but be reflected in other departments of the building material market. The steel mills are oversold. Heavy sales are being made by warehouses at relatively high prices. Waverly, for instance, reporting a demand almost equal to incoming shipments from mills. Wire, skelp and light rails, such as are used in industrial plants, are higher. Trade in wire, however, is rather quiet. Pig iron is much firmer and there is an improvement in the demand from the West. Copper is firmer and the higher prices that followed the recent severe break in London brought in some buyers, who feared to remain out of the market in face of the upward trend.

If this is true of copper buyers, it should also be true of the common brick market in the entire metropolitan district, for the reason that the brick market also is subject to spot buying and is extremely tight on demand, with little looseness in the supply. Manufacturers in the Hudson River district, owing to recent rains, have been able to load barges for market with a little more regularity, so that the supply was eased somewhat this week. The prices, however, are extremely stiff not only in Manhattan, but even as far west as Newark, where the call for Raritan River brick is extremely heavy, owing to the fact that an extra large amount of brick construction is going on there at the present time. While this does not show up in plan filings, it is explained on the ground that most of the work going ahead now is that on plans filed last year.

Whatever the cause of the present demand at this time, it certainly is not due to any speculative buying on the part of dealers. A tour was made by the writer this week into every borough and into East Jersey for the purpose of ascertaining whether dealers were stacking, and the opinion obtained was to the effect that dealers as a rule are supplying spot demand and are not actively in the market for stack brick, for the reason that prices are too high to permit of any margin on common brick in anticipation of any upward price for that material later on.

The lumber situation, the oil market, equipment, stone and terra cotta are all doing a fair volume of business. Money is firmer because the West is getting ready to move the crops. However, it is to be expected that there will be a slight falling off in the volume of engagements for building purposes for the next thirty to sixty days. Already there is a falling off in the demand for structural steel and lumber.

That building investment interests are not apparently worried about the political outlook is proved by the fact that real

estate is in a fairly active market, considering the lethargy which has been apparent in that field during the last few months.

Cement.

The Portland cement market is showing considerable activity. The companies that recently agreed to the advance are reporting little stronger inquiry over that for last week.

In this connection it is interesting to recall the fact that it has been three and one-half years since Edwin C. Eckel made his prophetic address on the future of the Portland cement industry before the National Association of Cement Manufacturers in December, 1908. It will be recalled that Mr. Eckel foretold just the trials and troubles that the cement manufacturers would experience unless they took action to prevent the industry from running away from them, and since the recent advance is looked upon as the beginning of the end of a long, hard fought fight, the prediction of Mr. Eckel was brought forcibly to mind in the industry this week.

More natural cement is being sold than for several years. Most of the demands come from dealers interested in the building trades. Quotations are without change from last month at 85 cents per barrel in New York.

Lime.

The demand for lime and plaster blocks continues without change. There is a good general call for higher grades of lime, which is considerably better than it was a month ago. The ruling price on State common brick is about 75 cents a barrel; Rockland-Rockport common at 92 cents in 500-lb. barrels; Rockland-Rockport special in 300-lb. barrels, \$1.37; finished lime in 300-lb. barrels brings \$1.47, and finishing lime in 200-lb. barrels, \$1.02, and 350-lb. barrels, \$1.62. New Milford is now quoted at \$1.30.

Plaster blocks are now being quoted at the following figures:

Weight, per sq. ft., pound.	Prices, per sq. ft., cents.
2 inch	7 6
3 inch	8½ 6½
4 inch	11 7¼

These blocks are made 32 in. long by 13½ in. wide, containing 3 sq. ft. of surface. The 2-in. blocks are solid, but the others are hollow.

Stone.

The building stone situation in this market is continuing strong, and while most of the business is on small orders, there is a good demand and supply. Most of the quarries are now engaged in filling orders which were filed earlier in the year.

Prices are quoted at 19a20 cents for flagging 3 in. thick delivered alongside of dock or f. o. b. cars, New York. Sewer bottoms, 5 ft. square and 3 in. thick, are sold at 25 cents per sq. ft. Curbing, 5x16 in., is 45 cents; 5x20 in., 50 cents; 6x16 in., 53 cents; 5x24 in., 65 cents; 6x24 in., 70 cents, f. o. b. New York. Promiscuous shapes of building and foundation stone sell at 70a75 cents per cu. ft.

Building work is active and granite is in excellent demand. Run of quarry is held at 80@90 cents per cu. ft. delivered alongside of dock, New York. Dressed stone is quoted at \$1.25@1.50 per cu. ft. Sandstone, in the rough, is 80c.a\$1 per cu. ft.

Slate flooring, 1 in. thick, can be had at 20 cents per sq. ft. for the common or ribbon variety. Clear black sells at 35a40 cents, and the same price is asked for Vermont. A combination of slate and marble flooring is 30 cents per sq. ft. Marble floor, finished ready to lay, of Vermont marble, is 50 to 70 cents per sq. ft.; Italian marble, 70 to 90 cents. Tennessee marble can be had at 65 cents. Ordinary stair work, such as slate steps, is quoted at 24 cents per sq. ft.

Due to the severe wet weather, construction work in the vicinity of New York has been seriously retarded. Most of the work has been held until now, but the sellers of crushed stone are looking forward to a large amount of paving this summer. Prices at present are unchanged as follows: 85a95 cents per cu. yd. for 1½-in. stone, 90c.a\$1 for ¾-in. stone and 90c.a\$1 for screenings. These quotations are for full cargo lots of 50 cu. yds., delivered alongside of dock, New York.

Brick.

The market for common brick was just about up to supply this week, and in that respect differs slightly from last week, wherein the demand was little in excess of incoming barge loads. Prices, however, are stiff at \$7. The disposition of all interests seems to be to try to keep prices down to the \$7 level, although it is unquestionably a fact that the demand even now warrants higher prices. For the present, however, it is entirely reasonable to suppose that purchasers of brick will find an even quotation. Transactions

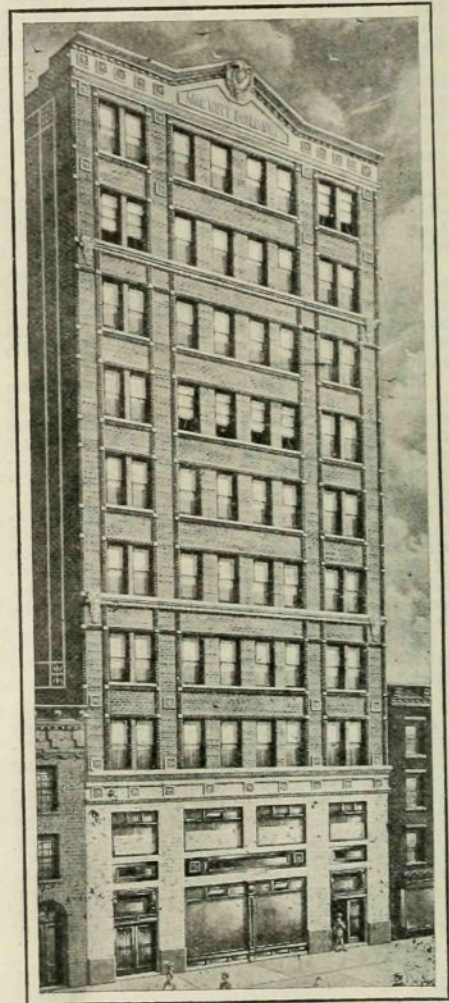
at the Hudson River wholesale docks last week and the corresponding week last year follow:

1912.		
	Left over July 20, 8.	
	Arrivals.	Sales.
Monday	15	12
Tuesday	5	8
Wednesday	11	11
Thursday	7	6
Friday	9	16
Saturday	10	8
Total	57	61

Condition of market, easy. Prices: Hudsons, \$7; Raritans, \$6.75 to \$7 (wholesale dock, New York). Add dealers' profit and cartage charges. 1911.

1911.		
	Left over July 27, 4.	
	Arrivals.	Sales.
Monday	19	8
Tuesday	4	11
Wednesday	10	9
Thursday	14	4
Friday	8	13
Saturday	6	3
Total	61	48

Condition of market, weak. Prices: Hudsons, \$5.87a to \$6; Raritans, \$5.75 to \$6. Arrivals in corresponding week 1910, 30; sales, 36; on hand, 6; left over, 7.



Paul C. Hunter, Architect.
MAC NUTT BUILDING.
The Foundations Are Now Being Built at 521 and 523 West 23d Street, Manhattan, for the Building Associates Corporation.

Fatal Building Collapse.

One man was killed and five others injured when part of a new building at Hoyt and Livingston streets, Brooklyn, collapsed. Twenty men were at work on the top floor of the three-story structure when the walls spread and the steel girders were loosened. All of the workmen on the floor went down with the girders and flooring, and it was some time before the men were rescued by firemen, who were called to the scene. The police made a thorough investigation of the probable causes of the accident, but were not able to fix the responsibility for it up to this writing.

No one seemed to know precisely why the walls should have spread.

Nott Avenue Dock and Terminal.

The Dock Department has completed plans for terminal improvements at the foot of Nott avenue, Long Island City, and a public hearing will be held on September 19.



The Woolworth Building on July 11th, 1912

Cass Gilbert, Architect

Thompson-Starrett Co., Builders

Entirely of Atlantic Architectural Terra Cotta in light cream and polychrome from third story to roof on all outside elevations; a Terra Cotta facade 739 feet in height

HAVE you a small Terra Cotta contract to be figured? A small contract is handled in a small Atlantic plant; a medium contract in a medium Atlantic plant; a large contract in a large Atlantic plant; a Faience contract in the Atlantic Faience plant.

In this way every Atlantic contract is handled economically with maximum care and attention, finished on time and shipped on time.

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, New York

CURRENT BUILDING OPERATIONS

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

Court House Architects.

The Court House Board has added to the list of ten architects who were invited to submit designs for the new Court House the names of Cass Gilbert and George B. Post & Sons. They will receive as the other invited architects a honorarium of \$1,000 to cover the expense of preparing their designs, and their inclusion in the list has been made with the consent of the ten first invited.

The programme for the open competition, from which ten other architects will be selected for the final competition, will be ready about the middle of the month.

Bungalows in the California Style.

RED BANK, N. J.—The Minnesink Realty Co., with New York offices at 50 Church street, will build two fine bungalows on Field avenue, this city, for George W. Wood, of Hoboken, N. J., and George A. Curtis, of Red Bank, respectively. The bungalows will be built in the genuine California style from plans of Rippey & Co., of Los Angeles, who specialize in this class of work. The houses are estimated to cost for construction alone \$4,285 each. The Minnesink Co. is developing a large bungalow colony here. F. Bradley Cox is the manager.

Women's University Club

52D ST.—No architect has yet been selected for the building which the Woman's University Club will erect at 106 and 108 East 52d street, recently purchased. The club house is now at 99 Madison avenue. Mrs. William Franklin Eastman is president.

Invitation Withdrawn.

The Public Service Commission will not open bids on July 31 for the construction of section No. 1 A of the Lexington avenue subway and has withdrawn the invitation to contractors. Another invitation will be issued for bids to be opened at a latter date.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

82D ST.—Interior trimming is under way for the 9-sty bachelor apartments, 75x92 ft, being erected at 31-33 West 82d st, for the Hennessy Realty Co., I. Polstein, 220 Broadway, president, Schwartz & Gross, 347 5th av, architects. R. E. Moss, 126 Liberty st, steel engineer. Brandt Construction Co., 192 Bowery, mason. Owner builds.

HESTER ST.—Work is rapidly advancing on the 6-sty tenement and five stores, 25x75 ft, being erected at Hester and Mulberry sts, mason work being up to second tier. A. Stable, 189 Grand st, owner. P. M. Straub, 147 4th av, architect. J. Savagino, 189 Grand st, mason. A. J. Chermina, at site, carpenter. Cost, \$25,000.

66TH ST.—J. E. R. Carpenter, 1 Madison av, is preparing plans for a 12-sty apartment, 75x 80 ft, to be erected at the southeast corner of 66th st and Park av, for the Fullerton-Weaver Realty Co., 1 Madison av, owner. Spencer F. Weaver, president, M. Stires Carpenter, treasurer. Owner will take bids.

71ST ST.—The Hennessy Realty Co., Joseph Polstein, president, 220 Broadway, contemplates the erection of a 9-sty apartment house at 113-115 West 71st st. No architect has been selected.

91ST ST.—Townsend, Steinkle & Haskell, Marble Building, architects, are taking bids on masonry to close August 5 for the 12-sty apartment, 59x90 ft, to be erected at the northeast corner of 91st st and West End av, for the Townsend Holding Co., A. Y. Townsend, 190 Riverside Drive, president; George Odell, 640 West End av, vice president, who builds. Cost, \$300,000.

BROADWAY.—The Hinsle Real Estate Co. (Geo. Hinsle and M. Just), 530 West 207th st, owner, is ready for bids for the construction of a 6-sty elevator apartment house, 197x 118 ft, at the northeast corner of Broadway and 212th st.

WEST END AV.—J. E. R. Carpenter, Metropolitan Tower, has completed plans for a 12-sty apartment house, to be erected at 244 West End av, by the A. G. M. Realty Co., 79 5th av. Cost, \$650,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment, to be erected at the northwest corner of 85th st and West End av for the Elkan Realty Co., Leopold Kahn, president.

2D AV.—Louis Leining, Jr., 160 5th av, architect, is taking bids on separate contracts for the alteration of the 6-sty brick apartment at 530 2d av, for M. Berkowsky, at site, owner. Cost, \$5,000.

73D ST.—C. M. Straub, 147 4th av, has completed plans for the alteration of a 5-sty tenement, 25x81 ft, to be erected at 215 East 73d st, for Catherine A. Lawrence, 58 West 51st st, owner. Cost, \$6,750.

114TH ST.—A. T. Johnson, 87 West 128th st, has completed plans for the alteration of the tenement at 83 East 114th st, for Chas. S. Meyerson, 83 East 114th st, owner. Cost, \$2,800.

PINEHURST AV.—G. F. Pelham, 507 5th av, has completed plans for a 6-sty tenement, to be erected at the northeast corner of Pinehurst av and 180th st, for the Emmay Realty Co., 802 West 181st st, owner. Cost, \$120,000.

53D ST.—Cross & Cross & J. Harder, 527 5th av, and 31 West 31st st, have completed plans for a tenement, 81.7x83.9 ft, to be erected at 121-9 East 53d st, for The 118th East 54th St. Co., owner. Cost, \$200,000.

72D ST.—Blum & Blum, 505 5th av, have been selected architects to prepare plans for a 12-sty apartment, to be erected at 105-109 West 72d st, for Brown Bros., 33 East 20th st, owners. Cost, \$350,000.

CHURCHES.

106TH ST.—The cornerstone of the Church of the Ascension (Presbyterian Italian) was laid at 342 East 106th st. Rev. Francesco Pirazzini is pastor.

DWELLINGS.

BROADWAY.—Alfred C. Kehoe & Co., 1 Beekman st, has completed plans for a 2-sty frame store and dwelling, 25x35 ft, to be erected at the northeast corner of Broadway and 238th st, for William C. Schmidt, 1253 St. Nicholas av, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

27TH ST.—Work is advancing rapidly on the two 9-sty brick warehouses, 94x197 ft, in West 27th and 28th sts, 495 ft west of 11th av, steel being up to roof. Terminal Warehouse Co., 17 South William st, owner, John H. Lynch, president; Walter J. Doremus, secretary; C. H. Clarke, assistant secretary. Otto M. Beck, 1349 53d st, Brooklyn, architect. R. Deeves & Sons, 309 Broadway, general contractors. Total cost, \$130,000.

28TH ST.—O. M. Beck, 1349 53d st, Brooklyn, has completed plans for a 9-sty storage warehouse, 51.6x98.11 ft, to be erected in the south side of 28th st, 614.4 ft west of 11th av, for the Terminal Warehouse Co., 17 South William st, owner. Cost, \$35,000.

SCHOOLS AND COLLEGES.

MANGIN ST.—The Board of Education of New York (59th st and Park av) contemplates the erection of a public school at 123-139 Mangin st, 70 ft north of Stanton st. C. B. J. Snyder is the architect.

89TH ST.—Foundations are under way for the 4-sty brick and limestone school, 40x59 ft, being erected at 18-20 West 89th st, for the Koenig Realty Co., Dr. Fred O. Koenig, president, 172 West 79th st, owner. Dennison, Hiron & Derbyshire, 475 5th av, architects. W. L. & G. H. O'Shea, 29 Broadway, general contractors. Cost, \$30,000.

STABLES AND GARAGES.

29TH ST.—Foundations are being laid for the 3-sty brick stable, 30x100 ft, in West 29th st, between 8th and 9th avs, for the Borden Condensed Milk Co., 108 Hudson st, owner. S. Frederick Taylor, president; Sidney J. Pearson, secretary, and P. D. Shove, treasurer. G. H. Chamberlin, 18 South Broadway, Yonkers, N. Y., architect, J. F. Walsh & Bro., 193 Lexington av, general contractors.

WADSWORTH AV.—Moore & Landsiedel, 149th st and 3d av, have completed plans for a 3-sty brick and steel garage, 75x90 ft, to be erected on the west side of Wadsworth av, 25 ft north of 176th st, for the Sterling Building & Operating Co., 203 Broadway, owner. George J. Schwartz, president. Owner builds. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

26TH ST.—Robert W. Gardner, 122 West 29th st, has completed plans for the alteration of the 4-sty loft building at 216 East 26th st, for Aitken Son & Co., Inc., 873 Broadway, owner. Cost, \$15,000.

27TH ST.—W. H. Paine, 55 West 105th st, has completed plans for a 8-sty loft, 127.6x90 ft, to be erected in the north side of 27th st, 291.3 ft east of 9th av, for the St. John's Park Realty Co., 149 Broadway, owner. Cost, \$200,000.

BROADWAY.—Charles I. Berg, 331 Madison av, has completed plans for a 8-sty loft building, to be erected at 62 Broadway, extending through to New st, for the estate of John Egmont Schermerhorn, Southampton, L. I., owner. Cost, \$150,000.

5TH AV.—Foundations are under way for the 12-sty office building, 84x200 ft, being erected at 70 5th av, for George A. Plimpton, 70 5th av, owner. C. A. Rich, 320 5th av, architect. Edward Corning Co., 100 William st, general contractor.

45TH ST.—Work will start immediately on the 16-sty office building to be erected at 56-58 West 45th st, for George Backer, 62 West 45th st, owner, who builds. Wallis & Goodwillie, 346 4th av, architects. Cost, \$300,000.

THEATRES.

CENTRAL PARK WEST.—Additional figures are being received for the Children's Theatre to be erected on top of the Century Theatre

at Central Park West and 67th st, for the Century Theatre, on premises, W. K. Vanderbilt, Grand Central Terminal. Liebler & Co., 15 West 62d st, lessees. V. Hugo Koehler, 489 5th av, architect.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GRAND BOULEVARD.—Abraham Berres, 35 Nassau st, has completed plans for two 5-sty brick tenements, 75x97 ft, to be erected on the east side of Grand Boulevard and Concourse, 729 ft south of Fordham rd, for John August Keil, 4282 Park av, owner. Total cost, \$140,000.

HOE AV.—Work is advancing rapidly on the two 5-sty brick tenements, 42x94 ft, on the west side of Hoe av, 252 ft south of Aldus av, for the Ensign Improvement Co., 27 West 114th st, owner, who builds. Kreymborg Architectural Co., 1330 Wilkins av, architect. Cost, \$80,000.

BARRETTO ST.—C. B. Meyers, 1 Union sq, is preparing plans for three 5-sty apartments and stores to be erected at the southeast corner of Barretto and Simpson sts, for the B. V. Construction Co., 992 East 163d st, owner, Samuel Behrman, president. Owner builds. Cost, \$125,000.

ALDUS ST.—Plastering is under way for two 5-sty brick tenements, 42x93 ft, to be erected in the east side of Aldus st, 105 ft east of Southern Boulevard, for the Podgur Realty Co., 931 Southern Boulevard, owner. Kreymborg Architectural Co., 1330 Wilkins av, architect. James Kelly, 907 East 158th st, has the mason work. Total cost, \$70,000.

163D ST.—The Kellwood Realty Co is receiving bids for construction work in the various lines on the buildings, to be erected at the northwest corner of 163d st and Southern Boulevard.

137TH ST.—Charles Schaefer, Jr., 401 Tremont av, has completed plans for a 5-sty brick tenement, 50x88 ft, to be erected in the south side of 137th st, 105.9 ft east of St. Ann's av, for Hogan & DiGenno, 35 East 135th st, owners. Cost, \$50,000.

MARMION AV.—George Fred Pelham, 507 5th av, has completed plans for a 5-sty brick apartment, 96.8x90 ft, to be erected at the northeast corner of Marmion av and Elsmere pl, for the Defender Construction Co., 35 Nassau st, owner. Cost, \$100,000.

176TH ST.—Charles Schaefer, Jr., 401 Tremont av, has completed plans for a 4-sty brick tenement, 46x72.11 ft, to be erected in the north side of 176th st, 102.4 ft west of Anthony av, for Henry Cleland, on premises, owner. Cost, \$45,000.

PARK AV.—Horenberg & Bardes, 122 Bowery, have completed plans for a 1-sty brick store, 23x60 ft, to be erected on the west side of Park av, 139 ft south of Tremont av, for D. Mullins, 157 East Broadway, owner. Cost, \$1,200.

179TH ST.—Toelberg & Son, 1167 Fox st, have completed plans for a 2-sty frame store and dwelling, 40x29.6 ft, to be erected in 179th st, 110.27 ft east of Prospect av, for Carl F. Muxell, 1452 Seabury pl, owner. Cost, \$6,000.

ARMORIES.

KINGSBRIDGE RD.—Patrizio & Hendrickson, Inc., 340 East 27th st, were the low bidders for the general contract for foundations of the armory to be erected at Kingsbridge rd and Jerome av, for the 8th Coast Artillery, in care of the Armory Board, from plans by Pilcher & Tachau, 109 Lexington av, architects; Gunvald Aus, 11 East 24th st, steel engineer; R. D. Kimball Co., 15 West 38th st, steam and electrical engineer.

DWELLINGS.

180TH ST.—M. W. Del Gaudio, 401 Tremont av, has completed plans for a 1-sty brick store and dwelling, 49x152 ft, to be erected in the south side of 180th st, 100 ft west of Prospect av, for G. Galiani & Son, 2078 Prospect av, owners. Cost, \$4,500.

PRESCOTT AV.—C. W. Mackay, 30 Vermilyea av, has completed plans for a 1-sty and attic residence, 25x52.6 ft, to be erected on the north side of Prescott av, 525.10 ft north-east of Boston rd, for J. F. & J. M. Mackay, 30 Vermilyea av, owners. Cost, \$3,000.

BRONX.—Estimates will be received by Mr. Friedman, 1390 Franklin av, for installing steam heat in six 2 and 3-family houses. See advertisement elsewhere.

SCHOOLS AND COLLEGES.

168TH ST.—C. B. Snyder, 500 Park av, has completed plans for a 5-sty brick school, 199 x91 ft, to be erected in the south side of 168th st, Teller to Finlay avs, for the City of New York, owner. Cost, \$255,000.

STORES, OFFICES AND LOFTS.

173D ST.—Delano & Aldrich, 4 East 39th st, have completed plans for a 2-sty brick store, 90x57.35 ft, to be erected at the southeast corner of 173d st and Southern Boulevard, for Mrs. A. S. Dodd, 6 East 82d st, owner. Cost, \$12,000.



CAUTION

As a general rule we always get what we pay for. Any brand of Portland Cement which is persistently offered at bargain prices is more than likely to run low in efficiency. It may run short in weight. It may be a poor sand carrier. It may work stiff and short and thus consume unnecessary labor in working it. It may set so slowly that costly delays will result.

LEHIGH PORTLAND CEMENT is sold at a fair price, it is never offered at a figure that would cast suspicion on its efficiency.

Lehigh Quality sets the Standard.

Lehigh Portland Cement Co.

261 BROADWAY

NEW YORK

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Canada	Atlanta
Winnipeg, Canada	Toronto, Can.

Ritch Hughes Company

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 BROADWAY
New York

Telephone 1721 Madison Square

THE WHITNEY COMPANY
ENGINEERS
CONTRACTORS & BUILDERS
1 LIBERTY STREET, N. Y.
NEW YORK, HARTFORD, SALT LAKE, DENVER

Grant Contracting Co.
MASON BUILDERS
General Building
Alterations

Bureau of Fire Prevention and
Street Widening Alterations
Telephone, 2575 Madison Sq.
1123 BROADWAY

C. O. MAILLOUX - C. E. KNOX
CONSULTING
ELECTRICAL ENGINEERS
90 WEST STREET, NEW YORK

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DEKALB AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty brick apartment house to be erected on the south side of DeKalb av, 301 ft east of Tompkins av, on plot 49x100 ft, for the J. Henry Small Realty Co., 1104 Broadway, Brooklyn, owners.

GATES AV.—D. Wortmann & H. H. Braun, 114 East 28th st, N. Y. C., have completed plans for the brick and stone apartment to be erected on Gates and Clinton avs, for Levy & Baird, 2027 Bath av, Bath Beach, owner, who builds.

CHURCHES.

CLARK ST.—Work has been started on the alteration of the brick and stone church at Clark and Henry sts, for the First Presbyterian Church, on premises, owner, Rev. L. Mason Clarke, pastor. Trowbridge & Ackerman, 62 West 45th st, architects.

LINDEN ST.—More figures are being received for the addition to the brick church in Linden st, near Covert av, for St. Yonhannes Evangelical Church, on premises, owner, L. Allmendinger, 926 Broadway, architect. Bids close August 2. Cost, \$15,000.

DALRIPPLE AV.—Charles G. Wessel, 1456 35th st, is preparing plans for a frame 2½-sty residence, 26x42 ft, to be erected on the south side of Dalripple av, 40 ft east of Canal av, for the Anthracite Realty Co., 350 Fulton st, owner, who builds. Cost, \$5,000.

94TH ST.—Peter Norgard, 463 6th av, has completed plans for six 2-sty brick residences, 20x51 ft, to be erected in the south side of 94th st, 200 ft south of 2d av, for Peter Norgard, 463 6th av, owner. Cost, \$4,000 each.

LINCOLN AV.—Henry Rockmore, 1729 President st, has completed plans for eleven 2-sty brick residences, 20x50 ft, to be erected on the west side of Lincoln av, 330 ft north of McKinley av, for the Duess Realty Co., 2875 Atlantic av, owner, who builds. Cost, \$27,500.

FACTORIES AND WAREHOUSES.

33D ST.—H. S. Ferguson, 200 5th av, N. Y. C., engineer, has completed plans for the 2-sty storage warehouse, 100x200 ft, to be erected in 33d st and 1st av, for the Tidewater Paper Mills Co., 1182 Broadway, N. Y. C., owner of building, and the Bush Terminal Co., 100 Broad st, N. Y. C., owner of land. Cost, \$15,000.

WATER ST.—F. J. Helmle, 190 Montague st, is preparing plans for a 2-sty reinforced concrete factory and store buildings to be erected under the Brooklyn Bridge on Water st, for the City of New York Department of Bridges, 13-21 Park Row, owner, Arthur J. O'Keefe, commissioner. Cost, \$160,000.

HALLS AND CLUBS.

GREEN ST.—The Queens County Labor Lyceum, Martin Kramer, president, on premises, is taking bids on general contract for the 2-sty brick dance hall and club, 60x100 ft, to be erected in Green st, near Cypress av, from plans by L. Berger & Co., Myrtle av and Cypress av, Ridgewood, architects. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Bids will be received by the Department of Charities, foot of East 26th st, N. Y. C., until 2:30 p. m., August 8, for completing the abandoned contract of Thomas J. McWalters for the alteration and addition to the bakery at the Kings County Hospital, Brooklyn.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education July 29 for the general construction of P. S. 172, Mitchell Construction Co., low bidder, \$146,298; for plumbing and drainage of P. S. 172, A. J. Ormond Co., \$10,783.

STABLES AND GARAGES.

NOSTRAND AV.—Benjamin Driesler, 178 Remsen st, is preparing plans for the 1-sty garage to be erected on the east side of Nostrand av, 125 ft north of Hawthorne st, for Henry Tattel, care of architect, owner. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

BROOKLYN.—The City of New York, Department of Public Charities, Michael J. Drummond, commissioner, foot of East 26th st, N. Y. C., is taking bids to close August 8, at 2:30 p. m., for the completion of the abandoned contract of Thomas J. McWalters, for alterations and addition to the bakery at Kings County Hospital, from plans by Frank J. Helmle, 190 Montague st, architect.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING, L. I.—A. R. Richardson, 100 Amity st, architect, is taking bids on general contract for the 4-sty brick apartments, stores and offices, 25x100 ft, to be erected in Main st, for John Von Doern, of this place, owner. Cost, \$20,000.

DWELLINGS.

SOUTH OZONE PARK, L. I.—The A. J. Wick Construction Co., Jamaica South, contemplates the erection of twenty-five 5, 6 and 7-room cottages on lots recently purchased on Ashby, Martin and Field avs.

RICHMOND HILL, L. I.—Foundations are under way for the 3-sty brick store and residence, 20x55 ft, to be erected on the south side of Jamaica av, 87 ft west of Guion pl, for D. Kuhn, 32 Johnson av, Morris Park, owner. H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, architects, who build. Cost, \$6,000.

ARVERNE, L. I.—The Almeda Realty Co. contemplates the erection of five 2½-sty frame residences on the east side of Vernon av, north of Morris, which plot it recently obtained from the Somerville Realty Co.

ARVERNE, L. I.—The Nordon Construction Co. contemplates the erection of seven 2-sty frame cottages on the west side of Gaston av, 140 ft north of Amstel Boulevard, which land it recently acquired from the Somerville Realty Co.

BELLE TERRE, L. I.—John S. Lamson, Jr., Summit, N. J., contemplates the erection of a 2-sty residence and garage on plot recently purchased from the Dean Alvord Co., 111 Broadway, in the Sugar Loaf Section of this place.

MUNICIPAL WORKS.

LONG ISLAND CITY.—The site at Flushing and Metropolitan avs has been recommended by Daniel Entholt, Deputy Street Cleaning Commissioner, to M. E. Connolly, president of the Borough of Queens, for the proposed new \$300,000 plant for his department, which will include a section house, an incinerator and a stable.

RICHMOND HILL, L. I.—Bids will be received by the Police Commissioner at the book-keeper's office, 240 Centre st, N. Y. C., until 10 a. m., August 7, for the erection of a station house, prison and stable on the west side of Johnson av, 289 ft south of Jamaica av, Richmond Hill, L. I., for the 283d precinct.

THEATRES.

JAMAICA, L. I.—John Auer & Sons, 648 Lexington av, Brooklyn, contemplate the erection of a theatre on a large plot recently purchased on Twombly pl, running through to Fulton st. Estimated cost, \$300,000.

Richmond. CHURCHES.

WEST NEW BRIGHTON, S. I.—Trimming is under way for the 2-sty church, 100x75 ft, being erected at the northwest corner of Prospect av and Elizabeth st, for the Trinity M. E. Church, of this place, owner, Rev. C. E. Scudder, 1766 Richmond Terrace, pastor. Brown McAgnon & Strassle, Christie st, Ridgefield Park, N. J., architects. Philip Wolf & Son, 17 Wright st, Stapleton, general contractor. Henry Bruns, 19 Wandell av, Stapleton, has the mason work. Cost, \$35,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

MONTCLAIR, N. J.—J. A. Messler, Bellevue av, Upper Montclair, contemplates the erection of a 3-sty brick and steel apartment at 621 Valley rd, north of Bellevue av. Cost, \$20,000.

BANKS.

WALDEN, N. Y.—Work is up to 1st tier on the 1-sty bank, 24x65 ft, being erected at the corner of Bank and Ulster avs, for the Walden Savings Bank, H. B. Worcester, president, Frank E. Estabrook, 75 2d st, Newburgh, architect. George Sykes, Inc., 1123 Broadway, general contractor, Newburgh Planing Mill, Newburgh, carpenter. Cost, \$18,000.

IRVINGTON-ON-HUDSON, N. Y.—Excavating is under way for the 3-sty brick and limestone bank, post office and apartments being erected here for the Irvington National Bank, A. E. Abercrombie, president. A. J. Manning, 489 5th av, N. Y. C., architect. McBride & Son, this place, have the mason work. A. M. Hunter & Son, this place, carpenters. Cost, \$60,000.

JERSEY CITY, N. J.—Clinton & Russell, 32 Nassau st, N. Y. C., architects, are taking bids to close August 5 at 12 m. for the 1-sty stone bank building, to be erected at the northwest corner of Central av and Bowers st, for the People's Safe Deposit & Trust Co., corner Central av and Hutton st, owner, W. C. Heppenheimer, president.

CHURCHES.

ALBANY, N. Y.—George W. Kramer, 1 Madison av, N. Y. C., has completed plans for an edifice to be erected in West Lawrence st, for the Ash Grove M. E. Church. Cost, \$60,000.

ILION, N. Y.—The members of the First Baptist Church contemplate the erection of a 2-sty brick and stone edifice, 70x70 ft, from plans by M. H. Hubbard, 82 Arcade Block, Utica, architect, G. Coleman, chairman of building committee.

WAVERLY, N. Y.—Rev. James Griffin, rector of St. James Catholic Church, contemplates the erection of a new edifice here, from plans by J. H. Considine, Robinson Building, Elmira, N. Y., architect. Estimated cost, \$30,000.

DWELLINGS.

EAST ORANGE, N. J.—John H. & Wilson C. Ely, Firemen's Ins. Building, Newark, has prepared plans for a 2½-sty brick residence to be erected at Harrison st and Park End pl, for Charles E. Cameron, 59 Washington st, owner. Cost, \$30,000.

SUMMIT, N. J.—Excavating is under way for the 2½-sty residence, 28x70 ft, for Henry Halsey, 96 Broadway, N. Y. C., owner. B. V. White, 110 East 23d st, N. Y. C., architect. W. H. Smith, this place, has the mason work, and James G. Owens, Overlook rd, the carpentry. Cost, \$15,000.

NEAR SAUGERTIES, N. Y.—Teller & Betz, 280 Wall st, Kingston, are preparing sketches for a frame 2½-sty summer residence, 52x92 ft, for James O. Winston, 290 Broadway, N. Y. C., owner. Landscape architect has not been selected. Cost, \$25,000.

NEW ROCHELLE, N. Y.—Excavating is under way for two 2½-sty frame residences, 37x54 ft, being erected on Webster av, between Mayflower and Coligni sts for Abby Proescholdt, care of architect, owner. Charles Luppran, Main st, architect. A. Rolfsen, 21 Beechwood av, general contractor. Cost, \$9,000 each.

SCARSDALE, N. Y.—Renwick, Aspinwall & Tucker, 320 5th av, N. Y. C., are preparing plans for the alteration of a 2½-sty frame resi-

Reduce Expenses

Your private plant is a constant drain on your productive efficiency and your earning power. A large majority of industrial concerns have found Central Station Service far better. It saves waste of time, money and power. Thus, operating expenses are reduced, because more satisfactory power is furnished at lower cost.

Edison Service Will Save Money For You

A comparison of your records with ours will convince you of the fallacy of operating a private plant. Edison Service is cheaper by far. And it is always dependable any hour of the day or night under any conditions. Can you say this of your private plant? Why not arrange for an interview with one of our representatives today? No obligation on your part.

The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000

"Fair" Goods

Prompt Service

Low Prices

DOORS

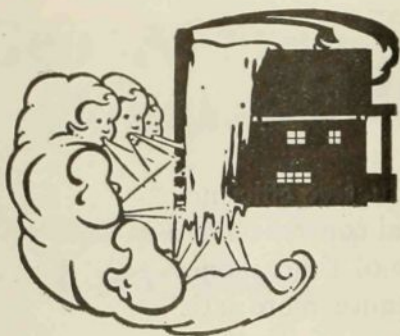
SASH

TRIM

MILLWORK OF ALL KINDS

Iroquois Door Company

18 Broadway, Manhattan



Even The Way The Wind Blows Affects Some Heating Systems

A system that will not heat *all the rooms, all the time*, isn't worth a hoot, no matter how little or how much it costs!

Put your money into a hot water or steam system that's equipped with a good, honest, dependable boiler that has power enough to keep things sizzling, no matter how hard the winter.

The Burnham is just such a powerful boiler.

It's almost automatic in its action.

It's made in Westchester County, right handy by.

Send for new catalog (the tall one) and know the truth—the whole truth about boilers in general and Burnhams in particular.



Burnham Boilers

Lord and Burnham Co.
Irvington, N. Y.

High Grade Electrical Work For Investment Properties

SEND FOR ESTIMATE

DENNIS G. BRUSSEL
ELECTRIC
Engineering and Construction
39-41 WEST 38th STREET, N. Y.
Telephones, 189-190 Greeley

dence for G. A. Dimond, Fenimore rd, owner, and will take bids on general contract about August 6.

NEW ROCHELLE, N. Y.—Partitions are being erected at the 2½-sty residence on Quaker Ridge for C. W. Moore, 1289 Dean st, Brooklyn, owner. C. A. Patterson, Main st, architect. Owner builds. Cost, \$20,000.

PORTCHESTER, N. Y.—Excavating is under way for a 2½-sty stone residence, stable and garage to be erected here for A. W. Church, of this place, owner. Augustus D. Shepard, Jr., 36 East 23d st, N. Y. C., architect. Whitney Co., 1 Liberty st, N. Y. C., general contractor. Cost, \$100,000.

ROCHESTER, N. Y.—C. Storrs Barrows, 422 Granite Building, architect, is ready to receive bids for the 2-sty frame residence, 26x40 ft, to be erected on Lake av, for John H. Erion, owner.

NEW ROCHELLE, N. Y.—Chester A. Patterson, architect, 262 Main st, contemplates the erection of a residence on Weaver st, Quaker Ridge, at a cost of \$15,000.

SOUTHAMPTON, L. I.—Braddin Hamilton, 61 East 55th st, N. Y. C., contemplates the erection of a summer home on the tract of nine acres recently purchased, fronting on ocean. Plans have been prepared.

FACTORIES AND WAREHOUSES.

GOSHEN, N. Y.—The Coates Commercial Car Co., contemplates the erection of a plant here for the manufacture of conveyances and motor cars at a cost of \$250,000. Incorporation papers have been filed.

OLEAN, N. Y.—The Vacuum Oil Co., of this place, contemplates the enlargement of its plant at a cost of \$250,000.

HALLS AND CLUBS.

OGDENSBURG, N. Y.—The Knights of Pythias have selected this place for their home. It will resemble the Masonic home at Utica, although not so large. The trustees report a balance of \$131,486.87 for its erection.

HOSPITALS AND ASYLUMS.

NEW HAVEN, CONN.—The city of New Haven contemplates the erection of a contagious disease hospital. A special aldermanic committee has been appointed to investigate. Cost, \$130,000.

WASHINGTON, D. C.—A resolution has passed the United States Senate granting \$400,000 for a home for the American Red Cross.

MUNICIPAL WORK.

IRVINGTON, N. J.—Bids will be received by the Public Building Commission, Charles Hartkoff, chairman, until August 5 for the erection of a new police headquarters building on Washington av. Gilbert C. Higby, 45 Clinton st, Newark, architect. Separate bids will be received for heating, masonry, plumbing, electrical work, etc.

NEWARK, N. J.—The City of Newark has had plans prepared for a 2-sty brick fire headquarters, 48x114 ft, to be erected at 75x77 Academy st. Estimated cost, \$47,684.

POWER HOUSES.

JERSEY CITY, N. J.—J. O. Osgood, chief engineer, is preparing plans for a 2-sty brick and steel power house, 90x200 ft, to be erected in the railroad yards for the Central R. R. Co. of New Jersey, 143 Liberty, N. Y. C., owner. Westinghouse, Church, Kerr & Co., 10 Bridge st, N. Y. C., engineers and general contractors. Cost, \$100,000.

ELMIRA, N. Y.—The Elmira Water, Light & R. R. Co. has received permission to issue \$201,000 bonds. Improvements are to be made at the Montour Falls plant.

PUBLIC BUILDINGS.

TRENTON, N. J.—The County Freeholders of Trenton have decided to issue \$150,000 bonds for a new jail.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The Board of Education has obtained a permit to erect a 3-sty and basement public school in Miller st. Estimated cost, \$131,000.

TENAFLY, N. J.—Bids were received by the Board of Education for the rebuilding of the public school here. J. & L. Moreland & Co., 1910 Park av, N. Y. C., low bidders, \$14,727.

NEW ROCHELLE, N. Y.—G. K. Thompson, 452 5th av, N. Y. C., architect, will soon take bids for the school to be erected at Stephen-son Park. Cost, \$150,000. The Board of Education of New Rochelle will also take bids.

NEWARK, N. J.—Bids will soon be asked for the alteration of the 3-sty and basement brick public school in Newton st, for the Board of Education of Newark, City Hall, Newark, owner. F. F. Guild, president. E. F. Guilbert, City Hall, school architect; George W. Knight, City Hall, school engineer. Cost, \$180,000.

NEWARK, N. J.—Bids will be received by the Board of Education of Newark for the addition of 28 rooms and a gymnasium to the Newton St School. Cost, \$180,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The Prudential Insurance Co., Broad st, has had plans prepared for the alteration of the brick office building at the southwest corner of Bank st and Library court. Estimated cost, \$38,685.

THEATRES.

NEWARK, N. J.—Footings are under way for the 1-sty brick moving picture theatre, 50x100 ft, being erected at 516 Clinton av, for Julius Koch, 26 South st, owner. N. Myers, Court Theatre Building, architect. Oswald Bros., 845 Broad st, have the mason work; Charles Schaedel & Bro. Co., 114 Bruce st, carpenter. Essex Amusement Co., 192 Market st, lessee. Cost, \$20,000.

MISCELLANEOUS.

JOHNSTOWN, N. Y.—The Little Falls & Johnstown R. R. Co. has obtained from the Public Service Commission a certificate of public con-

venience and necessity for its proposed electric railway from Johnstown to Little Falls, via St. Johnsville, through Nelliston and Ft. Plain, to Canjoharie. Estimated cost, \$1,773,970.

NEWARK, N. J.—Henry Gottlieb, 45 Booraem av, Jersey City, contemplates the erection of a 3-sty brick bathhouse on Belmont av, 150 ft north of 18th av, from plans by Hyman Rosensohn, 800 Broad st, architect. Cost, \$12,000.

HORNELL, N. Y.—The Erie Railway Co., at the west end of the city, contemplates the erection of four ice houses in connection with the construction of the fast freight yard. Cost, \$250,000.

UTICA, N. Y.—Reed & Stem, 7 East 42d st, N. Y. C., are preparing plans for a 4-sty passenger station, 100x200 ft, to be erected here for the N. Y. Central & H. R. R. Co., Grand Central Station, N. Y. C., owner. R. W. Kittredge, care owners, chief engineer. Cost, \$500,000.

ITHACA, N. Y.—Plans are being refigured for the 1-sty stucco baseball stadium to be erected at Cornell Alumni Field, for the Cornell University Alumni Field Association, of this place, owner. J. G. Schurman, president; E. L. Williams, treasurer. John Van Pelt, 381 4th av, N. Y. C., architect.

HOBOKEN, N. J.—The Turner Construction Co., 11 Broadway, has the contract to erect a 10-sty reinforced concrete building, 200x100 ft, for a freight terminal, for the Hoboken Land and Improvement Co., owner. Charles Fall, 100 14th st, Hoboken, architect. Estimated cost, \$250,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—The Thompson-Starrett Co., 49 Wall st, has received the general contract to erect a 11-sty apartment at the northwest corner of Madison av and 68th st, for the 11 East 68th St Co., Herbert Lucas, 129 East 19th st, architect. Estimated cost, \$1,250,000.

JERSEY CITY, N. J.—Max L. Balene, 44 West 27th st, Bayonne, has received the general contract for three 3-sty brick flats, 75x56 ft, to be erected at 219-223 Pacific av, for Morris Cohen, 9 Orient av, Jersey City, owner. E. M. Patterson, 1 Montgomery st, architect. Cost, \$25,000.

BOND ST.—C. Lundberg, at site, has received the general contract for the alteration of the 4-sty brick lofts, 25x74 ft, at 45 Bond st, for the Wendel estate, John G. Wendel, executor, 175 Broadway. Adolph Giobbe, 144 West 39th st, architect. Cost, \$14,000.

HUMBOLDT ST.—John Briggs, 187 Jamaica, av, L. I. City, has received the general contract for the 4-sty brick and limestone flat and cafe to be erected at the northeast corner of Humboldt and Maujer sts, Brooklyn, for Peter Doelger, 407 East 55th st, N. Y. C., owner. Charles Stegmayer, 168 East 91st st, N. Y. C., architect.

RIVERSIDE DRIVE.—The Rapp Construction Co., 600 West 110th st, installers of Patent Fireproofing for floors and arches, has received the contract for the 11-sty apartment house at the southeast corner of Riverside Drive and 141st st, for the West Side Construction Co., 322 West 100th st, owner, Jacob Axelrad, president. George Fred Pelham, 507 5th av, architect.

MADISON AV.—The Rapp Construction Co., 600 West 110th st, installers of Patent Fireproofing for floors and arches, has received the contract for the 10-sty apartment house at the southeast corner of Amsterdam av and 120th st for the Carnegie Construction Co., 420 West 119th st, owner. Schwartz & Gross, 347 5th av, architects.

CHURCHES.

NEWARK, N. J.—The Essex Construction Co. has received the mason work and George Varley & Sons the carpentry for the brick Kilburn Memorial Church, 68x52 ft, to be erected at the corner of South Orange av and Norwood st, from plans by McMurray & Pulis, 22 Clinton st, architects. Cost, \$22,000.

DWELLINGS.

LONG ISLAND CITY.—Thomas Borgia, 63 Mills st, Astoria, has received the general contract for two 2-sty brick residences and stores, 20x70 ft, to be erected on the west side of Jackson av, 20 ft north of Washington av, for R. F. Neuman, 1 Bridge Plaza, L. I. City, owner. Frank J. Braum, 311 Steinway av, L. I. City, architect.

ISLIP, L. I.—J. Dall Construction Co., 10 East 23d st, N. Y. C., has received the general contract for the 2½-sty brick residence, 40x50 ft, with two wings, 20x25 ft, for Gerald W. Hollins, 15 Broad st, N. Y. C., owner. Cross & Cross, 527 5th av, N. Y. C., architects. Cost, \$25,000-\$30,000.

WEST HOBOKEN, N. J.—T. W. Dorsett Co., 1113 Clinton st, Hoboken, has received the roofing and sheet metal work for the 3-sty convent, 63x150 ft, to be erected at the corner of Hill and Morris sts, for the Dominican Sisters of the Perpetual Rosary, on premises. Mother Mary of Jesus, prioress. Henry L. Spann, 38 Pascal st, Buffalo, architect. Joseph Jewkes & Sons, 676 Montgomery st, Jersey City, have the carpenter work. M. T. Connolly Contracting Co., 238 17th st, Jersey City, general contractor. Cost, \$200,000.

NEWARK, N. J.—The Century Construction Co., 828 Broad st, has received the general contract for the 2½-sty frame and stucco residence, 32x38 ft, to be erected at 66 Baldwin av, for George P. Hoerner, 251 N. J. R. R. av, owner. Wm. J. Fitzsimons, 828 Broad st, superintendent in charge. Cost, \$8,500.

YONKERS, N. Y.—Spencer K. Sutherland, 26 Ramsey rd, has received the mason work for the 2½-sty frame residence, 25x50 ft, to be erected on Morsemer av, for James D. Ivers, 11 Riverview pl, owner. George E. Mackay, 68 Morningside av, carpenter. J. E. Birmingham, 45 Warburton av, architect. Cost, \$7,000.

**CONTRACT BONDS
PROMPT SERVICE**

**LIABILITY INSURANCE
REASONABLE RATES**

If you ask your friend to sign your bond, he may ask you to sign his note
Avoid embarrassing obligations and buy your bond

**UNITED STATES FIDELITY AND GUARANTY CO.
49 CEDAR STREET**

TOTAL RESOURCES OVER \$7,000,000

Special Agents

COLIHAN & COMPANY

METROPOLITAN BUILDING

1 MADISON AVENUE

Gramercy 3888, 3889

NEW YORK, N. Y.

GLENHAM, N. Y.—George & W. Lithgow & Son, 79 King st. N. Y. C., have received the mason work for fourteen 2½-sty hollow tile and stucco cottages to be erected here for the Loeb & Schoenfeld Co., 451 Broadway, N. Y. C., owner. Eugene J. Lang, 481 5th av, architect. Masons desire bids immediately on all subs: ready roofings, plastering, painting, heating and wiring.

SOUTH ORANGE, N. J.—John W. Stieve, 192 Tichenor av. has received the mason work and Archibald Shiels, 347 Valley st, the carpentry for the frame 2½-sty residence, to be erected on Ralston av, for R. T. Marshall, 167 Ralston av, owner. C. E. Colley, 154 Nassau st, architect. Cost, \$12,000.

HOLLIS, L. I.—Charles Van Dyke, Jamaica av, Richmond Hill, has received the general contract for four 2½-sty frame residences, 29x40 ft, to be erected at the northwest corner of Hollis av and Fishkill st, for August Guortrup, Beech st, Richmond Hill, owner. H. E. Haug-aard, Jamaica av, Richmond Hill, architect. Cost, \$9,500 each.

117TH ST.—James C. Picken Building Co., 1803 Park av, has received the general contract for the alteration of the 3-sty brick store and residence, 21x40 ft, at 205-209 East 117th st for Mrs. Elizabeth L. Niekerson, 14 Mount Morris Park West, owner. Wm. C. Hornum, 145 East 42d st, architect. Cost, \$5,000.

NEW ROCHELLE, N. Y.—The Quaker Building Co., of this place, has received the general contract to erect two residences on Quaker Ridge for Fred Dana Marsh, owner. Henry G. Morse, architect, 340 Madison av, N. Y. C. Cost, \$10,000 and \$15,000.

STAMFORD, CONN.—The Shea-Sullivan Co., Main st, has received the general contract to erect a stucco residence on Shippan Point for Burgoyne Hamilton, Shippan Point, owner. E. T. Howes, 340 Madison av, architect. Cost, \$10,000.

GREAT NECK, N. Y.—George Gillar has received the contract to build a residence on Hicks la for Harry Ninesling, of this place, owner.

FACTORIES AND WAREHOUSES.

KEARNY, N. J.—The Salmond Bros. Co., 523 Elm st, Arlington, has received the general contract for the 4-sty addition to building 24 of factory on Belgrove Drive, for the Nairn Linoleum Co., of this place, owner. Charles P. Baldwin, 45 Clinton st, Newark, architect.

ELM PARK, S. I.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the 4-sty reinforced concrete factory, 50x128 ft, for the Standard Varnish Works, Housman av, owner. Harry Allen Jacobs, 329 5th av, N. Y. C., architect. Work to start immediately.

26TH ST.—The Turner Construction Co., 11 Broadway, has received the general contract for the 9-sty and basement warehouse to be erected at 26th st and 11th av, for the Baltimore & Ohio R. R. Co., 2 Wall st, owner. M. A. Long, architect. Work to start immediately.

HALLS AND CLUBS.

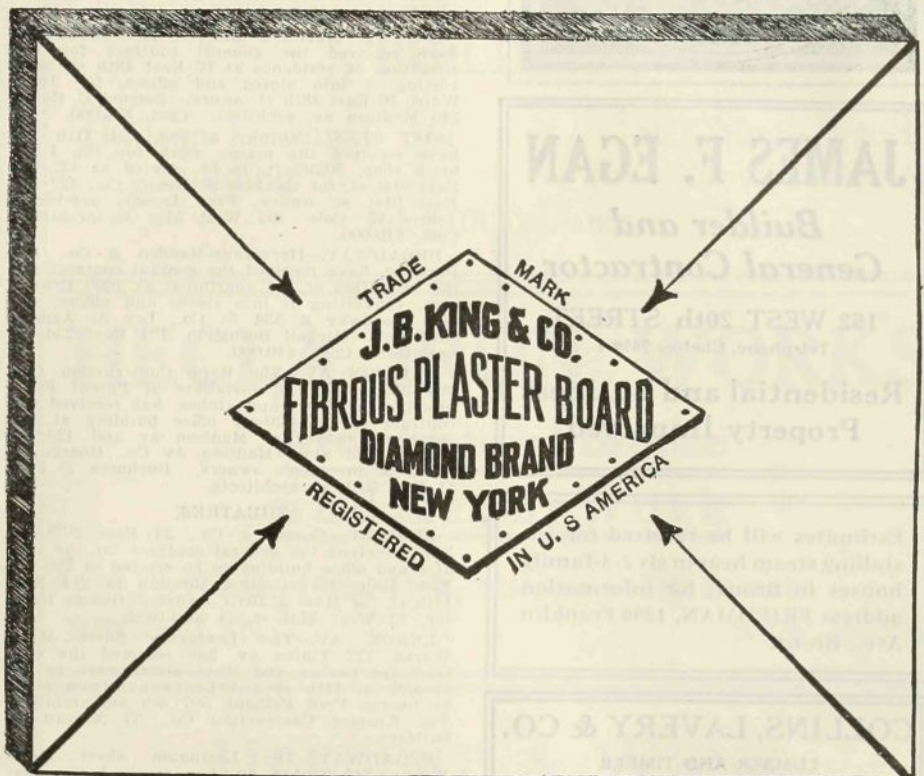
84TH ST.—Andrew Olsen, 62d st, Brooklyn, has received the general contract for the alteration to the 4-sty brick clubhouse at 70 West 84th st, for the West Side Republic Club, 2307 Broadway, owner, William G. Phyfe and Russell C. Tilden, secretaries. Walker & Chester, 103 Park av, architects. Cost, \$8,000-\$10,000.

ALEXANDRIA BAY, N. Y.—Alexander Shumway & Utz Co., 16 State st, Rochester, N. Y., has received the general contract for the addition to the 4-sty frame golf clubhouse for George C. Boldt, 34th st and 5th av, owner. Hewitt Granger & Paist, Bullitt Building, Phila., Pa., architects.

HOSPITALS AND ASYLUMS.

MIDDLETOWN, N. Y.—The Westchester Engineering Co., 103 Park av, N. Y. C., has received the general contract for the alteration and addition to the 3-sty brick and stone chronic building, 56x101 ft, at the State Hospital for the N. Y. State Commission in Lunacy, T. E. McGarr, secretary, Capitol, Albany. Herman W. Hoefler, Capitol, state architect. Cost, \$55,000.

NEWARK, N. J.—Bids were received by the Common Council of Newark for the erection of the almshouse on Ivy Hill. Metzger & Wells, Philadelphia, Pa., have received the contract



GLASS FOR NEW BUILDINGS AND ALTERATIONS

SEND FOR PARTICULARS OF MY NEW

METAL BAR FOR STORE FRONTS

Which Is Strong, Ornamental and Low in Price; Copper or Oxidized

GLASS TOPS FOR FURNITURE

MIRRORS MADE TO ORDER OR RESILVERED

J. H. WERBELOVSKY

93 MESEROLE STREET Telephone Wmsburg. 5300 BROOKLYN

I HAVE MADE A SPECIAL STUDY FOR YEARS OF

ALTERATION WORK ON BUILDINGS

IN ORDER TO INCREASE RENTALS AND COMPLY WITH THE NEW BUILDING LAWS, ETC.

LET MY EXPERIENCE AID YOU

J. SCHLESINGER, General Contractor and Builder

Phones 6496-97 Madison Square 1265 BROADWAY, N. Y. C.

MANHATTAN FIREPROOF DOOR CO

MAURICE AND LEXINGTON AVES., WINFIELD, L. I.

Manufacturers of Best Classes of Tel., 911-912 Newtown

Kalameined and Metal Covered Work

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors and Owners.

PHONE 3503 WMSBG.

JOHNSON BROTHERS

LUMBER

TIMBER AND MOULDINGS

45 CLASSON AVE
BROOKLYN, N.Y.

JAMES F. EGAN

*Builder and
General Contractor*

162 WEST 20th STREET
Telephone, Chelsea 7490-1

**Residential and Business
Property Improved**

Estimates will be received for installing steam heat in six 2-3-family houses in Bronx; for information address FRIEDMAN, 1390 Franklin Ave., Bronx.

COLLINS, LAVERY & CO.

LUMBER AND TIMBER

Comb Grain Y. P. Flooring a Specialty

New York Office
32 Cortlandt Street
Tel. 5450 Cort.

Yards
Jersey City
Tel., 1180 Bergen

Telephone, 3583 Williamsburgh

EASTERN FIRE-PROOF SASH, DOOR AND CORNICE CO.

Fire-Proof Doors, Window Frames and Sash covered with Kalamen Iron, Brass or Copper
BOARD OF FIRE UNDERWRITERS DOORS
Doublesliding Elevator and Dumbwaiter Doors
109-111, COOK STREET, BROOKLYN, N. Y.

KNICKERBOCKER BLUE PRINT COMPANY

Removed to

No. 2 East 42nd Street

Telephone Bryant 5929

Reliance Blue Print Co.

Our Factory is Equipped with the Latest Type of Electrical Machinery which Enables us to Turn Out the Most Perfect BLUE AND BLACK PRINTS Day or Night

Phone 7846 Madison Sq. 373 Fourth Ave.

WILLIAM A. HAASE Plumbing Contractor

1513 SECOND AVE.

Tel. Call,
2932-79th St.

NEW YORK, N. Y.

for stone, mason, reinforced concrete, steel, carpenter, painting, roofing and sheet metal work, \$179,400; Beaver Engineering Co., 59 Mechanic st, electrical work, \$12,284; Evans, Almiral & Co., apparatus for hot-water heating plant, \$9,875; Storms & Co., 126 South 14th st, for heating, ventilating and power plant, \$43,820; Jaehrig & Peoples, 221 13th av; for plumbing, \$24,460.

MUNICIPAL WORK.

GLEN COVE, L. I.—The Seaboard Construction Co., 375 Fulton st, has received the general contract for the sewage disposal plant to be installed here for the Township of Glen Cove, owner, Johnson & Fuller, 150 Nassau st, N. Y. C., consulting engineers, W. H. Howne, this place, resident engineer. Cost, \$126,349.97.

NEWARK, N. J.—W. J. Connelly has received the contract for the erection of a 2-sty brick, terra cotta, steel, hollow tile and concrete foundation fire headquarters to be erected at 75-77 Academy st, John H. & Wilson C. Ely, Firemen's Building, architects. Cost, \$47,684.

SOUTH ORANGE, N. J.—Dietz Engineering Co., 50 Church st, has received the contract for the construction of a concrete reservoir, with a capacity of 2,000,000 gals. Bid, \$24,900.

ALBANY AV.—The Lexington Sheet Metal Works, 722 Tinton av, has received the contract for roofing and sheet metal work to the fire engine house at Albany and Bailey avs, from plans by Hoppin, Koen & Huntington, 244 5th av, architects, The Benedetto & Egan Construction Co., Albany rd, builders.

STORES, OFFICES AND LOFTS.

48TH ST.—Martin & Mandell, 1133 Broadway, have received the general contract for the alteration of residence at 16 East 48th st, converting it into stores and offices, for Julia Ward, 16 East 48th st, owner, Samuel E. Gage, 340 Madison av, architect. Cost, \$35,000.

91ST ST.—C. Murphy & Son, 264 11th av, have received the mason work for the 1-sty brick shop, 50x95 ft, to be erected at 422-424 East 91st st, for the 91st St Realty Co., 422-424 East 91st st, owner, Fred Lesser, president, James W. Cole, 403 West 51st st, architect. Cost, \$10,000.

BROADWAY.—Hermanns-Madden & Co., 103 Park av, have received the general contract for the alteration of the apartment at 1690 Broadway, converting it into stores and offices, for the Broadway & 53d St Co., Lee A. Agnew, president, Michell Bernstein, 131 East 23d st, architect. Cost, \$40,000.

MADISON AV.—The Rapp Construction Co., 600 West 110th st, installers of Patent Fire-proofing for floors and arches, has received the contract for the 20-sty office building at the southwest corner of Madison av and 42d st, for the 42d St & Madison Av Co., George F. Johnson, president, owners, Buchman & Fox, 11 East 59th st, architects.

THEATRES.

13TH ST.—Cramp & Co., 25 East 26th st, have received the general contract for the theatre and office building to be erected at 209-223 East 13th st, extending through to 214 East 14th st, for Moss & Brill, owners, George Keister, 12 West 31st st, is architect.

LENOX AV.—The Lexington Sheet Metal Works, 722 Tinton av, has received the contract for roofing and sheet metal work to the theatre at 11th st and Lenox av, from plans by George Fred Pelham, 507 5th av, architect, The Kramer Contracting Co., 35 Nassau st, builders.

BROADWAY.—The Lexington Sheet Metal Works, 722 Tinton av, has received the contract for roofing and sheet metal work to the theatre at 165th st and Broadway, Thomas W. Lamb, 501 5th av, architect, The Libman Contracting Co., 107 West 46th st, builders.

AMSTERDAM AV.—The Lexington Sheet Metal Works, 722 Tinton av, has received the contract for roofing and sheet metal work to the theatre at 157th st and Amsterdam av, from plans by Norman Lederer, 1341 Southern Boulevard, architect, The Jacobs Construction Co., 420 West 119th st, builders.

7TH AV.—The Lexington Sheet Metal Works, 722 Tinton av, has received the contract for roofing and sheet metal work to the theatre at 116th st and 7th av, from plans by Thomas W. Lamb, 501 5th av, architect.

FOX ST.—The Lexington Sheet Metal Works, 722 Tinton av, has received the contract for roofing and sheet metal work to the theatre at 169th and Fox sts.

MISCELLANEOUS.

PARK AV.—John Pierce Co., 70 East 45th st, has received the general contract for the 3-sty brick and steel sub station, 42x112 ft, to be erected in the Grand Central Station yard, Park av and 50th st, for the N. Y. Central R. R. Co. Warren & Wetmore, 70 East 45th st, architects, G. W. Kittredge, care of owners, chief engineer. Cost, \$50,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

179TH ST WEST, n e cor Haven av, three 5-sty brick apartment houses, each 50x87, slag roof; cost, \$165,000; owner, Degenhardt Construction Co., 821 West 178th st; architect, Neville & Bagge, 217 West 125th st. Plan No. 475.

SHERMAN AV, s w cor Academy st, two 5-sty stone and brick apartment houses, 50x89, gravel roof; cost, \$45,000; owner, Dykman Const. Co., 559-61 West 171st st; architect, Wm. C. Sommerfeld & Benj. Steckler. Plan No. 470. Corrects error in its issue.

SHERMAN AV, s w cor Isham st, two 5-sty brick and stone apartment houses, 50x89, gravel roof; cost, \$45,000; owner, Dykman Const. Co.,

559-61 West 171st st; architects, Wm. C. Sommerfeld & Benj. Steckler, 31 Union sq. Plan No. 469. John Katzman, 559-61 West 171st st, pres.; J. Jacobowitz, 132 Nassau st, vice pres. Corrects error in last issue.

DWELLINGS.

PRESCOTT AV, n s, 525.10 n from Bolton rd, s s Nichols pl, 360 w from junction of Nichols av & Prescott av, 1 frame residence, slate roof; cost, \$3,000; owner, J. F. & J. M. Mackay, 30 Vermilyea av; architect, Charles W. Mackay, 30 Vermilyea av. Plan No. 476.

FACTORIES AND WAREHOUSES.

28TH ST WEST store No. 24, s s, 614.4 w of 11th av, 9-sty brick storage warehouse, 51.6 x98.11, tar and gravel roof; cost, \$35,000; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1349 53d st, Brooklyn. Plan No. 479.

J. H. Lynch, president; C. H. Clarke, v. president; Walter J. Doremus, secretary, 17 South William st; Richard Deeves & Son, Inc., 309 Broadway, contractors.

46TH ST, 616-20 WEST, 4-sty brick storage warehouse, 75x100.5, slag roof; cost, \$90,000, owner, Nos. 619-620 West 46th St Realty Co., 1402 Times Building; architect, Thomas J. Huff, 407 West 14th st. Plan No. 474. A. R. S. Nutting, St. Helens, Dublin, Ireland, president; C. H. King, 1402 Times Building, vice president.

140TH ST, 2 East, 1-sty brick office and storage building, 19x16, and extension, 50x16 ft, asphalt, felt and gravel roof; cost, \$6,000; owner, City of New York; architect, I. M. de Varona, 21 Park Row. Plan No. 482.

STABLES AND GARAGES.

160TH ST, 9-11 West, 3-sty brick garage, 50x100.11, 5-ply felt roof; cost, \$7,000; owner, Abe Bruder, 368 West 118th st; architect, Henry J. Howitz, 258 Broadway. Plan No. 480.

WADSWORTH AV, w s, 24.11 n 176th st, 3-sty brick garage, 75x90, plastic slate roof; cost, \$40,000; owner, Sterling Building & Operating Co., 203 Broadway; architects, Moore & Landsiedel, 1418th st and 3d ave. Plan No. 466. Corrects error in last issue.

STORES, OFFICES AND LOFTS.

27TH ST, Nos. 337 to 347 West, 8-sty brick and limestone loft building, 127.6x90 and extension, 84.8x7.7, slag roof; cost, \$260,000; owner, St. John's Park Realty Co., 149 Broadway; architect, Wm. H. Paine, 55 West 105th st. Plan No. 477. J. H. Cruikshank, president and W. D. Kilpatrick, secretary and treasurer, 50 Pine st.

66TH ST, 300 West and West End av, 137, 2-sty brick office building, 50.8x40.8, 5-ply tar and gravel roof; cost, \$7,000; owner, Consolidated Gas Co., 124 East 15th st; architect, Cullen Morris Company, engineers, 124 East 15th st. Company builds. Plan No. 481.

BROADWAY, 62; New st, 21, 8-sty brick store and loft, 24.7x125, tile roof; cost, \$150; owner, estate of John Egmont, Schermerhorn, Southampton, L. I.; architect, Charles I. Berg, 331 Madison av. Plan No. 478. Alfred Schermerhorn, Southampton, L. I., trustee.

MISCELLANEOUS.

BROADWAY, Nos. 917 to 919; 21st st, Nos. 6 to 10, erect sign; cost, \$400; owner, Broadway & 21st St Co., 23 East 26th st; architect, Ernest W. Lemay, 132 West 65th st. Plan No. 473.

PARK AV, under westerly roadway of Park av, 56.2 3-4 w of north building line of East 52d st, erect toilet, 14.8x8.8, concrete slab roof; cost, \$5,000; owner, N. Y. C. & H. R. R. Co., Grand Central Terminal; architect, Fred H. Judd, 70 East 45th st. Plan No. 483.

40TH ST, Nos. 457-459 West, erect new 4-sty brick and stone library, 40x81, slag roof; cost, \$80,000; owner, New York Public Library, 476 5th av; architects, Cook & Welch, 3 West 29th st. Plan No. 484.

BROADWAY, Nos. 3841 to 3855, two 10-sty brick apartment houses, each 99.11x125, slag roof; cost, \$800,000; owner, Herbert Dugan Construction Co., 41 Wadsworth av; architects, Neville & Bagge, 217 West 125th st. Plan No. 485.

38TH ST, No. 5 East, 39th st, No. 6 East, 12-sty brick store and loft building, 37.6x197.6; slag roof; cost, \$250,000; lessee, J. Sergeant Cram, 3 East 38th st; architects, Mullen & Moeller, 103 Paark av. Plan No. 486.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

137TH ST, s s, 105.09 e St. Anns av, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owners, Hogan & Di Genns, 35 East 135th st; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 618.

176TH ST, n s, 102.4 w Anthony av, 4-sty brick tenement, plastic slate roof, 46x72.11; cost, \$45,000; owner, Henry Cleland, on premises; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 614.

MARMION AV, n e cor Elmsmere pl, 5-sty brick tenement, slag roof, 96.3x90; cost, \$100,000; owners, Defender Const. Co., Max J. Kramer, 35 Nassau st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 617.

PARK AV, n e cor 179th st, 5-sty brick tenement, tin roof, size irregular; cost, \$55,000; owner, E. A. Cohen, 198 Broadway; architect, Charles B. Meyers, 1 Union sq. Plan No. 595. Corrects error in last issue.

DWELLINGS.

216TH ST, n s, 100 w Laconia av, 2-sty brick dwelling, 22x44; cost, \$4,500; owner, Domenico Dalo, 224 Leroy st; architect, Jos. Mititana, 60 7th st, North Pelham. Plan No. 607.

CRESTON AV, n w cor 190th st, 2 1/2-sty brick dwelling, tile roof, 45.4x32.4; cost, \$19,000; owner, Mrs. Caroline Haffen, 654 Courtlandt av; architects, Seifert & Webb, 104 West 42d st. Plan No. 608.

STORY AV, w s, 100 e Olmstead av, two 2½-sty frame dwellings, shingle roof, 19x28; cost, \$7,000; owners, Mink Const. Co., Adam Mink, 2251 Gleason av, president; architect, Anton Piruer, 2066 Blackrock av. Plan No. 622.

ZEREGA AV, w s, 307.7 s Castle Hill av, 2-sty frame dwelling, tin roof, 21x50; cost, \$11,000; owner, Ike Melnik, 1861 Wallace av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 619.

FACTORIES AND WAREHOUSES.

WALTON AV, e s, 79.71 n 149th st, 2-sty brick warehouse, tar and gravel roof, 20x100; cost, \$5,000; owners, M. F. Norton's Sons, 562 Mott av; architect, George T. Droste, 32 Liberty st. Plan No. 605.

SCHOOLS AND COLLEGES.

168TH ST, s s, from Teller to Findlay av, 5-sty brick school, slag roof, 199x91; cost, \$255,000; owners, City of New York; architect, C. B. J. Snyder, 509 Park av. Plan No. 611.

STABLES AND GARAGES.

153D ST, s e cor Park av, 3-sty brick stable and market, slag roof, 54.7½x109.6; cost, \$20,000; owner, Meyer Friedlander, 311 East 156th st; architect, Charles S. Clark, 441 Tremont av. Plan No. 606.

CRESTON AV, n w cor 190th st, 1-sty brick garage, tile roof, 14x24.6; cost, \$1,000; owner, Mrs. Caroline Haffen, 634 Courtlandt av; architects, Seifert & Webb, 104 West 42d st. Plan No. 609.

STORES AND DWELLINGS.

179TH ST, n s, 110.3 e Prospect av, 2-sty frame stores and dwelling, tin roof, 40x29.6; cost, \$6,000; owner, Carl F. Muxoll, 1452 Seabury pl; architects, Toelberg & Son, 1167 Fox st. Plan No. 616.

180TH ST, s s, 100 w Prospect av, 1-sty brick stores and dwelling, tin roof, 49x152; cost, \$4,500; owner, G. Galiani & Son, 2078 Prospect av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 612.

BROADWAY, n e cor 238th st, 2-sty frame store and dwelling, tin roof, 25x35; cost, \$6,000; owner, Wm. C. Schmidt, 1253 St. Nicholas av; architects, Alfred C. Kehoe & Co., 1 Beekman st. Plan No. 610.

WESTCHESTER AV, w s, 50 n Zerega av, 1-sty frame stores and dwelling, slag roof, 50 x60; cost, \$6,000; owner, Charles E. Devermann, 2059 Watson av; architect, Anton Piruer, 2066 Blackrock av. Plan No. 621.

STORES, OFFICES AND LOFTS.

173D ST, s e cor South Boulevard, 2-sty brick stores and offices, tar and gravel roof, 90x57.35; cost, \$12,000; owner, Mrs. A. S. Dodd, 6 East 82d st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 613.

PARK AV, w s, 139 s Tremont av, 1-sty brick store, tin roof, 23x60; cost, \$1,200; owner, D. Mullins, 157 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 613.

THEATRES.

3D AV, e s, 225 s 171st st, 1-sty brick nicollette, slag roof, 36x100; cost, \$1,500; owners, Nora Construction Co., E. Lewbowitz, 1037 Teller av, president; architect, Robert E. La Ville, 368 East 149th st. Plan No. 620.

TREMONT AV, s s, 115 e Clinton av, 1-sty brick nicollette, tin roof, 25x100; cost, \$8,000; owners, Arville Realty Co., Walter Ultsch, 3079 Decatur av, pres.; architect, Frederick Jaeger, 441 Tremont av. Plan No. 623.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

17TH ST, s s, 300 e 10th av, three 2-sty frame tenement, 20x73, composition roof, 4 families each; total cost, \$12,000; owner, Naples Bldg. Co., 1313 72d st; architect, John C. Wandell Co., 405 Court sq. Plan No. 4658.

BATH AV, s w cor Bay 17th st, 4-sty brick tenement, 39.10x90, tin roof, 18 families; cost, \$35,000; owner, Emilio Saino, 181 Bay 17th st; architect, Charles M. Straub, 147 4th av, N. Y. Plan No. 4639.

6TH ST, s s, 86 w 5th av, two 4-sty brick tenements, 50x89, tar and gravel roof, 20 families each; total cost, \$8,000; owner, Rogers Impt. Co., 107 East 81st st N. Y.; architects, Shampian & Shampian, 772 Broadway. Plan No. 4733.

DWELLINGS.

FULTON ST, s e cor Hemlock st, 2-sty frame store and dwelling, 18x22, tin roof, 1 family; cost, \$1,100; owner, Eliz. A. Brown, 3374 Fulton st; architect, Peter Shannon, 208 Woodbine st. Plan No. 4590.

PANOTT PL, w s, 100 n 90th st, 1-sty frame dwelling, 24.6x27.6, shingle roof, 1 family; cost, \$3,500; owner, Hilda M. Falkenberg, 765 43d st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 4662.

VANDERVEER PL, s w cor, East 23d st, 2-sty brick dwelling, 20x48.2, tin roof, 1 family; cost, \$3,500; owner, Jaret Construction Co., 1600 Beverley rd; architect, Cohn Bros., 361 Stone av. Plan No. 4676.

VANDERVEER PL, s w cor, East 23d st, 2-sty brick dwelling, 20x48.2, tin roof, 1 family; cost, \$3,500; owner, Jaret Construction Co., 1600 Beverley rd; architect, Cohn Bros., 361 Stone av. Plan No. 4677.

VERMONT ST, n w cor Hegeman av, 2-sty brick dwelling, 15.10x39, tar and gravel roof, 1 family; cost, \$3,500; owner, Vermont Bldg. Co., Vermont av and New Lots rd; architect, F. J. Dassau, 1373 Broadway. Plan No. 4670.

EAY 7TH ST, e s, 100 s Bath av, 2-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$3,000; owner, Theresa Cochrane; architect, Charles S. Haviland, 8663 17th av. Plan No. 4657.

52D ST, n s, 200 w 14th av, three 2-sty frame dwellings, 22.2x48.2, shingle roof, 2 families each; total cost, \$19,500; owner, Richard H.

ANDREW J. ROBINSON, President DREW K. ROBINSON, Treasurer

Andrew J. Robinson Co.

BUILDERS

A company whose organization, reputation and business experience justifies Architects and Owners in placing Building Construction in its charge.

Telephones { 6970 } Gramercy 123 EAST 23D ST., NEW YORK
 { 6971 }
 { 6972 }

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal Building 30 Church Street
 New York

Tel. 2418 Cortlandt

HECLA IRON WORKS

Architectural Bronze and Iron Work

North 10th, 11th, 12th and 13th Streets
 BROOKLYN NEW YORK

HEBERD & WENZ

INCORPORATED

STRUCTURAL STEEL OFFICE AND WORKS
 ORNAMENTAL IRON DIAMOND AND CALYER STS.
 BROOKLYN, N. Y.

A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

Telephone, Tremont { 2412 } 1735 WEST FARMS ROAD
 { 3225 } 4 Blocks East of 174th Street Subway Station

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 4212 Melrose River Ave. and East 151st St., NEW YORK

FIRE ESCAPES

A SPECIALTY

Structural and Ornamental IRON WORK for Buildings

H. BERNSTEIN

1397-99 Avenue A, New York City
 Phone, Lenox 4261

WILLIAM SCHWENN

Telephone 1700 Bushwick

Ornamental and Structural IRON WORK

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

WHEELING

WHY WHEELING STEEL CEILINGS?

Because we not only erect and manufacture Metal Ceilings, but we also **Manufacture the Raw Material.** For this reason we are able to install Metal Ceilings of the highest grade in first class manner at most reasonable rates. If you want Good Metal Ceilings at competitive prices write or phone us now.

WHEELING CORRUGATING CO.
14 DESBROSSES STREET, NEW YORK
Telephones, Spring 5935-5936-5937

CEILINGS

BERGER'S METAL CEILINGS

S. E. CORNER 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

162d Street East of Third Ave.

Telephone, 2853 Melrose

BERGER'S METAL LATH

METAL CEILINGS

Some Exceptional Patterns Especially Adapted for Residences

STEEL TILING

For Bathrooms, Kitchens, Shafts, Etc.

Northrop, Coburn & Dodge Co.
Tel. 1481 Beekman 40 CHERRY ST.

Rapp Construction Co.

PATENT FIREPROOF FLOOR ARCHES

OFFICE, 609 WEST 110th STREET
Warerooms 301 East 94th Street Tel. 1868 Lenox

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA-COTTA
Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

HENRY MAURER & SON Manufacturers of EVERY DESCRIPTION
Fireproof Building Materials
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

CARTER, BLACK & AYERS

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra Cotta Fireproofing, Roofing Tiles
Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

A. KLABER & SON MARBLE WORKS

211 VERNON AVENUE, Foot of 11th Street
LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point

Meehan, 1354 52d st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 4618.

EAST 7TH ST, w s, 130 n Av O, two 2-sty frame dwellings, 17x44, tin roof, 1 family each; total cost, \$6,000; owner, Mayhew Const. Co., Van Sicken st and Av T; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 4664.

EAST 7TH ST, w s, 52 s Johnson st, 2-sty frame dwelling, 18x41.6, shingle roof, 1 family; cost, \$4,000; owner and architect, Rufus T. Humphrey, 102 West st. Plan No. 4659.

EAST 104TH ST, e s, 120 n Av E, two 2-sty frame dwellings, 20x50, — roof, 2 families each; total cost, \$5,000; owner, Israel Hautman, 500 East 106th st; architect, Sol Krandall, same address. Plan No. 4666.

EAST 12TH ST, e s, 340 n Av V, 2-sty frame dwelling, 22.6x30, shingle roof, 1 family; cost, \$3,200; owner and architect, John G. McDonald, Plan No. 4588.

EAST 12TH ST, w s, 120 s Av I, two 2-sty frame dwellings, 17x34.10, tin roof, 1 family each; total cost, \$8,000; owner, W. H. Gold-ey, 982 Flatbush av; architects, Snee & Bryson, 153 Montague st. Plan No. 4631.

EAST 19TH ST, e s, 259.9 s Av Q 2-sty frame dwelling, 22x38.6, shingle roof, 1 family; cost, \$4,500; owner, Malbourne Lucas, 2022 Av N; architect, Benj. F. Hudson, 319 9th st. Plan No. 4624.

WEST 36TH ST, w s, 230 n Mermaid av, 1-sty frame dwelling, 20x48, gravel roof, 1 family; cost, \$900; owner, Paul Leota, 129 2d pl; architect, John Burke, 603 East 3d st. Plan No. 4694.

47TH ST, s s, 225 w 13th av, 2-sty frame dwelling, 26x42.6, tile roof, 1 family; cost, \$10,000; owner, Morris Brenstock, 1530 14th st; architect, Klein & Koen, 361 Stone av. Plan No. 4686.

71ST ST, s s, 160 e 11th av, nine 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$54,000; owner, Johnson Const. Co.; architect, Eisenla & Carlson, 16 Court st. Plan No. 4599.

PARK AV, n w cor Walworth st, 2-sty brick dwelling, 19.11x24, tar and gravel roof, 2 families; cost, \$2,000; owner, Antonio Curte, 502 Park av; architect, Laspian Salvati, 520 Grand st. Plan No. 4608.

SHORE RD, w s, 405 n Av Y, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$1,800; owner, Rose Mandel Shore rd and East 16th st; architect, Wm. L. Cramer, East 17th st and Av Z. Plan No. 4632.

SHORE RD, w s, 350 n Av Y, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$1,800; owner, Rose Mandel, Shore rd and East 16th st; architect, Wm. L. Cramer, East 17th st and Av Z. Plan No. 4633.

SHORE RD, w s, 429 n Av Y, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$1,800; owner, Rose Mandel, Shore rd and East 16th st; architect, Wm. L. Cramer, East 17th st and Av Z. Plan No. 4634.

SURF AV, n s, 17.8 w West 30th st, 3-sty brick store and dwelling, 20x71, tar and gravel roof, 2 families; cost, \$7,000; owner, Emil F. Hemberger, 2725 Surf av; architect, George H. Suss, 2966 West 29th st. Plan No. 4592.

SURF AV, n w cor West 30th st, 3-sty brick store and dwelling, 17.8x72, tar and gravel roof, 2 families; cost, \$8,000; owner, Emil F. Hemberger, 2725 Surf av; architect, George H. Suss, 2966 West 29th st. Plan No. 4593.

VAN SICKLEN AV, e s, 125 s Livonia av, ten 2-sty brick dwellings, 20x52, tin roof, 2 families each; total cost, \$40,000; owner, Cohen & Mitter Const. Co., 635 Warwick st; architect, Adelson & Feinberg, 1770 Pitkin av. Plan No. 4668.

VIENNA AV, s s, 20 e Louisiana av, 1-sty frame dwelling, 17x21, tar and gravel roof, 1 family; cost, \$800; owner, Alex Cohn, 887 Williams av; architect, Adelson & Feinberg, 1770 Pitkin av. Plan No. 4606.

ESSEX ST, e s, 245 s Hegeman av, 2-sty frame dwelling, 10x24, shingle roof, 1 family; cost, \$2,200; owner, Chas. Kessling, 605 Water st; architect's, Zumberbros, 200 5th av, N. Y. Plan No. 4720.

LINCOLN PL, s s, 250 e Utica av, three 2-sty brick dwellings, 22x53, gravel roof, 1 family each; total cost, \$15,000; owner, G. Halperin & Bros., 1380 Eastern Parkway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4735.

EAST 12TH ST, e s, 260 s Av P, two 2-sty brick dwellings, 20x30, — roof, 1 family each; total cost, \$8,000; owner, Louis Seiford, 433 Linden st; architect, A. White Pierce, 59 Court st. Plan No. 4734.

EAST 19TH ST, e s, 220 n Av K, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$4,000; owner, Edw. Strong, 1702 Newkirk av; architects, Snee & Bryson, 153 Montague st. Plan No. 4727.

ALBANY AV, w s, 277 n Av J, 2-sty and attic frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,000; owner and architect, Robt. S. Paris, 3623 Av I. Plan No. 4712.

FACTORIES AND WAREHOUSES.

HEWES ST, n s, 147 e Kent av, 1-sty brick storage, 22x50, felt roof; cost, \$750; owner and architect, Turner Const. Co., 11 Broadway. Plan No. 4650.

INTERIOR LOT bet St. Mark's av, Bergen and Howard sts, 1-sty frame storage shed, 10x7, tar roof; cost, \$75; owner, Archibald Palmer, 320 Broadway, N. Y.; architect, Henry Adelstein, 47 Milton st. Plan No. 4688.

4TH ST, s s, 225 n 13th av, 1-sty frame storage shed, 10x18, — roof; cost, \$150; owner, Morris Bienenstock, 1530 44th st; architects, Klein & Koen, 301 Stone av. Plan No. 4723.

STABLES AND GARAGES.

ASHFORD ST, e s, 145 n Vienna av, 1-sty frame stable, 20x13, felt and pitch roof; cost, \$100; owner, George Rappold, 794 Cleveland st; architect, Ernest Dennis, 241 Schenck av. Plan No. 4691.

CARROLL ST, s s, 200 e New York av, 1-sty brick garage, 17x20, tin roof; cost, \$500; owner, Harris Building Co., 180 Montague st; architect, Koch & Wagner, 26 Court st. Plan No. 4667.

WITHERS ST, n e cor Union av, 2-sty brick office and garage, 42x50, felt and gravel roof; cost, \$5,000; owner, John Pirki, 240 North 10th st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 4603.

EAST 7TH ST, w s, 380 s Beverley rd, 1-sty frame garage, 12x15, shingle roof; cost, \$200; owner and architect, August Wuess, 324 East 7th st. Plan No. 4623.

EAST 7TH ST, w s, 60 n Av P, 1-sty frame stable and shed, 23x9, shingle roof; cost, \$300; owner, Samara Cohen, — East 7th st; architect, Frederick J. Dassau, 1373 Broadway. Plan No. 4673.

44TH ST, s s, 360 e 16th av, 1-sty frame garage, 14x16; cost, \$100; owner, Nat Messner, 1650 44th st; architect, John Burke, 603 East 2d st. Plan No. 4598.

53D ST, n s, 220 e 15th av, 1-sty brick garage, 12x16, tar and gravel roof; cost, \$150; owner and architect, H. F. Hawkins, 1535 53d st. Plan No. 4661.

LIBERTY AV, n s, 25 e Essex st, 1-sty frame garage, 12x18.4, tin roof; cost, \$400; owner, Jacob Likewise, 499 Linwood st; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 4621.

WYTHE AV, 131, 1-sty frame garage, 7.6x20, metal roof; cost, \$100; owner, Joseph Fibich, on premises; architect, Hy M. Entlich, 29 Montrose av. Plan No. 4635.

12TH AV, s e cor 49th st, 1-sty brick garage, 15x33, tar and gravel roof; cost, \$1,200; owner, Dora Tisch, 4903 12th av; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 4663.

LINCOLN PL, s s, 250 e Utica av, 1-sty brick garage, 11x19, gravel roof; cost, \$1,500; owner, G. Halperin & Bros., 1380 Eastern Parkway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4736.

65TH ST, n s, 80 w 8th av, 1-sty frame stable, 20x50, tar and gravel roof; cost, \$1,500; owner, James Bua, 65th st & 6th av; architect, W. H. Harrington, 5906 5th av. Plan No. 4718.

SCHOOLS AND COLLEGES.

BRIDGE ST, w s, 300 n Willoughby st, 4-sty brick high school, 57x43, tile roof; cost, \$30,000; owner, Sisters of St. Joseph, Brentwood, L. I.; architect, Frank J. Helmle, 190 Montague st. Plan No. 4701.

ELTON ST, n e cor Dumont av, 3-sty brick store and dwelling, 20x72, tin roof, 5 families; cost, \$12,000; owner, Milford Construction Co., 228 Milford st; architect, Cohn Bros., 361 Stone av. Plan No. 4678.

STORES AND DWELLINGS.

GRAND ST, Nos. 298 & 300, 3-sty brick store and dwelling, 25x56, tin roof, 2 families; cost, \$8,000; owner, Wm. Pass, 296 Grand st; architect, Brook & Rosenberg, 44 Court st. Plan No. 4611.

FULTON ST, s s, 125 w Van Sinderen av, 1-sty frame shed, 41x24, fireproof roof; cost, \$500; owner, L. I. R. R., on premises; architect, Walter H. Gahager, 189 Montague st. Plan No. 4648.

FULTON ST, s s, 177 w Buffalo av, 3-sty frame stores and dwelling, 23x51, tin roof, — families; cost, \$8,000; owner, Salvatore Morreale, 1856 Fulton st; architect, Chas. Cannella, 60 Graham av. Plan No. 4715.

STORES, OFFICES AND LOFTS.

ROCKAWAY AV, 11A, 1-sty brick stores, 13 x36.4, slag roof; cost, \$700; owner, G. Bock, 13 Avondale av; architect, D. W. Gleason, 164 Hull st. Plan No. 4697.

MISCELLANEOUS.

SKILLMAN ST, e s, 45 s Flushing av, 1-sty frame shed, 30x24.9, tar and gravel roof; cost, \$100; owner, Samuel Levine, 416 Flushing av; architect, Larpia & Salvati, 525 Grand st. Plan No. 4698.

72D ST, North 1443, 1-sty frame open shed, 20x18, tarpaper roof; cost, \$125; owner and architect, Emil Dahn, on premises. Plan No. 4665.

17TH AV, s e cor 48th st, 1-sty frame wagon shed, 40x40, gravel roof; cost, \$400; owner, Thos. Rice, 4720 17th av; architect, Louis Bryson, 54th st and 18th av. Plan No. 4692.

FLUSHING AV, 565-7, 5-sty brick manufacture, 50x90, tin roof; cost, \$20,500; owner, Meurer Bros., 575 Flushing av; architect, Jos. A. McCarroll, 3 West 29th st, N. Y. Plan No. 4628.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA.—Strenski pl, w s, 60 n Kossheski av, 2-sty frame tenement, 28x36, tin roof, 4 families; cost, \$2,750; owner, Paul Kubich, Strenski pl, Jamaica; architect, John F. D. DeBall, 324 Fulton st, Jamaica. Plan No. 2378.

LONG ISLAND CITY.—Van Alst av, e s, 00 n 11th st, 4-sty brick tenement, 25x70, plastic slate roof, 8 families; cost, \$12,000; owner, Rondout Construction Co., 209 West 14th st, N. Y. C.; architect, Samuel Sass, 32 Union sq, N. Y. C. Plan No. 2368.

LONG ISLAND CITY.—9th av, w s, 131 w Washington av, 4-sty brick tenement, 35x89, tar and gravel roof, 16 families; cost, \$18,000; owner, Queens Bohemian Realty Co., 65 6th av, N. Y. C.; architect, Frank Braum, 211 Steinway av, L. I. C. Plan No. 2371.

LONG ISLAND CITY.—9th av, n e cor Vandeventer av, 4-sty brick tenement, 23x81, tar and gravel roof, 8 families; cost, \$14,000; owner and architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 2387.

DWELLINGS.

BAYSIDE.—Chambers st, w s, 185 n Warburton av, 2-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$4,500; owner, Joseph F. McKenna, Bayside; architect, Albert H. Stines, 16 Cauldwell av, Maspeth. Plan No. 2375.

BEECHURST.—24th st, n e cor Cryders la, 2-sty frame dwelling, 26x36, shingle roof, 1 family; cost, \$5,000; owner, Mary Goldfrappe, 20th st, Beechurst; architect, Adolph Zipe, Whitestone. Plan No. 2388.

BELLAIRE GARDENS.—Fillmore av, w s, 100 s Hollis av, three 2-sty frame dwellings, 22x25, shingle roof, 1 family; cost, \$12,000; owner, Charles Stewart, Bellaire Gardens; architect, Wm. Rapp, Jr., Glen Morris, L. I. Plan No. 2358-59-60.

CORONA.—Walnut st, s s, 100 e Sycamore av, 2½-sty brick dwelling, 42x31, asbestos shingle roof, 1 family; cost, \$6,000; owner, Andrew & Neumann, 89 Park av, Corona; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 2404.

DUNTON.—Atfield st, w s, 198 s Liberty av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,500; owner and architect, Axel Y. Nelson, Dakota av, Richmond Hill. Plan No. 2390.

DUNTON.—Frost av, e s, 425 s Broadway, two 2½-sty frame dwellings, 18x30, shingle roof, 1-family; cost, \$5,200; owner, Morton Building Co., Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2364-5.

EDGEEMERE.—Ocean Breeze Camp, 1-sty frame dwelling, 16x30, rubberoid roof, 1 family; cost, \$300; owner, Robert Perice, Far Rockaway. Plan No. 2389.

EDGEEMERE.—Columbus av, e s, 140 n Edgemere av, 2-sty frame dwelling, 22x31, Spanish tile roof, 1 family; cost, \$4,000; owner, Edgemere Crest Co., 115 Broadway, N. Y. C.; architect, Howard Callman, Far Rockaway. Plan No. 2391.

ELMHURST.—Victor pl, n s, 300 e Broadway, 2-sty frame dwelling, 30x26, shingle roof, 1 family; cost, \$3,500; owner, J. L. Gundry, Jr., Medina pl, Elmhurst; architect, E. Lochart, Bridgeport, Conn. Plan No. 2385.

FOREST HILLS.—Beavh st, e s, 76 n Norwood st, 2½-sty brick dwelling, 29x28, tile roof, 1 family; cost, \$7,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2402.

HOLLIS.—Husson av, e s, 50 n Bellview av, 2½-sty frame dwelling, 30x26, shingle roof, 1 family; cost, \$3,000; owner, Herman Peterson, Hillside av, Hollis; architect and owner. Plan No. 2397.

JAMAICA.—Remington av, s w cor Otto pl, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$5,000; owner, Harry S. O'Neil, 2 Remington av, Jamaica; architect, William M. Creamer, East 17th st, Brooklyn. Plan No. 2354-55.

JAMAICA.—Willow st, n w cor Carroll st, five 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$10,000; owner, Henry E. Price, 363 Fulton st, Jamaica; architect, Lars Olsen, 363 Fulton st, Jamaica. Plan Nos. 2392-3-4-5-6.

KEW.—New Bold pl, s s, 94 e Austin st, 2½-sty frame dwelling, 23x33, shingle roof, 1 family; cost, \$7,500; owner and architect, John R. Corbin, 1550 Av J, Brooklyn. Plan No. 2398.

LONG ISLAND CITY.—4th av, e s, 200 n Potter av, 2-sty brick dwelling, 18x30, tar and gravel roof, 2 families; cost, \$2,200; owner, Joseph Sugier, 692 Albert st, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 2367.

METROPOLITAN.—Metropolitan av, s s, 51 e Starr st, 2-sty frame dwelling, 22x37, tin roof, 1 family; cost, \$3,000; owner, Lillian Buckelwaldt, Metropolitan av, Metropolitan; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2372.

MORRIS PARK.—Jefferson av, w s, 300 s Broadway, two 2-sty frame dwellings, 18x50, shingle roof, 1 family; cost, \$5,000; owner, Harry Fleit, Ozone Park; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2349.

RICHMOND HILL.—Curtis av, e s, 200 n Hawtree av, 2-sty frame dwelling, 22x45, shingle roof, 1 family; cost, \$6,000; owner, Lawrence Haywood, Glen Morris, L. I.; architect, William Rapp, Jr., Glen Morris. Plan No. 2357.

ROCKAWAY BEACH.—Oxford av, w s, 371 s Washington av, 2½-sty frame dwelling, 35x34, shingle roof, 1 family; cost, \$6,000; owner, A. S. Hatch, 8th av, Rockaway Park; architect, Joseph S. Burley, 347 5th av, N. Y. C. Plan No. 2376.

ROCKAWAY BEACH.—Eldert av, w s, 153 n L. I. R. R., 2-sty frame dwelling, 15x42, shingle roof, 1 family; cost, \$1,800; owner, Joseph Yoerger, Rockaway Beach; architect, Charles Vollmer, Rockaway Beach. Plan No. 2386.

ROSEDALE.—Ocean av, e s, opposite New Fairview av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,000; owner and architect, John Miller, Rosedale, L. I. Plan No. 2356.

SPRINGFIELD.—Mills av, n s, 600 e Farmers av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,500; owner, Fred Watt, Springfield; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2350.

WOODHAVEN.—Dalrymple av, e s, 40 e Canal av, 2½-sty frame dwelling, 26x42, shingle roof, 1 family; cost, \$4,500; owner, Anthracite Realty Co., 350 Fulton st, Brooklyn; architect, Charles G. Wessell, 1456 35th st, Brooklyn. Plan No. 2377.

WOODHAVEN.—Boyd av, e s, 200 n Dalrymple av, two 2½-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$6,000; owner, Anthracite Realty Co., 350 Fulton st, Brooklyn; architect, Charles G. Wessell, 1456 35th st, Brooklyn. Plan No. 2369.

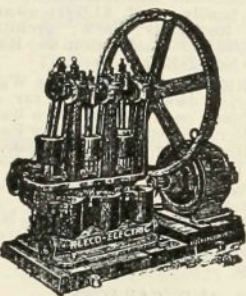
WOODHAVEN.—John st, e s, 97 n Fulton av, 2-sty frame dwelling, 17x55, tin roof, 1 family; cost, \$3,000; owner, Wm. J. McMannus,

CAULDWELL-WINGATE COMPANY

BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, President
 WALTER S. FADDIS, Vice-President
 ROY W. WINGATE, Sec'y and Treas.
 FRANK C. POUCHER, Chairman
 Board of Directors

381 FOURTH AVENUE NEW YORK
 Tel. 4380 Madison Square



“REECO” Electric Water Pumps.
 Large and Small. Latest Improved
 Designs. Built by
RIDER-ERICSSON ENGINE CO.
 20 Murray Street, New York
 Telephone 6415 Barclay for Estimates, etc.

FIREPROOF SPECIALISTS

Partitions, Ceilings, Stairways,
 Elevator, Dumbwaiter Enclosures

Hoey Fire Prevention Law
 Underwriters' Requirements
 Building Code,
 Tenement House Law

MODERN FIREPROOF CONSTRUCTION CO.
 PHONE, MADISON SQUARE 4534 1265 BROADWAY, NEW YORK CITY

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK
 And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power
 Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and
 Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from
 level to level or horizontally to widely separated points.

JOHN C. ORR COMPANY

Telephone
 948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office : 40-42 East 22d Street, N. Y.

Factory : Brooklyn, N. Y.

WEISBERG-BAER COMPANY

MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK
 WINDOW FRAMES, SASH AND DOORS

BOULEVARD AND ORCHARD STREET, ASTORIA Phone Astoria 433

Get a Burr Estimate

and remember that all our work is guaranteed. Some "BURR" specialties are designing and executing alterations and REPAIRS of all kinds. Plastering, cement and concrete work, brick work, tile and marble work, fire-proof partitions, etc. Call, phone or write and get acquainted with

WM. A. BURR & CO.

"The Efficiency Builders"

Masons and Plasterers

606 West 110th St., N. Y.

Tel. 7715 River

A TIME AND LABOR SAVING SYSTEM

For Owners, Architects, Builders including confidential estimates from firms of highest standing. No inconvenience, delay or annoyance. We take all detail off your hands.

For Contractors and Material Men. Reduces time and expense in soliciting contracts and increases business efficiency. The other advantages of our service will be explained on request.

See July 27 issue of Record and Guide for full information or write us.

BUILDERS AND CONTRACTORS SERVICE BUREAU, INC.

[Building Trades Clearing House]

489 FIFTH AVENUE Phone Bryant 1488

ELEVATORS

PASSENGER

AND

FREIGHT

WELSH MACHINE WORKS

276-277 West Street

NEW YORK

Telephone Spring 3729

IRON FOUNDRY PATTERN SHOP

Brooklyn Vault Light Co.

Manufacturers of

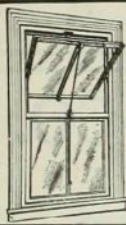
VAULT LIGHTS, SKYLIGHTS

and Patent Light Work of Every Description

270 MONITOR STREET

Telephone Connection

BROOKLYN



VOIGTMANN FIREPROOF WINDOWS

Manufactured by

S. H. Pomeroy Co., Inc.

427 W. 13th STREET

Successors to Voigtman & Co., W. Y.



BURWAK ELEVATOR COMPANY

Elevators and Dumbwaiters

of every description

Phone. 8463 Cort.

ELEVATORS

216 FULTON STREET

1026 Hopkinton av, Woodhaven; architect, Geo. Stahl, 1524 Welcome pl, Ozone Park. Plan No. 2379.

WOODHAVEN.—Vandever av, s w cor Stanley st, three 2-sty frame dwellings, 17x44, tin roof, 1 family; cost, \$9,000; owner, Wilson Realty Co.; Freeport, L. I.; architect, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 2382-2384.

ELMHURST.—Grandview av, w s, 375 s Warren st, 1-sty frame dwelling, 20x25, tin roof, 1 family; cost, \$900; owner, Constanine Schulz, 58 Grandview av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2410.

LONG ISLAND CITY.—4th av, e s, 200 s e Ditmars av, 2-sty brick dwelling, 22x34, tin roof, 2 families; cost, \$3,000; owner, Jos. Josifk, 1160 4th av, L. I. C.; architect, Emil Motl, 806 2d av, L. I. C. Plan No. 2414.

MASPETH.—Hull av, n s, 100 w Monteverde av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,000; owner, Henry J. Pase, Calmus rd, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2409.

MASPETH.—Jay av, n s, 425 w Columbia av, 1-sty frame dwelling, 25x20, tin roof, 1 family; cost, \$800; owner, Alexander Yurkowski, 148 Jay av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2411.

ROCKAWAY PARK.—5th av, w s, 280 s Washington av, two 2-sty frame dwellings, 20x15, tar and gravel roof, 1 family; cost, \$1,600; owners, Muller & Worth, Rockaway Park; architect, William S. Rothschild, 55 Washington av, Rockaway Park. Plan No. 2412.

ROCKAWAY PARK.—5th av, w s, 280 s Washington av, 3-sty brick dwelling, 20x20, tar and gravel roof, 2 families; cost, \$12,000 (two buildings); owners, Muller & Worth, Rockaway Park; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Park. Plan No. 2413.

WOODHAVEN.—Woodhaven av, e s, 20 n Ashland av, 2-sty brick dwelling, 36x70, tar and gravel roof, 1 family; cost, \$3,000; owner, Manor Homes Co., 633 Park av, Brooklyn; architect, Lawrence J. Frank, 206 Crescent st, Brooklyn. Plan No. 2408.

STABLES AND GARAGES.

ROCKAWAY BEACH.—Dakota st, w s, 184 s Washington av, 1-sty brick garage, 24x20, tile roof; cost, \$1,600; owner, Samuel Katz, Neponset, L. I.; architect, A. F. Leicht, 9 East 42d st, N. Y. C. Plan No. 2381.

JAMAICA.—Jerome av, s s, 127 w Remington av, 1-sty brick garage, 13x17, shingle roof; cost, \$125; owner, John M. Kerr, on premises. Plan No. 2406.

STORES AND DWELLINGS.

ELMHURST.—Union av, n s, 72 e 5th st, 2-sty frame store and dwelling, 25x50, tin roof, 2 families; cost, \$4,000; owner, Joseph LoTufo, Ludlow av, Elmhurst; architect, I. P. Card, Corona. Plan No. 2380.

GLENDALE.—Myrtle av, n w cor Richard av, 3-sty brick store and dwelling, 19x65, tin roof, 2 families; cost, \$4,000, and adjoining six 2-sty brick dwellings, 19x53, tin roof, 2 families; cost, \$24,000; owner, Maur Contracting Co., 44 Court st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 2351-52-53.

MORRIS PARK.—Belmont av, n w cor Napier av, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$6,000; owner, Joseph N. Esposito, 432 Bedford av, Brooklyn; architect, Lospia Salvati, 525 Grand st, Brooklyn. Plan No. 2405.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Shore rd, bet Potter & Ditmars av, 1-sty frame office, 14x10, paper roof; cost, \$50; 1-sty frame blacksmiths shop, 14x8, paper roof; cost, \$25; 1-sty frame store house, 20x8, paper roof; cost, \$70; owner, Patrick Ryan, 165 Broadway, N. Y. C. Plan Nos. 2361-2-3.

MISCELLANEOUS.

CORONA.—National av, n e cor Jackson av, 2-sty frame store and stable, 43x100, tin roof; cost, \$4,000; owner, Blot & Baust, 442 East 59th st, N. Y. C.; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 2403.

FORREST HILLS.—1/2 mile w station 275 s L. I. R. R., erect frame sign board, 48x10; cost, \$50; owner, O. J. Gude Co., 935 Broadway, N. Y. C. Plan No. 2400.

JAMAICA SOUTH.—Garfield av, s w cor 3d st, 1-sty frame shop, 18x25, shingle roof; cost, \$400; owner, C. J. Anderson, 39 Woodhull st, Brooklyn. Plan No. 2399.

MIDDLE VILLAGE.—Sutter av, s e cor Juniper Swamp rd, 1-sty frame greenhouse, 20x100, glass roof; cost, \$725; owner, Jos. Reide, 15 Juniper av, Middle Village; architect, S. Jacobs & Son, Flushing av, Brooklyn. Plan No. 2374.

RICHMOND HILL.—Church st, w s, 289 s Jamaica av, 3-sty brick police station, 84x54, slag roof; cost, \$75,000; owner, Police Dept., 240 Centre st, N. Y. C.; architect, Kirby & Pettit, 103 Park av, N. Y. C. Plan No. 2370.

ROCKAWAY BEACH.—Remington av and Ocean front, erect frame bathhouse, 32x50, rubberoid roof; cost, \$500; owner, G. Lensberger, premises. Plan No. 2401.

CORONA.—Crown st, No. 96, 1-sty frame shed, 9x29, paper roof; cost, \$15; owner, Mrs. S. Cordy, on premises. Plan No. 2407.

Richmond.

DWELLINGS.

WASHINGTON AV, s s, 100 e Egbert av, Stapleton, 2-sty frame dwelling, 10x25; cost, \$1,350; owner, Mr. Murphy; architect, Charles B. Heweker, Tompkinsville; builder, Harold E. Wittmann, Stapleton. Plan No. 496.

LORETTO ST, w s, 275 s Belmont, Tottenville, 1-sty frame bungalow, 16x24; cost, \$450; owner, G. M. Golder, Tottenville; builder, Chas. Petersen, Tottenville. Plan No. 491.

BURGER AV, e s, 276 s Terrace, West New Brighton, 2-sty frame dwelling, 18x37; cost, \$1,500; owner and architect, E. D. Grosjean, 38 Burgher av, West New Brighton; builder, C. Chamberlain, 145 Blackford av, Port Richmond. Plan No. 485.

MIDLAND AV, n s, near 8th st, Midland Beach, 1 1/2-sty frame bungalow, 16x30; cost, \$450; owner, Mrs. A. Coradi, Midland Beach; builder, Aug. Alverson, New Dorp. Plan No. 486.

DU BOIS AV, e s, 225 s Delafield, West Brighton, 2-sty frame dwelling, 19x30; cost, \$2,500; owner and builder, Peter Larsen, 50 Decker av, Port Richmond. Plan No. 483.

BURGER AV, e s, 251 s Terrace av, W. New Brighton, 2-sty frame dwelling, 19x39; cost, \$2,000; owner, Wm. C. Grosjean, 38 Burgher av, West New Brighton; architect, E. D. Grosjean, West New Brighton; builder, C. Chamberlain, 145 Blackford av, Port Richmond. Plan No. 488.

FINGERBOARD RD, 471 w New York av, Rosebank, 2-sty frame dwelling, 21x28; cost, \$2,700; owner, Thomas J. McShane, Rosebank; architect and builder, James H. Thompson, Rosebank. Plan No. 489.

RENFREW PL, w s, 210 n Richmond av, Graniteville, 2-sty frame dwelling, 18x36; cost, \$1,890; owner, G. W. Jacques, Graniteville; architect, Mr. Gear, Graniteville; builder, Drake & Bush, 125 Simonson av, Port Richmond. Plan No. 484.

NEPTUNE ST, e s, 400 s Cedar, New Dorp, 1-sty frame bungalow; cost, \$300; owner, Mr. Le Gihiff, 279 West 13th st, New York; builder, Aug. Mathon, Grant City. Plan No. 490.

DECKER AV, e s, 200 n Turnpike, Linoleumville, 1-sty frame dwelling, 18x28; cost, \$1,000; owner, Antonio Grewkowski, Linoleumville; architect and builder, A. Ellis. Plan No. 493.

ELM ST, e s, 530 s Henderson av, West New Brighton, 2-sty frame dwelling, 20x47; cost, \$4,000; owner, Thomas Kiernan, Stapleton; architect and builder, T. Benson, West New Brighton. Plan No. 494.

PORTLAND AV, w s, 358 s Brighton, Tompkinsville, 2-sty frame dwelling, 20x47; cost, \$4,000; owner and builder, James Murtha, West New Brighton. Plan No. 495.

ST. MARK'S PL, n e s, 100 n w Nicholas st, New Brighton, 2-sty frame dwelling, 30x82; cost, \$9,000; owner, Miss Emma C. Williams, New Brighton; architect, Robert Curry, 342 Macon st, Brooklyn, N. Y. Plan No. 487.

HOUSEMAN AV, s s, 500 n Chestnut av, West New Brighton, 2-sty frame dwelling, 24x30; cost, \$3,700; owner, Elizabeth Bergman, West New Brighton; architect, Harry W. Pelcher, Port Richmond; builder, Claude W. Decker, New Springville. Plan No. 502.

WATERSIDE AV, n s, 100 e Britton st, New Dorp, 1 1/2-sty frame bungalow, 14x27; cost, \$250; owner, Ocean Edge Land Co., 220 Broadway, New York; builder, McComb Bros., 6305 5th av, Brooklyn. Plan No. 501.

CHURCHES.

TOMPKINS AV, e s, 105 n St. Mary's av, Rosebank, 2-sty brick rectory, 24x56; cost, \$6,000; owner, St. Joseph's Church, Rosebank; architect, N. Serracino, 1170 Broadway, N. Y. C. Plan No. 497.

STABLES AND GARAGES.

OLD ST, e s, 400 s Richmond Tp, New Springville, 1-sty frame garage, 18x25; cost, \$150; owner, Geo. Borgestedt, New Springville; builder, Claude M. Decker, New Springville. Plan No. 492.

HAMILTON AV, w s, 100 n Van Duzer, Stapleton, 1-sty frame garage, 10x14; cost, \$50; owner, Wm. F. Walter, 18 Hamilton st, Stapleton; builder, Peter Lange, Stapleton. Plan No. 500.

STORES AND DWELLINGS.

WRIGHT ST, n s, 150 e Van Duzer, Stapleton, 2-sty brick store and dwelling, 32x75; cost, \$10,000; owner, H. Troeger, Stapleton; architect, Charles B. Heweker, Tompkinsville; builder, Ph. Wolf & Son, 17 Wright st, Stapleton. Plan No. 499.

MISCELLANEOUS.

LEONARD, n w cor, and Deems av, West New Brighton, 2-sty frame dwelling, 40x24; cost, \$7,000; owner, A. J. Hinton, Port Richmond; architect, James Whitford, St. George; builder, Fred Deppi, West New Brighton. Plan No. 498.

AMBOY RD, n s, 2000 w Valley, Richmond Valley, 1-sty frame wagons, 19x44; cost, \$500; owner, Hans Toft, Richmond Valley; builder, James Ackjes, Richmond Valley. Plan No. 503.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BARCLAY ST, 52, remove columns in 1-sty brick store and loft; cost, \$300; owner, Frederick Pustek, 52 Barclay st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 1947. Edward Smith & Co., 43 Ann st, contractor.

BLEECKER ST, Nos. 21 and 23, remove encroachments in 3-sty mission house; cost, \$400; owner, The National Florence Crittenton Mission, 21 and 23 Bleecker st, N. Y.; architect, Forman & Light, 40 Cedar st. Plan No. 1955.

Kate W. Barrett, 21-23 Bleecker st, president; Franklin B. Waterman, 115 Fulton st, treasurer; Cortlandt de P. Field, Peekskill, N. Y., John Henry Livingston, Clermont, Columbia county, N. Y., and Coleridge A. Hart, 35 Nassau st, executors and trustees.

FULTON ST, 232, sidewalk alterations in 4-sty brick stores and lofts; cost, \$750; owners, David A. Clarkson, et al, Merrick, L. I.; architect, James J. F. Gavegan, 1123 Broadway. Plan No. 1906.

JOHN STREET, 62, change show windows in 4-sty and basement store and lofts; cost, \$750; owner, Robert R. Livingston and Laura

S. Livingston, Clermont, Columbia county, N. Y.; architect, James J. F. Gavegan, 1123 Broadway. Plan No. 1909.

HENRY ST, 247, partitions in 4-sty brick tenement; cost, \$750; owner, Henry Oatman, 1551 Broadway; architect, D. Timendorfer, 103 West 138th st. Plan No. 1943.

HOUSTON ST, 146 East, change partitions, extend fire escapes in 5-sty and cellar brick tenement; cost, \$1,500; owner, John Ossman, 146 East Houston st; architect, Henry Regelman, 135 7th st. Plan No. 1941.

HOUSTON ST, 148 East, remove encroachments in 4-sty brick tenement; cost, \$1,500; owner, Mrs. Pauline Ossman, on premises; architect, Henry Regelman, 133 7th st. Plan No. 2002.

HUDSON ST, 500, and Christopher st, 130, cut windows through gable; new toilet partitions in 4-sty brick store and tenement; cost, \$1,000; owner, estate of Ludwig F. J. Anger, 77 Broadway; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1917.

LIBERTY ST, 45, change basement stairs and remove encroachments in 4-sty brick store and loft; cost, \$450; owner, Mutual Life Insurance Co., 32 Nassau st; architect, John J. Downey, 410 West 34th st. Plan No. 1997. Architect is contractor.

MAIDEN LA, Nos. 30-32, remove encroachments in 4-sty brick store and loft building; cost, \$450; owner, Mutual Life Insurance Co., 32 Nassau st; architect, John C. Downey, 410 West 34th st. Plan No. 1996. Architect is contractor.

MAIDEN LA, 34, remove encroachments in 6-sty brick store and loft; owner, Mutual Life Insurance Co., 32 Nassau st; architect, John J. Downey, 410 West 34th st. Plan No. 1998. Architect is contractor.

MAIDEN LA, 38, lower vault lights and new stairway in 5-sty brick store and lofts; cost, \$350; owner, Mutual Life Insurance Co. of N. Y., 32 Nassau st; architect, John C. Downey, 410 West 34th st. Plan No. 1999. Architect is also contractor.

MURRAY ST, 55, sidewalk alterations in 5-sty and basement brick stores and lofts; cost, \$750; owner, estate of J. W. Hammersley, 17 West 30th st; architect, James J. F. Gavegan, 1123 Broadway. Plan No. 1907.

MURRAY ST, 57, change coping of front area wall in 5-sty brick store and loft building; cost, \$750; owners, Virginia H. Field and Katherine and L. G. Hammersley, Peckskill, N. Y.; architect, James J. F. Gavegan, 1123 Broadway. Plan No. 1910. N. Y. Life Insurance & Trust Co, 52 Wall st, guardian.

NASSAU ST, 64 and 66, remove encroachments in 5-sty brick store and loft; cost, \$1,200; owner, estate of Richard Mortimer, 11 Wall st; architect, Charles E. Miller, 111 Nassau st. Plan No. 1984. William M. McBean, executor, 11 Wall st; Edward Smith & Co., 43 Ann st, contractor.

PARK PL, 43, change vault lights, pu in new steps in 5-sty store and loft; cost, \$400; owner, Duncan Realty Co., 241 West st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2010.

PARK PL, 51-55, West Broadway, 41 and 45, remove encroachments in 5-sty brick printery; cost, \$2,700; owner, Park Place Realty Co., 42 Broadway; architect, Walter S. Timmis, 47 West 34th st. Plan No. 1973.

PIKE ST, 53, new water closets in 7-sty brick building; cost, \$600; owner, Morris Newgold, 206 West 43d st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 1971.

READE ST, 183; Chambers st, 191, change openings in rear walls, put in steel and concrete floor in 3-sty produce building; cost, \$10,000; owner, George F. Fish, 408 West 14th st; architect, Clifford E. Huntley & Co., 103 Park av. Plan No. 1985.

SPRING ST, 12, and Elizabeth st, 154, remove encroachments in 5-sty brick stores and tenement; cost, \$125; owner, Peter Biege, 240 Lafayette st; architect, William Kurtzer, 192 Bowery. Plan No. 1982.

SPRING ST, 92, Broadway, 527, alter 5-sty store and loft; cost, \$1,500; owner, Reginald Ronalds, Knickerbocker Club, 5th av; architects, Nast & Springstein, 21 W 45th st. Plan No. 2005.

SPRING ST, 10, remove encroachments in 4-sty brick tenement; cost, \$400; owner, Donato & Spata, 21 Spring st; architect, William Kurtzer, 192 and 194 Bowery. Plan No. 1950.

SPRING ST, 146, remove encroachments, new galvanized iron dormers and repair present ones in 3-sty brick store and dwelling; cost, \$1,200; owner, estate of Catherine R. Thomas, 56 Wall st; architect, Charles I. Berg, 331 Madison av. Plan No. 1990. Henry H. Man, trustee.

STANTON ST, 105, Ludlow st, 158-160, alter 5-sty brick store and tenement; cost, \$800; owner, Michael Josephson, on premises; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2004.

TRINITY PL, n s, from Thames to Cedar sts, remove encroachments in 5-sty brick school; cost, \$1,000; owner, corp. of St. Peter's Church, 15 Barclay st; architect, P. A. Dunne, 237 East 198th st. Plan No. 2014. John Cardinal Farley, 452 Madison av; Joseph Mooney, V. G., 460 Madison av, trustees.

WARREN ST, 55, relay coping of front area walls in 5-sty basement and cellar, store and loft; cost, \$750; owner, estate of J. W. Hammersley, 17 West 30th st; architect, James J. F. Gavegan, 1123 Broadway. Plan No. 1908.

WATER ST, 348, iron beams in front of 4-sty brick stable and dwelling; cost, \$750; owner, Michael Guinane, Fulton Market; architect, William M. Leonard, 162 West 20th st. Plan No. 1934.

WILLIAM ST, Nos. 61 and 63; Cedar st, 40, remove encroachments in 5-sty brick office and stores; cost, \$7,500; owner, Lloyds Plate Glass Ins. Co., 63 William st; architects, Palmer, Humboldt & Jones, 63 William st. Plan No. 1911.



ATLAS PORTLAND CEMENT



The standard by which all other makes are measured

THE ATLAS PORTLAND CEMENT CO.
30 BROAD STREET, NEW YORK

Productive Capacity Over 50,000 bbls. per day—Largest in the World.

CAELMSENNT

PERMANENT WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

TIME has proven that this is a SAFE and SANE CEMENT to use on any and all kinds of CONSTRUCTION

IDEAL CEMENT MORTAR
One Barrel
BROOKLYN BRIDGE BRAND
ROSENDALE HYDRAULIC CEMENT
Three Barrels Clean, Sharp Sand
Thoroughly Mixed Dry
This is the MIXTURE that supports the
NEW YORK AND BROOKLYN BRIDGE



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co., Fifth Ave. Bldg., N. Y. Phone, Gramercy 1000

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect

E. THIELE, Sole Agent, 99 John St., New York

The Kreisler Brick Manufacturing Co.

MANUFACTURERS OF THE FINEST QUALITY OF

Front Brick, Art Rug Brick, Fire Brick and Paving Brick

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded.
HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,
HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

PFOTENHAUER-NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK, St. James Building, 1133 Broadway, cor. 26th St.
TEXTURE BRICK, PAVING BRICK, ETC. Tel. 1152 and 1153 Madison Sq., NEW YORK

HOUGHTALING & WITTPENN

IMPERVIOUS FACE BRICKS

ALL COLORS

44 EAST 23d STREET Telephone, 1154 Gramercy NEW YORK

Barrett Specification Roofs

We are experts in laying roofs of coal tar pitch, tarred felt and gravel, slag or tile, and in the application of pitch and felt waterproofing for foundation and tunnel work.

Large "Barrett Specification Roof" Contracts a Specialty

BOOKLET ON REQUEST

Commonwealth Roofing Co.
17 BATTERY PLACE, N. Y.

Gnybco
(COPYRIGHT APPLIED FOR)

Gibraltar is symbolical of Strength.

Gnybco brands of common brick have the fortitude of the Mediterranean Fortress. Their quality makes them impregnable against Time, Frost and Flood.

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands
Phone, Murray Hill, 761 103 Park Ave.

Benvenue Granite Co.

GRANITE

50 CHURCH ST., NEW YORK CITY

Telephone, 5608 Cortlandt

WOODBURY GRANITE COMPANY

Woodbury Granite
Hardwick White Granite

General Manager Main Office:
GEO. H. BICKFORD HARDWICK, VT.
New York Office: 1 MADISON AVE.
Pittsburg Office: 1101 FARMER'S BANK BLDG.

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures

Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron, Bank and Office Railings

587 Hudson St., New York
Ross Bldg., Cor. Bank St.
WINE BOTTLE RACKS

Tr. 1, 891 Chelsea

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 East 20th Street
Telephone, 4 Gramercy NEW YORK

WM. H. OLIVER Late Hobbs & Oliver
Established 1846

PLAIN and DECORATIVE Painting

Paper Hangings and Interior Decorations
104 and 106 UNIVERSITY PL., NEW YORK
Telephone, 833 Stuyvesant

HENRY MILES & SONS

MANTELS, FIREPLACES, TILES
2073 and 2075 FULTON ST.
Tel. 256 East New York BROOKLYN

WEEHAWKEN ST, 13, change store fronts in 3-sty brick saloon; cost, \$5,500; owner, Geo. S. O'Neil, 145 West 11th st; architect, Howell & Howell, 1182 Broadway. Plan No. 1944.

WILLIAM ST, 51-53, Pine st, remove encroachments in 5-sty office building; cost, \$1,800; owner, estate of George T. Adee, 38 Broad st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 2020.

George T. Adee, attorney and executor, 38 Broad.

WOOSTER ST, Nos. 116-118, cut opening through floor in 6-sty brick loft; cost, \$20; owner, Samuel Saldin, 128 Broadway; architect, Leopold Ceva, 456 West Broadway. Plan No. 1983.

3D ST, 48 East, change store front and partitions in 3-sty brick dwelling and store; cost, \$800; owner, Henry Harold, 734 Nostrand av. Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 1921.

3D ST, 43 East; 2d av, 54, change front of 4-sty brick saloon and dwelling; cost, \$500; owner, Louis Turtle, 514 East 5th st; architect, O. Reissmann, 30 1st st. Plan No. 1922.

3D ST, 60 East, change partitions in 6-sty brick tenement and stores; cost, \$600; owner, Jacob Finkelstein, 40 Bowery; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1919.

6TH ST, 703, change front wall in 4-sty brick store and loft building; cost, \$750; owner, Wolf Wolkenberg, 1 Hester st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1939.

6TH ST, 637 East, new lath and plaster partition and flue and boiler room in 5-sty brick tenement; cost, \$1,000; owner, Lena Greenbaum, 637 East 6th st; architect, Jacob Fisher, 25 Av C. Plan No. 1964.

7TH ST, 262 East, new toilet partitions in 3-sty brick tenement; cost, \$500; owner, Wm. Grossman, 262 7th st; architect, Jacob Fisher, 25 Av C. Plan No. 1962.

7TH ST, 4th av, 3d av (Astor pl block), remove encroachments in Cooper Union; cost, \$1,000; owner, Cooper Union, Cooper Union Square; architect, Clinton & Russell, 32 Nassau st. Plan No. 1935.

9TH ST, 802 East, change windows, new toilet compartments, new fire escape in 4-sty brick tenement; cost, \$800; owner, K. & W. Holding Corporation, 130 Fulton st; architect, Samuel Gross & Joseph Kleinberger, Bible House. Plan No. 1933.

17TH ST, 332 East, chimney stack, 12 in. in diameter, on brick foundation in yard of — sty tenement; cost, \$300; owner, Peter A. Minaldi, 72 Oakwood av, Upper Montclair, N. J.; architects, B. & J. P. Walters, 147 East 125th st. Plan No. 1954.

18TH ST, 334-338 West, increase height of bathroom windows on all stories in 5-sty brick tenement; cost, \$2,000; owner, Marguerite V. Curry, 428 Convent av; architect, John H. Knubel, 305 West 43d st. Plan No. 1969.

18TH ST, Nos. 25-65 West, extend balcony in 7-sty brick department store and office; cost, \$1,000; owner, Greenhut-Siegel Cooper Co., 6th av, 18th and 19th st; architect, G. N. Springsted, care of Greenhut-Siegel Cooper Co., New York. Plan No. 1995.

19TH ST, 39 East, enclose elevator in fireproofing in 8-sty loft; cost, \$1,700; owner, estate of Thomas Adams, 45 and 47 Wall st; architect, Joseph W. Davis, Jr., 70 East 45th st, care of Warren & Wetmore, Plan No. 1952.

The U. S. Trust Co., executor and trustee, 47 Wall st.

22D ST, Nos. 556 to 562, and 11th av, Nos. 152 to 160, erect roof sign on — sty store and loft building; cost, \$50; owner, George D. Glass, 562 West 22d st; architect, William S. Totters, 101 West 45th st. Plan No. 1980.

23D ST, 260, change rear wall of 5-sty brick restaurant; cost, \$3,000; owner, John J. Cavanagh, 260 West 23d st; architect, Paul C. Hunter, 191 9th av. Plan No. 2015.

23D ST, 429 West, change windows into doors in 3-sty brick and stone residence; cost, \$700; owners, Clement C. Moore, 191 9th av, and Melvina F. Campbell, 429 West 23d st; architect, B. F. Brogan, 119 East 23d st. Plan No. 1960.

23D ST, 149 East, rebuild front and rear walls, new stairs and new flooring in 2-sty brick loft building; cost, \$1,500; owner, The Alward Realty Co., 111 Broadway; architects, George & Edward Blum, 505 5th av. Plan No. 1967.

Louis L. Alton, pres.; George J. Alton, secy., 111 Broadway.

26TH ST, 215 East, erect fireproof shaft in centre west side of 5-sty brick tenement; cost, \$1,000; owner, Charles J. Hesse, 24 Av A; architect, Henry Klein, 505 East 15th st. Plan No. 1988.

26TH ST, 216 East, new brick elevator shaft, alter stairs, new partitions in 4-sty brick factory; cost, \$15,000; owner, Aitken Son & Co., 873 Broadway; architect, George Potterton, 215 West 28th st. Plan No. 1930.

28TH ST, 101 and 103 East; 4th av, 403, remove encroachments in 4-sty brick hotel; cost, \$300; owner, Alfred S. Pitt, Stamford, Conn.; architect, Howell & Howell, 1182 Broadway. Plan No. 1992.

29TH ST, 103-105 West, change front wall, remove partitions, in 4-sty brick furnished room house; cost, \$5,000; owner, Van Schalk Realty Co., 1409 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 1970.

31ST ST, 29 East, excavate vault and build new front to 7-sty brick lofts and stores; cost, \$175; lessee, 31 Madison Av Co., 70 East 45th st; architect, Clarence W. Meyer, 165 Broadway. Plan No. 2026.

Owner, Associate Owners, George Rosenfeld, 208 Broadway, resident; Ferdinand Chambre, 70 Ease 45th st, vice president.

34TH ST, Nos. 43 to 45 West; 35th st, Nos. 62 and 64 West, change store fronts in 12-sty brick stores and offices; cost, \$1,000; owner, Samuel Green, 45 West 34th st; architect, A. H. Zacharius, 155 West 29th st. Plan No. 1923.

34TH ST, 163 West, new plate glass front, Marquise, remove party wall in 5-sty brick bar and rooms; cost, \$800; owner, William L. Sutphin, 355 5th av; architect, John J. Koulin, 353 5th av. Plan No. 1924.

34TH ST, 8 to 12 East, general alterations in 10-sty lofts, store and offices; cost, \$5,000; owner, Charles H. Ditson, 8 East 34th st; architect, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 1953.

40TH ST, 637-641 West, 3-sty brick abattoir, 75x98.1, slag roof; cost, \$20,000; owner, David Shannon Co., 161 West 40th st; architect, A. G. Koenig, of Mortensen & Co., 114-116 East 28th st. Plan No. 465. Corrects error in last issue.

44TH ST, 149 West, change windows in court wall of 6-sty brick hotel; cost, \$500; owner, Francis M. Barnes, 149 West 44th st; architect, George Malcolm, Room 300, 489 5th av. Plan No. 1993.

48TH ST, 403, change windows in 5-sty brick tenement; cost, \$225; owner, estate of Anthony Dugro, 1-3 Union sq; architect, Bruno W. Berger, 121 Bible House. Plan No. 2012.

P. Henry Dugro & Francis A. Dugro, trustees, 1-3 Union sq.

55TH ST, No. 12 East, alter 4-sty brick dwelling; cost, \$3,690; owner, John Bottomley, 254 West 132d st; architects, Hewitt & W. L. Bottomley, 527 5th av. Plan No. 2003.

56TH ST, 317 to 321 West, extend roof house for use as laundry, flat cinder concrete roof, copper coping, steel floor beams in 6-sty Y. M. C. A.; cost, \$2,500; owner, West Side Y. M. C. A., 317 to 321 West 56th st; architect, L. E. Jallade, 37 Liberty st. Plan No. 1927.

57TH ST, 623-625 West, 58th st, 622-624 West, 1-sty brick side extension, 8x32; cost, \$500; owner, Charles Appleby, Glen Cove, L. I.; architect, W. C. Russell, 87 Arlington av, Jersey City. Plan No. 1974.

Simon Lubewan, pres., 974 St. Nicholas av; Montgomery Kidd, vice pres., 72 Morningside.

59TH ST, 22 West, change partitions in 6-sty brick stores and studios; cost, \$400; owner, 59th St Realty Co., 99 Nassau st; architect, George M. McCabe, 96 5th av. Plan No. 1912.

59TH ST, 202 East, rearrange cellar entrance, remove encroachments in 2-sty brick store and dwelling; cost, \$250; owner, William E. Ward, 531 Green av, Brooklyn; architect, George Dress, 1436 Lexington av. Plan No. 1925.

60TH ST, 16 East, new windows in 5-sty store and studio building; cost, \$3,000; owner, Robert W. Taitler, 76 William st; architect, C. F. Rose, 1 Madison av. Plan No. 1981.

62D ST, 32 East, change partitions in 4-sty brick and stone dwelling; cost, \$300; owner, Louise J. Denny, 30 Pine st; architect, Herbert M. Baer, 21 West 45th st. Plan No. 1914.

65TH ST, 34 to 40 West, remove encroachments in four 5-sty tenements; cost, \$10,000; owner, Junction Realty Co., 159 West 25th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1915.

68TH ST, 222-238 West, general alterations to 5-sty stable and garage; cost, \$3,000; owner, James Butler, Inc., 390 Washington st; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 2001.

71ST ST, 162 East, general alterations in 3-sty dwelling; cost, \$15,000; owner, Dr. Ralph W. Lobenstine, 780 Madison av; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 1965.

72D ST, 117 East, add room to extension in 4-sty brick dwelling; cost, \$1,500; owner, Albert Stern, 117 East 72d st; architect, Elisha H. James, 124 West 45th st. Plan No. 1931.

76TH ST, 421 to 425 East, general alterations in 2-sty brick garage; cost, \$10,000; owner, August Braun, 316 East 47th st; architect, August Braun, same address. Plan No. 1945.

80TH ST, 501 East, cut windows in front wall and change partitions in 5-sty brick tenement; cost, \$1,000; owner, Max Kreisheimer, 134 Maiden la; architect, Jacob Fisher, 25 Av C. Plan No. 1963.

85TH ST, 527 East, chance windows and partitions in 5-sty brick tenement; cost, \$165; owner, Pauline Havemann, 738 West End av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1988.

86TH ST, 453 East, change partitions in 4-sty brick tenement; cost, \$75; owners, A. & H. Block, 911 Park av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1957.

88TH ST, 303 West, new terra cotta block partition, general alterations to 4-sty brick and stone residence; cost, \$4,500; owner, Frederick C. Hicks, 303 West 88th st; architects, Trowbridge & Ackerman, 62 West 45th st. Plan No. 1929.

Bunn, Nase & Pentz, 1123 Broadway, masons and carpenters.

89TH ST, 121 East, lower first floor in 4-sty brick tenement; cost, \$500; owners, Rhineland Real Estate Co., 31 Nassau st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1916.

92D ST, s s, 100 n West End av, 8-sty brick and stone apartments, 75x116.4, slag roof; cost, \$300,000; owners, A. C. & H. M. Hall Realty Co., 2875 Broadway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 468. Corrects error in last issue.

111TH ST, Nos. 132 to 142 East, divide gymnasium in 4-sty synagogue, assembly and classes; cost, \$2,000; owner, Untown Talmud Thorah Asso., 132-142 East 111th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1918.

Henry Fischel, pres., World Building; Max Cohn, secy., 1 West 113th st.

116TH ST, 162 East, change fire escape in 2-sty brick public school annex; cost, \$300; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 1936.

117TH ST, 205-209 East, front basement wall to be supported on new beams, general alterations, to 3-sty and basement residence; cost, \$5,000; owner, Mrs. Elizabeth S. Nickerson, 14

Mount Morris Park West; architect, Walter H. C. Hornum, 145 East 42d st. Plan No. 1913. James C. Picken Co., contractors, 1303 Park av.

117TH ST, 453 East, remodel cellar room in 5-sty brick and stone tenement; cost, \$25; owners, Antoinette De Lucia and Vincennes Spragua, 453 East 117th st; architect, Giovanni Ciam-maichelle, 139 West 22d st. Plan No. 1976.

119TH ST, 71 West, change partitions in 3-sty lodge and dwelling; cost, \$150; owner, Marx Blumenthal, 600 West 141st st; architect, Lorenze F. J. Weiher, 271 West 125th st. Plan No. 1940.

122D ST, 115 West, change walls and partitions in 3-sty brick dwelling; cost, \$2,500; owner, Max Kobie, 43 East 123d st; architect, 43 East 123d st. Plan No. 2013.

123D ST, 306 East, change front walk of extension and put in cellar in 2-sty brick shop; cost, \$1,000; owner, Paul Scherbnar Iron Works, 306 East 123d st; architect, A. L. Schultz, 533 East 83d st. Plan No. 1975. Paul Scherbnar, pres.; Wm. S. Stewart, secy., 306 East 123d st.

125TH ST, 164 West, erect stud and plaster, partition in 3-sty dance hall; cost, \$400; owner, Edward D. Farrell, 158 West 125th st; architect, Charles McGregor, 235 3d av. Plan No. 1948.

AV C, 86, new toilet compartments in 5-sty brick store and tenement; cost, \$500; owner, Lena Stoloff, 19 Av C; architect, Cantor & Devingson, 39 West 38th st. Plan No. 1978.

BROADWAY, 374 to 378, remove encroachments in 5-sty brick store and lofts; cost, \$1,750; owner, estate of John Jacob Astor, 23 West 26th st; architect, Frank G. Noble, 17 Madison av. Plan No. 1979. Nicholas Biddle, trustee, 23 West 26th st.

BROADWAY, 354, change show windows in 5-sty brick store and office; cost, \$500; owner, Emily W. Lawrence, Paris, France; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1958.

BROADWAY, 523, remove present show window, change toilets, in 5-sty brick store and offices; cost, \$750; owner, B. Lorillard Ronalds, Paris, France; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1959.

BROADWAY, 400, Walker st, 70, change show windows in 4-sty brick loft and store; cost, \$750; owner, Est. of August Hemenway, 10 Tremont st, Boston; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1926. Morris Gray and John C. Gray, trustees, 10 Tremont st, Boston.

BROADWAY, 733 to 735, remove encroachments in 9-sty brick store and lofts; cost, \$300; owner, Est. of John Downey, 2 Wall st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 1932. Charles G. Peabody, exr.

BROADWAY, 532-534, erect 5,000 gal. wood tank on roof of 10-sty brick store building; cost, \$140; owner, Postal Life Insurance Co., 35 Nassau st; architect, Charles Sheres, 37 Liberty st. Plan No. 1920. Wm. R. Malone, pres., 35 Nassau st.

BROADWAY, 39, and Trinity pl, 15, remove encroachments in 5-sty brick store and offices; cost, \$850; owner, estate of August Hemenway, 10 Tremont st, Boston, Mass.; architect, West & Springsteen, 21 West 45th st. Plan No. 2023.

BROADWAY, Nos. 35-37; Trinity pl, Nos. 11-13, remove encroachments in 5-sty brick store and office; cost, \$1,700; owner, estate of August Hemenway, 10 Tremont st, Boston, Mass.; architect, Nast & Springsteen, 21 West 45th st.

BROADWAY, s e cor Park Row & Ann st, remove 3 stone columns in 26-sty office building; cost, \$2,000; owner, estate of Horace Havemeyer, 220 Broadway; architect, George B. Post & Sons, 347 5th av. Plan No. 2017. Horace Havemeyer, Greenwich, Conn.; L. H. Havemeyer, 1 East 66th st; Adeline H. Frelinghuysen, Morristown, N. J., executors.

BROADWAY, Nos. 1632-38; 45th st, Nos. 169-177 West, erect signs on 5-sty stores and dwellings; cost, \$500; owner, Thomas B. Hedden, 42 Broadway; architect, William T. Totton, 101 West 42d st. Plan No. 2011.

BROADWAY, 620, change vault lights and coping in front of 6-sty brick lofts; cost, \$900; owner, Estate of Ellen Cushing, 88 Nassau st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 2009. Executor, Wm. G. DeWitt and Mortimer Bishop, 88 Nassau st.

BROADWAY, 322, change vault lights and coping in front of 6-sty lofts; cost, \$900; owner, Estate of Ellen Cushing, 88 Nassau st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 2008. Executors, Wm. G. DeWitt and Mortimer Bishop, 88 Nassau st.

BROADWAY, 795, alter 4-sty brick store and loft; cost, \$500; owner, Louis Lorillard, Newport, R. I.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2006.

BROADWAY, 558, change show window in 4-sty brick loft and store; cost, \$500; owner, Viscontesse de Contreside Merelmont, Paris, France; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1956.

BROADWAY, 1767 and 1769, 57th st, 250 to 260 West, fireproof staircases and fireproof halls in three 9-sty brick tenements; cost, \$75,000; owner, Rutland Leasing Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1928. Leo M. Klein, pres.; Samuel Jackson, vice pres., 149 Broadway.

BROADWAY, 826 to 828, 12th st, 56 to 63 East, fireproof construction for one 15,000 gal. sprinkler tank and two 6,000 gal. pressure tanks; cost, \$3,400; owner, Morewood Realty Holding Co., 71 Broadway; architect, The Rushing Co., 37 Cortlandt st. Plan No. 1903. Architects take masonry and carpentry.

BROADWAY, 1482 to 1490, 43d st, 144 to 158 West, new show windows, marble steps, in 12-sty brick and terra cotta office building; cost, \$3,000; owner, Broadway and 43d St. Building Co., 1170 Broadway; architect, John Riggs, 1482 Broadway. Plan No. 1965. Wm. H. Powell, vice pres.; P. H. Hart, treas., 1170 Broadway.

BROADWAY, 1531 and 1537, 45th st, 201 to 209 West, remove marquee and storm door and erect new entrance to 3-sty brick and stone theatre; cost, \$1,800; owner, Long Acre Square Theatre Co., 1531 Broadway; architect, George Keister, 12 West 31st st. Plan No. 1968. Frederick T. Lewis, pres.; Benjamin Bimberg, vice pres., 1531 Broadway.

LEXINGTON AV, s e cor 72d st, 150 East 72d st, general alterations in 4-sty dwelling to be used as store and bachelor apartments; cost, \$8,000; owner, Lowell Realty Co., 505 5th av; architect, Schwartz & Gross, 505 5th av. Plan No. 2018.

LEXINGTON AV, 60 to 78; 25th st, 103 East; 26th st, 106 East, cut opening in brick wall, also wagon lift in drill hall of armory; cost, \$400; owner, City of New York, care of Armory Board, Hall of Records, City; architect, F. L. Robinson, 331 Madison av. Plan No. 1991.

N. B. Smyth, 1123 Broadway, contractor. MADISON AV, 1702, change partitions in 5-sty brick tenement; cost, \$400; owner, Bernard Mainzer, 201 West 117th st; architect, John Haber, 93 West 134th st. Plan No. 2021.

MADISON AV, 601-603, alter 4-sty store and studio building; cost, \$20,000; owner, Joseph A. Blake, on premises; architect, Herbert M. Baer, 21 West 45th st. Plan No. 2007.

MORNINGSIDE AV, No. 113, Cathedral Parkway and Amsterdam av, change wall of Cathedral of St. John the Divine; cost, \$1,750; owner, The Cathedral of St. John the Divine, 7 Gramercy Park, N. Y.; architect, Arthur M. Ross, 149 Broadway. Plan No. 1972. Bishop David H. Greer, 7 Gramercy Park, Rev. Wm. M. Grosvenor, Cathedral of St. John the Divine, officers of corporation; Edward Severin Clark, Robert Sterling Clark, Fred A. Clark and Stephen C. Clark, donors, Cooperstown, N. Y.

WEST EN DAV, 380-390, general alterations to 12-sty tenement; cost, \$3,500; owner, W. Waldorf Astor, London, England; architect, J. F. Burrowes, 410 West 34th st. Plan No. 2000.

1ST AV, 860, 48th st, 401 East, new windows and change partitions in 5-sty brick tenement; cost, \$1,200; owner, Est. of Anthony Dugro, 1-3 Union sq; architect, Bruno W. Berger, 121 Bible House. Plan No. 1966. P. Henry Dugro and Francis A. Dugro, trustees, 1-3 Union sq.

2D AV, 145, new store, sashes and show windows in 7-sty brick tenement; cost, \$2,000; owner, Jannie Faber, 200 5th av; architect, Adolph Merton, 34 West 28th st. Plan No. 1937.

2D AV, 107, new cellar windows, new stair partitions in 6-sty brick store and tenement; cost, \$200; owner, Joseph Berger, 100 West 121st st; architect, Herman Gronenberg & Albert Leuchtag, 7 West 22d st. Plan No. 2022.

2D AV, 557, general alterations in 4-sty brick store and tenement; cost, \$7,000; owner, Salo Leichtenritt, 557 2d av; architect, Otto Spannake, 233 East 78th st. Plan No. 1987.

2D AV, 2287, change interior of moving picture theatre; cost, \$300; owner, Henry G. Werfthman, 34 Park Row; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2016.

3D AV, 2190, change show window in 2-sty brick store and garage; cost, \$150; owner, Herman Kahn, 2181 Arthur av; architect, Fred Hammond, 391 East 149th st. Plan No. 2025.

3D AV, 884 and 886, cut openings in party wall, change vestibule, etc., in 5-sty brick stores and tenement; cost, \$900; owner, Harry E. Fry, 164 East 53d st; architect, same. Plan No. 1986.

3D AV, 1923, 106th st, 300 East, s e cor, change partition in 2-sty brick store and dwelling; cost, \$1,500; owner, George Ehret, 235 East 92d st; architect, Lena Kern, 422 East 92d st. Plan No. 1946.

3D AV, 757, change front of 4-sty brick store and tenement; cost, \$500; owner, Robert N. Goelet, 9 West 17th st; architect, A. G. Richlin, 233 5th av. Plan No. 1951.

5TH AV, 587, change fire escapes and windows in 5-sty brick stores and lofts; cost, \$475; owner, Benj Altman, 287 5th av; architect, Wm. Ginsberg, 330 West 25th st. Plan No. 1942.

5TH AV, 769, and 59th st, Nos. 1 & 3 East, remove porch and vault lights, new concrete stairs, etc., in 17-sty hotel; cost, \$6,500; owner, William Waldorf Astor, London, England; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2019. John Downey, 410 West 34th st, contractor.

5TH AV, 1397, change windows and partitions in 5-sty brick tenement; cost, \$1,000; owner, Wm. W. Davidson, 106 West 113th st; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 1904.

6TH AV, 84, change 4-sty brick store and tenement to store and furnished rooms; cost, \$50; owner, Oscar H. Kewlett, 750 Greene av, Brooklyn; architect, George M. McCabe, 96 5th av. Plan No. 1977.

6TH AV, 665, remove encroachments and change partitions in 4-sty brick store and loft; cost, \$200; owner, William McDonald, 675 6th av; architect, Charles E. Reid, 132 East 23d st. Plan No. 1989.

8TH AV, 2709, install two water closet compartments; cost, \$250; owner, Harry Molwitz, 88 East 165th st; architect, Eli Benedict, 1947 Broadway. Plan No. 1994.

8TH AV, 987 and 989, 58th st, 300 West, change side walls in 4-sty brick hotel; cost, \$4,000; owners, John Reisenweber, 989 8th av, and Henry Schwarzwoelder, 24 West 76th st; architect, Henry A. Hoelble, 71 Nassau st. Plan No. 1949.

8TH AV, 407, wall in rear of cellar to be taken out and new stairs in 3-sty brick store, bakery and dwelling; cost, \$75; owner, Est. of D. Silberstein, 10 6th av; architect, Charles M. Straub, 147 4th av. Plan No. 1961. Ab. Silberstein, 10 6th av, executor; Chas. Geisert, 166 Franklin av, Brooklyn, lessee.

Bronx.

GARFIELD ST, w s, 200 s Van Nest av, move 3-sty frame store and dwelling; cost, \$500; owner, Nicholas Pharao, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 353.

144TH ST, Nos. 219-221, support for roof tank to 5-sty brick lofts; cost, \$75; owner, F. Westergren, 146th st and Walton av; architect, Wm. Kropke, 284 East 143d st. Plan No. 358.

LAYTON AV, n s, 50 w Dean av, 1-sty frame extension, 10x12, to 1-sty frame bungalow; cost, \$60; owner, Teresina Carobini, 249 East 105th st; architect, M. Serracina, 1170 Broadway. Plan No. 354.

MOTT AV, 418, new partitions, etc., to 3-sty frame tenement; cost, \$500; owner, G. F. Hilgeman, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 357.

PROSPECT AV, e s, 256.6 s 162d st, three 1-sty frame extensions, 22x9.8, 6x31, 3x19.4, and 1 sty of brick built under 2-sty frame store and dwelling; cost, \$3,000; owner, Jennie E. Byrne, 1200 Franklin av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 356.

SHAKESPEARE AV, e s, 225 s 169th st, new toilet, new partitions, to 2-sty frame tenement and shop; cost, \$500; owner, Jacob Kubler, 777 Melrose av; architect, O. A. Ebbinghaus, 752 East 220th st. Plan No. 355.

PARK AV, e s, 91.4 n 138th st, 1-sty brick extension, 28x23.6, new partitions, etc., to 3-sty brick garage; cost, \$10,000; owner, American Express Co., 65 Broadway; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 352.

WEBSTER AV, w s, 50 s 195th st, 2-sty brick extension, 50x99.97 to 2-sty brick garage; cost, \$15,000; owner, F. P. Fox, 793 Broadway; architect, Wm. F. Schwanemede, 2771 Creston av. Plan No. 351.

Brooklyn.

BALTIC ST, 108, new plumbing; cost, \$100; owner, Luigi Ofito, on premises; architect, Brook & Rosenberg, 44 Court st. Plan No. 4689.

CARROLL ST, 18, new windows, etc.; cost, \$600; owner, Eugenio Gentile, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4626.

COURT ST, 175, new plumbing, etc.; cost, \$800; owner, John F. Banker, 166 Court st; architect, Geo. J. Jordan, 1649 71st st. Plan No. 4653.

COURT ST, 173, new plumbing, etc.; cost, \$600; owner, John F. Banker, 166 Court st; architect, Geo. J. Jordan, 1649 71st st. Plan No. 4652.

COURT ST, 165, new windows, etc.; cost, \$500; owner, Amelia Marks, 254 Warren st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4702.

FULTON ST, 1898, interior alterations; cost, \$1,000; owner, Charles Cohen, 316 Patchen av; architect, Brook & Rosenberg, 44 Court st. Plan No. 4696.

FULTON ST, s s, 150 w Saratoga av, new extension, 26x40; cost, \$5,000; owner, John F. Perey, 192 Rockaway av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 4693.

FULTON ST, s s, 22.6 e Hoyt st, new passageway; cost, \$800; owner, A. J. Namm, Fulton and Hoyt st; architect, Albert Ullrich, 371 Fulton st. Plan No. 4699.

FULTON ST, 696-700, new plumbing, etc.; cost, \$1,000; owner, Realty Associates, 162 Ryerson st; architect, Benj Driesler, 153 Remsen st. Plan No. 4655.

GRAND ST, s e cor Pacific st, new windows, etc.; cost, \$3,000; owner, Brooklyn Music School Settlement, Sea Gate; architects, W. E. & J. T. Tubby, 81 Fulton st. Plan No. 4619.

HANCOCK ST, 642, interior alterations; cost, \$700; owner, Adam Trebel, 723 Hancock st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4669.

HINSDALE ST, 623, interior alterations; cost, \$500; owner, Morris Cohen, on premises; architect, Klein & Koen, 361 Stone av. Plan No. 4685.

LAKE ST, e s, 325 n 86th st, new extension, 19.11x2; cost, \$450; owner, Salvati Alvin, 2228 Gravesend av; architect, George H. Suess, 2966 West 29th st. Plan No. 4675.

LEFFERTS PL, s s, 130 w Classon av, new plumbing etc.; cost, \$3,500; owner, B. Williams, 126 Lefferts pl; architect, F. Whiteside, 76 Mornside drive, N. Y. Plan No. 4737.

MADISON ST, 753a, ne. extension, 5.6x10; cost, \$600; owner, Lena Miller, on premises; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 4643.

MARION ST, s s, 53.9 w Howard av, underpin walls, etc.; cost, \$500; owner, Louis Curth, 214 Marion st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 4627.

MESEROLE ST, s s, 211 e Bushwick av, new walls, etc.; cost, \$2,500; owner, Otto Huber Bwy. Co. — Meserole av; architects, F. Wunder & Son, 957 Broadway. Plan No. 4724.

NASSAU ST, s e cor Jay st, new elevator; cost, \$3,750; owner, Cary Mfg. Co., 19-21 Roosevelt st, N. Y.; architects, Craig, Ridgway & Son Co., Coatesville, Pa. Plan No. 4656.

NAVY ST, 70, interior alterations; cost, \$250; owner, Margaret Lauro, 109 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 4630.

RYERSON ST, 90, new windows, etc.; cost, \$250; owner, Pauline Morris, 122 Ryerson st; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 4641.

SMITH ST, e s, 45 s Livingston st, new plumbing, etc.; cost, \$400; owner, Arthur Roth, 318 Lenox rd; architect, Chas. White, 6323 New Utrecht av. Plan No. 4708.

STOCKTON ST, s s, 232 w Sumner av, new walls, etc.; cost, \$800; owner, Edw B. Huttelmann, 50 Ten Eyck st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 4711.

TIFFANY PL, e s, 168 n Degraw st, new cellar posts, etc.; cost, \$600; owners, Herman Behr & Co., 45 Tiffany pl; architect, J. S. Frazie. Plan No. 4649.

VANDERBILT ST, 502, new show windows, etc.; cost, \$300; owner, Mary F. Dugan, 211 East 4th st; architect, Charles B. White, 6323 New Utrecht av. Plan No. 4616.

WATKINS ST, 175, new extension, 7x14; cost, \$300; owner, Sam Epstein, 175 Watkins st; architects, S Millman & Sons, 1776 Pitkin av. Plan No. 4672.

NORTH 5TH ST, s w cor Driggs av, interior alterations; cost, \$300; owner, Smith & Loughlin, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 4610.

NORTH 6TH ST, 218, new walls, etc.; cost, \$150; owner, Felice Palmas, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4638.

EAST 7TH ST, e s, 100 s Av S, new extension, 40x14; cost, \$700; owner, Fred Vanderpool, 463 Av U; architect, The Craftsman, 1960 Coney Island av. Plan No. 4665.

9TH ST, s s, 219.10 w 7th av, new extension, 19x14; cost, \$1,000; owner, Vincent E. Suridge, 468 9th st; architect, A. Nicoli, 50 Church av. Plan No. 4700.

9TH ST, n s, 116.2 e 6th av, new plumbing, etc.; cost, \$150; owner, Ida Dowd, 387 9th st; architect, Emmet Daley, 745 Fulton st. Plan No. 4602.

NO. 10TH ST, s s, 175 e Wythe av, new windows, etc.; cost, \$950; owners, Tuttle & Bailey Co., 213 No. 10th st; architect, Geo. W. Randall, 1125 Broadway, N. Y. Plan No. 4717.

74TH ST, s s, 40 w 3d av, new walls, etc.; cost, \$400; owner, Wm. R. Grove, 3d av and 74th st; architect, Jefferson R. Edwards, 7616 Ridge Boulevard. Plan No. 4646.

89TH ST, n s, 207.2 w 5th av, new extension, 18x14; cost, \$500; owner, Joseph Nucl, on premises; architect, Harry Rocker, 9109 4th av. Plan No. 4642.

AV C, s s, 64 e East 16th st, new piers; cost, \$300; owner, Henry Newberry, 142 Park pl; architect, K. W. Volckening, 116 Decatur st. Plan No. 4726.

ATLANTIC AV, s s, 50 w Van Sicklen av, new extension; cost, \$900; owner, Jennie Horde, 11 East 118th st, N. Y.; architect, A. Fernberg, 1776 Pitkin av. Plan No. 4722.

BROADWAY, 724, new show windows, etc.; cost, \$300; owner, Isaac Meseritz, 37 Bogart st; architect, Daniel Morrison, 119 West 33d st. Plan No. 4587.

BUSHWICK AV, n e cor DeKalb av, new extension, 16.4x14.8; cost, \$3,000; owner, Oscar A. Bast, 122 Jefferson st; architect, Koch & Wagner, 26 Court st. Plan No. 4687.

DEKALB AV, 886-8, new extension, 4.8x2.9; cost, \$200; owner, Fredk. Weis, 866 eDeKalb av; architect, Walter B. Willis, 1181 Myrtle av. Plan No. 4637.

DRIGGS AV, s s, 150 w Graham av, interior alterations; cost, \$200; owner, Astasi Schwart, 252 Leonard st; architect, David Lucas, 98 3d st. Plan No. 4710.

FLUSHING AV, n s, 90.10 w Thornton st, new extension, 6.6x13; cost, \$2,000; owner, Dorothea Geberich, 695 Flushing av; architect, Charles H. Heine, 338 East 82d st, N. Y. Plan No. 4671.

GELSTON AV, 185, new plumbing, etc.; cost, \$1,000; owner, Thomas Fitzgerald, on premises; architect, W. H. Harrington, 5906 5th av. Plan No. 4609.

GRAHAM AV, 71, interior alterations; cost, \$150; owner, Maxwell Freund, 304 East 51st st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4620.

GRAHAM AV, 12, new electric sign; cost, \$500; owner, Sumner Savings Bank, on premises; builder, Federal Sign System, 229 West 42d st, N. Y. Plan No. 4645.

GRAVESEND AV, 2356, new extension, 19.8 x5; cost, \$300; owner, Gateano Lasquardo, on premises; architect, Laspia & Salvati, 525 Grand st. Plan No. 4607.

GREENWOOD AV, n e cor East 2d st, new extension, 14x15; cost, \$600; owner, August Koestner, on premises; architect, Charles B. White, 6323 New Utrecht av. Plan No. 4614.

JOHNSON AV, n s, 125 w Gardner av, new walls, etc.; cost, \$500; owner, Fred Votteler, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 4647.

LAFAYETTE AV, n s, 282.10 w Stuyvesant av, new windows, etc.; cost, \$900; owner, Eugenie von Sternberg, 933 Lafayette av; architect, Charles B. White, 6323 New Utrecht av. Plan No. 4654.

LINCOLN RD, n s, 100 w Brooklyn av, new walls, etc.; cost, \$300; owner, Michael Di Vito, on premises; architect, Alex. McLean, 883 East 35th st. Plan No. 4704.

MANHATTAN AV, 269, new plumbing, etc.; cost, \$100; owner, Elizabeth Hamburg, 3707 Fulton st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4612.

MYRTLE AV, s w cor Pearl st, interior alterations; cost, \$5,000; owners, Ida E. Davis & ano, 403 Park pl; architect, John M. Murphy, 39 East 42d st. Plan No. 4617.

NOSTRAND AV, 780, new extension, 18.9x 34.3; cost, \$800; owner, Julius Adelson, 782 Nostrand av; architect, Max Cohn, 280 Bedford av. Plan No. 4636.

NOSTRAND AV, e s, 78 s St. John's pl, extending store front, etc.; cost, —; owner, Wm. Schneider, 743 Nostrand av; architect, Al. Weismuller, 1698 Madison av, N. Y. Plan No. 4728.

PENNSYLVANIA AV, w s, 55 s Vienna av, new extension, 20.2x4.8; cost, \$1,000; owner, Adolph Lang, on premises; architect, Louis F. Schilling, 167 Van Sicklen av. Plan No. 4622.

PROSPECT PARK WEST and 19th st, new green houses; cost, \$7,000; owner, Patrick McGovern, on premises; architect, James A. Boyle, 367 Fulton st. Plan No. 4190.

PROSPECT PARK WEST, n w cor 145th st, new doorway; cost, \$250; owner, Lewnes Bros., on premises; architect, H. Dangler, 215 Montague st. Plan No. 4732.

SHEEPSHEAD BAY RD, n e cor West 3d st, new plumbing; cost, \$150; owner and architect, Louis A. Elfenbein, 2926 West 3d st. Plan No. 4674.

SUTTER AV, 423, new extension, 6x15.6; cost, \$500; owners, Jacob Wegner & ano, 425 Sutter av; architects, Louis Dananher & Co., 7 Glenmore av. Plan No. 4644.

SUTTER AV, 864, new extension, 25x46; cost, \$800; owner, Samuel Glassman, 493 Warwick st; architect, Max Cohn, 280 Bedford av. Plan No. 4683.

SUTTER AV, s e cor Powell st, remove front piers, etc.; cost, \$3,000; owner, Standard Market Co., 180 Martense st; architect, Jacob Fisher, 25 Av A. Plan No. 4681.

UNION AV, 244, new extension; cost, \$250; owner, Michele Baratta, on premises; architect, Frank E. Laspia, 525 Grand st. Plan No. 4625.

WASHINGTON AV, e s, 150 n D st, new bakers' oven, etc.; cost, \$2,000; owner, Steel Drake Baking Co., on premises; architect, A. White Pierce, 59 Court st. Plan No. 4589.

WYTHE AV, 663, interior alterations; cost, \$150; owner, Sarah A. Gaubert, 125 Hooper st; architect, Robert Leichman, 22 William st. Plan No. 4691.

LUNA PARK, 450 n Surf av, new elevator; cost, \$350; owner and architect, Wm. R. Inshaw, Luna Park. Plan No. 4613.

4TH AV, w s, 25 s 20th st, new extension; cost, \$200; owner, Rosaria Anareonte, 674 4th av; architect, Geo. J. Jordan, 1649 71st st. Plan No. 4709.

7TH AV, n e cor 14th av, new exits; cost, \$2,000; owner, W. H. Blumenthal, 30 Union sq, N. Y.; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4719.

Queens.

AQUEDUCT.—Pear Tree av, n s, 280 e Centerville av, 1-sty frame extension, rear, 16x14, tin roof; cost, \$500; owner, Chas. J. Schross, 87 Schenectady av, Brooklyn; architect, Eric J. Holzmann, 371 Fulton st, Brooklyn. Plan No. 747.

CORONA.—46th st, No. 260, 1-sty frame extension on rear, 6x8, tin roof; cost, \$25; owner, John Heingarten, on premises. Plan No. 741.

CORONA.—Locust st, n e cor Mulberry av, alter first story to provide for store; cost, \$900; owner, Charles Smith, 15 Grant av, Corona. Plan No. 738.

EAST ELMHURST.—Bay 3d st, w s, 320 s Manhattan Boulevard, 1-sty frame extension over present extension, 20x10, shingle roof; cost, \$400; owner, Vincent Varretti, on premises. Plan No. 736.

GLENDALE.—Richard av, s s, 130 n Myrtle av, excavate new cellar and erect new stone foundation; cost, \$500; owner, Emanuel Williams, 40 Lotus av, Ridgewood. Plan No. 742.

JAMAICA SOUTH.—Johnson av, s s, 141 w Bryant av, erect new concrete foundation; cost, \$250; owner, Jos. Hay, Dakota av, Richmond Hill. Plan No. 751.

JAMAICA SOUTH.—Johnson av, s s, 298 e Guilford st, erect concrete block foundation; cost, \$250; owner, Jos. Hay, Dakota av, Richmond Hill. Plan No. 750.

LONG ISLAND CITY.—Wilson av, s s, 75 e 19th av, new stone foundation and other slight repairs; cost, \$500; owner, Andrew Bohming, R. F. D. No. 19, New Brunswick, N. J. Plan No. 737.

LONG ISLAND CITY.—Ely av, No. 316, building to be raised to grade and other repairs; cost, \$700; owner, William Parina, on premises; architect, Sander Paaren, 183 9th av, L. I. C. Plan No. 749.

LONG ISLAND CITY.—4th av, e s, 100 n Potter av, erect new stone foundation; cost, \$250; owner, William Vaupel, 422 Potter av, L. I. C. Plan No. 752.

MASPETH.—Jefferson av, e s, 1,050 n Grand st, 1-sty frame extension on rear, 11x12, tin roof; cost, \$100; owner, Henry Parthesuis, on premises. Plan No. 743.

MASPETH.—Fulton st, No. 46, 1-sty frame extension on rear, 9x13, tin roof, other slight repairs; cost, \$300; owner, Sussana Schaefer, on premises; architect, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 746.

MIDDLE VILLAGE.—Henry st, s s, 100 w Sutter av, extension on two greenhouses, 15x42, cost, \$800; owner, Nick Burger, Middle Village. Plan No. 755.

RICHMOND HILL.—Grant av, w s, 109 n Orchard av, erect new stone foundation; cost, \$160; owner, Frank Wygant, 6 Oceanview av, Richmond Hill. Plan No. 735.

RICHMOND HILL.—Stoothoff av, e s, 199 n Atlantic av, 1-sty frame extension on rear, 21x 17, shingle roof, new plumbing; cost, \$700; owner, F. E. Wright, on premises; owner, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 748.

RIDGEWOOD.—Woodward av, n e cor Ralph st, general repairs; cost, \$300; owner, F. J. Clemency, on premises. Plan No. 740.

WHITESTONE.—15th st, e s, 82 s 32d st, 1/2-sty added to top, shingle roof, new plumbing, interior repairs; cost, \$500; owner, Mary Denike, 15th av, Whitestone; architect, J. P. Hansen, 20 West 16th st, Whitestone. Plan No. 753.

WINFIELD.—Walnut st, s s, 50 w Prospect st, 1-sty frame extension over present rear extension, 11x10, new plumbing; cost, \$200; owner, Henry Weiss, Prospect st, Winfield; architect, I. P. Card, Corona. Plan No. 745.

WINFIELD.—Franklin st, s s, 62 W Madison av, 2-sty frame extension on rear, 14x12, tin roof, new plumbing; cost, \$1,000; owner, Jos. Klein, Madison av, Winfield; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 756.

WINFIELD.—Washington av, w s, 300 n Woodside av, general repairs after fire damage; cost, \$300; owner, John Urban, on premises. Plan No. 744.

WOODHAVEN.—University pl, n s, 75 e Benedict av, 1-sty frame extension, 12x20, tin roof; cost, \$350; owner, Mrs. G. Ulrich, Woodhaven. Plan No. 754.

Richmond.

BROAD ST, 118, Stapleton, alterations to 1-sty frame store; cost, \$25; owner and builder, Jacob Rosenberg, 322 Richmond Terrace, New Brighton. Plan No. 285.

ELIZABETH ST, e s, 120 n Carey av, West New Brighton, repair 1-sty brick warehouse; cost, \$150; owner and builder, C. H. Brown, 94 Bay st, West New Brighton. Plan No. 289.

WATER ST, s s, 250 e Bay st, Stapleton, alterations and repairs 1-sty brick stores; cost, \$400; owner, Mrs. Emma Videll, Stapleton; builders, Hess & Offerjost, 102 Gordon st, Stapleton. Plan No. 290.

RICHMOND TERRACE, 500 w Broadway, Port Richmond, addition of sign to 1-sty frame store; cost, \$47; owner, P. D. Kent, Port Richmond; builder, American Sign Co., 136 Liberty st, New York. Plan No. 277.

RICHMOND TERRACE, 150 e Jersey st, New Brighton, addition to 1-sty brick dwelling; cost, \$600; owner, George R. King, New Brighton; builder, Jacob A. Hetzel, 561 Henderson av, New Brighton. Plan No. 288.

TURNPIKE, n s, 2000 n Old Stone rd, Lino-leumville, two 2-sty frame dwellings; cost, \$700; owner, Dinger Bros., Lino-leumville; builder, H. H. Skerritt. Plan No. 291.

NICHOLAS AV, n s, w of Hatfield pl, Port Richmond, addition to 1-sty frame dwelling; cost, \$300; owner, Peter Anderson, Nicholas av, Port Richmond; builder, George Larsen, Post av, Port Richmond. Plan No. 278.

RICHMOND AV, cor Richmond Terrace, Port Richmond, addition of sign to 1-sty brick dwelling; cost, \$70; owner, Charles Kenchman, Port Richmond; builder, American Sign Co., 136 Liberty st, N. Y. C. Plan No. 280.

RICHMOND AV, e s, 100 n Elizabeth st, Port Richmond, addition of sign to 1-sty brick garage; cost, \$95; owner, J. A. Silvie, Jr., Port Richmond; builder, American Sign Co., 136 Liberty st, N. Y. C. Plan No. 281.

RICHMOND RD, n s, 872 e Central av, Richmond, alterations 1-sty frame dwelling; cost, \$500; owner, St. Andrews Church, Richmond; architect, Wm. H. Mersean, Oakwood; builder, John Schroll, Richmond. Plan No. 286.

ST. MARY'S AV, 400 e Tompkins av, Rosebank, 1-sty frame dwelling; cost, \$200; owner and builder, I. Rosso, Rosebank. Plan No. 287.

WATCHOGUE RD, n s, 235 e Rich av, Port Richmond, alterations to 1-sty brick store and dwelling; cost, \$1,000; owner, Antonio Valorso, Bulls Head; architect, Harry Pelcher, Port Richmond. Plan No. 279.

ARRIETA, s e cor Boulevard, Tompkinsville, addition of sign to 1-sty frame store; cost, \$65; owner, Emil Spitzer, Tompkinsville; builder, American Sign Co., 136 Liberty st, New York. Plan No. 282.

BARKER, s e s, 300 n Cast av, West Brighton, addition of 2-sty frame stable; cost, \$500; owner, Mr. Morris, Barker st, New Brighton; builder, John J. Murphy, 486 Prospect st, New Brighton. Plan No. 283.

CAST PARK & ST. MARKS PL, St. George, alteration to 1-sty frame dwelling; cost, \$500; owner and builder, Cast Hotel & Realty Co., St. George. Plan No. 284.

Personal and Trade Notes.

THE RAPP CONSTRUCTION CO., manufacturers of patent fireproof floors and floor arches, have moved their offices from 301 East 94th to 600 West 110th st, corner Broadway.

GEORGE A. FULLER CO., 111 Broadway, N. Y. C., has taken the contract for the erection of "The Ponce de Leon," an 11-story apartment building costing over \$500,000 and to be located at the corner of Peachtree st and Ponce de Leon av, Atlanta, Ga. The Fulton Properties Co., Albert Howell, Jr., president, is the promoter.

—The U. S. Steel Corporation is now receiving a premium of as high as \$10 per ton for the early delivery of orders. This high premium is being paid on fabricated steel.

DANIEL E. MORAN, M. Am. Soc. E., has been engaged as an engineering expert by the property owners on William st, New York City, to gather information and give advice in a contest to prevent the building of a subway in William st.

Low Tones in Current Decorations.

For door and window draperies of the Marie Antoinette salon or a colonial drawing-room there is a new idea brought for 1912—gray effect. This gray tone is never obtrusive, does not weary the senses, is dignified, charming and picturesque. Gray curtains made of chintz, china silk and sheeting or the sumptuous brocade and satin are the ideal accompaniment of the house where every color scheme is kept in low tone, says a writer in "Decorative Furniture." The result is a habitation very soothing to the eyes and nerves, and one of which nobody wearies quickly.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency (*) means not summoned. (f) signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

JULY

27 Anderson, Werner A—Saks & Co.	\$188.66	27 Kaufman, Philip H—J E Beckmann	92.21
27 Auerbach, Saml—Mohawk Condensed Milk Co	124.41	27 Kummerle, Geo J—Norwood Mfg Co	359.30
30 Ashbaugh, Ernest L & John H O'Brien—N Y Importation Co.	108.28	29 Kaufman, Ben—J Cohen	87.22
30 Alexander, Henri—B Pinsky	61.31	30 Kerr, Peter—R Johns	96.86
31 Austin, Herbert A—R H White Co.	82.17	30 Kauffmann, Lou R—Prog Automobile Storage & Supply Co.	42.71
31 Auerbach, Saml & Hyman Leibow—Armour & Co	166.91	30 Kelly, Ida B—M Siegel	92.65
2 Aughinbaugh, Wm E—Custer Chemical Co et al.	costs 13.35	31 Kotzen, Max—S Ascher	99.41
27 Brennholz, Chas—Revillon Freres	235.86	31 Klein, Jos D—N Y Tel Co	45.22
27 Byars, Robt—R Fisher et al.	3,055.37	31 Kluger, Barnet—M Markowsky	144.03
27 Blum, Henry I—Kandel, costs	51.33	31 Kennedy, Jos—H Wellbrock	45.54
27 Bracco, Alfonso, & Wm Rapp—M Lyons et al.	162.15	31 Kind, Saml—Bethman Johnson Co.	62.63
27 Berger, Adolph—L Kessmann	92.76	31 Kirshenbaum, Shael—A Gedrych	135.59
27 Bevins, Max S—C L Cohen	164.10	1 Kulok, Abr—H Rachmil et al.	159.43
27 Barmore, Wm—C Aven	284.05	1 Kane, Harry J—J Flicker	54.65
27 Beaudoin, Geo—Jos Beck & Sons	89.89	1 Kantrowitz, Jos & Simon Barnett—E V Harman & Co.	8.11
30 Blumberg, Max & Harry Wischanski—Manhattan Hotel Co.	97.61	1 Karniol, Adolph—G Augstreich	92.20
30 Borea, Vincent—Chicago Varnish Co	545.97	2 Kamsler, Chas I—A Weiler	24.91
30 Bolender, Geo P—C F Gennerich & Co	67.81	1 Kessler, Morris S—M Sanft et al.	74.26
30 Baumann, Anna S—J Natter	114.88	27 Langsam, Mendel—W Rich	154.21
30 Biddulph, Michl F—Francis C Neale, Inc	269.06	27 Lazarowitz, Sam—R Baldel	59.65
31 Beckler, Theo—H Ehlers	121.22	27 Laidlaw, Gilbert—E J Gillies et al.	95.42
31 Bell, Jno J Jr—W Friedman	41.08	29 Lerner, Selina—Colonial Knitting Mills Co	277.09
31 Bayard, David—J V Wilson et al.	122.41	30 Levalle, John—N Y Tel Co	20.66
31 Bruens, Jno A—A Ward	128.49	30 Levy, Jos—Manhattan Hotel Co.	167.18
31 Beck, Maurice—R Freres	791.07	30 Levine, Able J—R J Masbach	128.30
31 Beecher, Chas H—W E Pruden Hardware Co	51.72	30 Lorton, Frenk W—Monarch Vacuum Cleaner Co	66.65
1 Brewster, Geo W & Mary L—Berger Mfg Co	114.17	31 Liblick, Geo—N Y Tel Co	22.98
1 Beattie, Jas—A Cokelet	1,533.49	31 Lifflander, Isidore & Adele—same	30.84
1 Brancaccio Antonio—A Delli Paoli	71.57	31 Lefkowitz, Saml—same	35.17
1 Bradford, Jas—Weber & Hamilton	521.65	31 Laufer, Leo—D Simon	42.15
1 Bimberg, Archibald—Rentiel Constn Co	60.72	31 Lizzol, Filomena adm—T Mancusi	1,988.67
2 Blanck, Max—J B McCoy & Son	149.25	31 Lent, Wm H—Pleasant Spring Distilling Co	118.00
2 Brainin, David H—H Frankel et al.	30.13	31 Licht, Jonas—J Clochessy	63.68
2 Brueck, Philip—Manhattan Collecting Co	189.91	31 Lipson, Chas P—N Lachman	81.41
2 Bedini, Jean—N S Feldman	85.65	1 Levy, Morris—N Aufrechtig et al.	36.30
2 Bellows, Arthur C—M Adler	25.20	1 Lenahan, Eugene F—G W Pratt	350.00
29 Cinque, Guiseppe—G Fallara, et al	289.00	1 Landesman, Wolf—L Gottlieb	costs, 23.11
30 Czipoth, Mimmi—N Y Tel Co	20.31	2 Levy, Harris—T J Sharkey	351.17
30 Clohessy, John A—M J Crowe	270.15	2 Libby, Richard O—Cincinnati Rubber Mfg Co	267.84
30 Cosgrove, Walter E—N Y Tel Co.	17.43	2 Lindaman, David H—F X Wazeter	117.17
30 Cullen, Edw F—Manhattan Electrical Supply Co	89.46	2 Lowenberg, Max—M Lowenberg	costs, 42.25
30 Cowan, Barnard S & Moses Dere—J E Greenberger	272.01	27 Moss, Henry—A Sojak	99.31
31 Comyns, David J—N Y Tel Co	26.60	27 Maas, Louis—J P Segal	79.65
31 Collora, Antonio—Armour & Co.	159.41	29 Matthyse, Leon J—N Y Novelty Case Co	12.91
31 Cole, Wm H—Mutual Life Ins Co of NY	63.58	29 Morgan, Geo L—M Mutillo	138.23
31 Cohen, Jacob—Meyer & Lange	73.30	29 Maher, Lawrence J—W I Kollisch et al	52.31
31 Campazzi, Frank, Michl O'Shaughnessy—People &c.	500.00	29 McCarty, Wm, F Mason—J E Hoke	838.85
31 Coles, Jno B—Scheer—Ginsberg Realty & Constn Co	81.41	29 Maier, Augusta & August—Sonora Wine & Brandy Co	287.60
1 Chester, Sam—Deane Plaster Co.	17.74	29 Massimino, John, & John Massimino Co—G Passehl	2,950.63
1 Cohen, Isidor—Boston Excelsior Co	303.99	30 MacClinton, Seth B—A G Spalding & Bros	39.65
1 Cross, Helen F—N Y Press Co Ltd.	48.51	30 McGrath, John F—N Y Tel Co	14.61
1 Cirelli, Jno—A Geiger	135.51	30 Marvin, Ida—N Y Tel Co	97.17
2 Carfagna, Guiseppe—G C Corsi	149.91	30 Muller, Mary—J A Glover	23.76
2 Cotruano, Antonio & Victoria—A Azzara	284.01	30 McCartney, Chas A Jr—L Siegel	30.26
2 Carpalowsky, Sarah—S Ershowsky & Bro	161.17	30 Mugler, August—New Amsterdam Casualty Co	478.06
27 Darden, Mary—Acker, Merrall & Condit Co	39.53	30 Mac Roberts, Chas A—Wetherhorn & Link	74.15
27 Dineen, Hannah—C Riegers Sons, Inc	379.96	30 Masciovelli, Serafino—J Rnd	43.89
27 Same—same	209.20	30 Magee, Geo—Sealy Holding Co	28.98
29 Di Bella, Salvatore—Wald Friedman & Stern Co	65.39	31 McKee, Andrew & Aaron Clark—NY Tel Co	32.25
30 Davidson, Herbert E—Dorchester Trust Co	97.21	31 Morgenweck, Adolph—Klein Bros	96.29
30 Demarest, Daniel R—S Miens	28.72	31 Mayham, Henry J—NY Tel Co	501.06
30 Davis, Benj, or Ben—J Greenspan	72.92	31 Mathews, Geo E—Central Bottling Co	277.60
30 Doherty, John T—N Y Tel Co.	18.25	31 Murtugh, Thos—Pleasant Spring Distilling Co	99.33
30 Same—same	22.29	31 Miller, Nathan J, Louis S Oppenheimer, Philip J Levi & Maurice Rothschild—H B Schloss	costs, 118.45
30 Dromaki, Frank & National Surety Co—People, &c	500.00	31 Maskell, Edw—Stetson Clothing Co	47.41
31 Di Blasi, Alfonso & Angiolina—W L Sayres	112.47	1 Maimo, Lecluse—S Kasper	38.81
31 Danziger, Martin—Manhattan Leasing Co	193.71	1 Mitchell, Jno J & Wm P—P J O'Keefe et al	costs, 68.82
31 Darrah, Mary E—Chas J Edwards	146.93	1 McDonough, Patk J—Waldorf Astoria Importation Co	33.30
31 Davidow, Wm H—A Fromme	5,223.56	1 McCoy, Jno E—W Crawford	593.41
1 Doherty, Chas J—Olin J Stephens Inc	113.72	1 same—same	76.11
1 Davis, Chas J—H A Caesar & Co	685.93	1 Maurer, Rose, Ludwig Maurer & Louis Meyer—Berger Mfg Co	216.67
2 Davis, Ralph W—F Kiernan	459.16	1 Manley, Georgianna G—Bronx Market	216.56
29 Ernst, Ferdinand J—Wolverine Co.	23.14	1 Marzolla, Chris—A J Bates & Co	81.21
31 Evans, Kyle—W Moffat	200.40	1 Meyer, Martin—H C Taylor	266.06
1 Ely, Henry A—I Meyer	41.84	2 Meekins, Kate J, Homer Bostwick, Aniedo M Bostwick, Anna M Green, Ada L Miller & Hannah R Hawley—R A Kinsella	costs, 77.87
1 Everall, Geo H—D L Ormsby	50.81	2 Murray, John—National Casket Co	390.30
2 Einhorn, Moses—S Conti	111.91	2 Mandelman, Chas—Monolith Realty Co	39.41
29 Fields, Chas C—A Cahn	74.79	2 Myerson, Emanuel—J A Hilton	44.41
29 Farrell, John—S N Berlin et al.	39.40	2 Mollica, Tony—E J Arbib et al.	130.86
29 Farley, Wm P—Maxwell Realty Co	30.47	2 McEntee, Jas D—Garland Refining Co	96.41
29 Fiorondino, Ferdinando—G Russiello	68.84	1 Nugent, Eliz—R Jacobs	92.65
29 Fuchs, Abr, Beckie Fuchs & Howard De Graw Co—C H Pearson	310.57	1 Neppel, Jacques or Geo L—M O'Finger	257.24
29 Filsen, Jacob—M Briganti Co.	65.41	2 Newmark, Wm—W J Gillies et al.	126.66
30 Filtzer, Frank B—N Y Tel Co.	22.04	2 Nathan, Abr—M B Bernstein	64.31
30 Friedman, Sol, & Jos Jacobs—German Exchange Bank	490.62	27 Olinger, Henry C—L Merkle	41.12
30 Fisher, Nicholas—New Amsterdam Casualty Co	26.29	27 Olney, Harry L—Wm Connors Paint & Mfg Co	92.13
31 Freyman, Benj—National Alumni	38.73	29 Olmsted, Ellis F—A Becker	215.47
31 Friori, Ettore—E C Torangioli	164.52	30 O'Flynn, E Howard—Acker, Merrall & Condit Co	432.04
31 Frankl, Jacob & Jos Morganstern—M Levy	1,906.45	30 Oldshine, Max—M F Dreyfus	62.58
31 Finnegan, Arthur A—Stetson Clothing Co	65.56	31 O'Donnell, Mary A—J Fitzgibbon	294.31
1 Firestone, Nachman—N Kopelowitz	266.59	27 Porter, Edith—Acker, Merrall & Condit Co	69.94
1 Ferrara, Jos—Harlem Supply Co.	1,092.63		
1 Feingold, Max—L Levy	92.87		
1 Fuellert, Oscar C* & Christina—M J Drummond	119.72		
1 Flaumenbaum, Max & Girtie—H R Mulford Co	18.02		
1 Frankel, Meyer—J Perlment et al.	costs, 17.65		
1 Fabricant, Abr—E Nessel	1,024.91		
1 Fitzgerald, Julia—M Glassberg et al.	181.91		
2 Fischer, Adolph J—Driver Harris Wire Co	38.96		
2 Fersenheim, Rudolph L—P Milkowitz	72.91		
27 Gudinsky, Louis—J Seeman et al.	47.78		
27 Gray, Jas F—G H Stratton	339.72		
27 Gumelins, Chas—G O Marrin	70.62		
27 Griffin, Wm H—Sheppard Knapp & Co	42.69		
27 Garahan, Leo M—F Fischer	113.97		
27 Goodsell, Louis F—American Exchange National Bank	3,041.42		
29 Groft, John F—N Fabiotti	59.72		
29 Goldberg, John, & Louis Saks—D Shapiro et al	2,330.28		
29 Goldman, Barney—C G Hussey	187.09		
29 Garland, Saml, & Edw Silverman—J M Gans, et al	44.29		
29 Golodkin, Louis, Isidor Turetsky & Louis Turetsky—J Albert	340.64		
30 Groge, Anna M—W P Michel	62.51		
30 Gayetty, Harry K—R H Thompson, costs	96.50		
30 Gluberman, Benj, & Meyer Smith—People, &c	100.00		
30 Grieve, Maurice—M A Freedman	113.47		
30 Gelles, Morris & Rosa—Bloomingdale Leasing Co	107.40		
30 Glasser, Louis—Chas Hyman & Bro	86.18		
31 Gotthelf, Leo—N Kaiser et al.	29.91		
31 Gelber, Alex & Saml—Blackstone Realty Co	740.90		
31 Garifalos, John D—F A North Co	304.91		
31 Grillias, Meyer & Abr Feifer—I Kalfuls	216.18		
31 Gantzer, Fredk—Hecker-Jones-Jewell Milling Co	94.91		
31 Giesel, Geo M—John Wanamaker, NY	567.33		
31 Grasselonia, Filippe—J Mangan et al.	108.57		
1 Gallo, Antonio—B Prucha	134.36		
1 Garner, Eliz—Griffin Roofing Co.	108.82		
1 Guglio, Frank—Tilzer Bros.	35.73		
1 Guttman, Jos—B Silverman	134.91		
1 Goldenblum, Morris—L Taylor	254.70		
1 Goldwater, Harry—NY Tel Co.	49.72		
1 Graham, Jos—S Stathis	2,543.34		
1 Goldfader, Max & Morris Essenfeld—Lang & Co	219.87		
2 Gittings, Ernest—T J Krikorian	38.54		
2 Grinspan, Ephriam—M White	162.25		
2 Glasser, John—S Ershowsky & Bro.	19.75		
2 Glickstein, Leon—same	176.47		
30 Hegedus, Jos & Louis Cohen—N Y Tel Co	51.11		
30 Hirschbein, Nathan & Estelle—M I Pierman	103.97		
30 Hart, Fredk A—J S Carney	546.44		
30 Horn, Isidor W—McDermott Stone	809.53		
30 Herschman, Geo—G Wolkomir	87.08		
31 Howth, J De Lyon—S G Gibboney	29.79		
31 Heinsius, Herman—People, &c.	500.00		
31 Harvey, Hayward A—F Hartley	476.10		
1 Howard, Louis C & Ralph S—Corbin Motor Vehicle Co	62.21		
2 Hendrick, Philip E—B J Conroy	150.95		
2 Hoag, Adeline—A Schuyler Clark	40.58		
2 Hammersmith, Jos—G Parisi	103.41		
2 Hall, Ernest M—A F Karstein	142.77		
2 Hayes, Wm A—J C Crawford	153.96		
2 Irmiler, Henry—D Cooper et al.	123.69		
2 Isseks, Jacob—Union Stove Wks.	91.91		
29 Julien, John Alexander—M Julien	132.00		
29 Jacobs, Edith—Van Ordin Corset Co	60.81		
29 Jackson, Edgar R—Motor Bloc Import Co	70.49		
30 Jenks, Pauline—N Y Tel Co.	29.45		
30 Jennings, W Smith—G Sawyer	532.21		
30 Jackson, Danl H, Louis Jacobson & Israel Rosenthal—G Farowich; costs	22.93		
31 Johnson, Ivan T—Fiss Doerr & Carroll Horse Co	399.14		
31 Jacobs, Morris—J J Goodman	67.67		
1 Joseph, Saml—Warheit Pub Co.	134.61		
1 Jaeckel, Jos—F A McLaughlin	34.70		
27 King, Wm M—Knickerbocker Ice Co	32.38		
27 Katz, Benj, Jos Minsky & Saml Lipman—R Fixel	39.93		

29 Pandely, Peter—People of the State of N Y 200.00
 30 Peysner, Jacob M—American Bonding Co of Baltimore 25.81
 30 Price, Abe—A Marshall 255.83
 31 Potter, Emily C—E E Dreyfous 363.32
 31 Perry, Saml A—E R Breck 93.35
 31 Pantano, Pasquale—F Lombardo 69.56
 31 Potts, Irwin—Central Bottling Co 196.34
 31 Potts, Meyer, Mary Potts & Isaac Yohalon—L Goldstein 188.21
 1 Pence, Otis N—Puritan Soap Co. 33.61
 1 Peysner, Wm C—A Wennenberg 138.91
 27 Rosthal, Jas—Metropolitan Tobacco Co 304.01
 27 Riccio, Peter—W R Fair et al. 37.33
 27 Rosenbusch, Edw—Conron Bros Co 49.04
 27 Rossignol, Paul—A Arrigoni & Co 66.91
 29 Rakusin, Saml L—Lehn & Fink 280.82
 29 Rohkohl, Louis—Francis H Leggett & Co 34.01
 29 Reilly, Thos F—H W Vogel et al 108.72
 30 Ringels, Henry—N Y Tel Co 43.89
 30 Robbins, Benj—same 40.42
 30 Rendell, Moses—same 25.39
 30 Rachmie, Hyman, Harry Goldstein—A Kulck 159.43
 30 Rosner, Jacob—S Spiegel 29.65
 30 Rosenbaum, Jos, or Jorpps Rose—Prog Leather Goods Co 157.05
 30 Roeder, Albt B—J S McCulloh 303.87
 31 Rogers, Ralph W—E NY Tel Co. 35.62
 31 Roeder, Albert B—J S McCulloh 303.37
 31 Rubin, Mendel, adm—E Koscherak costs, 24.29
 31 Robins, Wm—Nason Mfg Co 137.80
 1 Ratnoff, Nathan, Hyman Ratnoff & Isaac Bassewitz—M Abelson 128.07
 1 Ress, Harris—A G Teweles 50.55
 1 Radler, Saml—Weiss & Klau Co. 39.70
 1 Rosen, Morris—S Kasper 66.44
 1 Redmond, Wm J or Jno—M Offinger 220.94
 1 Rosenberg, Jacob—H Klapper 63.40
 2 Robinson, Geo H—H D Johnson 75.41
 2 Reichman, Morris & Minnie—Ferd Munch Brewery 1,785.35
 27 Scollon, John—John Burke Importing Co 632.90
 27 Sheppard, Frank H—Acker, Merrall & Condit Co 48.42
 27 Soloff, Israel—E A Baer 232.87
 27 Shanley, Wm—Gibson Distilling Co 105.46
 27 Sanders, Rosina T & Jos—L W Severy 145.90
 29 Spahn, John Leslie, & Cora Young—blood Corsen—Winter Garden; costs \$22.67; costs 32.67
 29 Silverberg, Chas—S L Newman 59.65
 29 Shomber, Jacob—Flood & Conklin Co 47.57
 29 Saltz, Max & Morris Cohen—A Oliner et al 30.64
 29 Shea, John J—Andrew Cone General Advertising Agency 826.24
 29 Sprague, John M—A Sprague 190.00
 30 Stein, Bernhard—Wells Building Cafe Co 1,465.68
 30 Styles, Saml C—J S Bailey & Co. 72.81
 30 Schoen, Morris, & Emanuel A Goldman—S Goldman 60.95
 31 Schnechnet, Berne—S Oliver et al 49.00
 31 Searles A Clayton—U I Rothschild et al 182.42
 31 Silverman, David—American Taximeter Co 66.97
 31 Settel, Philip—H W Baker Linen Co 757.14
 31 Stern, Augusta—M Weishart 441.57
 31 Schnaue, Fredk—Central Bottling Co 393.85
 31 Sire, Leander S—G E Conterno 87.40
 31 Stern, Jonas—D Mayer 1,177.13
 31 Schneider, Rudolph & Wilhelmina Staub—A Birkle costs, 30.42
 31 Schultz, Louis F—Scheer-Ginsberg Realty & Constn Co 146.91
 1 Steiner, Victor—E L Spellman et al 157.82
 1 Sellers, Patk—Butler Bros. 30.91
 1 Sacco, Rosario—A Delli Paoli 32.26
 1 Stephen, Martin—A Seligman et al 76.60
 1 Simon, Bettie, Jos Stang, Sol Rothenberg & Henry Bergman—National Nassau Bank of NY 296.22
 1 Steinhart, Chas—M D Shelly 153.15
 1 Stroh, Andrew & Augusta—O B Coates & Co 140.00
 1 Schoen, Ignatz & Louis Sarkady—Commercial Reporting Co 133.30
 1 Siegel, Harold J, Celia Seigel & Barnett Goldstein—State Bank 75.16
 2 Strausberg, Nathan—I Rosenstreich et al 34.72
 2 Spiegelman, David—S Ershowsky & Bro 189.49
 2 Stein, Bernil—Victor Neustatal Inc. 127.31
 2 Stein, Bernhard—Wm E Seitz Co 47.47
 2 Smith, Milton—Cass & Apfel 126.91
 2 Schaefer, Rudolph L—N Kimbell 107.11
 2 Sheehan, Jno M—W J Fitzgerald 3,811.20
 2 Sweeney, Jno—A H Christ 611.77
 2 Schelecker, Jacob—Manheim & Ente 293.15
 2 Schrott, Chas—J Spiess 29.66
 2 Sneden, A Durant—Tirrill Gas & Lighting Co 156.82
 2 Stein, Bernie—Francis Draz & Co 113.58
 2 Spanbock, Hyman—I M Schwartz et al 226.12
 27 Thayer, Henry W—M Thayer 2,337.25
 27 Thormann, Morris—Conron Bros Co 230.46
 29 Taffel, Max—J Hahnesand 46.48
 30 Tick, Louis—Bowling Green Distilling Co 31.71
 30 Taber, Edw W—N Y Tel Co 17.22
 31 Thompson, Jos H Jr—Bklyn Trust Co 120.02
 1 Tomb, Wm H & Wm De Bruycker—A Seligman et al 112.19
 1 Tobias, Harry R—S Kasper 81.54
 2 Trojanowska, Stepania—T J Keane, costs, 23.38
 2 Tuttle, Wilmer N—B G Hulsart 65.83

2 Tropauer, Morris J—I Schwartz 66.56
 27 Urbach, Adolph & Abr Stechler—A Leideker \$174.88
 29 Uher, Anton—E Janovic 116.25
 29 Ullman, Milton—F D Onifrio 40.00
 29 Uchtmann, Egbert—L S Murray 94.44
 30 Ungerer, Alex—Pease Piano Co. 69.67
 27 Vose, Fred C—Acker, Merrall & Condit Co 152.82
 27 Vesser, Frank—Tremont Iron Works 97.02
 1 Virginia, Frank—Butler Bros 68.98
 27 Whitney, Chas M—N Y State Realty & Terminal Co 219.65
 27 Weiner, Jacob—O Kirsch 45.25
 27 Weisberg, Simon—same 328.47
 29 Williamson, Wm A—E Miller 259.62
 29 Weet, Anton—Bigelow Varnish Co 65.31
 29 Wolff, Fred—United Editors' Assn 64.50
 30 Wulf, Siegfried—W H Oliver 89.41
 30 Wahrendorff, Gustav—K Bock 149.51
 30 Wittman, Rudolf—E M Houghtaling et al 361.95
 31 Weller, Chas N—E Weller 168.00
 31 Wilbour, Wm F—E Fixman 35.04
 31 Walsh, Michael F—H Bach 28.04
 31 Walsh, Jas H—F W Randall 239.22
 31 Williams, Victor J—J Freedman 100.00
 31 Wilkens, Henry—Reliance Auto Press Mfg Co 98.52
 31 Wolfman, Martha—E Wollman 2,950.90
 31 Weinbach, Louis & Wm Miller—Kings County Dye Wks 86.54
 31 Walowitz, Herman I—S Walowitz, costs, 86.28
 31 Walpole, Mary, Ede J Farrell & Wm B O'Malley—R Gersmann 554.21
 1 White, Saml & Saml Friedman—Harries & Tipograph 18.29
 1 Wilson, Margt—H Sruolovic 40.55
 2 Weller, Fredk Jr—Unionport Lumber & Mfg Co 626.01
 2 Wishart, Geo—A W H Nichols 606.66
 2 Winckler, Curt E—Grossman Leather Co 155.94
 2 Watson, Daisy—H H Shuman et al 76.58
 2 Wishart, Geo—Farmers Bank of Canada 56,682.54
 2 Waldner, Herbert—C Adler 26.41
 29 Zirnisky, Jos—Frankenthaler & Frankenthaler 80.37
 31 Zimmerspita, Adolph—Littauer Oil Co 81.96
 31 Zraick, Antoine A—J Picirelli 228.39

CORPORATIONS.

27 Bettman-Johnson Co—R Lehmaier et al, costs 108.83
 27 Estates Liquidation Corp, Patk J Frawley & Edw Trautwein—J Meyers 326.86
 27 Greenwich Steam Laundry Co—Armour & Co 84.41
 27 Ludins & Romm Realty Co—C W Lane et al 4,604.33
 29 Geo Lorenz Assn—American Stopper Co 166.11
 29 Murray Transportation Co—Patton Paint Co 53.06
 29 Moses Strauss Co—F W Foster et al 286.49
 29 same—Indianapolis Abattoir Co 1,528.67
 29 Macdonald Oimstead Advertising Co & Geo A Macdonald—A Becker 296.35
 29 Tangiers Development Co & Fredk J Quimby—C S Hammond 263.51
 27 Marcus Dunkelmann Benevolent Assn—I Warshauer 242.90
 30 Guolford Dairy Lunch Co—M Brachfeld 1,569.82
 30 United States Industrials Co—N Y Telephone Co 44.32
 30 B Fitch Mfg Co—E S Parkhurst & Co 38.02
 30 Marks Adjustable Chair Co—N Y Telephone Co 163.33
 30 Pacific Dye Works Inc—S A Blau 53.42
 30 Commercial Bureau Co—W F Vanden Houten Co 309.41
 30 Same—same 217.21
 30 N Y Terrain & Building Co—B O Crawford et al 2,140.22
 30 North British & Mercantile Ins Co—W Hauser costs, 12.83
 30 O K Realty Co, Italiano Giannelli & Alessandro Grossi—C Geartner et al 119.72
 30 Knox Constn Co, Polly Fenichel & Herman Fenichel—B Silverman 275.30
 31 Auto Process Shops Inc—NY Tel Co 39.37
 31 Brown Realty Co—NY Tel Co 156.39
 31 Board of Education of the City of NY—R Morris 2,287.48
 31 Di Lizia Raffale Co—E Fixman et al 223.06
 31 J P Putallaz Glass Co—N Y Tel Co 34.27
 1 Jessamine Realty Co—Bklyn Daily Eagle 102.40
 1 Kingston Realty Co & Knickerbocker Mtg & Realty Co—M M Low et al 17,296.88
 1 Kayton Taxi-Cab & Garage Co & Simon Layton—Bank of Europe 2,072.62
 1 Acme Pearl Button Co—L F Potter 4,873.73
 1 Eldorado Cafe Co—J D Cronin 3,983.90
 1 Atkinson, Morse Destructor Co & Geo H Atkinson—A Frankenhaimer 123.31
 1 Banks Electric & Mfg Co—L London 42.66
 1 Chas Wentz Inc—G B Raymond Co 424.66
 1 Hasbrouck Piano Co—G Freund 77.66
 1 Roccela Realty Co—Empire Grillo Co 189.66
 1 same—same 189.66
 1 S T Walkup & Bro Inc—T T Clonson 6,096.33
 1 Sherman & Tait—NY Tel Co 1,128.65
 1 Brighton Pier Navigation Co—H Grashorn 244.00

Borough of Brooklyn.

JULY
 26 Austin, Wm P Jr—Equitable Trust Co 69.71
 29 Allegra, Francesco—J Esposito 21.66
 25 Beattie, Jas—Alice Cokelet 1,533.49
 26 Barmore, Wm—G Ayen 284.05
 26 Bader, Lulu—T J Molloy & ano 1,621.03
 26 Bennett, Peter—W J Strauss 27.71
 26 Brady, Bernard—Florence Pender 152.51
 26 Brown, Herbert W—Equitable Trust Co 73.45
 26 Brooks, Byron—Hudson Trust Co 6,690.94
 26 Burdick, Alvin T—P Ballantine & Sons 95.73
 27 Bradley, Michl—W F Mathias 70.09
 29 Burns, Thos H—M B Campbell 120.65
 29 Burns, Thos H & Roslyn—Geo A Hann 117.78
 30 Brunner, Clarence H—F M Tiemann 52.54
 30*Brown, Elias & Esther—Anne Field, 366.50
 30 Byrnes, Nich—H B Endicott et al 61.67
 30 Brown, Archibald D—N Y Tel Co. 71.89
 31 Birnbaum, Adolph—Sunlight Reflector Co 41.07
 31 Brown, Jno H V—Roseno Bros (Inc) & Co 69.41
 31 Blakerman, Irving—Leshar Whitman & Co 74.73
 31 Blakerman & Wolfson—Leshar Whitman & Co 74.73
 25 Cohen, Morris—Block & Greenberg Lumber Co 95.60
 25 Corideo, Jas—Cross, Austin & Ireland Lumber Co 218.42
 25 Cooper, Frank A—N Y Military Academy Realty Co 433.56
 25 Cooper, Chas—J O'Hearn 119.90
 25 Camardella, Jas V—same 119.90
 25 Charlton, Eliz—J G Walker 200.18
 26 Cinque, Jos—C Ludwig Baumann & Co 40.68
 26 Caggiano, Vincenzo & Carmel—H Horowitz 460.28
 27*Currier, F. Allison—J W Coulston 25.41
 29 Cairns, Robt C—Delaware, Lackawanna & Western R R Co 299.94
 29 same—same 1,328.65
 29 Cyrus Rheims & Co—Schuh Horse Co 440.72
 29 same—Hamilton Trust Co 77.72
 31 Cohen, Meyer—J F Schmaderke 48.65
 31 Cavallo, Pasquale, also known John Kelly—Roseno Bros (inc) 69.41
 25 Davis, Jas—Froehlich Bros Co 162.35
 25 Drevmeran, Hugo—G Kasper 104.40
 26 Darrah, Mary E—Chas J Edwards 146.93
 26 Davis, Benj also known as Ben—J Greenspan 72.92
 27 D'Azza, Giovanni—French American Wire Co Inc 291.36
 29 Deegan, Mose M—Schuh Horse Co 440.72
 29 same—Hamilton Trust Co 77.72
 30 Dunham, Maggie L—N Y Tel Co. 18.62
 30 Delos, Dominic—same 21.38
 30 Dettviller, Wm T—Smyth Donegan Co 50.05
 31 Dineen Hannah—C Rieger's Sons (inc) 209.20
 31 Dineen, Hannah—C Rieger's Sons (inc) 379.96
 26 Enteman, Chas—Bogert Flour Co 85.33
 27 Emmerich, Otto—Wm A Rogers Ltd 185.61
 27 Engel, Paul—Lucy Lenz 31.33
 27 Erdtmann, Fredk W wid & as trste—T J G Stack & wife 1,111.40
 30 Edmead, Jno J & Mary E—R Hill 258.87
 31 Elias Sep—Rebecca Buff 243.51
 26 Fitch, Henry A—H Buscher 140.35
 27 Fuldner, Otto H—V Lower's Gambrius Bwy Co 438.14
 29 Farrell, Jno—S N Berlin & ano 39.40
 30 Foulks, Jno A—Louise Bolen 174.40
 30 Fahrieant, Abr—E Nessel. (D) 1,204.91
 31 Farley, Wm P—Maxwell Realty Co 30.47
 31 Freyman, Benj—Natl Alumni 38.73
 25 Gallo, Frank—R D'Amico et al 999.66
 26 Guthy, Peter—Commonwealth Roofing Co 1,080.00
 27 Gewertz, Morse M—Mail & Express Co 35.80
 27 Gallagher, Lawrence T—Thos G Knight Co 42.82
 29 Gauthier, Arthur—H Brown 92.38
 29 Gleichmann, Wm & Otto doing bus Wm Gleichmann & Co—Schuh Horse Co 440.72
 29 same—Hamilton Trust Co 77.72
 29 Gleichmann, Wm—Schuh Horse Co 440.72
 29 same—Hamilton Trust Co 77.72
 30 Giuffre, Antonino—B D'Albora & ano 200.38
 31 Gerrity, John—F Hassler 77.00
 25 Hayes, Mary L et al as exrs Jno J Hayes, decd—G Hendrickson 676.68
 25 Huber, Chas J D—Excelsior Bwg Co 1,732.78
 26 Hendrick, Philip E—B J Conroy 150.95
 27 Himmelstein & Arker Co—J J Riley 232.22
 29 Heller, Hyman & Rosie—M Mindlin 520.65
 29 Hinc, Claus H—C Block 92.15
 30 Herman, Lillian C—N Y Tel Co. 23.54
 31 Hallister, Ernest M—Ideal Realty Co 576.86
 25 Johnston, Saml—W F Campbell 23.40
 26 Joseph, Saml—Selma K Joseph 92.08

25 Jaeckel, Jos doing business as American Label & Advertising Tape Co—F A McLoughlin 34.70
 26 Jackson, Edgar R—Title G & Tr Co 1,093.42
 29 Jacobson, Adolph, doing bus Grand Post Card Co—Imperial Curtain Co 33.15
 25 Kirsch, Hyman—State N Y 62.42
 27 Keeler, Harry J—C H Sump 111.90
 27 Klueg, Jacob—Maria Seitz 2,364.29
 29 Kretzschmar, Paul—C R Jenkins 30.24
 30 Kelly, Thos P A—N Y Tel Co 17.48
 30 Kimball, Ella B—W B Barnes 304.40
 31 Kennedy, Jos—H Wellbrock 45.54
 25 Lippman, Harry W—Nassau Trust Co 331.95
 26* Lipnitzky, Isaac—M Cohen 215.97
 26 Lipschitz, Louis—C Weissberg 185.10
 27* Larson, Henry G—Thos G Knight Co 42.82
 29 Lundstere, Chas—Strohmeyer & Arpe Co 66.40
 31 Lynch, John—J Romanelli & ano 407.40
 25 Mathews, Robt V & Fredk L—T J Philips 6,325.80
 26 Mardozzo, Cristosoro—State N Y 1,000.00
 26 McCurdy, Jessie M—Forrest Co 2,363.22
 26 Meyer, Fred G & Caroline—G Knauth 519.42
 26 Minton, Francis L—N Kern 250.48
 26 McLaughlin, Bert—Metropolitan Printing Co 38.87
 27 McCloskey, Jno J—V Loewers Gambrius Bwy Co 438.14
 27 Mullen, Margt T—Cath F Carnright 88.96
 29 Maier, Augusta & August—Sonoma Wine & Brandy Co 287.60
 29 Masiello, Guiseppe, infant by Maria Sommella his gdn—Anna Sommella 301.94
 29 Murray, Jno—Nat'l Casket Co 390.30
 30 Noonan, Hugh V—J A Neustadt 1,134.36
 31 Marrazzo, Christoforo—L L Richman 34.40
 31 McCartney, Chas A Jr—L Siegel 30.26
 31 Moorcroft, Percy R—G H Crist 47.95
 26 Natole, Tony—Waterproofing Co 86.75
 27 Nussle, Albert—Bauer & Arnold 27.42
 29 Neville, Geo W—Delaware, Lackawanna & Western R R Co 299.94
 29 same—same 1,328.65
 29 O'Reilly, Luke—Abr Straus 257.38
 25 Perlman, Frank—Hazel Novak 32.40
 26 Paskowitz, Bernard—M Cohen 215.97
 26* Paskowitz, Ray—same 22.40
 26 Perkins, Jas D—M J Cooney 125.20
 26 Pages, Paul H—J Levy 22.40
 26 Polito, Vincenzo, Alfonso, Emanuel & Angilena—W Prentice 336.75
 30 Paucher, Ida S—N Y Tel Co 20.88
 30 Pavlakis, Jno—same 13.98
 30 Peterson, Viegdor—M Mamet 59.62
 31 Peck, Edw S—Davis & Weiss 45.42
 31 Payton, Corse—F J & K O'Brien 311.84
 29 Polito, Vincenzo—Italian American Marble & Tiling Co 35.81
 29 Potulski, Jos as exr Wladyslaw Potulski—J T Walsh 25.00
 29 same—F De Kalski 276.00
 25 Rinn, Ernest—Marguerite Leland 66.65
 29 Rheims, Cyrus—Wachtel-Schub Horse Co 440.72
 29 same—Hamilton Trust Co 77.72
 29 Rauscher, Jos C—M G Palliser 101.34
 29 Rooney, Teresa E as exr & Jno Rooney—U S Fidelity & Guaranty Co 7,354.17
 30 Rothenberg, Saml & Max Rockman, doing business as Rothenberg & Rockman—N Y Tel Co 18.89
 30 Ryan, Danl J—Union Constn & Waterproofing Co 115.11
 30 Rabinsky, Morris & Annie—Anne Field 366.90
 30 Rohkohl, Louis—F H Leggett & Co 34.01
 31 Rosenberg, Jacob—I Klapper 63.40
 31 Richards, Frances W—J F Schmadeke 79.60
 25 Santiago, Rafael—M Walsh 120.88
 25 Sucher, Sam—M Tilove 205.91
 26 Sanders, Rosina & Jos—L W Severy 145.90
 26* Scudi, Michl—H Horowitz 460.28
 26 Silverman, Benj—C Weissberg 185.10
 27 Stanmore, Florence—Thos F Rochford 578.60
 27 Soloff, Israel—Emma A Baer 232.87
 27 Sebekos, Thos P—J Haldoues 234.26
 27 Schmitt, Ignatz—V Loewers Gambrius Bwy Co 386.44
 27 Speziale, Tom—Meyer, Re & Co 147.53
 27 Schilling, Constant—F Murawski 29.40
 27 Sandblom, Albert—E Larner 64.42
 27 Schack, Max & Jeanette—A B Potterton & ano as trstes 1,809.67
 29 Staberg, Bernardino—Strohmeyer & Arpe Co 66.40
 30 Stein, Saml—N Y Tel Co 15.65
 30 Shapiro, Osios—same 16.35
 30 Soman, D Bennett—same 17.72
 30 Sire, Leander S—G E Conterno 87.40
 30 Spector, Max—Dorah S Safran 366.90
 30 Seitz, Michl—Home Life Ins Co 9,973.30
 30 Steiner, David & Maurice Spivak, doing business as Steiner & Spivak—J Goldman & ano 49.40
 25 Taggart, Walter & Chas F Brown, doing business as Knickerbocker Trouser Co—South Bklyn Auto, Livery & Sales Co 203.76
 26* Trepel, Adam A—M Cohen 215.97
 30 Thompson, Jos H Jr—Bklyn Trust Co as exr 120.03
 30 Thatcher, Jno & Edwin H—C S Buell & ano 117.50
 30 Tolman, Chas—B Davis 118.90
 30 Tepperson, Saml D—H B Claffin Co 636.02
 26 Vingo, Giuseppe—State N Y 1,000.00
 29 Van Cleft, Lewis H—Knauth, Nachod & Kuhne 115.04
 25 Winter, Gertrude—Froehlich Bros Co 96.70
 26* Weinmuller, Alois—M Cohen 41.50

26 Weinmuller, Alois—Bklyn Daily Eagle 41.50
 29 Weiss, Chas A—J Meurer 81.81
 29 Weld, Stephen M, Edward M & Rudolph—Delaware, Lackawanna & Western R R Co 299.94
 29 same—same 1,328.65
 30 Walsh, Jas H—F W Randall 239.22
 30 Williams, Joan—N Y Tel Co 32.09
 30 Watkins, Geo—same 24.41
 31 Wetmore, John A—Olena & Craig 309.21
 31 Wolfson, Harry—Leshner & Whitman & Co 74.73
 31 Wittmann, Rudolf—E M Houghtaling & ano 361.95
 31 Walsh, Michl F—H Bach 28.04
 26 Zick, Wm—Equitable Trust Co, N Y 122.43
 31 Zirinsky, Jos—Frankenthaler & Frankenthaler 80.37

CORPORATIONS.

25 Electrical Audit & Rebate Co—B G Litimer & Sons Co 114.00
 25 Lippman Realty Co—Nassau Trust Co 331.95
 25 Marcus Dunkelmann Benevolent Assn—Ida Warshauer 242.90
 27 Oberly Sales Book Co—Chas F Hubbs & Co 987.35
 27 Collis, Geo also known Geo Charachialios doing bus Collis & Co—C Ligakis 134.60
 27 New York Flooring Co—J W Coulston 25.41
 27 Rome, Granville H—J W Coulston 25.41
 27 Shield Realty & Const Co—Thos G Knight Co 42.82
 29 Howard De Graw Co—C H Pearson 310.57
 29 N Y Pennsylvania R E Associates—E Woltman 4,999.89
 30 Pacific Dye Works (Inc)—S A Blan 53.42
 30 E H Breiterman Cue Co—S Greenstein 122.65
 30 N Y Terrain & Bldg Co—B O Crawford et al 2,140.22
 31 Quin Borough Realty Associates—Changer & Smith 425.91
 31 Chas Wenz (inc)—Sayre & Fisher 783.91
 31 S T Walkup & Bro (inc)—T T Clouse 6,096.33
 31 Jessamine Realty Co—Bklyn Daily Eagle 102.40
 31 Kelly & Brown—Roseno Bros 69.41

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JULY 27, 29, 30, 31, AUG. 1, 2.

Anselinu, Adelina—J Pascoello; 1908 111.91
 Abram, Mois H—F C Baker; 1912 119.65
 Ainslie, Geo H—Bordens Condensed Milk Co; 1910 12.73
 Brown, Lewis B—P Jourdan et al; 1912 81.46
 Bress, Jacob—Aurora Paint & Varnish Co; 1911 111.90
 Bailey, Vernon H—F S Clark; 1912 76.89
 Donovan, Jno H & Max Heller—People of the State of N Y; 1911 500.00
 Eckstein, Jacob & Morris Halpin—N Sandzy; 1911 2,113.66
 Ehlermann, Adolph & Jno Peter—T McCarthy et al; 1912 85.53
 Emanuel, Otto W, Eva N & Juliana—W B Leonard; 1912 513.92
 Eagleton, Loretto—J Wildfeuer; 1911 93.81
 Ford, Josephine—J Ogilvie et al; 1912 30.47
 Geis, Windle & Ferd Marrone—People of the State of N Y; 1912 500.00
 Glassman, Saml, Isaac Glassman & Morris Liebowitz—H Herr; 1911 272.41
 Guigliano, F Antonio—Elite Distributing Co; 1912 20.50
 Goodman, Fredk F, Motor Car Exch Inc & Frank D Homan—J Harris; 1912 428.43
 Goldsmith, Louis—M Cohen et al; 1910 132.46
 Havemeyer, Henry O & J Henry Mason trstes—E Harding, assignee; 1912 96.00
 Hand, J Baldwin—F Wehrmann; 1908 17.00
 Same—Sheffield Farms-Slawson Decker Co; 1908 21.59
 Harris, Abt—S Honig; 1907 10.27
 Hoyt, Harrison E—A W Brown; 1912 283.78
 Hochstadt, David & Jacob—J D Nussbaum; 1912 99.65
 Joline, Adrian H & Douglas Robinson & Wm Barrett—F A Sleeper; 1912 20,157.43
 Joline, Adrian H, Douglas Robinson, recrs & Wm H Barrett—F A Sleeper; 1912 120.25
 Joline, Adrian H & Douglas Robinson—E Herman; 1912 593.92
 Same—J Hellman; 1912 173.91
 Same—H J Koehler Sporting Goods Co; 1912 978.28
 Kaplan, Geo—E Schubert; 1908 334.47
 Kaplan, Geo—City of NY; 1909 59.41
 Luneschloss, Jerome S—Merchants National Bank of Syracuse; 1912 634.70
 Lang, Christian—L Kantor et al; 1911 137.56
 La Spina, John—City of NY; 1912 59.41
 Lee, Wm—Thos B Jeffrey Co of N Y; 1912 96.42
 Le Curto, Chas, Alfonso Le Monte & Paole Orlando—Consumers Brewing Co of N Y, Lim; 1911 130.90
 Lorge, Julius B—Audubon National Bank of N Y; 1911 4,130.30
 Lorson, Frank E—Monarch Vacuum Cleaner Co; 1912 66.65
 Murphy, Robt P & Capitol Security Co—Hudson Trust Co; 1912 1,066.83
 Mando, Abt F—A M Day; 1910 636.83
 McDonough, Patk H & Georgeanna—N J O'Connell; 1910 408.98
 Marrazzi, Raffael—Iroquois Door Co; 1912 219.74

*McIntyre, Jno F—B L Peck, assignee; 1912 costs, 92.10
 Marx, Philipp—W E McDonnell; 1911 96.07
 *Marks, Harry E—F M Boon et al; 1894 1,966.92
 Maher, Stephen J—Tracy, Packard & Huntoon; 1912 148.75
 Marrazzi, Raffael—Iroquois Door Co; 1912 219.74
 O'Kane, Jno—Acker, Merrill & Condit Co; 1912 94.27
 Same—Lord & Taylor Co; 1912 154.27
 Pinkney, Townsend—F A Richmond; 1912 125.75
 Palisi, Thos & Jos—W J Moore; 1912 32.41
 Picuk, Max—W G Ware; 1912 77.22
 Pike, Israel—L Whitman et al; 1912 469.31
 *Paris, Giovanni—City of NY; 1911 264.41
 Quinby, Fredk J—A G Muller; 1911 236.61
 Rabinowitz, Jennie—Security Bank of N Y; 1912 2,176.37
 Rosenberg, Louis B—Upright Co; 1910 244.67
 Robinson, Ida J—B Robinson; 1912 69.08
 Schick, Johan—I Blumberg; 1911 1,119.60
 Senft, Elias—L Schaeffer; 1911 74.68
 Silverfield Co—N Danziger; 1912 1,322.43
 Salomon, Albert & Harry—National Waste Co; 1912 27.40
 Same—same; 1912 348.56
 *Simon, Samuel—I A D Benequit; 1907 1,223.63
 *Same—same; 1907 347.50
 Shurman, Clifford N—W Rau; 1912 203.40
 Smith, Matthew C & E Edgar Jerome—C Molander; 1902 916.27
 Singer, Saml J, Meyer, Danl D & Saml J Jr—C Wiener; 1912 707.01
 Tischler, Moses—F Blaustein; 1911 2,555.25
 Warner, Jno—H Schrank; 1912 64.45
 *Wilkins, Herman—Herman Vossnack, Jr, Inc; 1912 123.67
 Weill, Margt E—D Hamburger; 1912 82.13

CORPORATIONS.

Honduros Syndicate—I W Hein; 1912 9,198.20
 Adin G Pierce Co—M E Darlington; 1912 124.22
 Same—same; 1911 10,630.06
 Williams Engineering & Constn Co & Jas J Frawley—Cleary Bros; 1911 2,312.14
 *Tangiers Development Co—Glengarry Realty Corp; 1912 1,232.03
 Same—Jno Donohue & Sons Inc; 1912 714.55
 Jas Dempsey Co—C Schirmer; 1912 239.94
 M R L Building Co—N Y Tel Co; 1912 45.42
 Same—same; 1912 326.52
 Progressive Amusement Co, Morris Riscnicoff, Meyer A Rose, H Jos Solotorsky—J Hyman; 1908 323.66
 *Brown Bros, Inc—Traitel Marble Co; 1911 1,162.90
 Empire State Surety Co—Electric Storage Battery Co; 1912 116.15
 Same—same; 1911 1,875.49
 Wm Green Inc—J Kelleher; 1912 2,844.63
 Zindel Mfg Co & Rosa Zindel—H Pauli; 1912 1,516.74
 Lipman, Wolfe & Co—Liebes Electric & Mfg Co; 1912 943.65
 *Century Gas & Elec Fixture Co—Hudson Brass Wks; 1912 120.76
 Woodhaven House Wrecking & Lumber Co—H H Galinger; 1911 430.04
 Interborough Rapid Transit Co—D McGowan; 1911 2,039.97
 Same—M D McCauley; 1911 1,086.97
 Lewis F Shoemaker & Co—Berger Mfg Co; 1910 76.34
 Same—same; 19012 105.48
 *M R L Bldg Co—E Bellows; 1912 526.59
 *Interborough Rapid Transit Co—W Rubin; 1911 762.62

Borough of Brooklyn.

JULY 25, 26, 27, 29, 30 & 31.

*Ainslie, Geo H & Anna—H J Oldring; 1909 397.84
 Anderson, John & Chas—Ida V Miller; 1912 89.80
 Aronson, Saml—Phillipine Savage; 1911 300.00
 Bress, Jacob—Aurora Paint & Varnish Co; 1911 111.90
 Banzhof, Jacob H, Wm R Harnish & M M Harnish doing bus Keystone Planning Mill Co—Farmers Trust Co of Lancaster, Pa; 1909 6,000.00
 Buffa, Vincenzo—J Personeni; 1912 193.23
 Crandall, Edw H—Z Loebl; 1912 616.22
 Di Bari, Giovanni & Luigi Manzione—The Frank Bwy; 1906 939.56
 Davey, Jas W & August Waeldin doing bus Davey & Waelden—J C Wilcox; 1907 211.00
 Epstein, Mendel & David Israel—Mary J Simmons; satisfied of appeal; 1912 883.43
 Elmstrom, Gustaf—Carlo Marion; 1912 161.90
 Glasser, Jos, Esther Levine & Max Finckel—Jessie Ridley; 1910 726.12
 Hann, Emily—H Graf; 1912 167.85
 Hanneman, Lewis as trste & will Chas L Schmitt—Theresa L Spice; 1912 143.44
 Same—Wilhelmina M Behringer; 1912 143.44
 Johnson, Wm E & Wm A Doyle doing bus Bklyn Weekly News—Boro Bank; 1912 243.44
 Jiannotto, Jos J & Sarafina Pitrone—Nicola Libretti; 1911 (vacated) 218.52
 Kojan, Chas L—L Hyman; 1912 319.23
 Krestjausen, Anna N—Geo Thompson as exr, & Magdalene Meinert; 1912 88.85
 Kneeland, Furman L—H G Myers; 1907 169.41
 *Martorello, Dominick & Luci—W Pollock; 1912 154.40
 Murphy, Mary—Fredericka Stuerer; 1912 108.98
 Pfeiffer, Conrad W F—E F Driggs; 1911 215.90

Payton, Corse—C E Appelgate; 1905.63.90
Pollito, Vincenzo, Alfonso, Emanuel & Angelina W Prentice; vacated; 1911.
Ratner, Lillian & Sadie & Louis Ratner Co—Hyman Delinsky; 1910.
Rosenblatt, Henry & Benj—A H Sara-sohn; 1905.
Reynolds, Walter A—Shaefer & Lanx; 1912.
Rubel, Alex—A Ball; 1911.
Rosenblatt, Benj—N Goetz; 1905.
Salomon, Albt & Harry—National Waste Co; 1912.
Same—same; 1912.
Schmitz, Katherina—Geo J Weitkus; 1912.
Sperling, Theo—Schinzel Halbert; 1910.
Slifka, Morris—Geo C Magargal; 1912.
Visel, Chas E—City NY; vacated; 1909.
Wernberg, Jerry A—City NY; 1905.
Weiss, Alfd L—Wm Siegel; 1910.
Woodhull, Jessie C—Wm Flinn; 1912.

CORPORATIONS.

Araho Constn Co, Gustaf A Johnson & Jos P Mulqueen—H J Savo; 1912.
Schneider, Morris & Max, doing business as Schneider Bros—Minnie Anderson; 1912.
Caplan, A Constr Co—M Stitch, 1912.
Caplan, A Constr Co, Abe Caplan—M Stich; 1912.
A Entenman & Co Inc—Winthrop-Nstrand Constn Co & ano; 1911.
Lawyers' Title Ins & Trust Co—M Paris et al; 1912.
Somerville, Edw L & Somerville Dredging Co—E Risley & ano; 1911.

1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

JULY 25.

Mott av, sec 144th, 50x100; also MOTT AV, es, 50 s 144th, 50x100; Jno E Simon agt Rockville Real Estate Co et al; Morris S Hart (A); Wm A Keating (R); due, \$6,210.

JULY 26 & 27.

No Judgments in Foreclosure Suits filed these days.

JULY 29.

Grand st, 35; Chas Warenccke agt Nicholas Meyer; Wood, Cooke & Sietz (A); Ely Neumann (R), due, \$14,793.89.

Burnside av, nec Morris av, 20.4x91.1; Henry R Sutphen et al agt Modena Realty Co; Jno V Irwin (A); Leopold W Harburger (R); due, \$13,539.86.

JULY 30.

Arthur av, nec 186th, 25x85.3; Julia Gleason agt Jos Schnurer et al; Edw F Moran (A); Edw A Acker (R); due, \$3,425.50.

JULY 31.

128TH st, ns, 70 w Mad av, 20x99.11; Regina T Lohmann agt Murray Hill Park et al; Edw Michling (A); Jno J Hynes (R); due, \$10,824.90.

Madison av, 2020; same agt same; same (A); same (R); due, \$17,121.01.

Prince st, 131-35; Jno A Stewart et al agt Mt Airy Realty Co et al; Philbin, Beekman, Menken & Griscom (A); Richd E Weldon (R); due, \$77,802.33.

LIS PENDENS.

Manhattan and Bronx.

JULY 27.

139TH st, 433 E; Mary C Mahony agt Wm O'Gorman et al; specific performance; R E Bergman, atty.

70TH st, 511-13 E; Jno Svasek agt Anton Krehov et al; partition; O H Droege, atty.

Robbins av, ws, 376.11 s 147th, 25x146.11; Danl Woodcock agt Picone Realty Co et al; action to declare deed void; Menken Bros, attys.

117TH st, ss, 110 e 5 av, 25x100.11; Thos Gingold agt Isaac Gingold et al; action to declare trust; Aronson & Kutner, attys.

JULY 29.

Bathgate av, es, 154.3 s 187th, 25x90; Rosa Schleissner agt Bridget Cantwell et al; foreclosure of transfer of tax lien; E Jacobs, atty.

Lexington av, 1892; Fred Schoen admr agt Alex Schmidt et al; action to cancel deed; J J Popper, atty.

JULY 30.

Perry av, es, bet 207th & 209th, lot 17; Tax Lien Co of N Y agt Cora Bachman Upp et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Magenta st, ws, whole front bet White Plains rd & Olivville av, —; also BRONX BLVD, ws, 89 s Gun Hill rd, 150x100; also GUN HILL RD, ss, 50 w Bronx blvd, 50x89; Jno MacNamara agt Matthew MacNamara et al; partition; J R Halsey, atty.

JULY 31

161ST st, ss, 21.6 e Trinity av, 2insx100x6 ins x100; August Meyer et al agt S E & M E Bernheimer Co et al (action to recover possession); A S Sanborn, atty.

2D av, 1435; Jonas Kahn agt Emma A Perth et al; action to foreclose mechanics lien; M Sulzberger, atty.

Jackson av, ws, 100 n 158th, 136.10x84.8; also TRINITY av, es, 50 n 158th, 25x98.11; City of N Y agt Matilda S Davis et al; action to acquire title, &c; A R Watson, atty.

Lot 40, block 2242, See 9; City Real Estate Co agt Edw J McGuire et al; foreclos of transfer of tax lien; H Swain, atty.

Greene st, 40 to 50; also GRAND st, 90 to 94; Mary A Watson agt Sarah E Watson et al; partition; J G Roe, atty.

13TH st, 637 E; Catherine E Muldoon agt Moses Pechter et al; action to recover dower, &c; C S Simpkins, atty.

13TH st, 631 E; Same agt Carmana Realty Co et al; action to recover dower, &c; C S Simpkins, atty.

13TH st, 635 E; Same agt Hannah Schwartz et al; action to recover dower, &c; C S Simpkins, atty.

13TH st, 633 E; Same agt Henrietta Harris et al; action to recover dower, &c; C S Simpkins, atty.

25TH st, ss, 200 w 4 av, 50x98.9; Anna D Atterbury et al agt Hilah A Davis et al; partition; Ludlow & Townsend, attys.

AUGUST 1.

44TH st, ns, 100 w 6 av, 25x100.5; Wm R Lockwood agt Jno T Dupont; notice of attachment; V E Gartz, atty.

169TH st, bet Park & Washington avs, Lot 29 1/2; Belle T Sewell agt Mary F Mulcahy et al; foreclos of transfer of tax lien; M Frank, atty.

176TH st, ss, bet Park & Washington avs, Lot 22 1/2; Harry Zirinsky agt Vincent Donagur et al; foreclos of transfer of tax lien; D Zirinsky, atty.

Broadway, nwc 150th, 199.10x225; Union Trust Co of NY agt Ellen Y Scott; action to compel conveyance, &c; Miller, King, Lane & Trafford, attys.

Clinton av, es, bet 181st & 182d, lot 4; Belle T Sewell agt Ernest Hammer et al; foreclos of transfer of tax lien; M Frank, atty.

Daly av, nwc 181st, lot 30; Harry Zirinsky agt First Presbyterian Church of West Farms et al; foreclos of transfer of tax lien; D Zirinsky, atty.

Eastburn av, es, bet 174th & 175th, lot 374; Saml H Kupferman agt Joe Monahan et al; foreclos of transfer of tax lien; E H Jacobs, atty.

Harrison av, ws, north of Tremont av, lot 73; Harry Zirinsky agt Annie E Delaney et al; foreclos of transfer of tax lien; D Zirinsky, atty.

Longfellow av, es, bet 173 & 174th, lot 6; Harry Zirinsky agt Adele S Dodd et al; foreclos of transfer of tax lien; D Zirinsky, atty.

Sedgwick av, nec 161st; Belle T Sewell agt Chas H Davis et al; foreclos of transfer of tax lien; M Frank, atty.

Tremont av, ss, bet Sedgwick & Montgomery avs, Lot 522; Belle T Sewell agt Frances J Mulgannon et al; foreclos of transfer of tax lien; M Frank, atty.

Teller av, es, bet 162d & 163d, lot 60; Harry Zirinsky agt Auke Cooper et al; foreclos of transfer of tax lien; D Zirinsky, atty.

3D av, ws, bet 172d & 173d, lot 38 1/2; Harry Zirinsky agt Edward Kuester et al; foreclos of transfer of tax lien; D Zirinsky, atty.

3D av, ws, bet 178th & 179th sts, lot 80; Belle T Sewell agt Chas W Griffith et al; foreclos of transfer of tax lien; M Frank, atty.

AUGUST 2

Villa av, es, bet 205th st & Van Cortland av, lot 30; Harry Zirinsky agt Geo Thorn Jr et al; foreclos of transfer of tax lien; D Zirinsky, atty.

Villa av, es, bet 205th st & Van Cortland av, lot 31; Harry Zirinsky agt Geo Thron Jr et al; foreclos of transfer of tax lien; D Zirinsky, atty.

Crotona av, ws, bet 187th & 189th, lot 41; Harry Zirinsky agt Ellen E Beusse et al; foreclos of transfer of tax lien; D Zirinsky, atty.

Lorillard pl, nwc 187th, lot 51—Harry Zirinsky agt East 187th St United Presbyterian Church of NY City et al; foreclos of transfer of tax lien; D Zirinsky, atty.

174TH st, E, es, lot 45; Belle T Sewell agt Julia Rosh et al; foreclos of transfer of tax lien; M Frank, atty.

Whitlock av, ss, bet Leggett av & 149th st, lot 44; Belle T Sewell agt Chas H Low et al; foreclos of transfer of tax lien; M Frank, atty.

Morton st, 60, & other prop in Kings Co; Jno W Remer agt Wm H Pulver et al; action to set aside conveyance; Elisman, Levy, Corn & Lewine.

Madison av, 346; also 44TH st, 31 E+ Security Constn Co agt Thos B Hidden et al; action to foreclos mechanics lien; W F Wund, atty.

78TH st, ns, 97.6 w 2 av, 13.10x102.2; Bella Inkelas agt Sabina Zilz et al; partition; F Herwig, atty.

19TH st, 222 to 228 W; also 18TH st, 19 to 23 W; Ernst Woltmann agt N Y-Pennsylvania R E Associates et al; action to set aside deed; W G Chittick, atty.

Borough of Brooklyn.

JULY 25.

St John's pl, ss, 184.4 e New York av, 19.8x120.7; Ida L Brower agt Chas A Gunby et al; Rufus L Scott, atty.

St John's pl, ss, 204 e New York av, 19.8x120.7; same agt Robt E Patterson et al; same atty.

St John's pl, ss, 164.8 e New York av, 19.8x120.7; same agt Chas A Gunby et al; same atty.

Prospect pl, ss, 120 e Howard av, 20x127.9; Amelia Homes agt Karl Hafner & wife; O'Neil & O'Neil, attys.

4TH st, 420; Israel Maskowitz agt Elanche C Armroyd et al; N H W Schutt, atty.

Park st, 15; Henry Vollweiler agt Solar Amusement Co et al; Jno J Kean, atty.

Av Y, nwc E 14th, 100x101.6x104x129.8; Sarah M Jones agt Bridget A Jellecker et al; Harry L Thompson, atty.

Clinton st, ses, 110 ne President, 20x99.5; Christopher Betjemann as exr, &c, Jno Bahrenburg agt Minnie J Halvorsen et al; Harry L Thompson, atty.

E 13TH st, es, 450 s Av X, runs s50xe 100xs79.2 to Emmons la e104.3 to E 14th xn151.3xw100xs50xw100 to st or beg; Kate B Caldwell agt Bridget A Jellecker et al; Harry L Thompson, atty.

Suydam st, ses, 350 ne Central av, 25x100; Vincenzo Mezzapella agt Katie Sondericker (specific performance); G J Lioto, atty.

72D st, ns, 450 e 2 av, 16.8x100; Clementine Merzback agt Jos P Mulqueen et al; Strausbourger, Eschwege & Schallek, attys.

Grand st, nes, 149.6 se Rodney, 25.6x100; Harry Engelman agt Rose Solomon et al; specific performance; Herman Gottlieb, atty.

Hale av, 131; Jno W Wilkes agt Pearl B Whittaker & ano; Saml L Orlinger, atty.

51ST st, sws, 140 nw 13 av, 40x100.12; South Bklyn Savgs Inst agt Regina Rheinstrom et al; Thos F Redmond, atty.

59TH st, sws, 125 se 10 av, 20x100.2; N Y Investors Corpn agt Arcadia Realty Co et al; Thos F Redmond, atty.

53D st, ss, 180 e 7 av, 20x100.2; Jennie Simon agt Emanuel H Gold et al; Clarence F Corner, atty.

Tompkins av, es, 82 n Putnam av, 18.2x81; Mary E Taylor agt Chas L Van De Water et al; Cary & Carroll, atty.

Ocean pkwy, es, 460 s Mermaid av, 40x100; Wm Clare agt Brighton Beach Estates et al; specific performance; Henry Kuntz, atty.

84TH st, sws, 176 nw 10 av, 32x100; L I Loan & Trust Co as trste for Adaline M Wiley agt Leo C Stern as exr, &c, et al; Chas C Suffren, atty.

JULY 26.

Fulton st, ns, 80 w McDonough, 20x80; Minnie E Richards agt T Richards Co & Mary Richards; cancellation of lease; Lyon & Smith, attys.

St Felix st, ws, 104 s De Kalb av, 21x60.9x21x59.11; Wm M Allison as trste will Geo L Crosby agt Leontine B Robichon & ano; Thos F Redmond, atty.

18TH av, ss, 1,000.3 w 3d, 22.3x115.7x22.3 x115.6; N Y Investors Corpn agt Southweald Development Co et al; Thos F Redmond, atty.

New Jersey av, ws, 355 n Hegeman av, 20x95; Chas H Lott as trste &c agt Chadekoin Development Co et al; Chas F Moody, atty.

Rodney st, ws, 160 n Ainslie, 20x60; Cath Pallmanno agt Margt Growney et al; amended; Johnson & Galston, attys.

40TH st, ss, 20 w 13 av, 20x100.2; Wm E Rabell agt Isidor Steinberg et al; B E Rabell, atty.

Watkins st, es, 125 n Riverdale av, 25x100; Abram S Underhill agt Abr Silverman et al; L Whitney Searle, atty.

Madison st, ss, 273.9 w Bedford av, 18.9 x100; Sarah Berry agt Anna L Van Zandt & ano; Geo C Case, atty.

Fulton st, nwc Jerome, runs n82.2xw89.8 xse8.6xsl6.6xw80xs91.10 to st xe171.6; Otto E Reimer agt Hope Constn Co et al; Sackett & Lang, attys.

Tompkins av, ws, 87.6 s Ellery, 18.9x100; Koppel Koslowsky agt Abr Goldinger; Steiner & Petersen, attys.

Columbus pl, ws, 144.7 n Atlantic av, 23 x105; Henry A Keiner agt Alsop Heating Co; Albt Wald, atty.

Eagle st, ns, 325 e Oakland, 25x100; Andw Sylan & ano agt Harry Vascura et al; partition; Israel H Perskin, atty.

JULY 27.

Rogers av, es, 60.2 s Tilden av, 20x66.3x 20x66.10; Jane M Barwoval agt Mary L Tice et al; Geo Tiffany, atty.

Hendrix st, es, 208.3 n Arlington av, 16.9x100; Emma W Bayles agt Frank Le G Douglas et al; Jno P McCarthy, atty.

Troutman st, 193-5; Antonio Marino & ano agt Edw Fortenbach et al; Weinberg Bros, attys.

2D st, 323-5; also 2D ST, 344-6; also 7TH ST, 478; Jas C McGuinness agt Jas J Deasy et al; foreclos mech lien; Sidney F Strongin, atty.

JULY 29.

South 1ST st, ss, 128.6 w 4th, 25x100; Fredk H McCoun & ano as exrs agt Chas E Robinson et al; Frank C Lang, atty.

73D st, ns, 220 e 10 av, 30x100; Wm T Pratt & ano agt Mary Geayer et al as exrs &c; Burlingame & Sheffield, attys.

Rogers av, es, 82 n Beverly rd, 20x95x 19.7x95; Margt S Manson agt Bon Ton Constn Co et al; Julius Siegelman, atty.

St Johns pl, nes, 125 se Underhill av, 25x123.6; also ST JOHNS PL, nes, 725 se Underhill av, 50x123.6; also ST JOHNS PL, nes, 850 se Underhill av, runs nel12.6 PL, nes, 29.10xsw107.2xnw50 to beg; also xe27.3xns29.10xsw107.2xnw50 to Washington av, 50x123.6; Eastern Wood Working Co agt Public Constn Co et al; Jones, McKinney & Steinbrink, attys.

Church av, ns, 106.10 w E 2d, 20.3x115.9 x19x108.7; also E 19TH ST, ws, 280 n Av N, 80x100; also E 3D ST, ws, 135.11 n Church av, 60x100; Meyer Realty Co agt Julius Lehrenkrauss & ano; set aside deed; B J Becker, atty.

78TH st, ss, 65.8 e 17 av, 20x100; Elvina Grosjean agt Pauline Sarnowsky & ano; Chas C Suffren, atty.

Pacific st, ss, 31 w Albany av, 27x107.2; Citizens Trust Co agt Jacob H Hirsch et al; Jonas, Lazansky & N, attys.

E 15TH st, es, 100 n Av Y, runs e75xn— to certain woods xsw— to st xs— to beg; Martha A Place agt Ferdinand Luck et al; amended; Jas W McElhinney, atty.

73D st, ss, 324 e Narrows av, 34x100; Sargent & Co agt Louis Baptiste & wife; Foody & Dey, attys.

4TH st, sws, 152.4 se 8 av, 17x100; New Palitz Svgs Bank agt Pearl W Hazard et al; Harry L Thompson, atty.

Rogers av, es, 102 n Beverly rd, 20.6x 95x19.7x95; Margt S Manson agt Eliz S Forman et al; Julius Siegelman, atty.

Trounman st, nws, 150 sw Irving av, 25x100; Wmsburgh Svgs Bank agt Sackett Realty Co et al; S M & D E Meeker, attys.

Old Mill rd, swc land owned by Gerald M Ryder, 31x292x26.6x294; Jos Bahr agt Jno H Snedeker et al; Wm R Murphy, atty.

6TH av, nws, 80.2 sw 4th, 19.10x80; College Point Svgs Bank agt Annie O'Donnell et al; Fredk S Rauber, atty.

Columbia st, 240; Geo Degenkolb agt Julia Degenkolb et al; partition; Roy, Watson & Naumer, attys.

Liberty av, nwc Christopher, 50x100; Wmsburgh Svgs Bank agt Jos Freedman et al; S M & D E Meeker, attys.

Elery st, ns, 350 w Marcy av, 25x100; Fredk Opolinsky agt Max Tabak & wife; Jacob M Peyser, atty.

Atlantic av, ss, 66.8 e Hicks, 37.6x90; Regina Friedman agt Helen P McDonough & ano; specific performance; S Goodelman, atty.

JULY 30.

Pine st, ws, 140 n Sutter av, 20x100; Miriam Shiber agt Chas W Young et al; Max H Newman, atty.

Pine st, ws, 120 n Sutter av, 20x100; same agt same; same atty.

Sutter av, ss, 156 w Sheffield av, 19x70; Diedrich von Hein agt Lena Wagman et al; Jacob Rutz, atty.

Sumpter st, ns, 122.1 w Ralph av, 27x 100; Benj Gramer agt Matthew Sparks et al; Issac Sargent, atty.

E 8TH st, es, 20 s Turner pl, 20x100; Louise Borges agt Eleanor A Cajstick et al; John H Fleury, atty.

81ST st, ec 21 av, 120x100; Louise Cook agt Peter J Hickey et al; Henry S Cook, atty.

Vermont st, es, 40 s Blake av, 20x100; Rudolph Reimer agt Edith E Mandeville et al; Sackett & Lang, attys.

73D st, ss, 131.3 w 11 av, 31.3x100; Sylvia Deegan agt Eulalie E Sherman et al; Cary & Carroll, attys.

73D st, ss, 193.9 w 11 av, 31.3x100; same agt same; Cary & Carroll, attys.

Lot 873, blk 23 map of 1197 lots belonging to Wm Siegler; Fannie Schechter agt Bertha Kossove et al (partition); J H Esser, atty.

18TH av, nws, 420 sw 86th, 80x96.8; Wm Harm agt May L Haberle et al; Geo B Boyd, atty.

8TH av, ws, 75.2 s 41st, 25x100; Jessie A Heavey agt Mari C Helenius et al; Howard C Conrady, atty.

E 2D st, es, 200 n Av E, 40x100; Sarah Rodberg agt Mary M Reid & ano; Davis & Davis, attys.

E 14TH st, ws, 159.10 s Av P, 20.2x100; Henry S Dollard agt John Curtin et al; Pickett & Miller, attys.

Park av, nec Vanderbilt av, runs n87.5x e68.8x899.4 to av xw50 to beg; Henry Von Glahn as exr &c John Von Glahn agt Fredk Wagner et al (amended); A F Van Thun Jr, atty.

JULY 31.

39TH st, ss, 80 w 9 av, 20x95.2; Dime Svgs Bank agt Janet Robertson; Dykman, Oeland & Kuhn, attys.

Decatur st, ns, 220 E Sumner av, 20x 100; Ella A Brand agt Geo Brand & ano; dower right; Sparks & Fuller, attys.

Sterling pl, sws, 116.1 se 7 av, 21.5x100; Dime Svgs Bank agt Sarah E Hanford; Dykman, Oeland & Kuhn, attys.

E 8TH st, es, 130 n Av C, 30x100; Jane A Rustin agt John H Wynn et al; Niebrugge & Maxfield, attys.

17TH av, nws, 20 n E 82d, 20x100; Robt Tapper agt Minnie Peterson et al; C C Van Valkenburgh, atty.

Dean st, ns, 220 e Nostrand av, 20x100; South Bklyn Svgs Inst agt Agnes I Maille et al; Coombs-Whitney, attys.

Hopkinson av, ws, 100.3 s Livonia av, 300x100; Hyman Selverstone agt Zetler Realty Co et al; A Wolodarsky, tty.

Wythe av, ws, 40 s Clymer, 20x60; Anna Frank agt John M Frank et al; John E Johnston, atty.

Fulton st, ws, 20 n Middagh, runs w31.8x n2xw47.4xn38xw49.8xsl0.3xe— to beg; Peter W Rouss agt Georgiana Smith et al; Rooney & Beha, attys.

Ft Hamilton Pkway, ec 46th, 20.6x81x 20.2x84.8; also FT HAMILTON PKWAY, ses, 20.6 ne 46th, 20.4x77.4x20x81; also FT HAMILTON PKWAY, ses, 40.10 ne 46th, 20.4x73.9x20x77.4; also FT HAMILTON PKWAY, ses, 61.2 ne 46th, 20.4x70.1x20x 73.9; also FT HAMILTON PKWAY, ses, 101.10 ne 46th, 20.4x62.10x20x66.5; also FT HAMILTON PKWAY, ses, 20.6 sw 45th, 20.4x59.2x20x55.7; also FT HAMILTON PKWAY, sec 45th, 20.6x46.11x20.2x43.3; also 45TH ST, swc New Utrecht av, 25.5x64.10x 20.2x49.4; also NEW UTRECHT AV, ws, 25.5 s 45th, 24.1x69.6x20x56.2; also NEW UTRECHT AV, ws, 49.6 s 45th, runs nw 68.2xsw20xse75 to 11 av xne9.6xn12.6 to beg; also 47TH ST, sws, 235.4 nw Ft Hamilton Pkway, 20x100.2; also 47TH ST, sws, 195.4 nw Ft Hamilton Pkway, 20x100.2; also 47TH ST, sws, 175.4 nw Ft Hamilton Pkway, 20x100.2; also 47TH ST, sws, 135.4 nw Ft Hamilton Pkway, 20x100.2; also 47TH ST, nes, 266.3 nw Ft Hamilton Pkway, 20x100.2; also 47TH ST, nes, 246.3 nw Ft Hamilton Pkway, 20x100.2; also 11TH AV, nws, 120.2 ne 46th st, 20x75; also 11TH AV, nws, 100.2 ne 46th, 20x80; also 11TH AV, nws, 80.2 ne 46th, 20x80; also 11TH AV, ne 46th, 79.11x80.2x80x80.2; Lizzie Hynes agt Lizzie Hynes as extr et al; recovery of dower; J Hunter Lack, atty.

Av O, nec E 2d, 53x100; Av O Impt Co agt Alice M Neier et al; Campbell & Carleton, attys.

FORECLOSURE SUITS.

Manhattan and Bronx.

JUNE 27.

148TH st, ss, 400 e Willis av, 37.6x100; Alex Sampson agt Christian Jacobs et al; W J Lippmann, atty.

61ST st, ns, 100 e West End av, 25x100.5; Henry K Bogert agt Julius Braun et al; H L Bogert, atty.

124TH st, 232-4 E; Mary C Stewart agt Henry Lichtenstein et al; Butts & Vining, attys.

JULY 29.

Pelham av, ss, 163 e Arthur av, 50.11x 98.5; Marie L Collins admrx agt Timothy Mahoney et al; Mitchell & Mullen, attys.

5TH av, 2123; Mary Geraghty agt Fredk W Edelstein et al; W E Slevin, atty.

143D st, 107-9 W; Heleni Fuld agt Emblem Realty Co et al; Kurzman & Frankenhaimer, attys.

242D st, ss, 160 e Katonah av, 175x100; also 242D ST, ns, 95 e Mt Vernon av, 242.6 x175.2x irreg; also 238TH ST, ns, 175 e Katonah av, lots 9 to 13, map of Duke Manor, and other property in Westchester County; Herman Heidelberg agt Bronx Heights Land Co; M Davidson, atty.

JULY 30.

61ST st, ns, 150 e West End av, 25x100.5; Horace Porter et al agt Julius Braun et al; A R Kellegrew, atty.

24TH st, ss, 212.6 e 2 av, 18.9x98.9; Abner B Mills agt Chas C Vallette exr et al; F M Tichenor, atty.

225TH st, ss, lot 419, map of village of Wakefield, Bronx, 105x114; Frances M King agt Michl Josweak et al; Dutton & Kilsheimer, attys.

Hoe av, 1161; Herman Rosenbaum agt Alice C Hennessy; Lindsay, Kalish & Palmer, attys.

Broadway, nwc 152d, 99.11x150; Herbert R Limburg agt Sun Constn Co et al; M Davidson, atty.

92D st, ss, 200 w 1 av, 50x100.8; State Bank agt Yorkville Holding Co et al; J A Kohn, atty.

Chrystie st, 184; Bernhard Mayer agt Nathan Leibon et al; M Sundheimer, atty.

West End av, 483; American Missionary Ass'n agt Henrietta Haas et al; Blair & Rudd, attys.

Simpson st, ws, 197.6 n Westchester av, 43.9x100; Morris L Edman agt Fredk R Yerxa et al; House, Grossman & Vorhaus, attys.

JULY 31.

148TH st, ss, 175 e Convent av, 100x99.11; Seamen's Bank for Savings in the City of N Y agt Emanuel M Krulowitch et al; Strong & Cadwalader, attys.

Orchard st, 23; also CANAL st, 63; Abr J Dworsky agt Israel D Shlachetzki et al; amended; Straus & Dworsky, attys.

110TH st, 158 E; Dorothea Bauer agt Salvatore Isalli et al; J Miller, atty.

113TH st, ns, 200 e 5 av, 25x100.11; Lincoln Trust Co agt Amelia Cohen et al; M S Borland, atty.

Cherry st, 391-3; National Academy of Design agt Emma Bloch et al; Phelps & East, attys.

South st, 152; Morris Greenblatt agt Marine & Contractors Supply Co et al; I Siegeltuch, atty.

108TH st, ns, 175 w Bway, 25x100.11; City Real Estate Co agt Hyman D Baker et al; H Swain, atty.

145TH st, ss, 150 w St Ann's av, 25x100; Wm F A Kurz agt Thos H Roff et al; J F Frees, atty.

Gerard av, es, 156 n 158th, 25x80; Mathias Haffen agt Barbara Simpson et al; J F Frees, atty.

AUGUST 1.

61ST st, 123 W; Jos Pronick agt Almee C Barry et al; Cary & Carroll, attys.

69TH st, 14 W; NY Life Ins Co agt Eleanor B Locke et al; G W Hubbell, atty.

100TH st, ns, 120 w Park av, 30x100; Robt H Roy agt Henry M Mayper et al; Roy, Watson & Naumer, attys.

115TH st, 400-2 W; Chas Helborn agt Andrew P Morison et al; H W Freeman, atty.

150TH st, ss, 125 w Bway, 130x99.11; Chas H Bellows Jr agt West 139th St Realty Co et al; Maerkle, Darius & Maerkle, attys.

236TH st, ss, 25 w Hobart, 75x100; Chas Massoth agt Wm F Kaysser et al; Wilson, Barker & Wager, attys.

Amsterdam av, es, 49.11 s 154th, 50x100; Mutual Life Ins Co of NY agt Homer R Gillies et al; F L Allen, atty.

Fulton av, nwc 170th, 189x280x irreg; Chas Frazier et al agt Zetner Bwg Co et al; Rose & Putzel, attys.

Hull av, ns, 229.7 e 205th, 50x100; Guaranteed Mtg Co of NY agt David Rosenbaum; Carrington & Pierce, attys.

AUGUST 2.

118TH st, ns, 180 e Mad av, 30x100.11; Henry Von Bergen agt Ely Kaplan et al; Adams & Comstock, attys.

3D av, 4001 & 4003; Chas G Willoughby agt Frances C Hendrick et al; E A Brown, atty.

Lot 96, map of St Raymond Park, Bronx; Abbie E Wille agt Felix De Canio et al; amended; Clocke, Koch & Reidy, attys.

Plots 228, 237 and 255, map of Arden prop, Bronx; three actions; Jas McElhinney agt Robt D Elder Jr et al; J W McElhinney, atty.

143D st, ss, 250 e 8 av, 25x99.11; Hattie Manheims agt Amelia Arata et al; Mandelbaum Bros., attys.

141ST st, ns, 100 w Lenox av, 100x99.11; N Y Life Ins Co agt Diva Realty Co et al; H M Bellingr, Jr, atty.

Jefferson st, nwc Railroad av, 358x125x irreg; except parts released; Louis Langfield agt Van Nest Wood Working Co et al; O E Davis, atty.

3D av, 1325; Otto Hirsh agt Mary A Mc-Nicholas et al; Cohn & Cohn, attys.

7TH av, ws, 25 n 132d, 24.9x100; American Bible Society agt Mary A O'Gara et al; amended; Harris & Towne, attys.

176TH st, swc Webster av, 93.8x37; Henry H Jackson et al agt Carmine Liberti; H S Jackson, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JULY 27.

Southern blvd, nwc 175th, 100.1x68.10; Title Guarantee & Trust Co loans M M & M Corp; to erect a —sty bldg; — payments, 22,000

Murdock av, ws, 100 n Jefferson av, 25x 100; Railroad Co-operative Bldg & Loan Assn loans Bessie Aginsky; to erect a — sty bldg; — payments, 4,000

Burnside av, ns, 108.5 e Anthony av, 50.10x99.9; Prospect Investing Co loans Thos C Lisk; to erect a —sty bldg; — payments, 28,000

JULY 29.

Decatur av, es, 44.4 n 205th, 50x100; Central Mortgage Co loans Wm Freeland; to erect a —sty bldg; — payments, 10,500

JULY 30.

Prospect av, es, 96.2 n 181st, 16.1x100; Central Mortgage Co loans Michilina Aanzo Cullo; to erect a —sty bldg; — payments, 7,000

JULY 31.

182D st, sec Park av, 50x101; City Mtg Co loans Cleland Realty Co to erect a 5-sty apartment; 11 payments, 38,000

Intervale av, es, whole front bet Fox & Beck sts, 230.1x irreg; same loans Mott Av Realty Co to erect 2 5-sty apartments; 11 payments, 125,000

Wheeler av, es, 110 n Westchester av, 200x100; same loans Kellwood Realty Co to erect five 5-sty apartments; 11 payments, 90,000

Morris av, es, 25 n Bonner pl, 125x100; same loans Thos D Malcolm Constn Co to erect three 5-sty apartments; 12 payments, 78,000

Tiffany st, es, 325 s 163d, 50x110; same loans Steinmetz Constn Co to erect a 5-sty apartment; 9 payments, 37,000

Tiffany st, es, 375 s 163d, 50x110; same loans same to erect a 5-sty apartment; 9 payments, 37,000

Hoe av, ws, 168 s Aldus, 42x150; same loans Mack Constn Co Inc to erect a 5-sty apartment; 11 payments, 25,000

Hoe av, ws, 210 s Aldus, 42x150; same loans same to erect a 5-sty apartment; 11 payments, 25,000

Hoe av, ws, 252 s Aldus, 42x150; same loans Ensign Impvmt Co to erect a 5-sty apartment; 11 payments, 25,000

Hoe av, ws, 294 s Aldus, 42x150; same loans same to erect a 5-sty apartment; 11 payments, 25,000

Barretto st, ws, 112.6 n 169th, 30x84.11; Freehold Constn Co loans Anthony Mancuso to erect a —sty bldg; — payments, 4,500

AUGUST 1

4TH av, swc 21st, 92x100; Peierls, Buhler & Co loan 252 Fourth Av Co to erect a —sty bldg; — payments. 210,000

AUGUST 2.

95TH st, ss, 258 e Ams av, 72x100.8; Germania Life Ins Co loans Munden Constn to erect a 9-sty apartment; 8 payments. 200,099

Roebling av, ns, 125 w Mayflower av, 50 x100; Warren L Sawyer, atty, loans Ellen Ward to erect two 2-sty dwellings; — payments. 9,000

Roebling av, ns, 100 w Mayflower av, 25 x100; Richard W Horner, atty, loans Ellen Ward to erect a 2-sty dwelling; — payments. 4,500

ATTACHMENTS.

Manhattan and Bronx.

JULY 26.

Latchford, Wm J; Emogene M Preston; \$853.75; Burnstine & Geist. Royal Canning Co; Austin Nichols & Co; \$10,000; Barber, McGuire & Ehlermann. United States Motor Co; Kelly Springfield Tire Co; \$2,512.50; Stapleton & Briggs.

JULY 27.

Pizzo, Guiseppa Genova; Giuseppe Lo Cicero; \$3,877.36; McElheny, Bennett & Siche. Jackson, Jas E; Jno T Wood; \$740.18; Van Ness & Van Ness. Keller, Johanna; Orange County Milk Ass'n; \$631.18; Conklin & Reid.

JULY 29.

Lorge, Julius B & Jos W; Wise & Lichtenstein; \$7,540.50; H W Stolpfin.

JULY 30.

No Attachments filed this day.

JULY 31.

Ehrhardt, Willy; Herman Kraut; \$2,550; Coffin & Goldmark.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JULY 25, 26, 27, 29, 30 & 31.

Bates, Louis E Co. 176th st, ns, 100 e Wadsworth av. Consolidated Gas Co. Ranges. 100
Carmine Constn Co. 167th st, ss, 169 w Stebbins av. Central Union Gas Co. Ranges. 93
Cross Ave Co. 180th st, ss, from Hughes & Belmont av. Northern Union Gas Co. Ranges. 150
Drourr, Dretzin. 790-96 Elsmere pl. Raisler Heating Co. Heating Apparatus. 835
Ebbe Realty Co. Fulton av, ws, 100 s 171st. Northern Union Gas Co Ranges. 66
Foxvale Realty Co. Minford pl, ws, 284 s Boston rd. Northern Union Gas Co. Ranges. 120
Gibson Steingart Constr Co. 2 W 120th. Consolidated Gas Co. Ranges. 153
Herrmann, Saml C. 2100-6 5 av. Consolidated Gas Co. Ranges. 96
Horn, Charlotte. Hoe av, es, 241 s Home. Central Union Gas Co. Ranges. 123
Kramer Contracting Co. 127-41 W 141st & 140-46 W 142d. Consolidated Gas Co. Ranges. 311
Lamermon Realty Co. 536-8 W 158th. Consolidated Gas Co. Ranges. 153
Lentz Realty Co. Amsterdam av, swc 175th. Century Gas & Electric Fix Co. Chandeliers. 1,550
Massimimo, Jno. 15 to 45 W 177th & Tremont av & 74-6 & 1903-07 & 1911-13, 1917-21 & 1914-18 Davidson av. Nicholas Gas Fix Mfg Co. Gas Fix. 619
Nathan Harrison Realities. 132 Bleecker. Otis Elevator Co. Elevator. 1,245
Roseff, Saml. 18-20 W 111th. Consolidated Gas Co. Ranges. 65
Schuck Realty & Constn Co. 2 Convent av. Consolidated Gas Co. Ranges. 75
Schuck Realty Constn Co. 1-3 St Nicholas Ter. Consolidated Gas Co. Ranges. 147
Stretter (Chas S) Constn Co. Union av, ws, 26 n 168th. Central Union Gas Co. Ranges. 63
Tischman, Julius. 150 W 80th. Consolidated Gas Co. Ranges. 178

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JULY 25, 26, 27, 29, 30 & 31.

Bristol Bldg Co. Bristol st, cor Lott av. Silberling Gas Fix Co. Gas Fix. 114
Cervadoro, Dominick. Maple & E 48th. Silberling Gas Fix Co. (R) 114
Crystal Constn Co. Amboy st, nr Dumont av. Colonial Mantel & Refrigerator Co. Mantels. 34
Same. Same. Same. 132
F & J Realty Co. Alabama, nr Glenmore av. Wm Kerby. Ranges. 250
Foxy Constn Co. Snediker nr Dumont av. Wm Kerby. (R) 525
Greenblatt, N Co. Washington, nr Nassau; Wm Kerby. Ranges. 144
High Grade Constn Co. 20th av, nr 61st. Daru & Hoffman. Gas Fixtures. 375
Moore, Alice et al. Dahlgren pl, nr 88th. American Mantel Mfg Co. Mantels. 102
Remmos Constn Co. Rogers av & Tilden. Nichols Gas Fix Co. 220
Saratoga Bldg Co. Riverdale & Christopher av. General Iron Works. 1,700
York Penn Co. 57th st, nr 7 av. Curry & Co. Furnaces. 290

MECHANICS' LIENS.

Manhattan and Bronx.

JULY 27.

46TH st, ns, 300 e 8 av, 75x100; Orman W Ketcham agt Susan Mount et al trstes, White Rats Realty Co, West Side Mason Contracting Co & Cramp & Co (188). 651.63

Amsterdam av, swc 175th, 100x150; Mayor Lane & Co agt Lentz Realty Co & Reliable Plumbing & Heating Co (190). 1,266.85

Crotona av, nwc 176th, 117.8x109.2; Miller & Reines agt Nu Law Realty & Constn Co (191). 905.00

8TH av, 143; B Masor & Co Inc agt Coffey Realty Co & St Anna Bldg Co (192). 300.00

SIST st, 6 E; C A Hutchings Co agt Oscar Saenger & Jno K Turton (193). 1,248.43

JULY 29.

Audubon av, 392; Phillip Gold agt A Holmen (194). 325.00

Morris Park av, ws, 100 n 180th, 100x100; Bronx Sash & Door Co agt N Y, Westchester & Boston R R Co & Snare & Trieste Co (195). 15.00

Pike st, 49-51; Leonard Keil Inc agt Morris Levy (196). 48.57

Ludlow st, 96; Harry B Senft agt Chas Karg & Pasquali Scalfaro (197). 83.25

Fulton av, 1473-77; Frank Scolaro agt Bethel Constn Co & Morris Frankel (198). 300.00

Vermilyea av, es, 100 n Emerson, 105x100; M Altieri & Sons agt Allen Constn Co (199). 600.00

JULY 30.

SSTH st, 451 E; Max Levine agt Michaels Realty Co & Clark & Appleman (200). 70.00

West End av, 605; Salvatore Maiorino et al agt Jno Doe & M J Perault (201). 188.00

Liberty st, 105-09; D H McLaury Marble Co agt Geo N Robinson & Church Liberty Leasehold Co, Jno Kennedy & Son, Inc. (202). 1,093.00

Hoffman st, ws, 104.7 s 188th, 50x96.1; Osvaldo Bratti agt Auletta & Co (203). 66.00

18TH st, 115 E; Max Cohen agt C Worch & Lorenzo Bldg Constn Co (204). 74.35

57TH st, 318 W; Geo F Root Co agt Young Men's Christian Ass'n & Cauldwell-Wingate Co (205). 240.42

Tremont av, sws, 228.3 nw Eastern bldg, 116.8x95.2x100x24.10; Benj Griffin agt Geo Costar & Wm Van Antwerp & Weinstock & Singer, Inc (206). 190.00

138TH st, 31, 450 e Lenox av, 100x100; Wm T Mathews agt Johnson Amusement Co & Runline Constn Co (207). 330.00

JULY 31.

Amsterdam av, swc 175th, 100x150; Gus Luckes Inc agt Lentz Realty Co. (208). \$1,336.00

56TH st, 323 W; Roddis Lumber & Veneer Co agt Y M C A, Geo Mulligan Co & Cauldwell Wingate Co (209). 2,257.50

34TH st, 11 W; Max Blechner agt R S S Co, Francis A Harris & Isaac H Rubenstein & Eisinger & Zimmerman Constn Co. (210). 80.00

Fulton av, ws, 100 s 171st, 150x80; North Sand Co agt Bethel Constn Co (211). 411.75

1ST av, 862; also 48TH st, 403 E; Morris Spergel agt Estate of Anthony Dugro & Lorenzo Bldg Contracting Co. (212). 310.00

86TH st, 158 & 160 E; Cramp & Co agt Herman Bachrach & A Geller (renewal). (213). 100.00

55TH st, 309 E; Sol Kammer agt David Osterweis. (214). 28.00

55TH st, 307 E; same agt same. (215). 19.00

AUGUST 1

Amsterdam av, 565; Bernard Shapiro agt Crosby. (1). 17.75

6TH av, es, 20 n 39th, 20x100; Anna Sandhop agt Chas Maier. (2). 970.30

Fulton av, 1465-77; North Sand Co agt Bethel Constn Co. (3). 411.75

Fulton av, 1473-77; Fredk W Cohn agt Bethel Constn Co. (4). 275.00

138TH st, ss, 450 e Lenox av, 100x100; Pasquale Taddio agt Johnson Amusement Co & Mr Runkee. (5). 1,545.00

Amsterdam av, nec Cathedral Pkway, 75x200; Jacob C Vreeland agt The Cathedral Church of St John the Divine & W Shelton Swallow Co. (6). 827.18

4TH av, swc 26th, 98.9x200; Thos T Mooney agt Hess Bldg Co & Candee & Krekeler Co. (7). 273.70

77TH st, nwc John Jay Park, 200x225; Evergreen Constn Co agt East River Homes Co & Mrs Wm K Vanderbilt Sr & "Liekens". (8). 194.25

AUGUST 2.

Stebbins av, es, 64 s 169th, 25x40; Henry G. Silleck Jr agt August Obrock & Chas Peterson. (9). 231.05

Park av, swc 134th, 100x134; Herringbone Metal Lath Co agt G L Young & Smith & Judson & Christian Jacobs. (10). 255.01

Goerck st, 112; Saml Tessler et al agt Sarah Connor & Mary Weiser; Conner & Weiser. (11). 98.69

Crotona av, es, whole front bet Garden & Grote sts, 70.3x49.2x79.5x44.1; Alessandro Medici agt Sal-Cal Realty & Constn Co. (12). 310.00

37TH st, 316 W; Jos Goldberg et al agt Mary I Hughes (13). 2,300

Amsterdam av, nwc 181st, 99.4x100; Theo Siebert agt Fredk W Hunter & Geo Horn & Fredk W Robinson. (14). 272.77

Amsterdam av, 2440 to 2444; Ludwig Levitt & Son agt same (15). 153.50

144TH st, 613 & 615 W; Messrs Sussman & Gladstone agt Linden Farms & David Lindenborn. (16). 168.50

St Nicholas, sec 172d, 95x125; Cohen & Lederman agt Paterno & Son Contracting Co. (17). 2,700.00

Same prop; Meyer Addin agt Paterno & Son Contracting Co & Charlie Cohen & Sol Liederman. (18). 30.75

Same prop; Max Siegel agt same. (19). 22.90

Same prop; Harry Smul agt same. (20). 20.75

Same prop; Ruben Bulken agt same. (21). 14.00

Borough of Brooklyn.

JULY 25.

Brooklyn av, 1527, 1533, 1537, 1543, 1547 & 1553; General Cornice & Roofing Co, a corp, agt Homesborough Realty Co & Henry B Feldberg. 100.00

20TH av, es, extending from 60th to 61st, 220x—; also 62D ST, sc 21 av, 100x100x100x—; also PLOT AV, nc 63d, 100x220x100x—; also PLOT bounded on se by 21 av, on ne 63d & sw by 64th & nw by line 220 se 20 av; also PLOT bounded on se by 21 av xne by 64th xsw cl blk bet 66th & 67th, xnw by line 220 se 20 av; Seaside Lumber Co agt Van Cleave Constn Co & Realty Trust & Robt A Van Cleave. 2,810.62

Newkirk av, 1408-14; Frank J Ulrich agt Leonard D Hosford. 30.00

3D av, nwc 86th, 45x100; National Fireproof Sash & Door Co agt Chas Molten & Margt Molten & M C Molten. 65.00

48TH st, ns, 270 w 5 av, 30x100.2; Philip Teitelbaum agt Wm B Tuteur. 131.00

Stockhold st, 353; Rubin Weinberg agt Henry Freund. 58.00

Grand st, ss, 16.8 w Roebling, 40x100; Rocco Dalto agt Keap Constn Co & Jos Cassalino; amended. 21.00

Atlantic av, swc Warwick, 25.2x103.2; Anthony Fraumeni & Co agt Whitman Constn Co. 158.00

Williams av, ws, 100 s Newport av, 80 x100; Klein Material Co agt Davis Siegel & Sam Perres. 191.30

JULY 26.

49TH st, 1649; Chas P Cannella agt Luisa Ciavolino. 450.00

New Lots av, ns, from Williams av to Alabama av, 211x88x200x118; Homer L Bartlett agt Hegeman Bldg Co. 44.00

Hegeman av, nwc Hegeman av, 95x100; Homer L Bartlett agt Hegeman Bldg Co. 41.00

E 34TH st, es, 175 n Av L, 37x100; W M Young agt N Sondergaard. 164.78

3D av, nwc 86th, 45x100; Mallamo Tile & Marble Co agt Margt Nolton & Chas Nolton. 300.00

Hendrix st, swc Livonia av, 50x100; Jos Ballatore agt Hendrix Development Co & Jos Randazzo. 335.00

Watkins st, es, 150 s Lott av, 240x100; Block & Greenberg Lumber Co agt Watkins Stone Bldg Co. 46.36

Williams av, ws, 100 n Dumont av, 100 x100; Homer L Bartlett agt Grant Bldg Co. 22.50

New Lots av, ss, from Vermont to Wyona, 200x99x200x97; Homer L Bartlett agt Wyona Bldg Co. 36.00

New Lots av, ss, from Van Sinderen av to New Lots av, 186x118x200x88; Homer L Bartlett agt Wyona Bldg Co. 44.00

Brooklyn av, es, 295 n Glenwood rd, 120x100; Jos Errante agt Homesborough Realty Co. 100.00

JULY 27.

Park pl, sec N Y av, 350x255.7; Jos Elias agt Bklyn M E Church Home & Jno Kennedy & Son. 648.53

72D st, 235; Chas A Erickson agt Jos P Mulqueen. 50.00

Railroad av, 22; Hudson Mantel & Mirror Co agt Louis & Maria A Walter & Partridge Contrg Co. 143.00

Penn st, ss, 80 e Wythe av, 25x100; Philip Grossman agt J B & M B Pearlstein & Frank Franzese. 100.00

Surf av, swc W 8th, 60x80; Hall & Hurlbert Inc agt Jas Conrad Stubenbord, "Stubenbord Bros," & Frank Schultz. 681.49

Atlantic av, swc Warwick, 25.2x103.2; Harry Marcus Iron Wks agt Whitman Constn Co. 800.00

Prospect pl, ns, 100 e Howard av, 60x100; Weisberg-Mark Co agt Boro Realty Associates a corp, & Fannie & Louis Levin. 1,000.00

Essex st, es, 96.2 s Atlantic av, 75x100; Harry B Senft agt Jos D Cohen Inc & Jos D Cohen. 99.50

JULY 29.

Eastern pkwy, ns, 209.3 e Schenectady av, 150x120.3; Greenberg & Schleck Inc agt Utipark Corp. 1,050.00

Gravesend av, ws, 304 s Kings hway, 100x100; W M Young agt Internat Metal Ceiling Co. 80.05

79TH st, ns, 322 w 14 av, 118x100; Max Kurtzman agt Rosina Realty Co. 200.00

Manhasset pl, 15; Michl J Hart agt Marie Morck. 37.60

Williams av, ws, 130 s Hegeman av, 160x100; Jacob Rutstein agt Nathan Rolnick. 136.40

71ST st, 57; Mitchell Parquet Floor Co agt A G Gulliksen. 90.00

94TH st, ns, 39.3 e Gelston av, 18x100; Wm Mussman & ano agt Jno Riordan & Mary Riordan. 200.00

Hegeman av, nwc Georgia av, 100x100; Morris Foxman agt Hegeman Bldg Co & A Volker. 150.00

Penn st, ss, 80 e Wythe av, 30x100; Northwestern Cornice & Roofing Co agt Mannie B Pearlstein & J B Pearlstein. 80.00

Lake st, ws, 30.4 s Kings hway, 100x100; also LAKE ST, es, 30.4 s Kings hway, 100x100; Ermine Vitelli & Co agt Internat Metal Ceiling Co. 200.00

JULY 30.

Neptune av, nwc E 3d, 44.4x124.3; also NEPTUNE AV, ns, 88.7 e E 3d, 14.1x106.2; Wm Levy & ano agt Jacob Sommers (inc) & Hoboken Plaining Mill Co. 525.00

West st, ws, 75 n 40th, 50x100; Alex Erikson agt Jos B Thompson R E Co & Geo Perkins. 100.00

Summer av, nwc Vernon av, 15x100; Sam Kohen & ano agt Max B Juditsky & Meyer Lerslsky. 253.00

Ralph av, 500; Wm Hessler Jr agt Julia Mitchell. 17.80

Prospect pl, swc Washington av, 142x32; also PENNSYLVANIA AV, es, 100 n Pitkin av, 25x100; Construction Material & Coal Co agt Howard Degraw Co. 2,530.91

Plot bounded by New Lots rd, Stone av & Watkins st. —x296.6x200x357.2; Aaron Raskin agt Watkins-Stone Bldg Co, a corp. 7,425.00

E 24TH st, es, 100 n Av L, 40x100; Lotgren Bros agt Anna Sondergaard & N Sondergaard. 364.57

Penn st, ss, 80 e Wythe av, 30x100; John Stark agt John B & Maurice Pearlstein & Frank Francesco. 60.00

Garfield pl, 316; Geo E Eddy agt Matilda E Lang & John Kennedy & Son. 256.80

Washington st, 185; Louis Marx & ano agt John Mirel & N Greenblatt Co. 639.10

Penn st, 66; Harry Kalkstein agt Julius B & Maurice Pearlstein & Francisco Franzese. 200.00

Schenectady av, es, 100 n Park pl, 52.9x100; Ike Raskin & ano agt Johanna Graf-ton. 55.00

Van Siclen st, ws, 284.10 n Av T, 80.10x135.1x59.2x111.5; Sebastino Salerno & ano agt Mary F Thornhill & Thos Hopkins n. 610.00

Neptune av, nec E 3d, 50x150; Morris Lifshitz agt Jacob Sommer (inc) & Jacob Sommer. 115.00

JULY 31.

Myrtle av, nec Skillman, 25x100; Sam Danet agt Morris Gold & Wolf Rosenwasser. 387.50

Bedford av, 2252; Wm Valentine agt Congregation Shaari Thorah of Flatbush. 407.90

E 27TH st, 1333; Edw L O'Brien agt Grace M Perry & N Sondergard. 37.44

43D st, 4319; Gustave Preiser agt Saml. Max & Israel Bashist & L C Minden. 65.00

Neptune av, nec E 3d, 44.6x105x40x124; Waterbury Hardware Co agt J Sommer (inc) & Hoboken Plaining Mill Co & W S Taylor & M C Schaeffer. 200.06

Rogers av, es, 560 s Clarendon rd, 100x102.6; Louis Neusbaum agt Rogers Av Realty Co. 835.00

Washington av, 658; Saml Skolnick agt Lucy G Victory, Louis & Florence Victory & Josephine Maxwell. 71.00

Barrett st, ws, 150 s Pitkin av, 150x88; Jessie O'Connor agt Abr Frankel. 700.00

Hegeman av, nwc Georgia, 120x100; Rubin Lidovsky agt Hegeman Bldg Co & Abr Volker. 120.00

Bristol st, nwc Lott av, 100x60; German Stone Co agt Bristol Bldg Co & Jas Moore, president. 335.00

West st, es, 100 n Av O or C, 198x100; also WEST ST, nw cor 35th st, 100x100; Harry Ratner agt Humphries Constr Co. 740.00

Williams av, ws, 130 s Hegeman av, 20x100; Metropolis Lumber Co agt Nathan Rolnick. 868.86

Waverly av, ws, 100 n Atlantic av, 75x12; Irving L Kleinfeld agt NY Telephone Co & Consiratt & Co. 110.00

Railroad av, ws, 153.10 s Jamaica av, 25x100; East N Y Masons Materials Co agt Louis & Maria Walter & Hyman Chefetz & Victor Chefetz. 136.20

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

JULY 27.

Belmont av, swc 188th; Houghtaling & Wittpenn agt Garfin Realty Co et al; July 16'12. 500.00

147TH st, 514 W; Fredk Starr agt United Electric Light & Power Co et al; July 19'12. 261.48

JULY 29.

Roebling av, ns, 100 w Mayflower av, 75 x100; Patk J Twomey agt Ellen Ward et al; July 25'12. 1,230.00

JULY 30.

6TH av, ws, bet 22d & 23d; Pittsburgh Plate Glass Co agt Evelyn L Ehrich et al; Nov 24'11. 3,931.06

Grand st, 589-9; Teddy Connolly Inc agt A Goldberg Inc et al; Apr 27'12. 1,585.00

Barnes av, 4; D'Ursi Co agt Rachela la Porta et al; June 15'12. 2,850.00

JULY 31.

No Satisfied Mechanics Liens filed this day.

AUGUST 1

White Plains rd, ws, 275 n 241st; Clinton G Swackhamer agt Jas C Moore et al; July 27'12. 172.42

Water st, 236; Thos Ostick agt Fuller & Warren Co et al; July 15'12. 147.70

Ridge st, 80-S; Robinson Stoneware Co agt Ridge Holding Co et al; May 29'12. 510.65

106TH st, 238-40 E; Nathan Yannett agt Wm P Mitchell et al; Mar 25'12. 112.00

AUGUST 2.

Webster av, nec 171st; Frank Spadacini agt Church of Our Lady of Victory et al; Dec 23'11. 700.00

Madison av, sec 29th; Metal Stamping Co agt Thos Addis Emmet Realty Co et al; July 10'12. 134.40

Bradhurst av, 192 to 202; Robt Griffin Co agt C N & S A Constn Co; Apr 28'11. 591.11

Hamilton Terrace, es, 504.6 n 141st; Harry Klein agt Hamilton Terrace Constn Co et al; Nov 18'11. 62.09

Borough of Brooklyn.

JULY 25.

Sheffield av, es, 80 n Blake av, 70x95; Square Lumber Co, a corp, agt New Lots Constn Co & Harry Schneider; July 19'12. 992.76

Siegel st, 262-4; Moore st, 247; Moore st, 173-5; Sam Bernstein agt Shetland Co & Morris Segall; July 9'12. 150.00

Hegeman av, nwc Malta, 60x100; David Weiss, assignee, agt Jacob Gordon; July 24'12. 612.50

Hinsdale st, es, 206.5 s New Lots av, 60x100; Max Levin agt Benj Israel & Benj M Wisch; discharged by order of court; Apr 26'12. 35.00

Cleveland st, es, 80 s Sutter av, 140x100; Ronalds & Johnson Co, a corp, agt Sutter Ave Constn Co; discharged by order of court; Nov 8'11. 1,671.54

56TH st, ss, 260 w 6 av, 40x100.2; Carmine Carraturro agt M & J Constn Co, discharged by bond; July 2'12. 275.00

Homecrest av, es, 300 n Av T, 40x100; also AV S, sec E 13th, 40x100; also AV S, ss, 50 e E 13th, 40x100; also AV S, ss, 80 e E 13th, 40x100; also AV S, ss, 120 e E 13th, 40 x100; also AV S, swc E 14th, 40x100; Louis Rosiello agt Savorale Caporale & Howard Constn Co; discharged by bond; July 3'12. 1,653.00

JULY 27.

Beaumont st, es, 220 e Oriental blvd, 40x100; Walter A Dick agt Walter B Lachicotte; July 8'12. 2,102.12

Saratoga av, es, from Dumont av to Livonia av, 500.5x100; Michel Cantore & ano agt Elm City Impt Co & Horace Landi & Jacob Elenick; June 17'12. 30.00

Same prop; Raffaello Piccolo & ano agt same; June 17'12. 21.00

JULY 28.

No Satisfied Mechanic's Liens filed this day.

JULY 29.

Newell st, ws, 95 n Calyer, 75x100; Waterbury Hardware Co agt Wayne Co Produce Co & Simonelli & De Micco; Feb 13'12. 195.25

Same prop; Greenpoint Metal Covered Door Co agt same; Jan 9'12. 600.00

Same prop; Adolph Wexler agt same; Jan 5'12. 170.00

Same prop; Ernest Braun & ano agt same; Dec 14'11. 450.75

Same prop; Frank Locascio agt same; May 1'12. 127.00

Christopher av, swc Riverdale av, —x—; Metropolis Lumber Co agt Saratoga Bldg Co; July 13'12. 500.00

Sackman st, ws, 250 n Liberty av, 50x100; Blot Blumenzweig & ano agt Annie Mayerson; July 10'12. 35.00

Snediker av, 246; Geo E Sealy Co, Inc, agt M Bilowitz & Katz & Kauter; May 27'12. 55.00

JULY 30.

Prospect pl, 1771; Jacob Grossman agt Annie Schenker & Abr & Yetta Karpinkes; Nov 8'11. 85.00

18TH st, 1810; Wm Hitzelberg agt Jos & Alois Weinmuller; July 12'12. 135.00

Prospect pl, 1771, Abr Karpinkes agt Annie Schenker; Jan 13'12. 175.00

S 1ST st, 223; Benj Gold agt Solomon & Horace I Kaplan; May 18'12. 1,230.00

JULY 31.

New Jersey av, ws, 112.6 n Glenmore av, 100x87.6; Hochman's Sons Iron Works agt Purdy Constn Co; June 29'12. 1,030.00

Newell st, ws, 95 n Calyer, 75x100; Frank Weissfeld et al agt Vincenzo Simonelli & Marco De Micco, "Simonelli & De Micco"; Jan 27'12. 600.00

Same prop; Walter H Howe & ano agt Wayne Co Cider Co & Vincenzo Simonelli & Marco De Micco, "Simonelli & De Micco"; Dec 12'11. 750.75

Chester st, es, 100 n Livonia av, 150x100; Hirshman, Goldberg & Tartasky agt Pauline Constn Co & Chas Ratner; July 1'12. 252.00

16TH av, 5316; Riskin & Wolin agt Prudential Bond & Mtg Co & P Tumminelli; July 29'12. 20.00

Same prop; same agt same; July 29'12. 80.00

Boerum st, ns, 422.9 e Bushwick av, —x—; Jacob Blum agt Paulina Rosen; Nov 30'10. 37.75

Discharged by deposit.

Discharged by bond.

Discharged by order of Court.

ORDERS

Borough of Brooklyn.

JULY 25.

Neptune av, nec E 3d, —x—; Jacob Sommer, Inc, on Peoples Trust Co or Robt Ward, Jr, to pay Louis Solomon. 50.00

6TH av, ws, from 73d to 74th, —x—; Albrecht & Koons on Hudson-Fulton Realty Co to pay Colwell Lead Co. 700.00

W 6TH ST, es, 440 n Av V, 20x100; Frank Otto on Home Title Ins Co to pay Domenico Marrazza. 200.00

Same prop; same on same to pay same. 182.00

53D st, ss, 80 w 11 av, 140x100; L W Beveridge, Inc, on Robt Ward Jr to Jos Currey. 250.00

JULY 26.

Rogers av, es, 90 n Av D, 50x100; Oscar E Olson on Wm Welge to pay Bell Fireproofing Co. 251.06

JULY 27.

57TH st, ns, 140 e 7 av, 140x100; York Penn Co on Home Title Ins Co to pay Jacob S Sulsky. 1,050.00

E 24TH st, es, 175 n Av L, 37.6x100; N Sondergaard on Home Title Ins Co to pay Oscar Johnson. 68.40

Same prop; same on same to pay Jos Shurman. 40.00

JULY 29.

Williams av, ws, 140 s Newport av, 40x100; Sam Peretz on Julius Lehrenkrauss & ano to pay Block & Greenberg Lumber Co. 100.00

Williams av, ws, 100 s Newport av, —x100; D Seigel on Julius Lehrenkrauss & ano to pay Block & Greenberg Lumber Co. 192.03

JULY 30 & 31.

No Orders filed these days.

Stained and Leaded Glass for the House

Among the architectural accessories that lend refinement to the dwelling house are to be considered windows of stained and of leaded glass. Stained glass, as distinguished from leaded glass, is that material which depends primarily upon color for its effect, whereas leaded glass is dependent upon the lines of lead that form a patterned network to hold the bits of plain glass that compose the whole panel, and rarely contain color at all, although occasionally color is introduced in a slight degree into the decorative scheme.

There are, of course, certain rooms in the house where windows of stained glass will find their most appropriate setting. In the library—that is to say, in the room which is a real library—the stained glass window above the book shelves may form a most appropriate decorative feature, and while admitting a certain amount of light, will obviate the strong crosslights that would otherwise result from the use of windows throughout of clear glass. In some instances small window spaces above the book shelves have been filled by portrait heads in stained glass, and in other instances larger spaces have been occupied by landscape windows worked out with subdued or glowing tints, as good taste determines. Hall, staircase and music room windows of stained glass are appropriate in their proper setting, and in town houses, where the rear of the dwelling has an unpleasant outlook and yet must give place to the dining room, stained glass windows let in a sufficient amount of light and yet screen the undesirable view. Naturally one does not look for large figure compositions in stained glass windows intended for small rooms, for in this, with all other matters under the dictatorship of good taste, consistency must be studied and maintained.—Ida J. Burgess in House and Garden.

JOHN P. KANE COMPANY

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., N. Y.
FOOT WEST 96TH ST., N. Y.

145TH ST. AND HARLEM RIVER, NEW YORK.
6TH ST. AND GOWANUS CANAL, BROOKLYN.

P. J. HEANEY CO.
Mason's Building Materials
172d ST. and WEST FARMS ROAD
Telephone, 1530 Tremont

CANDEE, SMITH & HOWLAND CO.
MASONS' BUILDING MATERIALS

Main Office, FOOT OF EAST 26th STREET

Yards: Foot E. 26th Street

Foot E. 53d Street

139th Street and Harlem River, Bronx

EMPIRE BRICK & SUPPLY COMPANY

YARDS

12th Ave., 47th to 48th Sts., Manhattan
150th St. and East River, Bronx
Morgan Ave. and Newtown Creek (near
Stagg St.), Brooklyn
Foot Twenty-fifth St., South Brooklyn

MANUFACTURERS OF **BRICK** AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 Park Avenue, cor. 41st Street, New York

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

IN USE SINCE 1889
 **Dragon**
PORTLAND CEMENT
The Lawrence Cement Co.
Makers and Shippers 30 Million Bbls. Cement
1 BROADWAY NEW YORK

Distributor for Northern New Jersey
THE F. E. MORSE CO.
17 State Street New York

DRAGON for nearly a quarter of a century has been recognized for its absolute uniform quality and has won and held the confidence and unqualified endorsement of engineers and builders throughout the country. **DRAGON** has been specified and used exclusively on many of the finest public and private buildings; also on very important engineering works, such as subways, bridges, tunnels and aqueducts.

"WATERPROOF DRAGON" Write us for Information

Flooring
Platinum Bldg. N.Y.
Phone 3317 Chancery

*Oak - Maple - Pine - Parquetry Sq.
mill to you - Stock carried here
Metropolitan Flooring Co.*

DODGE REPORTS

If you could know in advance whenever a contract in your line is to be let, you would take advantage of the opportunity.

We can furnish you with daily accurate information in regard to all Building and Engineering enterprises contemplated or in course of construction which may require the use of products or services of all parties engaged in construction, equipment, decorating and furnishing.

Our system enables us to select only such matter as will interest YOU.

THE F. W. DODGE COMPANY

11 East 24th Street, New York

PHONE 362 CORTLANDT

E. J. JOHNSON
38 Park Row, New York
QUARRIER OF
ROOFING

SLATE

BLACK - GREEN - PURPLE - RED

BLACKBOARDS

STRUCTURAL SLATE

QUARRIES
BANGOR, PA. NORTH POULTNEY, VT.

N. & W. J. PECK CO.
MASONS' BUILDING MATERIALS

Agents Meier's Non-Staining Cement
Office: 103 Park Avenue

Yards: Foot of East 48th St.
Phone, 5787 Murray Hill

FORDHAM STONE RENOVATING CO. Established 1883
STONE AND BRICK BUILDINGS
CLEANED REPAIRED PAINTED
Office: 1123 BROADWAY, Townsend Building Telephone, 371 Madison Square

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XC

No. 2316

New York, August 3, 1912

(5)

PRICE 20 CENTS

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.

43-9	743-22	1412-48	1768-65	2107-23-27 & 40
98-25	745-44	1383-17 & pt lt 15	1771-11-12½	2098-53
145-12	818-10	1395-41	1776-24	2111-92-95
154-1	858-41-43	1409-26	1783-15	2114-17
160-8	868-54	1439-28	1817-27	2124-13-20
179-38	880-45	1444-2 & 35	1827-26	2130-23
236-22	884-84-86	1470-25	1834-5 & 57	2132-32
260-56	886-26	1507-37	1846-21-24	2133-24 & 30
273-13	956-7	1513-67	1849-14	2144-45
278-8	999-28	1522-26	1867-59	2157-70 & 76
282-pt lt 50	1008-3	1527-34	1877-1	2166-33
333-6 & 22	1009-52½	1570-7	1883-25	2170-16
335-58	1039-6 & 23½-24	1584-45	1890-23-26	2171-12
339-76	1042-22	1588-7	1907-15	2250-86
382-3	1069-10-11	1594-46	1912-17	
395-36	1090-51	1600-30	1921-42	WILLS.
401-31	1153-61	1601-33	1937-38	
410-37	1156-18	1612-40½	1939-16	69-20
420-44	1186-36	1618-63 & 66	1942-14	97-46-47
436-3 & 12	1203-59	1627-50-51	1959-54 & 56	98-45
460-46	1222-64	1630-51	1967-5	275-39
466-52	1225-53-54	1632-22-23	1984-57	887-49
474-1 & 26	1232-2½ & 5½-12	1637-42	2002-97	1008-57
509-34	1247-34	1644-46	2006-21½	1151-25
515-23	1250-96	1662-47-48	2025-38-60	1272-20
519-51-52	1261-54	1688-49	2045-27	1426-33
525-29 & 43-44	1268-19	1723-22	2047-14	1467-47
578-24	1269-52	1729-12	2050-21	1468-45-46
588-29	1290-58	1731-52	2074-21-25 & 40-44	1523-36-37
601-1	1307-56-59	1740-69	2079-41-46	1616-21-23
613-8 & 42	1308-12-13½	1745-28	2087-41	2051-145
616-44	1341-10	1746-46	2094-37½	2092-26
626-50	1309-67	1754-15	2096-34	
730-46-48	1384-72	1757-3	2097-23-27 & 40	

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 the 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, 2:432-10, denote that the property mentioned is in section 2, block 432, 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)—attorney.
 A.L.—all liens
 AT—all title
 ano—another
 av—avenue
 admr—administrator
 admtrix—administratrix
 agmt—agreement
 A—assessed value
 abt—about
 adj—adjoining
 apt—apartment
 assign—assignment
 asn—assign
 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

certf—certificate

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

lt—lot

mtg—mortgage

mos—months

mfg—manufacturing

Nos—numbers

n—north

nom—nominal

pt—part

pl—place

PM—Purchase Money Mortgage.

QC—Quit Claim

R T & I—Right, Title & Interest

(R)—referee

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.

tns—tenements

w—west

y—years

O C & 100—other consideration and \$100

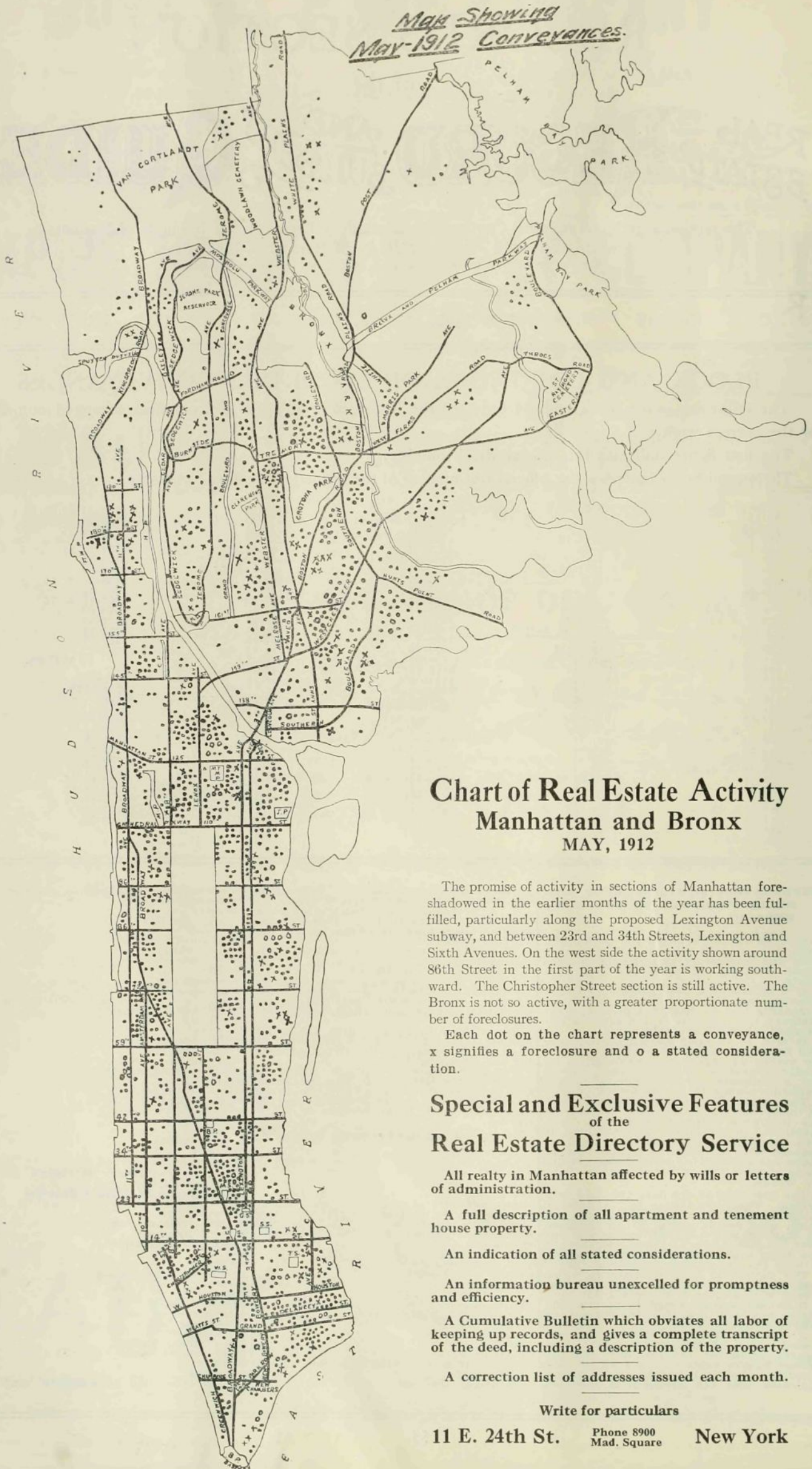


Chart of Real Estate Activity Manhattan and Bronx MAY, 1912

The promise of activity in sections of Manhattan foreshadowed in the earlier months of the year has been fulfilled, particularly along the proposed Lexington Avenue subway, and between 23rd and 34th Streets, Lexington and Sixth Avenues. On the west side the activity shown around 86th Street in the first part of the year is working southward. The Christopher Street section is still active. The Bronx is not so active, with a greater proportionate number of foreclosures.

Each dot on the chart represents a conveyance, x signifies a foreclosure and o a stated consideration.

Special and Exclusive Features of the Real Estate Directory Service

All realty in Manhattan affected by wills or letters of administration.

A full description of all apartment and tenement house property.

An indication of all stated considerations.

An information bureau unexcelled for promptness and efficiency.

A Cumulative Bulletin which obviates all labor of keeping up records, and gives a complete transcript of the deed, including a description of the property.

A correction list of addresses issued each month.

Write for particulars

11 E. 24th St.

Phone 8900
Mad. Square

New York

CONVEYANCES.

Borough of Manhattan.

JULY 26, 27, 29, 30, 31, AUG. 1.

Barrow st, 30-2, see Bleecker, 296.

Bleecker, 296 (2:588-29), nwc Barrow (Nos 30-2), 16.11x80.11x17.1x81, 4-sty bk tnt & str & 1-sty bk str; Philip Weinberg to Fredk Rabbe, 3476 Bway; Aug1'12; A\$15,500-18,500. O C & 100

Bleecker st, 150-2 (2:525-43-44), ss, 25 e Thompson, 50x125, 1 6 & 1 7-sty bk loft & str bldg; Bryant Real Estate Co to Cath A Anthon, 29 E 29; AL; July31; Aug 1'12; A\$53,000-118,000. O C & 100

Cannon st, 133 (2:335), ws, 80 s Houston, 20x100; also 46TH ST, 345-7 E (5:1339), ns, 100 w 1 av, 40x100.5; asn rents to extent of \$3,000; Marcus Rosenthal to Philip Sugarman, 136 W 118, et al; July25; July 26'12. 3,000

Charlton st, 11-3 (2:519-51-52), ns, 171.11 w McDougall, 49x100, 2-3-sty & b bk dwgs; Ellen C McManus to Sophia & Josephine Longinotti, both at 200 Prince; July30; July31'12; A\$27,000-29,000. O C & 100

Chambers st, 125-31, see 167th W, swc Aud av.

Cherry st, 391-3 (1:260-56), ss, 471.3 e Scammel, runs s82.9xe23.9xn4.7xe22xn80 to st xw45.9 to beg, 6-sty bk tnt & str; Emma Bloch to Fredk Rosenbaum, 1700 S 12 av, Birmingham, Ala; mtg \$35,000; July26'12; A\$16,500-45,000. O C & 100

Clarkson st, 77, see West, 354.

Columbia st, 65 (2:333-22), nws, 125 sw Rivington, 25x100, 3-sty bk hall; Rosie Blum & ano heirs, &c, Moritz Schneider to Ignatz Schneider, 71 Columbia, also heir Moritz Schneider; AT; AL; Mar25'11; July31'12; A\$16,000-21,500. nom

Columbia st, 144-50, see Houston, 427 E.

Forsyth st, 148 (2:420-44), es, abt 175 n Delancey, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Chas Roffmann to Henry Roffmann, 231 2 av; 1/2 pt; QC; mtg \$12,000; July25; July26'12; A\$23,000-30,000. O C & 100

Grand st, 90-4 (2:474-26), nec Greene (No 40), 75x101, 5-sty stn loft & str bldg; A\$105,000-140,000; also GREENE ST, 40-50 on map 42-50 (2:474-1), es, 101 n Grand, 110.11x100x110.7x100, 2 5-sty bk & str loft & str bldgs; A\$110,000-160,000; Sarah E Watson to Mary A Watson, 129 4 av, North Pelham, NY; mtg \$30,000 & AL; AT; B&S; July31'12. O C & 100

Grand st, 90-4, & Greene st, 40-50; Jno Watson to same; AT; B&S; AL; July31'12. nom

Greene st, 40-50 (on map 42-50), see Grand, 90-4.

Greene st, 40, see Grand, 90-4.

Hamilton pl, 110-22, see 142d, 505-9 W.

Houston st, 657 W, see St Nich av, 1320-30.

Houston st, 118-20, on map 116-22 W (2:525-29), ns, 50 e Varick pl or Sullivan, 50x100.1x50x100, 6-sty bk laundry; NY Life Ins & Trust Co TRSTE Wm C Stuart, deed, for Wm C Stuart & ano to Wendell & Evans Co, a corpn, 118-20 W Houston; 2-3 pt; AT; AL; July31; Aug1'12; A\$43,000-75,000. 17,500

Houston st, 118-20 on map 116-22 W; Margt I Stuart by NY Life Ins & Trust Co as GDN to same; 1-3 pt; AT; Mtg \$15,-833.34; July31; Aug1'12. 1,606.66

Houston st, 427 E (2:335-58), see Columbia (Nos 144-50), 50x75, 6-sty bk tnt & str; Rebecca I Goldsmith to Martha W Weill, 8 Van Nest pl; mtg \$91,000 & AL; July30; Aug1'12; A\$50,000-90,000. nom

June st, 41 (2:626-50), ns, 87.2 w 8 av, 26.6x87.6, 5-sty stn tnt; Alice B Reising et al heirs & Jno Boyd to Wm S Bogert at Leonia, NJ; AT; QC; Nov6'11; July30'12; re-recorded from Dec9'11; A\$11,500-29,000. nom

Lawrence st, 25 (7:1967-5), ns, 89.5 e from ss 127th, runs n46.3 to ss 127th (No 428), xe33.9xs61.10 to Lawrence st xw30 to beg; 1 & 2-sty fr stable; Jos T Brown Jr, ref, to Wm M Moran, 1983 Mad av; FORE-CLOS June27; July25; July26'12; A\$7,500-7,500. 5,200

Ludlow st, 110 (2:410-37), es, 100 n Delancey, 25x87.6, 6-sty bk tnt & str; Wilder Bros, a corp, to Saml Wilder, 120 W 117, & Chas Wilder, 110 Lenox av; mtg \$30,000; July29; July31'12; A\$23,000-38,000. O C & 1,000

Madison st, 183 (1:273-13), ns, abt 230 w Rutgers, 23.10x100, 4-sty bk school; Educational League to Harris Goldman, 220 Henry st, & Louis Jackson, 548 W 163; mtg \$18,000; July25; July26'12; A exempt-empt. 20,000

Mott st, 277 (2:509-34), ws, abt 220 s Houston, 20x 1/2 blk, 3-sty bk tnt & str & 3-sty bk rear tnt; Assunta Palmieri to Luigi Soviero, 171 Mott; mtg \$10,000; July 24; July29'12; A\$11,500-14,000. nom

Mulberry st, 145-7 (1:236-22), ws, 99.2 s Grand, runs s50.4xw98.11xn4.7xe59.10 & 40.2 to beg, 6-sty bk loft & str bldg; Edw S Brogan, ref, to Vincenzo De Luca, 155 Grove, Montclair, NJ; FORECLOS July19; July31; Aug1'12; A\$40,000-63,000. 54,600

New st, adj Manhattan Bridge (1:282-pt 1t 50), es, 9.9 n East Bway, runs n59.3xe 17.3xs56.8 to beg, vacant; Wilder Bros, a corp, to Saml Wilder, 120 W 117, & Chas Wilder, 110 Lenox av; July29; July31'12; A\$ ——. O C & 1,000

Oliver st, 49 (1:278-8), ws, 73.10 n Oak, 24.6x101x24.7x100.11, 4-sty bk tnt & str & 4-sty bk rear tnt; Anna Del Negro heir, &c, Felipe Del Negro to Angelina Iorio, 49 Oliver; AT; QC; AL; June20; July31'12; A\$15,000-20,000. 3,000

Oliver st, 49; Nicholas Del Negro, heir, &c, Felipe Del Negro to same; AT; QC; AL; July23; July31'12. 3,000

Pearl st, 476 (1:160-8), ns, abt 175 w Park row, 27x110x25x115ws, 1-sty bk of five & 2-sty fr bldg; Kings Co Trust Co TRSTE John M J Labatut et al to Josephine Seymour, at Champaigne, Ill, John A Delatour, 220 Putnam av, Bklyn, Geo L Delatour, at Westfield, NJ, Henry B Delatour, 73 8 av, Bklyn, Albert J Delatour, 1232 Dean, Bklyn, & Marie Delatour, 877 President, Bklyn, in trust, 1-6 pt to ea; AL; July11; July27'12; A\$21,000-21,500. nom

Pearl st, 298 (1:98-25), ses, abt 130 e Beekman, 24x86x25.8x85, 3-sty bk loft & str bldg; Naomi Valentine to Eunice McClellan, 723 N 4th, Albuquerque, New Mex; mtg \$9,000; QC; May15; July31'12; A\$15,500-20,000. nom

Perry st, 45 (2:613-42), ns, 77.6 e 4th, 27.6x110, 5-sty stn tnt; Jos Heideberger to Melvin Realty Co a corpn, 171 Bway; mtg \$25,000; July30; Aug1'12; A\$13,000-29,000. nom

Pine st, 27-9 (1:43-9), ss, abt 140 e Nassau, runs s74.5xe35.2xsl17.10xe9.6xs—xn 94.8 to st xw50.3 to beg, 13-sty stn office & str bldg; Irwin Untermeyer, ref, to Pine Street Co, a corpn, 56 Beaver; mtg \$600,000; FORECLOSE July9; July25; July 26'12; A\$550,000-800,000. 155,000

Reade st, 32-4, see Bway, 290-4.

Rivington st, 238 (2:339-76), ns, abt 25 e Willett, 25x100, 5-sty bk tnt & str; Henry Roffmann to Chas Roffmann, 345 W 55; 1/2 pt; QC; mtg \$9,000; July24; July 26'12; A\$21,000-38,000. O C & 100

Sherin st, 58 (2:333-6), es, 200 n Delancey, 25x100, 4-sty bk tnt & str & 3-sty bk rear tnt; Franklin Brooks, ref, to John E Schermerhorn, 25 E 79; Alfred E Schermerhorn, 24 W 11; Jameson Cotting, 23 E 79, & John E Roosevelt, at Sayville, LI, EXRS Katie T Schermerhorn; FORE-CLOSED & drawn July23; Aug1'12; A\$17,000-21,500. 20,000

Varick st, 101-3 (2:578-24), ws, 63.6 n Watts, runs w80xn28xw along alley 2 xn 14xe15 & 67 to st xs42 to beg, with rights to alley, 7-sty bk loft & str bldg; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70; 1/2 pt; David Lippmann, 50 Central Pk W, 1/4 pt, & Harry Lippmann, 220 W 98, 1/4 pt; mtg \$70,500; July30'12; A\$20,000-72,000. O C & 100

West st, 354 (2:601-1), nec Clarkson (No 77), 25x—x25x80, 5-sty bk tnt & str; Peter McBreen to Geo Ehret, 1197 Park av; mtg \$50,000; July31; Aug1'12; A\$22,000-34,000. O C & 500

Wooster st, 159-61, see St Nich av, 1320-30.

4TH st, 281 W (2:613-8), es, 48.7 s 11th, 17.2x50, 3-sty & b bk dwg; Thos H Norris to Francis A Norris, 552 Rugby rd, Bklyn; B&S; July12; July29'12; A\$5,000-6,500. nom

4TH st, 81 E (2:460-46), nes, abt 155 w 2 av, 25x96.2, 5-sty bk tnt & str; Henry A Kroger to Henry Kroger, at Spuyten Duyvil; B&S; AL; July20; Aug 1'12; A\$19,500-32,000. nom

6TH st, 542 E (2:401-31), ss, begins at cl blk bet 5th & 6th & 75 w Av B, runs n—xnw— to ss 6th, xw11 to pt 100 w Av B xs97.1xe25 to beg, 5-sty bk stable; J Henry Guntzer to Edw Regenhard, 443 Gregory av, Weehawken Heights, NJ; AL; July22; July30'12; A\$9,000-18,000. O C & 150

9TH st, 414 E (2:436-12), ss, 162.6 e 1 av, 37.6x77.10, 5-sty bk tnt & str; Centurion Realty Co to Max Lipman, 565 W 162 & Max Gold, 218 Ocean av, Arverne, LI; AL; July29; July30'12; A\$25,000-42,000. 250

10TH st, 111 E (2:466-52), ns, 408 w 2 av, 21x94.7, 3-sty bk loft bldg; Edw D Dowling, ref, to Geo F Roesch & Frances A his wife, tenants by entirety, 111 E 10; FORECLOS July16; Aug1'12; A\$15,000-18,000. 19,300

13TH st, 302-4 W (2:616-44), ss, 56.9 se 4th, runs s41.5xe49.7xn14.4 to ss 13th xw 56.6 to beg, 3-sty bk loft & str bldg; Isaac & Henry Mayer to Bertha Holland, 412 Suydam, Bklyn; B&S; mtg \$15,850 & AL; July25; July26'12; A\$16,000-21,000. O C & 100

16TH st, 43-7 W (3:818-10), ns, 155 e 6 av, 65x92, 12-sty bk loft & str bldg; Hasco Bldg Co to Louise C O'Reilly, at Garden City, LI; mtg \$320,000; July25; July26'12; A\$114,000-114,000. nom

19TH st, 333 W (3:974-22), ns, 350 w 8 av, 25x91.1, 5-sty bk tnt; Chas Roffmann to Henry Roffmann, 231 2 av; 1/2 pt; QC; mtg \$18,000; July25; July26'12; A\$12,000-34,000. O C & 100

22D st, 310 W (3:745-44), ss, 140 w 8 av, 20x98.9, 3-sty & b bk dwg; Alice & Josephine Cosgrove to Maria S Simpson, 362 W 30; July29; July30'12; A\$10,500-13,500. nom

24TH st, 407 E (3:956-7), ns, 125 e 1 av, 25x98.9, 5-sty bk tnt; re mtg; Hugo Gutfreund to Clarence Realty & Constn Co, a corpn, 206 Bway; QC; July25; July29'12; A\$10,000-21,000. nom

24TH st, 407 E; Clarence Realty & Constn Co to Vigilant Land & Security Co, a corpn, 150 Nassau; AL; July26; July29'12. nom

29TH st, 100 E, see 4 av, 415-9.

39TH st, E, see Mad av, see Mad av, 261.

39TH st, E, ss, 100 e Mad av, see Mad av, 261.

39TH st E, see Mad av, see Bway, 290-4.

40TH st, 537-9 W (4:1069-10-11), ns, 225 e 11 av, 50x98.9, 1 & 2-sty fr stable; Celia B Schopen to Loewer Realty Co, a corpn, 528 W 42; mtg \$15,000; July22; July26'12; A\$20,000-20,500. O C & 100

41ST st E, ss, bet Park & Lex av, see Bway, 290-4.

43D st, 630 W, see 130th, 574-6 W.

45TH st, 19 W, see 45th, 17 W.

45TH st, 17 W (5:1261), ns, 233.6 w 5 av, 16.6x100.5; also 45TH ST, 19 W (5:1261) ns, 250 w 5 av, 25x100.5; asn rents to extent of \$6,000; Midville Realty Co to Philip Sugarman, 136 W 118 et al; July 30; July31'12. 6,000

46TH st, 345-7 E, see Cannon, 133.

46TH, 107 W (4:999-28), ns, 100 w 6 av, runs n100.5xw22x32.11xsw3xse67.4 to st xe 25 to beg, 4-sty stn tnt & str, 2-sty ext; mtg \$36,000; A\$38,000-44,000; also 64TH ST, 227 W (4:1156-18), ns, 350 w Ams av, 25x100.5, 3-sty bk garage; mtg \$20,000; A\$7,000-15,000; Libman Contracting Co to Wm Grossman, 229 W 97; 1/2 pt; July29'12. nom

46TH st, 30 W (5:1261-54), ns, 407.6 w 5 av, 20x100.5, 4-sty & b stn dwg; Eveline H Brainerd to Peter A Peterson, 63 Smith, Perth Amboy, NJ; C a G; mtg \$25,000 & AL; Aug1'12; A\$62,000-67,000. nom

48TH st, 317 E (5:1341-10), ns, 225 e 2 av, 25x100.5, 5-sty bk tnt & str; Felix Kunster to Philip Plumefreddo, 220-2 E 29; mtg \$15,000; July25; July26'12; A\$9,000-23,000. nom

48TH st, 367 W (4:1039-6), ns, 125 e 9 av, 15x100.5, 5-sty bk tnt; Kate C Boyer to Millard Veit, 817 West End av; mtg \$15,000; July25; July31'12; A\$10,000-19,500. O C & 100

48TH st, 315-7 W (4:1039)-23 1/2-24), ns, 188 w 8 av, 36x100.5, 2 3-sty & b stn dwgs; David Israel to Louis Tanowitz, 794 8 av; 1/2 pt; mtg \$24,500 & AL; July31; Aug1'12; A\$24,000-27,000. O C & 100

48TH st W (4:1039), ns, 206 w 8 av, strip 0.1x100.5; John Schreyer to David Israel, 315 W 48; QC; July22; Aug1'12. nom

48TH st, 315 W (4:1039); general release, especially as to contract dated Mar 14'10; Annie De Mott to David Israel, 304 W 51; Nov4'10; Aug1'12. 1,500

51ST st, 319 W, see 167th W, swc Aud av.

52D st, 29 W (5:1268-19), ns, 453.6 e 6 av, 17x100.5, 4-sty & b stn dwg; Kalmia Realty Co to Margt Flynn, 118 W 48; mtg \$35,000 & AL; July3; Aug1'12; A\$46,000-52,000. nom

52D st, 371-5 W, see 8 av, 188-90.

53D st, 122 E, see Lex av, 606-14.

53D st, 123-9 E (5:1308-12-13 1/2), ns, 68 w Lex av, runs n62.8xw2xn62.9xw20xs25xw10xsl.8xw20xn1.8xw20xs100.5 to st xe72 to beg, 2 3-sty & b bk dwgs & 3-sty bk garage; S Albert Reed to 118 E 54th St Co, a corpn, 68 William st; mtg \$85,000 & AL; July19; Aug1'12; A\$54,000-70,000. O C & 100

54TH st, 14 W (5:1269-52), ss, 365 w 5 av, 20x100.5, 5-sty stn dwg; Edw L Ballard to John D Rockefeller Jr, 13 W 54; C a G; AL; July25; Aug1'12; A\$65,000-115,000. nom

55TH st, 24 E (5:1290-58), ss, 40.6 w Mad av, 20x80, 4-sty & b stn dwg; Geo T Stewart to Federal Estates Corpn, 135 Bway; mtg \$45,000; July26'12; A\$50,000-55,000. O C & 100

55TH st, 112 E (5:1309-67), ss, 127.6 e Park av, 18.9x100.5, 3-sty & b stn dwg; Mary A Finnegan to Jno Bottomley, 254 W 132; July31'12; A\$25,000-30,000. nom

55TH st, 151 W, see 142d, 505-9 W.

57TH st, 142 W (4:1009-52 1/2), ss, 290 e 7 av, 20x100, with AT to strip 20x0.5 in rear, 4-sty & b stn dwg, 1-sty ext; Co-operative Bldg Constn Co to Frederic Culver, 135 E 66, & Granville Whittlesey, 130 E 67; mtg \$45,000; Feb24; July29'12; A\$42,000-54,000. nom

61ST st, 170 E (5:1395-41), ns, 85 w 3 av, 20x75.5, 4-sty & b stn dwg; John C Gulick, ref, to Henry C Trumbower, 1828 Benango, Phila, Pa; mtg \$12,000; FORE-CLOSED & drawn July24; July29'12; A\$19,000-24,000. 4,000

62D st, 252 W, see West End av, 54.

64TH st, 227 W, see 46th, 107 W.

70TH st, 328 E (5:1444-35), ss, 216 w 1 av, 28x100.5, 4-sty stn tnt; Jos B Peck to Louisa Franz, 402 E 52; AL; July29; July 30'12; A\$10,000-19,000. O C & 100

74TH st, 159 E (5:1409-26), ns, 153.6 e Lex av, 16.11x102.2x16.8x102.2, 3-sty & b stn dwg; Edw S Burtis to Russell Estate, Inc, a corpn, 76 William; correction deed; July10; July29'12; A\$12,000-16,000. nom

78TH st, 308 W (4:1186-36), ss, 130 w West End av, 20x102.2, 5-sty bk dwg; Josephine B Rich to Clarence J Shearn, 258 W 94; AL; June28; July30'12; A\$16,000-32,000. O C & 100

78TH st, 160 E (5:1412-48), ss, 268.9 w 3 av, 18.9x102.2, 3-sty & b stn dwg; Wm G McKnight to Elisabeth L McKnight, 160 E 78; July18; July29'12; A\$11,000-15,000. nom

82D st, 232 E (5:1527-34), ss, 228.8 w 2 av, 25x102.2, 5-sty bk tnt; Maria Ruff to Albt Kaufmann, 1596 2 av; mtg \$25,000; July31; Aug1'12; A\$11,000-26,000. O C & 100

84TH st, 275 W (4:1232-2 1/2), ns, 57.6 e West End av, 16x80.2, 3-sty bk dwg; Sarah Birmingham to Waterman Realty Co, 527 5 av; mtg \$12,500; Aug1'12; A\$11,000-14,500. O C & 100

84TH st, 251-65 W, see Bway, 2321-31.

85TH st, 106 E (5:1513-67), ns, 107.9 e Park av, 18.7x102.2, 3-sty & b stn dwg; Nettie McGowan to Alfred L Anderson, at Closter, NJ; mtg \$7,000; July29; July30'12; A\$11,500-14,000. nom

88TH st, 510 E (5:1584-45), ss, 175 e Av A, 25x100.8, 5-sty bk tnt; Otto J Kalt to Emanuele Trotta, 1445 60th, Bklyn; AT; B&S; AL; July 25; July 29; A\$8,000-21,000.

88TH st, 510 E (5:1584-45), ss, 175 e Av A, 25x100.8, 5-sty bk tnt; Emanuele Trotta to Matilda W Kalt, 1195 Boston rd; AT; B&S; AL; July 25; July 30; A\$8,000-21,000.

90TH st, 58 W (76) (4:1203-59), ss, 118.9 e Col av, 18.9x100.8, 4-sty & b bk dwg; Abr M Graff to Isaac P Graff, 40 W 93; mtg \$16,000; May 29; July 29; A\$14,000-22,000.

90TH st, 407 E (5:1570-7), ns, 144 e 1 av, 25x100.8, 5-sty bk tnt; Theo K McCarthy ref to Ferd Cech, 195 Park pl, B of Q; mtg \$21,000; FORECLOS, July 23; July 30; A\$8,500-22,000.

91ST st, 501-3 E, see 130th, 574-6 W. 93D st, 175 E (5:1522-26), ns, 250.5 w 3 av, 29.11x100.8, 4-sty stn tnt; re mtg; Isaac Berliner to Rosanna Rosenfeld, 239 E 87th; QC; July 25; July 31; A\$14,500-25,000.

93D st, 175 E; Rosanna Rosenfeld to Whipple Security Co, 170 Bway; mtg \$23,500 & AL; July 26; July 31.

95TH st, 154 W (4:1225-54), ss, 253 e Ams av, 18x100.8, 3-sty & b bk dwg; Anna E Pinkerton EXTRX Robt Pinkerton & ano to Munden Constn Co, a corp, 149 Bway; July 22; Aug 12; A\$10,000-14,000.

95TH st, 152 W (4:1225-53), ss, 271 e Ams av, 54x100.8, 3-sty & b bk dwg; Julius Tishman & ano to Munden Constn Co, a corp, 149 Bway; mtg \$29,500; July 31; Aug 12; A\$10,000-14,000.

95TH st, 59 W (7:1834-5), ns, 100 e Col av, 25x100.11, 5-sty stn tnt; Henry C Parker to Gertrude Parker his wife, 57 W 98; AL; July 29; July 30; A\$15,000-25,000.

98TH st, 55 W (7:1834-7), ns, 150 e Col av, 25x100.11, 5-sty stn tnt; Leo Davis to Gertrude Parker, 57 W 98; mtg \$24,900; July 15; July 27; A\$15,000-24,000.

98TH st, 59 W (7:1834-5), ns, 100 e Col av, 25x100.11, 5-sty stn tnt; Maurice Cohen to Henry C Parker, 57 W 98; mtg \$23,500; July 25; July 27; A\$15,000-25,000.

100TH st, 152 E, see Lex av, 1565. 103D st, 302 W (7:1890-25), ss, 79.3 w West End av, 20x100.11, 3-sty & b bk dwg; Ferd Alexander to Emil W Klappert, 873 West End av; AL; July 15; July 29; A\$17,000-24,000.

103D st, 302 W; Emil W Klappert to Henry B Wesselman, 875 West End av; 1/2 pt; AL; July 15; July 29.

103D st, 304 W (7:1890-26), ss, 99.3 w West End av, 20x100.11, 3-sty & b bk dwg; Fredk G Diefenbach to Emil W Klappert, 873 West End av; AL; June 30; July 29.

103D st, 304 W; Emil W Klappert to Henry B Wesselman, 875 West End av; 1/2 pt; AL; June 30; July 29.

103D st, 300 W, see West End av, 879. 103D st, 152 E (6:1630-51), ss, 49.6 e Lex av, 26x100.11, 5-sty stn tnt; Tilmil Realty Co to Abr Liebhoff, 1531 Av A; 1/4 pt; B&S; mtg \$13,000; July 29; July 30; A\$10,500-20,000.

104TH st, 151-5 E, see Lex av, 1651. 105TH st, W, nwc Bway, see West End av, 920-4. 105TH st, W, nec West End av, see 7-076 'AV PUGL 180A

107TH st, 80 E (6:1612-40 1/2), ss, 75 w Park av, 25x100.11, 5-sty stn tnt; Harold J Friedman, ref, to Abr & Jeannetta Herbst, both at 126 E 105; FORECLOS; July 12; July 31; A\$11,000-20,000.

110TH st, 170 E (6:1637-42), ss, 145 w 3 av, 25x100.11, 6-sty bk tnt & str; Saml D Levy, ref, to Emma Pawel, 452 Fort Washington av; mtg \$26,000 & AL; FORE-CLOSED & drawn; July 29; A\$11,000-32,000.

111TH st, 203-5 W (7:1827-26), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; Sol Brill to Abr Levy, 2794 7 av; AL; July 24; July 26; A\$33,000-85,000.

111TH st W (6:1594-46), ss, 245.6 w 5 av, runs s23.11xe0.6xs47.10xw100x71.10 to st xe99.6 to beg, 5-sty bk tnt; Saml Roseff to Tilmil Realty Co, a corp, 309 Bway; mtg \$22,050; July 29; July 30; A\$42,000-100.

111TH st, 304-6 W (7:1846-21), ss, 110 w 8 av, 37.6x106.2, 6-sty bk tnt; Harry Schiff to Alfred L Anderson, at Closter, NJ; mtg \$43,000 & AL; July 31; Aug 12; A\$25,000-55,000.

111TH st, 507-9 W (7:1883-25), ns, 150 w Ams av, 62.6x100.11, 6-sty bk tnt; Paul Worms to Edw Fagan, 949 Ams av; mtg \$85,000; Aug 12; A\$50,000-110,000.

111TH st, 308-14 W (7:1846-22-24), ss, 147.6 w 8 av, 75x106.2, 2-6-sty bk tnts; Harry Schiff to Bendheim Constn Co, a corp, 128 Bway; mtg \$84,000; July 31; Aug 12; A\$50,000-55,000.

111TH st, 308-14 W; Bendheim Constn Co to Saxonnia Constn Co, a corp, 65 Hamilton ter; mtg \$84,000; July 31; Aug 12.

113TH st, 200 E, see 3 av, 2061-3. 113TH st, 14 E (6:1618-63), ss, 225 e 5 av, 18.9x100.11, 5-sty bk tnt; Antonio Giordano to Edwin E Carpenter, 177 6 av, Bklyn; AL; Apr 29; July 31; A\$9,500-19,000.

113TH st, 8 E, see 134th, 26 W. 115TH st, 350 W, see Manhattan av, 349. 115TH st, 401 W, see Morningside av W, 50-3.

116TH st, 11-3 W (6:1600-30), ns, 143 w 5 av, 61x100.11, bk theatre abandoned at 1-sty; Mitral Realty & Constn Co to David Goldberg, Sr, 31 W 94; mtg \$57,500; July 29; July 31; A\$50,000-P\$55,000.

117TH st, 172 E (6:1644-46), ss, 225 w 3 av, 17x100.11, 2-sty & b bk dwg; A\$7,000-7,500; also 127TH ST, 151 E (6:1776-24), ns, 310 w 3 av, 18.9x99.11, 3-sty & b stn dwg; A\$7,500-11,000; Mai Meagher, heir, & c, Ida M Trimble & ano to Reversionary Estates Co, a corp, 1 So Bway, Nyack, NY; 1-20 pt; July 26.

117TH st, 1 W, see 5 av, 1440. 117TH st, 304 E (6:1688-49), ss, 105 e 2 av, 20x100.11, 4-sty stn tnt; Lawyers' Mtg Co to Maria A Arena, 320 E 107; B&S; July 31; Aug 12; A\$7,000-12,500.

118TH st, 61 E (6:1745-28), ns, 180 e Mad av, 30x100.11, 5-sty bk tnt; Barnet Axelrod to David W Gluck, 203 W 111; AT; AL; June 22; July 26; A\$13,000-29,000.

118TH st, 231-3 E (6:1783-15), ns, 231 w 2 av, 29x100.10, except strip 0.2x29 adj on w, 6-sty bk tnt & str; Theo C Wood to Jeanette Jacobson, 315 E 72; QC; June 3; Aug 12; A\$11,500-31,500.

118TH st, 231-3 E; Jeanette Jacobson to Bell Impt Co, a corp, 200 5 av; mtg \$27,000 & AL; July 30; Aug 12.

120TH st, 58 E (6:1746-46), ss, 148 e Mad av, 27x100.11, 5-sty bk tnt; Jacob Hirsch to Margt E Weill, 634 W 138; mtg \$26,000; July 31; Aug 12; A\$12,000-26,000.

120TH st, 112 E (6:1768-65), ss, 152.6 e Park av, 20.10x100.10, 4-sty stn tnt; Amelia S & Gottlieb H Tobias to Allen E Klopp, 441 W Ferry, Buffalo, NY; AT & confirmation deed; mtg \$8,000; July 30; Aug 12; A\$8,500-13,000.

121ST st, 518 E (6:1817-27), ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Robt J Moorehead to Value Realty Co, a corp, 170 Bway; AL; July 30; July 31; A\$3,000-4,000.

122D st, 125-9 E (6:1771-11-12 1/2), ns, 240 e Park av, 50x100.11, 3-3-sty & b bk dwgs; Louise Fox to Clara Klingenstein, 102 E 79; Mtg \$29,000; July 23; July 27; A\$21,000-28,500.

122D st, 137 W (7:1907-15), ns, 408.4 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Annie C. wife & Wm Grant to Lewis F Hall, 100 W 105; July 26; July 27; A\$10,100-18,000.

125TH st, 311 W (6:1723-22), ns, 370 w 5 av, 20x99.11, 5-sty bk str, 2-sty ext; Annie C. wife, & Wm Grant, to Cascade Realty & Constn Co, a corp, 600 W 150; mtg \$20,000; July 24; July 29; A\$36,000-50,000.

127TH st, 151 E, see 117th, 172 E. 127TH st, 428 W, see Lawrence, 25. 127TH st, 127 W (7:1912-17), ns, 347 w Lenox av, 15x99.11, 3-sty & b stn dwg; Florence W Coles et al to Anita A Stilwell, widow, 67 Poster av, Mt Vernon, NY; B&S & C a G; AL; May 29; Aug 12; A\$7,800-10,000.

127TH st, 127 W; Anita A Stilwell, widow, to Mary C Stewart, 28 St Johns pl, Bklyn; mtg \$9,000 & A L; June 28; Aug 12.

129TH st E, nwc Mad av, see Mad av, 2034. 130TH st, 574-6 W (7:1984-57), ss, 122 e Bway, 50x99.11, 1 & 3-sty bk & fr garage; A\$23,000-28,000; also BRONX BLVD (Lowmeade st), (12:3359), sec, 324 s Gun Hill rd, 75x131.10 to cl Bronx River x80x 184.9, except part for Lowmeade st or Bronx bldg, being a strip 40 ft across front, 2-sty fr stable; also 167TH ST, 452-60 W (8:2111-92-95), ss, 119.3 e Ams av, 119.3x66.9x100x131.11, 3-3 & 1-2-sty & b bk dwgs & 1-sty fr bldg; A\$36,300-\$-; also 91ST ST, 501-3 E (5:1588-7), ns, 5.3 e Av A, runs e179.2 to ws proposed Marginal st xn101 to original h w mark xe, s e & n to pt 153.1 e Av A & 129 n 91st, xw196.3 to beg, and all R T & I to land to cl 91st & land under water East River adj above, 1-sty fr stable; A\$24,000-25,000; also 43D ST, 630 W (4:1090-51), ss, 450 w 11 av, 25x100.5, 1-sty fr stable; A\$8,000-8,000; also wharfrage, crange from that part of East st, extdgm from ss Rivington to pt 200 s therefrom, being rights granted by City of N Y, dated Dec 28'52; this deed given to define & describe premises conveyed in deed recorded May 5'11 & June 6'12 & July 5'12, except such property as is or was used by party 1st part in its business of mfg artificial ice; American Ice Co, a corp, to Knickerbocker Ice Co, a corp, 1170 Bway; July 24; July 27.

131ST st, 53 W (6:1729-12), ns, 260 e Lenox av, 25x99.11, 5-sty bk tnt; Eliza C Pike to Donald Robertson, 312 W 109; mtg \$20,000; July 8; July 31; A\$10,000-23,000.

132D st, 206 W (7:1937-38), ss, 108.4 w 7 av, 16.7x99.11, 3-sty & b bk dwg; Fredk G Sutton to Anna G Reilly, 312 W 137; July 25; July 26; A\$7,300-10,500.

133D st, 235 W (7:1939-16), ns, 375.6 e 8 av, 19.6x99.11, 4-sty bk tnt; Louis Goldbaum to Meline Land Co, a corp, 165 Bway; QC; AL; July 24; July 30; A\$8,800-13,500.

133D st, 235 W; Meline Land Co to Geo F Derschuch, 11 W 88; mtg \$12,000 & AL; July 27; July 30.

134TH st, 26 W (6:1731-52), ns, 386 w 5 av, 26x99.11, 5-sty stn tnt; A\$9,500-22,500; also 113TH ST, 8 E (6:1618-66), ss, 150 e 5 av, 25x100.11, 5-sty bk tnt & str; A\$13,000-24,000; Harry Herzog to Lester Realty Co, a corp, 132 Nassau; May 6; Aug 12.

135TH st, 318 W, see St Nich av, sec 135. 135TH st, 318 W, see St Nich av, sec 135th. 136TH st, 243 W (7:1942-14), ns, 435 w 7 av, 17x99.11, 3-sty & b bk dwg; Eliz M Swift to Saml T Munson, 189 Montague, Bklyn; mtg \$10,000; July 17; July 30; A\$8,100-12,000.

136TH st, 630 W (7:2002-97), ss, 375 w Bway, 100x99.11, 2 & 3-sty bk dwg; J Frank Kerwin to Jno V Casey, 428 E 80; B&S; mtg \$28,000 & AL; Feb 27; July 31; A\$63,000-64,000.

137TH st, 114-6 W (7:1921-42), ss, 191.8 w Lenox av, runs s99.11xw41.7xn-xagain n- to st xe41.5 to beg, 5-sty bk tnt; Harry Bonat to David H Orgel, 277 Rivington; mtg \$30,000; Apr 18; July 31; A\$18,300-41,000.

137TH st, 117 W (7:2006-21 1/2), ns, 250 w Lenox av, 25x99.11, 5-sty stn tnt; Bertha Goldstein to Thos J Keane, 28 E 130; mtg \$19,000; July 30; Aug 12; A\$11,000-25,000.

139TH st, 606-14 W (7:2087-41), ss, 175 w Bway; 125x99.11, 6-sty bk tnt; Ernest E L Hammer, ref, to Pinta Realty Co, a corp, 195 Lewis; mtg \$162,500; FORE-CLOS July 23; July 31; Aug 12; A\$75,000-200,000.

140TH st, 202-30 W (7:2025-38-60), ss, 100 w 7 av, 57x99.11, 15-6-sty bk tnts; Harris Cohen et al to Cohen Realty Co, 168-70 Park row; AL; July 26; July 27; A\$25,000-690,000.

142D st, 605 W (7:2089) re asn of rents, & c, recorded Feb 28'12; Robt M Silverman to Aurora Realty Co, 136 Lawrence; AT; July 24; July 27.

142D st, 505-9 W (7:2074-21-25 & 40-44), ns, 475 e Bway, runs e104.11 to ws Hamilton pt (Nos 110-32) xne21.7 to ss 143d (Nos 500-4) xw189.9 to beg (?) error s course omitted (which should read xs 199.10 to beg), 4 & 6 & 2-7-sty bk tnts, str on cors; A\$165,000-510,000; also 7TH AV, 867-71 (4:1008-3), es, 50.5 n 55th, runs e 100xs50.5 to ns 55th (No 151) xe25xn117.2x w25.1xn10.3xw100 to av xs75 to beg, 12 & 13-sty bk hotel Wellington; A\$25,000-\$550,000; Horace W Forster to Fredk P Forster, 268 W 84; 1/2 pt; B&S & CaG; June 28; Aug 12.

142D st, 505-9 W; Hamilton pl, 110-32 & 143D st, 500-4 W, & 7TH av, 867-71; same error as above; Edith A Forster to same; 1/2 pt; B&S & C a G; June 28; Aug 12.

142D st, 505-9 W; Hamilton pl, 110-32 & 143d st, 500-4 W & 7th av, 867-71; without error as above agmt of adjustment, & c; each own 1/2 pt in above; Chas F Rogers, 14 E 28, with Fredk P Forster, 270 W 84; June 28; Aug 12.

143D st, W, see Lenox av, see Lenox av, 654. 143D st, 500-4 W, see 142d, 505-9 W.

146TH st, 307 W, see Bradhurst av, 82. 148TH st, 608 W (7:2094-37 1/2), ss, 91.6 w Bway, 16.6x99.11, 3-sty & b bk dwg; Anna M Aldred & ano EXRS Jno Aldred to Julia K Lyon, Newark, NJ; AL; July 17; July 31; A\$6,600-13,500.

148TH st, 608 W; Julia K Lyon widow to Anna M Aldred, Newark, NJ; B&S; mtg \$10,000 & AL; July 17; July 31.

148TH st, 510-24 W (7:2079-41-46), ss, 183.4 w Ams av, 166.8x99.11, 4-5-sty bk tnts; Max Solomon to Dakota Realty Co, a corp, 2228 Bway; mtg \$157,000; July 5; Aug 12; A\$88,000-200,000.

148TH st, 510 W (7:2079-41), ss, 193.4 w Ams av, 41.8x99.11, 5-sty bk tnt; Dakota Realty Co to Carrie B Miller, 77 W 85; mtg \$40,000; July 31; Aug 12; A\$22,000-50,000.

150TH st, 600 W, see Bway, 3631. 150TH st, 601 W, see Bway, 3641. 151ST st, 600 W, see Bway, 3641.

152D st, 622 W, see Riverside dr, 745-9. 154TH st, 300 W, see 8 av, 2909. 156TH st, 554 W (8:2114-17), ss, 300 e Bway, old line, 17x99.11, 4-sty bk tnt; Marion G Hoey to Frank J Gunther, 577 W 130; mtg \$15,500 & AL; July 30; July 31; A\$8,100-14,500.

157TH st, 466 W, see 167th W, swe Aud av. 167TH st, W, see St Nich av, see 167th W, swe Aud av.

167TH st, W (8:2124-13-20), swe Audubon av, runs w179.2 to es St Nicholas av xs83.10xe154.1 to ws Audubon av xn80 to beg; vacant; A\$95,000-95,000; also ST NICHOLAS AV (8:2107-68-75), swe 157th (No 466), 103.7x172.3x99.11x144.9, 2-sty & a fr dwg; A\$83,000-86,500; also WEST BWAY, 95-9 (1:145-12), nec Chambers (Nos 125-31), 76x100, 5 & 6-sty bk & stn hotel; 1-3 pt; A\$240,000-300,000; also 51ST ST, 319 W (5:1042-22), ns, 245 w 8 av 20x100.5, 3-sty & b stn dwg; A\$14,000-18,500; Jas Hart as com Annie Huggins to Jas H Martin, at Wolfboro, NH, & Francis E Chedsey, at Yorktown, NY, EXRS Saml J Huggins; all dower; RT & I; B&S; July 26; July 27.

167TH st, 452-60 W, see 130th, 574-6 W. 173D st, 563 W (8:2130-23), ns, 212.6 e St Nicholas av, 37.6x100, 5-sty bk tnt; Mabel A Duff to Jno P Duff, 51 Clark, Bklyn, NY; mtg \$37,000; July 16; July 19; A\$12,000-39,000; corrects error in last issue when 173d st No was 503 W.

176TH st, W, nec St Nich av, see St Nich av, 1320-30. 177TH st, W, see St Nich av, see St Nich av, 1320-30.

177TH st, 601 W, see St Nich av, 1341-9. 178TH st, 526 W (8:2132-32), ss, 150 w Ams av, 75x91.2x75.1x96, 6-sty bk tnt; Coridon Realty Co to Elstone Park Realty Co, a corp, 2 Rector; mtg \$90,000; July 29; July 30; A\$29,000-97,000.

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

186TH st, W, s/wc St Nich av, see St Nich av, s/wc 186th.

186TH st W, see Wadsworth av, see St Nich av, s/wc 186th.

187TH st, 582 W (8:2157-76), ss, 100 e St Nicholas av, 25x100, 3-sty bk dwg; Arthur Haberstroh to John Finkbeiner; 962 Grant av; mtg \$12,000; July 30; Aug 12; A\$7,500-14,500. O C & 100

187TH st, 582 W; John Finkbeiner to Arthur Haberstroh, 582 W 187; QC; July 31; Aug 12. O C & 100

188TH st W (8:2170-16), ss, 95 w Wadsworth av, 50x94.11; vacant; Chas A Fluri to John Whalen, 458 W 155; Frank J Begen, 1330 St Nicholas av; Michl J Martin, 161 W 231, & Wm Rawling, 260 Riverside dr; B&S; AL; July 5; July 29 12; A\$3,800-3,800. nom

215TH st W (8:2250-86), n/wc Seaman av, runs n50xw100x50xw50x100 to 215th xe 150 to beg, vacant; Chas A Fluri to Jno Whalen, 438 W 155; Frank J Begen, 1330 St Nich av; Michl J Martin, 161 W 231, & Wm Rawling, 260 Riverside dr; B&S; AL; July 8; July 29 12; A\$ ——. nom

Av A, 1425 (5:1470-25), ws, 76.7 n 75th, 25.6x100, 5-sty bk stable; Antonie Bohaty to Benenson Realty Co, a corp, 407 E 153; mtg \$17,000; July 31; Aug 12; A\$9,000-21,500. O C & 100

Av C, 201 (2:395-36), ws, 51 n 12th, 25x 70, 4-sty bk tnt & str; David Aronson to Sarah R Mann, 46 W 129; AL; July 23; July 26 12; A\$12,000-15,000. O C & 100

Av C, 202 (2:382-3), es, 51.9 n 12th, 25.9x 62.6, 4-sty bk tnt & str; David Aronson to Sarah R Mann, 46 W 129; AL; July 23; July 26 12; A\$10,800-14,500. O C & 100

Amsterdam av, 649 (4:1222-64), es 109.11 n 91st, 26.6x100, 5-sty bk tnt & str; Ethel B Underwood to Central Baptist Church of NY, 92d & Ams av; mtg \$30,000; July 31; Aug 12; A\$20,500-34,000. nom

Audubon av, s/wc 167th, see 167th W, s/wc Aud av.

Bradhurst av, 82 (7:2045-27), nec 146th (No 307), 25x75, 5-sty bk tnt; Millard Veit to Kate C Boyer, 54 Harrison, East Orange, NJ; mtg \$22,000; July 26; July 31 12; A\$11,500-26,000. nom

Broadway, 3631-7 (7:2096-34), sec 150th (No 600), 99.11x125, 6-sty bk tnt & str; Cascade Realty & Constn Co to Annie C Grant, 137 W 122; mtg \$225,000; July 24; July 27 12; A\$112,000-P250,000. nom

Broadway, 2741-7, see West End av, 920-4.

Broadway, s/wc, 151st, see Bway, 3641.

Broadway, 3641 (7:2097-23-27 & 40), n/wc 150th (No 601) 199.10 to ss 151st (No 600) x 225, 4-sty bk asylum; Hebrew Sheltering Guardian Society of NY, a corp, to Ellen Y Scott, 17 Reade, Jersey City, NJ; mtg \$225,000; May 1; Aug 12; A\$92,000 & exempt-92,000 & exempt.

Broadway, 3641, 150TH st, 601 W, & 151ST st, 600 W; Ellen Y Scott to Bway, 150-151 St Co, a corp, 128 Bway; mtg \$225,000; Aug 12. O C & 100

Broadway, 2321-31 (4:1232-5 1/2-12), n/wc 84th st (Nos 251-65), 102.5x140.7x102.2x 133.5, 7 3-sty bk dwgs, 3-sty bk tnt & str & 2-sty bk tnt & str; Bendheim Constn Co to West 84th St Realty Co, a corp, 52 William; mtg \$335,000; July 31; Aug 12; A\$209,000-246,500. O C & 100

Broadway, 290-4 (1:154-1), nec Reade (Nos 32-4), —x—, 15-sty bk & str on ce & str bldg, Dun Bldg; A\$575,000-1,200,000; also 41ST ST E, ss, bet Park & Lex av, stable; also MADISON AV, 261 (3:868-54); sec 39th, —x—, 4-sty & b stn dwg; A \$169,000-203,000; also 164TH ST E (10:2621), Bronx; also PROPERTY at Narragansett Pier, RI; also INTEREST in business of R G Dun Mercantile Agency; also all other property, real, personal & mixed; deed of trust; Geo Douglass & Susan D, his wife, of Milwaukee, Wis, to Geo P Miller, Geo A Douglass & Clarence L Dillon, all at Milwaukee, Wis, in trust the legacies, etc, which Geo Douglass now has or is entitled to under will of Robt G Dun, decd; AT for benefit of party 1st part & their children; AL; Dec 5 10; July 27 12. gift

Convent av, 315 (7:2050-21), es, 459.6 n 141st, 20x100, 3 & 4-sty & b bk dwg; Wm H Dennis to Helen Vetter Inc, a corp, at Manhasset, LI; mtg \$15,000 & AL; July 24; July 31 12; A\$9,500-19,000. nom

Lenox av, 654 (6:1740-69), sec 143d, 24.11 x85, 1-sty bk str; Mortimer S Brown, ref, to Kath H Schaeffler, at Huntington, LI; FORECLOS July 25; July 27 12; A\$16,700-21,000. 13,000

Lexington av, 1563, see Lex av, 1565.

Lexington av, 1651 (6:1632-22-23), nec 104th (Nos 151-5), runs e95xn100.11xw25x s75.11xw70 to av xs25 to beg; 2 5-sty str tnts, str, on cor; Chas Roffmann to Henry Roffmann, 231 2 av; 1/2 pt; QC; mtg \$25,000; July 25; July 26 12; A\$27,000-47,000. O C & 100

Lexington av, 1565 (6:1627-50), sec 100th (No 152), 25.11x95, 5-sty bk tnt & str; A\$21,000-36,000; also LEXINGTON AV, 1563 (6:1627-51), es, 25.11 s 100th, 25x95, 5-sty bk tnt & str; A\$12,000-23,000; Henry Roffmann to Chas Roffmann, 345 W 55; 1/2 pt; QC; mtg \$34,000; July 24; July 26 12. O C & 100

Lexington av, 169 (3:886-26), es, 87.9 s 31st, 21.11x100, 3-sty & b stn dwg; Eliz McColgan widow to Mary E McColgan, 169 Lex av; B&S & correction deed; May 22; July 26 12; A\$24,000-30,000. gift

Lexington av, 606-14 (5:1307-56-59), s/wc 53d (No 122), 100.5x103, 3 5-sty bk & str tnts; Louis Ettlinger to Young Women's Christian Assn, 118 E 28; mtg \$108,000; July 26; Aug 12; A\$101,000-157,000. O C & 100

Madison av, 261 (3:868-pt lt 54), sec 39th, 26.6x100, 4-sty & b stn dwg; also 39TH ST (3:868-pt lt 54), ss, 100 e Mad av, 15x26.6; vacant; Geo Douglass et al as TRSTE to Herbert Parsons, 115 E 72, & Louis F Doyle, 48 W 59, as joint tenants; 1-10 pt; July 1; July 27 12; A\$169,000-203,000. nom

Madison av, 814 (5:1383-pt lt 15), ws, 42.5 n 68th, runs n 29xw31xn49x49x19.6 xe40xs13.6xe40 to beg, 5-sty & b bk dwg; also INTERIOR LOT (5:1383-pt lt 15), 80W Mad av & 55.11n 68th, runs w25xn19.6xe25 xs19.6 to beg; Eliz L M, wife Harold Godwin, to 11 E 68th st, a corp; July 22; July 26 12; A\$68,000-90,000. O C & 100

Madison av, 816 (5:1383-17), ws, 71.5 n 68th, runs n29xw82.5xs25xe51.5xs4xe31 to beg, 5-sty & b bk dwg; Galbraith & Marquand Ward et al to 11 E 68th St a corp, 340 Mad av; AT; July 18; July 26 12; A\$72,500-95,000. 100,000

Madison av (5:1383-pt lt 17), ws, 71.3 n 68th, a strip, runs w31xn4.5wx9xn0.1 1/2xe 49xsix31 to av xs0.1 1/2 to beg; Allan Marquand et al EXRS Henry G Marquand, to 11 E 68th St, a corp, 340 Mad av; July 22; July 26 12; \$ ——. 50

Madison av, 2034 (6:1754-15), n/wc 129th, 18x75, 3-sty & b stn dwg; Wm Kern to Jno H Wynn, 501 Court, Bklyn; mtg \$20,700 & AL; June 10; July 31 12; A\$13,000-17,000. O C & 100

Madison av, 261, see Bway, 290-4.

Manhattan av, 349 (7:1849-14), s/wc 115th (No 350), 27x92, 5-sty bk tnt; Francis L Patton, Jr, ref, to Florence Gardner, 514 W 114; FORECLOS July 2; July 29; July 30 12; A\$26,000-43,000. 32,050

Morningside av W, 50-3 (7:1867-59), n/wc 115th (No 401), 100.11x85, 6-sty bk tnt; Kaw Realty Co to Albt Mollineux at E Orange, NJ; mtg \$187,000; July 15; July 30 12; A\$100,000-195,000. O C & 100

Nagle av (8:2171-12), cl, 430 sw from cl Ellwood, runs se250xsw100xnw250 to cl of av xnel100 to beg, except part for av, vacant; Sumner Deane to Peter J Shields, 65 Prospect pl; 1/2 pt; mtg \$23,750; July 12; July 31 12; A\$20,000-20,000. O C & 100

Park av, 1230 (5:1507-37), ws, 75.6 s 96th, 25.2x100, 5-sty bk tnt; Ettie Elias to Bernard A Ottenberg, 495 West End av; mtg \$27,000; July 29 12; A\$21,500-32,000. O C & 100

Riverside dr, 745-9 (7:2098-53), sec 152d (No 622), runs e140xs99.11xw — to dr xn — to beg, 6-sty bk tnt; Manuel Blumenstiel, ref, to Sylvester L Benz, 2166 Aqueduct av; mtg \$250,000 & AL; FORECLOS July 18; July 29; A\$118,000-270,000. 5,000

Seaman av, n/wc 215, see 215th W, n/wc Seaman av.

Sherman av, 127-35 (8:2224); consent to assn rents from Aug 12 to Jan 15; Hanover Realty & Constn Co to Alton T Roberts; July 30; Aug 12.

St Nicholas av (7:1959-54), sec 135th (No 318), 24x100, 5-sty bk tnt; mtg \$34,000; A \$23,000-38,000; also ST NICHOLAS AV, 490 (7:1959-56), es, 24 s 135th, 36.5x100, 5-sty bk tnt; mtg \$28,000; A\$23,000-37,000; Caroline A Buhler individ & EXTRX Wm Buhler to Chas A MacPherson, 7 5 av; B&S; June 20; July 30 12. O C & 100

St Nicholas av (8:2166-33), s/wc 186th, 157.2x300 to es Wadsworth av x155.2 to 186th st x300; vacant; Chas J Buttery to Saxonia Constn Co, a corp, 65 Hamilton ter; mtg \$130,000; July 30; Aug 12; A\$155,000-155,000. nom

St Nicholas av (8:2166-pt lt 33), s/wc 186th, 157.2x100x155.2x100, vacant; Saxonia Constn Co to Bendheim Constn Co, a corp, 128 Bway; mtg \$65,000; July 31; Aug 12; A\$ ——. O C & 100

St Nicholas av, 1341-9 (8:2144-45), n/wc 147th (No 601), 94.11x100, 6-sty bk tnt & str; Melvin Realty Co to Bertha Heindelberger, 272 W 90; mtg \$155,000; July 30; Aug 12; A\$63,000 ——. O C & 100

St Nicholas av, s/wc, 157th, see 167th W, s/wc Aud av.

St Nicholas av, 1332-8, see St Nich av, 1320-30.

St Nicholas av, see 167th, see 167th W, s/wc Aud av.

St Nicholas av, 1320-30 (8:2133-30), nec 176th, 99.11x100, 6-sty bk tnt; A\$65,000-185,000; also ST NICHOLAS AV, 1332-8 (8:2133-34), sec 177th, 99.11x100, 6-sty bk tnt; A\$65,000-185,000; also HOUSTON ST, 65-7 W (2:515-23), s/wc Wooster (No 159-61), 50x95, 12-sty bk loft & str bldg; A\$70,000-P72,000; Fluri Constn Co to John Whalen, 458 W 155; Frank J Begen, 1330 St Nicholas av, Michl J Martin, 161 W 231st, & Wm Rawling, 260 Riverside dr; B&S; AL; July 8; July 29 12. nom

St Nicholas av, 1516, on map 1524-6 (8:2157-70), es, 58 n 186th, 42x100, 5-sty bk tnt & str; Donald Robertson to Eliza C Pike, 67 Halstead, East Orange, NJ; AL; July 18; July 31 12; A\$20,000-46,000. O C & 100

St Nicholas av, 490, see St Nich av, sec 135th.

St Nicholas av (7:1959-54), sec 135th (No 318), 24x100, 5-sty bk tnt; mtg \$28,000; A\$23,000-38,000; also ST NICHOLAS AV, 490 (7:1959-56), es, 24 s 135th, 36.5x100, 5-sty bk tnt; mtg \$26,500; A\$23,000-37,000; Chas A MacPherson to Caroline A Buhler, at Manhasset, LI; B&S; June 24; July 31 12. nom

St Nicholas av, 490, see St Nich av, sec 135.

Wadsworth av, see 186th, see St Nich av, s/wc 186th.

Wadsworth av, see 186th, see St Nich av, s/wc 186th.

West Bway, 95-9, see 167th W, s/wc Aud av.

West Broadway, 174 (1:179-38), ws, 50 n Worth, 25x50, 1-sty bk str; Eugene N Robinson, ref, to St Johns Park Realty Co, 50 Pine st; FORECLOSED & drawn July 30; Aug 12; A\$16,000-16,500. 12,600

West End av, 879 (7:1890-24), s/wc 103d (No 300), 20.11x79.3, 4-sty strn dwg; Emil W Klappert to Henry B Wesselman, 875 West End av; 1/2 pt; AL; May 12 10; July 29 12; A\$25,000-37,000. O C & 100

West End av, 877 (7:1890-23), ws, 20.11 s 103d, 20x79.3, 3-sty & b bk dwg; Henry B Wesselman to Emil W Klappert, 873 West End av; 1/2 pt; AL; Sept 5 11; July 29 12; A\$16,000-23,000. O C & 100

West End av, 533 (4:1247-34), ws, 122.2 n 85th, 20x100, 4-sty & b bk dwg; Marianna Gilsey to Chester A Braman, 539 West End av; July 11; July 26 12; A\$20,000-31,000. O C & 100

West End av, 611 (4:1250-96), ws, 82 s 90th, 18x90, 4-sty & b stn dwg; Edith L Lichtenstein to Robt Reis, 609 West End av; mtg \$16,000; July 27; July 30 12; A\$16,000-27,000. O C & 100

West End av, 54 (4:1153-61), sec 62d (No 252), 25.5x100, 5-sty bk tnt & str; Henry J Goldsmith, ref, to Johanna Bach, at Atlantic City, NJ; FORECLOS July 25; Aug 12; A\$12,000-24,000. 16,000

West End av, 920-4 (7:1877-1), nec 105th, 100.11x150 to ws Bway (Nos 2741-7) x109.4x192.3, 2-sty bk stable & 3-sty fr dwg; Harry Schiff to West 82d St Realty Co, a corp, 52 William; July 29; Aug 12; A\$265,000-270,000. nom

1ST av, 1192, on map 1195 (5:1439-28), ws, 50.5 s 65th, 25x90, 5-sty strn tnt & str; Mayer Goldschmidt to Moritz Dattner, 1134 1 av; mtg \$23,000; July 25; July 26 12; A\$12,000-23,000. nom

1ST av, 142 (2:436-3), es, 50 s 9th, 25x 80, 4-sty bk tnt & str; Hubert B Mundorff to Geo Mundorff, 1977 Morris av; AT; Mtg \$16,000; July 25; July 26 12; A\$18,000-23,000. nom

1ST av, 123 (2:449-34), ws, 77.6 n 7th, 20x50, 4-sty bk tnt & str; CONTRACT; Mary Nurse to Aaron Stiber, 26 Av A; mtg \$15,000; July 19; July 31 12; A\$11,000-17,000. 18,200

2D av, 1314 (5:1444-2), es, 25.5 n 69th, 25x74, 5-sty strn tnt & str; Chas J Smith to Wm J Smith, 1314 2 av; mtg \$14,000; July 31 12; A\$12,000-22,000. O C & 100

3D av, 2061-3 (6:1662-47-48), sec 113th (No 200), 40.11x69, 2 4-sty bk tnts & str; Eugenia Van Der Emde et al, EXRS & Reinhold Van Der Emde, to Eugenia Van Der Emde, 2408 Webb av; mtg 30,000; July 1; July 26 12; A\$29,000-39,000. 42,000

4TH av, 414 (3:858-41), ws, 83.5 s 29th, 20 x78, 4-sty strn tnt & str; Farmers Loan & Trust Co TRSTE Marianna C Cobb, will Robt I Brown Sr to Irvel Realty Co, a corp, 37 Liberty; July 31; Aug 12; A\$55,000-60,000. 68,000

4TH av, 416 (3:858-42), ws, 63.5 s 29th, 20x78, 4-sty strn tnt & str; Orella D Brown et al EXRS & Robt I Brown to Irvel Realty Co, a corp, 37 Liberty; July 31; Aug 12; A\$55,000-60,000. O C & 100

4TH av, 416; Udetta D & Stanley D Brown to same; QC; June 29; Aug 12.

4TH av, 416; Kenneth D Brown to same; QC; July 5; Aug 12.

4TH av, 418 (3:858-43), ws, 43.5 s 29th, 20x78, 4-sty strn tnt & str; Julia D Brown & ano EXRS & Elias G Brown to Irvel Realty Co, a corp, 37 Liberty; July 5; Aug 12; A\$55,000-60,000. O C & 100

4TH av, 329-31 (3:880-4-5), es, 60 n 24th, 38.9x83, 2 3-sty bk loft & str bldgs, with 2 1-sty exts; Almy G Gallatin to Realty Holding Co, a corp, 907 Bway; B&S; May 6; Aug 12; A\$105,500-114,000. nom

4TH av, 415-19 (3:884-84-86), sec 29th (No 100), 60.9x84.2; 3 4-sty bk tnts & str & 1-sty bk str; Almy G Gallatin to Hyman Adelstein, 110 W 86, & Abram Avrutine, 1980 7 av; B&S; May 6; Aug 12; A\$195,000-212,000. nom

5TH av, 1440 (6:1601-33), n/wc 117th (No 1), 25.11x100, 5-sty bk tnt & str; Annie C, wife & Wm Grant, to Cascade Realty & Constn Co, 600 W 150; July 24; July 29 12; A\$36,000-58,000. nom

5TH av, 882 (5:1384-72), es, 66.11 s 70th, 30x175; vacant; Edw J Loughman et al to August Heckscher, at Huntington, LI; 2-3 pt; B&S; AL; July 26; July 27 12; A\$270,000-270,000. O C & 100

5TH av, 2165 (6:1757-3), es, 49.11 n 132d, 25x90, 5-sty bk tnt & str; Chas J Smith to Wm J Smith, 1314 2 av; mtg \$18,500; July 31 12; A\$13,000-24,000. O C & 100

7TH av, 867-71, see 142d, 505-9 W.

8TH av, 2909 (7:2047-14), s/wc 154th (No 300), 37.6x100, 6-sty bk tnt & str; Chas J Smith to Wm J Smith, 1314 2 av; mtg \$60,750; July 31 12; A\$23,000-60,000. O C & 100

8TH av, 188-90 (3:769-4), es, 75 s 20th, 30.11x100, 5-sty strn tnt & str; A\$25,000-45,000; also 9TH AV, 782 (4:1043), nec 52d (Nos 371-5), 25.5x100, 2-sty bk str & 2-4-sty bk tnts & str; A\$32,000-38,000; deed of appointment; Wm R Page as TRSTE, & c, Francis M Hullahan et al to Mary E Hullahan, 190 8 av as TRSTE as above; B&S; July 31 12. nom

9TH av, 401-3 (3:730-46-47), ws, 99.7 n 32d, 34.4x64, 2 4-sty bk tnts & str; Mary Carey & ano INDIVID & TRSTES Michl Duff to Thos A Larkin, 319 W 14; B&S; AL; July 22; Aug 12; A\$17,000-21,000. 26,000

9TH av, 401-3; Thos A Larkin to McKeon Realty Co, a corp, 80 Maiden la; Aug 12.

9TH av, 405 (3:730-48), ws, 134 n 32d, 17.2x64, 4-sty bk tnt & str; Mary E Darnody, widow, to McKeon Realty Co, a corp, 80 Maiden la; mtg \$10,000 & AL; June 15; Aug 12; A\$8,500-10,500. O C & 100

9TH av, 782, see 8 av, 188-90.
 Interior lot, 80 w Mad av & 55.11 n 68th, see Mad av, 814.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Power of atty (miscel); Fredk P Forster, 270 W 84th, to Henry Forster, 270 W 84; May 27; Aug 12.
Power of atty; Eleanor R Cushman to Haley Fiske, at Bernardsville, NJ; Apr 20'05; July 26'12.
Power of atty; Clinton W Crow to Ralph L Crow, Rye, NY; Mar 14; July 27'12.
Power of atty; Otto Horwitz to Walter J Rosenstein; July 3; July 29'12.
Power of atty; Max Marx to Ludwig Marx & Percival J H Whittaker; May 3; July 30'12.
Power of atty; Richd L Howell & Sarah J his wife to J Searle Barclay Jr & Julian H Barclay or Barclay; Dec 8'11; July 30'12;

WILLS

Borough of Manhattan.

Beekman st, 130-2 (1:97-46), nec Water, 25x54.6, 4-sty bk tnt; A\$24,000-30,000; also GOLD ST, 8 (1:69-20), es, 109.3 n Maiden lane, runs s21.1xe71.5xn27.9xw74 to beg, 4-sty bk loft bldg; A\$19,000-26,000; also PEARL ST, 295 1/2 (1:98-45), ws, 119.3 n Beekman, 17.6x99.6, 4 1/2-sty bk loft bldg; A\$15,000-21,000; also PIKE ST, 30 (1:275-39), ws, 50 s Henry, 25x85, 5-sty bk tnt; A\$15,500-27,000; also WATER ST, 229 (1:97-47), es, 25 n Beekman, runs n25.1xe93.4xs25.5xw93.2 to beg, 4-sty bk loft bldg; A\$22,000-30,000; also 3D AV, 456 (3:887-49), ws, 70 n 31st, 23.4x80, 3-sty bk tnt; A\$20,000-22,500; also 3D AV, 1684-6 (5:1523-36-37), ws, 75.6 n 94th, 50.2x100, 2-5-sty bk tnts; A\$38,000-54,000; Morris Goldstein Est; Seig Goldstein, exr, 600 West End av; atty, A Fred Silverstone, 220 Bway; Will filed June 23'12.

Gold st, 8, see Beekman, 130-2.
Pearl st, 295 1/2, see Beekman, 130-2.
Pike st, 30, see Beekman, 130-2.
Water st, nec Beekman, see Beekman, 130-2.
Water st, 229, see Beekman, 130-2.
56TH st, 154 W (4:1008-57), ss, 175 e 7 av, 25x100.5, 2-sty bk stable; A\$32,000-35,000; also 56TH ST, 27 W (5:1272-20), ns, 425 w 5 av, 25x100.5, 4-sty bk tnt; A\$77,000-97,000; Matthew C D Borden Est, Howard S Borden, exr, 22 W 73; attys, Shearman & Sterling, 55 Wall; Will filed July 11'12.

56TH st, 27 W, see 56th st, 154 W.
59TH st, 513 W (4:1151-25), ns, 175 w Ams av, 25x100.5, 5-sty bk tnt; Leonhard Vogel Est; Henrietta Vogel, extr, 235 W 116; atty, Louis W Ostervels, 200 5 av; A\$7,000-17,500; Will filed July 16'12.
72D st, 238 E, see 1st av, 1354.
74TH st, see 1st av, see 1st av, 1354.
110TH st, nec Mad av, see Mad av, 1651-5
145TH st, nwc Bway, see Bway, nwc 145th.
Bradhurst av, 31 (7:2051-145), ws, 282 s 145th, runs s18.2xw62.9xn18.1xe65.2 to beg, 3-sty bk dwg; Emma Fitch Est; Wm L Loew, exr, 2630 Bway; atty, Harold Swain, 176 Bway; A\$5,000-7,500; Will filed July 17'12.

Broadway (7:2092-26), nwc 145th, 99.11x 150; bldg under construction; Wm L Bull, Jr, Est; Fred Bull, exr, 31 E 65; attys, Wilmer, Canfield & Stone, 49 Wall; A\$180,000-180,000; Will filed July 5'12.
Madison av, 1651-5 (6:1616-21-23), nec 110th, 75.5x75, 3-5-sty bk tnts; Margaret Campbell Est, Jno B Campbell, exr, Larchmont, NY; attys, Anderson, Pendleton & Anderson, 25 Broad; A\$50,000-76,000; Will filed June 27'12.

18T av, 1354 (5:1467-47), es, 51.2 s 73d, 25.6x113, 4-sty bk tnt; A\$13,000-20,000; also 18T AV, 1382-4 (5:1468-45-46), see 74th, 51.2x113, 2-6-sty bk tnts; A\$33,000-90,000; also 72D ST, 238 E (5:1426-33), ss, 200 w 2 av, 16.8x102.2, 3-sty bk dwg; A\$8,000-11,500; Adolph Pechner Est, Albt Winternitz, exr, 237 E 72; atty, Myron Sulzberger, 38 Park Row; Will filed June 26'12.

18T av, 1382-4, see 1st av, 1354.
3D av, 456, see Beekman, 130-2.
3D av, 1684-6, see Beekman, 130-2.

CONVEYANCES.

Borough of the Bronx.

Berrian st, 370 (*), es, 75 s 178th, 25x 100; Benj Jackson, ref to Jos Diamond, 1139 Wyatt; FORECLOS, June 28; July 29; July 30'12; **1,200**
Cannon pl, ws, 25.7 n 238th, see Bailey av, es, 29.10 n 238th.
Cannon pl, ws, 51.2 n 238th, see Bailey av, es, 58.5 n 238th.
Cannon pl, ws, 76.4 n 238th, see Bailey av, es, 85.10 n 238th.
Cannon pl, ws, 102 n 238th, see Bailey av, es, 111 n 238th.
Cannon pl (12:3263), swc Bailey av, —x 91.6x25x—, vacant; Adam Wiener, ref, to Else G Isaacs, 530 W 157; PARTITION; June 8 & 10; July 23; July 26'12. **1,500**

Cannon pl (12:3263), ws, abt 25 s Bailey av, 27.3x80.6x25x91.6; Adam Wiener, ref, to Mary Banks, 64 Emmett, Newark, N J; PARTITION; June 8 & 10; July 18; July 29'12. **850**
Cannon pl (12:3263), es, 793.5 n 238th, 29.7x110.6x19.9x116.3, vacant; Adam Wiener, ref, to Michl Arra, 202 E 114; PARTITION; June 8 & 10; July 19; July 29'12. **1,000**

Cannon pl (12:3263), ws, abt 406.4 s Bailey av, 25x89.7x25.5x94.7, vacant; Adam Wiener ref to Edna Abrahams, 1600 Bway PARTITION; June 8 & 10; July 23; July 29'12. **1,150**

Cannon pl (12:3263), ws, abt 431.4 s Bailey av, 25x84.7x25.5x89.7, vacant; Adam Wiener ref to Bella Salomon, 445 W 153; PARTITION; June 8 & 10; July 23; July 29'12. **1,150**

Cannon pl, nwc 238th, see Bailey av, nec 238th.

Cannon pl (12:3263), es, 576.9 n 238th, 102x121x102x117, vacant; Adam Wiener, ref to Diedrich Tietjen, 601 9 av; PARTITION; June 8 & 10; July 17; July 31'12. **4,200**

Carroll la (Dorsey) (*), es, 250 ne Green la, 25x100; Eida E Shaffer to Baxter Howell Bldg Co, a corp, 120 Westchester sq; AL; July 1; July 29'12. O C & 100

Chisholm st, 1346 (11:2972), see Jennings (No 800), 25x75, 5-sty bk tnt & str; Edna M Stoecker to Lillie H Pell, 258 W 103d or 100th; mtg \$22,000 & AL; July 29; July 30'12. O C & 100

Clarke pl, 16 (11:2839), ss, 214.9 e Jerome av, 25x100, 1-sty & b fr dwg; Jno Steinmetz to Emma Steinmetz, 16 Clarke pl; July 8; July 30'12. nom

Connor st, nwc Rombouts av, see Rombouts av, nwc Connor.

Dock st, nwc Thomas, see Thomas, nws, 190.10 sw from Public.

Dock st (*), sws, 300 se Thomas, runs se100xsw47.11xw67.3 & 115.1xne157.1 to beg, Westchester; Geo K Wiswell to E S Prince Co, Inc, 1870 Webster av; mtg \$5,000; July 19; July 27'12. O C & 100

Elsmere pl, 854, on map 852 (11:2966), ss, 353.3 w So Blvd, 40x100, 5-sty bk tnt; Leo Leventritt, ref, to Alice P Butman, 410 W 115, ADMRX Jas D Butman; FORECLOS July 17; July 26'12. **28,500**

Elsmere pl, 807 (11:2956), ns, 200 w Marmion av, 25x100, 2-sty fr dwg; Pauline Cahn to Chas Lehnhoff, 222 E 178; July 23; July 29'12. O C & 100

Fulton st (*), ws, 175 n 236th, Eastchester, 50x100, Jacksonville; Henry A Garrison to Dan Shevland, 31 Mad; AL; July 27; July 29'12. nom

Fulton st (*), same prop; Dan Shevland to Henry A Garrison & Mary A his wife, 4321 Richardson av, tenants by entirety; AL; July 27; July 29'12. nom

Gale pl (12:3252), ss, 225 w Bailey av, 18.6x100x38.9x100, vacant; Adam Wiener, ref, to Geo F Simpson, 400 Convent av; PARTITION; June 8 & 10; June 23; July 26'12. **1,950**

Gale pl, swc Bailey av, see Bailey av, s w Gale pl.

Gale pl, nwc Bailey av, see Van Cortlandt Pk S, swc Bailey av.

Gale pl, ns, 111.1 w Bailey av, see Van Cortlandt Pk S, ss, 75 e Gale pl.

Graham sq, nws, at nes Lawrence av, see Lawrence av, nes, at nws Graham sq.
Hall pl, 1039 (10:2691), ws, abt 528 s 167th, 28.1x102.9x18.7x106.6, 2-sty fr dwg; Wilgus Realty Co to Giovannina Bruni, 747 E 152; mtg \$2,750 & AL; July 29; July 30'12. O C & 100

Hoffman st, 2419-21 (11:3056), ws, 104.7 s 188th, 50x96.11, 5-sty bk tnt; Auletta & Co to Amelia Auletta, 17 1st, Yonkers, NY; mtg \$39,650; July 26; July 30'12. O C & 100

Hoffman st (11:3065), es, 275.10 n 184th, 34x119.8, 2-sty stn rear bldg; Guisepe Porrello to Giuseppe Borrello, of the late Simone, 2358 Hoffman; B&S; Feb 5; July 31'12. O C & 100

Jennings st, 800, see Chisholm, 1346.

Kelly st, 887-91 (10:2702), nws, 73 sw Intervale av, 66.8x100, 2 4-sty bk tnts, Saml Epstein to Henry Hornstein, 784 Kelly; mtg \$39,000; July 24; July 29'12. O C & 100

Kelly st, 846-50, see Kelly, 826.

Kelly st, 859-67 (10:2702), ws, 449.4 n Longwood av, 100x100; 3-4-sty bk tnts; re mtg; Margt Knox to Longvale Constn Co, a corp, 836 Westchester av; QC; July 30; July 31'12. **6,000**

Kelly st, 859-67; Longvale Constn Co to S K B Realty Co, a corp, 74 Bway; mtg \$51,000; July 30; July 31'12. nom

Kelly st, 827 (10:2702), ws, 146 n Longwood av, 40x100, 5-sty bk tnt; Longvale Constn Co to S K B Realty Co, a corp, 74 Bway; mtg \$28,000; July 30; July 31'12. nom

Kelly st, 826 (10:2710), es, 150 n Longwood av, 40x100, 5-sty bk tnt; re mtg; Geo F Johnson to Longvale Constn Co, a corp, 836 Westchester av; QC; July 29; July 31'12. **2,000**

Kelly st, 826 (10:2710), es, 150 n Longwood av, 40x100, 5-sty bk tnt; also KELLY ST, 846-50 (10:2710), es, 350 n Longwood av, 80x100, 2-5-sty bk tnts; Longvale Constn Co to S K B Realty Co, a corp, 74 Bway; mtg \$82,000; July 30; July 31'12. nom

Light st, swc Rombouts av, see Rombouts av, nwc Connor.

Loring pl, 2226 (11:3224), es, 387.8 n 181st, now University av, 79.4x127.11x77.11x113.5, 2-sty fr dwg; Oscar T Mackey to Alice A Smith, 2226 Loring pl; mtg \$19,500; July 22; July 27'12. nom

Marian st, see Becker av, see Av A, ss, 481 e 3d.

Marian st, es, 300 n Becker, see Av A, ss, 481 e 3d.

Mayle st, es, 100 s 1 av, see Av, ss, 481 e 3d.

Newell st, es, 300 s Eliz, see Av A, ss, 481 e 3d.

Parker st or av (*), es, 143 n Westchester av, 25x100; Seewacha Constn Co to Baxter Howell Bldg Co, a corp, 2283 Westchester av; AL; July 1; July 29'12. O C & 100

Review pl (12:3271), es, 81.5 s Van Cortlandt Pk S, 25x100, vacant; Adam Wiener, ref, to Ida Karger, 403 6 av; PARTITION; June 8 & 10; July 23; July 26'12. **1,900**

Review pl (12:3271), es, 106.5 s Van Cortlandt Pk S, 25x100, vacant; Adam Wiener, ref, to Harry Isaacson, 512 E 145; PARTITION; June 8 & 10; July 23; July 26'12. **1,900**

Review pl, see Van Cortlandt Pk S, see Van Cortlandt Pk S, see Review pl.

Review pl (12:3271), ws, 100 n 238th, 50 x100, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June 8 & 10; July 23; July 29'12. **4,000**

Simpson st (10:2724), ws, 287.8 s Westchester av, —x— (owned by party 2d part); also SIMPSON ST (10:2724), ws, adj above on north (owned by party 1st part); party wall agmt; Simpson Constn Co with Chas Riley, 112 W 121; July 8; July 26'12. nom

Stevenson pl, nec Sedgwick av, see Sedgwick av, nec Stevenson pl.

Stevenson pl, swc Sedgwick av, see Sedgwick av, swc Stevenson pl.

Tacoma st, nwc Commonwealth av, see Commonwealth av, nwc Tacoma.

Teasdale pl, ns, 425 w Trinity av, see 164th E, ss, 425 w Trinity av.

Thomas st (*), nws, 190.10 sw from the Public, runs sw287.10xne288.3xse13.3 to beg, being lot 25, map Bowne property, Westchester; also DOCK ST, nwc Thomas, runs se100xsw147.5xw10.11 & 89.7xne137.11 to beg, being lots 23 & 24, same map; Helen A Pultz to Baisley & Watson, Inc, a corp, 2614 Aqueduct av; B&S; July 29'12. O C & 100

Thomas st, nwc Dock, see Thomas, nw s, 190.10 sw from Public.

Van Cortlandt Pk S (12:3252), see Gouverneur av, 26x100.5x25x93, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June 8 & 10; July 23; July 26'12. **2,350**

Van Cortlandt Pk S (12:3252), see Bailey av, 26x101.11x25x94.6, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June 8 & 10; July 23; July 26'12. **2,350**

Van Cortlandt Pk S (12:3252), swc Gouverneur av, 26x121.3x25x128.7, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June 8 & 10; July 23; July 26'12. **2,850**

Van Cortlandt Pk S (12:3252), ss, 78 e Gouverneur av, 26x122.7x25x115.3, vacant; Adam Wiener, ref, to Mary L Willard, 13 E 77; PARTITION; June 8 & 10; July 17; July 26'12. **2,000**

Van Cortlandt Pk S (12:3252), ss, 100 w Gale pl, 50x100, vacant; Adam Wiener, ref, to Geo C Hesselbach, 3507 Bailey av; PARTITION; June 8 & 10; July 20; July 26'12. **3,800**

Van Cortlandt Pk S (12:3271), see Review pl, 100.6x93.4x100x81.5, vacant; Adam Wiener, ref, to Patk C Jameson, 139 Montague, Bklyn; PARTITION; June 8 & 10; July 17; July 26'12. **9,600**

Van Cortlandt Pk S (12:3252), swc Norman av, 104x97.6x100x127.3, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June 8 & 10; July 23; July 26'12. **7,400**

Van Cortlandt Pk S, ss, at nws Albany rd, see Albany rd, nws at ss Van Cortlandt Pk S.

Van Cortlandt Pk S (12:3252), ss, 175 w Gale pl, 25x100, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June 8 & 10; July 23; July 29'12. **2,000**

Van Cortlandt Pk S (12:3271), ss, 75 e Putnam av, 25x103.3x25x109.3, vacant; Adam Wiener, ref, to Mabel M Pfaff, 418 W 124; PARTITION; July 22; July 29'12. **2,700**

Van Cortlandt Pk S (12:3252), swc Gale pl, 100x100, vacant; Adam Wiener, ref, to Margt Amsler, 281 8 av; PARTITION; June 8 & 10; July 20; July 29'12. **8,200**

Van Cortlandt Pk S (12:3252), ss, 475 e Gale pl, 25x112.6 to Gale pl x26x105.1, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June 8 & 10; July 23; July 29'12. **2,200**

Van Cortlandt Pk S (12:3252), swc Bailey av, 149.2x112.6 to Gale pl x111.1 to Bailey av x150.2, vacant; Adam Wiener, ref, to Chas C Bluh, 868 Willoughby av, Bklyn; PARTITION; June 8 & 10; July 22; July 29'12. **15,400**

Van Cortlandt Pk S (12:3271), swc Putnam av, 134.7x115x92.4x127.7, vacant; Adam Wiener, ref, to Ford Craw Co, a corp, 38 W 26; PARTITION; June 8 & 10; July 17; July 29'12. **10,700**

4TH st (*), ns, 405.4 e Green la, 25x 100; Anna Prazak to Emil Prazak, 27 3d st, Elizabeth, NJ; Sept 30'08; July 27'12. O C & 100

134TH st, 450 E (9:2278), ss, 495.6 e Willis av, 17.10x100, 2-sty & b bk dwg; Isidor Fleckenstein to Jos F Cashman, 252 E 51; mtg \$3,500; July 30; July 31'12. O C & 100

137TH st, 260 E, see Lincoln av, 191-7.

141ST st, 484 (680 E) (9:2285), ss, 784 e Willis av, 37.6x100, 5-sty bk tnt; Margt E Weill to Deer Realty Co, a corp, 345 Willis av; mtg \$30,000; July 31; Aug 12. O C & 100

147TH st, 548 E, see St Ann's av, 481.
160TH st, 419-21 E (9:2382), ns, 174.8
 w Elton av, runs n75xw25.3xn25xw22xsl100
 to st, x47.3 to beg, 2-sty fr dwg & 3-sty
 fr int; Abr Shapiro to Jos Morgan, 590 E
 135; mtg \$11,500 & AL; July 29; Aug 12.
 O C & 100
164TH st E (10:2621), ss, 425 w Trinity
 av, 100x200 to ns Teasdale pl, vacant; Geo
 Douglass et al TRSTES under deed of
 trust to Herbert Parsons, 115 E 72 &
 Louis F Doyle, 48 W 59, as joint tenants;
 1-10 pt; July 1; July 27'12. nom
164TH st E, see Bway, 290-4, Manhat-
 tan.
168TH st, 580 E (10:2611), ss, 105.2 w
 Franklin av, runs s79.3xe29xns2.2 to st, x
 w35.6 to beg, 2-sty & b fr dwg; Frank
 Rawlings EXR, & C, Francis Bourne to
 Wm F Hopwood, 768 E 168; AL; July 31;
 Aug 12. 6,250
169TH st, 353 E (11:2783), ns, 19.10 e
 Findlay av, 19.11x90 2-sty fr dwg; Louise
 Withey to Hedwig A Montoske, 414 E
 170; mtg \$4,700 & AL; July 31; Aug 12.
 nom
173D st E (*), ws, 381 s Gleason av, 50
 x100; Lizzie & Hugh O'Keefe to Frank
 Keegan, 430 E 13; mtg \$1,150; Aug 12.
 O C & 100
175TH st, 657 E, see Belmont av, 1808.
175TH st E, nwc Southern blvd, see
 Southern blvd, nwc 175th.
175TH st, 109 E (11:2825 & 2826), ns,
 112.1 e Walton av, runs n100xe4.6xse24.5x
 s78.11 to st xw17 to beg, 2-sty fr dwg;
 Inland Holding Co to Jas Ellicott, 2103 3
 av; mtg \$4,000; July 25; July 26'12.
 O C & 100
175TH st, 109 E; Jas Ellicott to Elwin
 F J Carpenter, 107 E 175; mtg \$4,000; July
 25; July 26'12. nom
179TH st, 621 E (11:3069), nwc Hughes
 av (No 2013), 86.8x28.11x85.8x41.11, 5-sty
 bk int & str; Jno O'Leary to O'Leary
 Realty & Constn Co, a corp, 551 E 167;
 mtg \$29,000; July 25; Aug 12. O C & 100
179TH st, 621 E; O'Leary Realty &
 Constn Co to Cordt H Dreyer & Margare-
 tha A his wife, 1847 Bathgate av, ten-
 ants by entirety; mtg \$29,000; July 25;
 Aug 12. O C & 100
180TH st, 770 E (11:3109), ss, 100.3 e
 Prospect av, 25x100, 1-sty bk str; Tim-
 othy F Sullivan to Walter E Phelps, 2731
 Creston av; mtg \$8,000; July 23; July 27'12.
 O C & 100
180TH st, 772 E (11:3109), ss, 125.3 e
 Prospect av, 25x100, 1-sty bk str; Tim-
 othy F Sullivan to Wm J Williamson at
 Plandome Park, LI, & Harry C Bryan, 600
 E 164; mtg \$8,000; July 22; July 26'12.
 O C & 100
181ST st E, nec Arthur av, see Arthur
 av, 2130.
181ST st, 712 E (11:3096), ss, 102.1 e
 Crotona av, 32.2x140.2, 3-sty bk int; Wm
 Greenberger to Cath Schmitt, 100 7th;
 mtg \$13,200; July 31; Aug 12. nom
182D st, 440 E, see Park av, 2474.
182D st E, swc Belmont av, see Hughes
 av, 2170.
182D st, 650 E, see Hughes av, 2170.
182D st, 646 E, see Hughes av, 2170.
184TH st E, nwc Arthur av, see Arthur
 av, nwc 184.
184TH st E, swc Bassford av, see Wash
 av, sec 184.
184TH st E, see Wash av, see Wash
 av, sec 184.
187TH st, 530 E, see Bathgate av, 2386.
204TH st E, late Woodlawn rd (12:3349)
 es, 52.3 s Hull av, 26.1x111.7x25x103.11, vac-
 ant; Edw J Owens to Chas J Byrnes, 18
 Garfield, Yonkers, NY; AL; July 31'12.
 O C & 100
208TH st E (12:3326), es, 44.9 s Kossuth
 pl, 26x82.11x25x91.4, vacant; Ida Hillmann
 to Anna Werner at Babylon, LI; B&S;
 July 27'12. nom
219TH st E (*), sws, 200 nw Bronxwood
 av, 100x200 to 220th; also 219TH ST E
 (*), nes, 200 nw Bronxwood av, 100x200
 to 4 av; re mtg; Matilda A & Eliza S Gil-
 lespy to Monatiquet Real Estate Co of N
 Y, 154 Nassau; QC; July 10; July 31'12.
 1,200
219TH st E (*), sws, 200 nw Bronxwood
 av, 100x200 to 220th; also 219TH ST E
 (*), nes, 200 nw Bronxwood av, 100x100;
 Monatiquet Real Estate Co of N Y to
 Andw Mancini, 187 Kingsbridge rd, Mt
 Vernon, NY; AL; July 1; July 31'12.
 O C & 100
219TH st E, nes, 200 nw Bronxwood av,
 see 219th st E, sws, 200 nw Bronxwood
 av.
220TH st E, ns, 200 nw Bronxwood av,
 see 219th st E, sws, 200 nw Bronxwood
 av.
220TH st E (*), ns, 280 w Bronxwood
 av, 25x114, Wakefield; Stella Krol to Jos
 Krol, 851 E 220; 1/2 pt; July 16; July 30'12.
 nom
223D st E (*), see Barnes av (4th st),
 105x57, Wakefield; Jos Morgan to Herman
 Realty Co, 302 Bway; AL; July 31; Aug 12
 O C & 100
226TH st E (*), ns, 305 w Barnes av,
 100x114, Wakefield; Michl Daly to Penelope
 V Daly his wife, 1319 7th, N W,
 Washington, DC; Mar 18; July 26'12. nom
229TH st E (*), ss, 205 e Barnes av, 50
 x114, Wakefield; M Kath Wadick & ano
 to Jos J Wadick, 816 E 231; July 31; Aug
 1'12. nom
229TH st E (*), ss, 205 e Barnes av, 25
 x114; Jos J Wadick to M Kath Wadick,
 816 E 231; July 31; Aug 1'12. nom
229TH st E (*), ss, 230 e Barnes av,
 25x114; Jos J Wadick to Mabel B Murphy,
 1267 Webster av; July 31; Aug 1'12. nom

236TH st E (*), sec Carpenter av, 114.6
 x105, Wakefield; Chas F King to Veritas
 Realty Co, 160 Bway; QC; July 22; July 27
 '12.
236TH st, 281 E, see 238th, 238 E.
236TH st, 243 E, see 238th, 238 E.
237TH st E, nec Oneida av, see 238th,
 238 E.
238TH st W (12:3262), sws, 181.7 se & s
 on curve fr Albany rd, 29.7x78.3x25x62.3,
 vacant; Adam Wiener, ref, to Theophile
 Conzelman, 461 Edgecombe rd; PARTI-
 TION; June 8 & 10; July 23; July 26'12. 1,800
238TH st W (12:3270), ss, 25 e Putnam
 av E, 50x125.7, vacant; Adam Wiener, ref,
 to Henry F A Wolf Co, a corp, 549 E 138;
 PARTITION; June 8 & 10; July 23; July 26'12.
 6,600
238TH st W (12:3270), ss, 225 e Bway,
 101.3x125.3x91x125, vacant; Adam Wiener,
 ref, to Chas D Donohue, 1 Liberty; PARTI-
 TION; June 8 & 10; July 23; July 26'12.
 20,400
238TH st W (12:3270), swc Albany rd,
 68.11x125.7x59.1x125.2, vacant; Adam Wi-
 ener, ref, to Louise Burkhard, 349 E 149;
 PARTITION; June 8 & 10; July 23; July 26'12.
 13,150
238TH st W (12:3270), swc Putnam
 W, 37.6x126.3x21x129.9, vacant; Adam Wi-
 ener, ref, to Chas D Donohue, 1 Liberty;
 PARTITION; June 8 & 10; July 23; July 26'12.
 6,500
238TH st W (12:3270), ss, 125 e Bway,
 25x111.6x25.9x105.2, vacant; Adam Wiener,
 ref, to Jos Frank, 701 W 177; PARTITION;
 June 8 & 10; July 23; July 26'12. 6,700
238TH st W (12:3270), ss, 150 e Bway,
 25x117.9x25.7x111.6, vacant; Adam Wiener
 ref, to Moses Frank, 701 W 177; PARTI-
 TION; June 8 & 10; July 23; July 26'12. 6,700
238TH st W (12:3270), ss, 175 e Bway,
 25x124.2x25.7x117.9, vacant; Adam Wiener,
 ref, to Thos L Green, 4735 Bronx blvd;
 PARTITION; June 8 & 10; July 23; July 26'12.
 4,600
238TH st W (12:3270), ss, 200 e Bway,
 25x125x25x124.3, vacant; Adam Wiener, ref,
 to Thos L Green, 4735 Bronx blvd; PAR-
 TITION; June 8 & 10; June 23; July 26'12.
 4,600
238TH st W (12:3271), nwc Albany rd,
 25x99.9x26.7x100, vacant; Adam Wiener,
 ref, to Louise Burkhard, 349 E 149; PARTI-
 TION; June 8 & 10; July 22; July 26'12.
 6,300
238TH st W (12:3270), ss, 100 e Bway,
 25x105.2x25.7x98, vacant; Adam Wiener,
 ref, to Mary A Magee, 382 St Nicholas av;
 PARTITION; June 8 & 10; July 23; July 26'12.
 6,700
238TH st W (12:3263), nes, abt 148 se
 Albany rd, 26.3x98.9x42.11x104.6, vacant;
 Adam Wiener, ref, to Narcorth Realty Co,
 a corp, 20 Nassau; PARTITION; June 8 & 10;
 July 23; July 26'12. 2,250
238TH st W (12:3263), nes, 71.7 se Albany
 rd, 19.9x167.5x51.8x148.8, vacant; Adam
 Wiener, ref, to Narcorth Realty Co, 20
 Nassau; PARTITION; June 8 & 10; July 23;
 July 26'12. 2,700
238TH st W (12:3262), ws, 118 se on
 curve fr Albany rd, 29.7x64.9x25x48.7, vac-
 ant; Adam Wiener, ref, to Julius Gray,
 454 Ft Washington av; PARTITION; June
 8 & 10; July 23; July 26'12. 1,700
238TH st W (12:3263), nes, 90 se Al-
 bany rd, 58.6x104.6x144x167.4, vacant;
 Adam Wiener, ref, to Narcorth Realty Co,
 a corp, 20 Nassau; PARTITION; June 8 &
 10; July 23; July 26'12. 7,650
238TH st W, nec Albany rd, see Albany
 rd, nec 238th.
238TH st W, nec Bway, see Bway, nec
 238th.
238TH st W, see Albany rd, see Albany
 rd, sec 238th.
238TH st W (12:3262), sws, 212.7 se Al-
 bany rd, runs nw65.9xsw25xse81.10 to st x
 nw29.8 to beg, vacant; Adam Wiener, ref
 to Jno F Morrissey, 1274 Ams av; PARTI-
 TION; June 8 & 10; July 23; July 30'12.
 2,150
238TH st, 238 E (12:3378-27), ss, 380 e
 Kepler av, —x—, 2-sty fr dwg; mtg \$4,250;
 also 239TH ST E (12:3379-44), ss, 145 w
 Katonah av, —x—, vacant; mtg \$2,500;
 also MARTHA AV (12:3393-2), sec 240th,
 —x—, vacant; mtg \$3,500; also 236TH ST,
 281 E (12:3377-63), ns, 85 w Katonah av,
 —x—, 2-sty fr dwg; mtg \$3,000; also
 236TH ST, 243 E (12:3377-83), ns, 425 e
 Kepler av, —x—, 2-sty fr dwg; mtg \$4,000;
 also 241ST ST E (12:3390-49), ns, 100 e
 Katonah av, —x—, vacant; mtg \$1,500;
 also ONEIDA AV (12:3372-1, 2, 3, 4 & 40),
 nec 237th, 100x125, vacant; mtg \$4,000; Ot-
 to P Schroeder to Jno H Prince, at Al-
 bany, NY; July 30; July 31'12. O C & 100
238TH st W (12:3270), ss, 63.2 w Put-
 nam av W, 25.7x125.3x21x125.7, vacant;
 Adam Wiener, ref to Frank L Hilton, 11
 Bentley av, Jersey City, NJ; PARTITION;
 June 8 & 10; July 23; July 29'12. 4,500
238TH st W (12:3270), sec Putnam av E,
 25x125.7, vacant; Harry P Baugeard to
 Farmers Loan & Trust Co, a corp, 22 Wm,
 in trust for Jno J Campbell et al; July 23;
 July 26'12. nom
238TH st W (12:3270), ss, 37.6 w Put-
 nam av W, 25.7x125.7x21x126.3, vacant;
 Adam Wiener, ref, to Reid Realty Corp,
 359 Canal; PARTITION; June 8 & 10; July
 23; July 29'12. 5,000
238TH st W (12:3270), sec Putnam av E,
 25x125.7, vacant; Adam Wiener, ref, to
 Harry P Baugeard, 2120 Hughes av; PARTI-
 TION; June 8 & 10; July 23; July 26'12.
 4,500
238TH st W, nec Bailey av, see Bailey
 av, nec 238th.
239TH st E, ns, 145 w Katonah av, see
 238th st, 238 E.

239TH st W (12:3271), ss, 119.7 w Put-
 nam av W, 25x100, vacant; Adam Wiener,
 ref, to Anna Pfeifer, 203 W 91; PARTI-
 TION; June 8 & 10; July 17; July 29'12. 1,700
240TH st E, see Martha av, see 238th,
 238 E.
241ST st E, ns, 100 e Katonah av, see
 238th, 238 E.
241ST st, 331 E (12:3390), ns, 300 e Ka-
 tonah av, 25x100, 2-sty fr dwg; Moritz L
 & Carl Ernst to Fredk F Graham, 59 E
 75; B&S & C A G; mtg \$4,000 & AL; July
 25; July 30'12. O C & 100
254TH st W (13:3421), from Bway to
 Fieldston rd; petition & order appoint-
 ing Thos N Cuthbert, 45 Bway; Edwin
 Outwater, 208 5 av & E Mortimer Boyle,
 31 Nassau, as commissioners of estimate
 & assessment for opening st; July 25; July
 29'12. Court Order
Av A (*), ss, 481 e 3d, 25x100; also AV
 A (*), ss, 706 e 3d, 50x100; also AV A (*),
 ns, 423 e Maple, 23x125; also AV A (*),
 ns, 175 e Maple, 125x125; also AV A (*),
 ns, 100 e Maple, 50x125; also MAPLE ST
 (*), es, 100 s 1 av, 25x100; also 1ST AV
 (*), ns, 387 e 3d, 53x92x—x102; also NEW-
 ELL ST (*), es, 350 s Eliz, 50x125; also
 2D AV (*), es, 500 s 1 av, 100x100; also
 BRIGGS AV (12:3292), ss, 62 e Corsa av,
 50x90; also MARIAN ST (*), es, 300 n
 Becker av, 50x100; also BECKER AV (*),
 sec Marian, 50x100; also GORE LOT 100 &
 lots 158, 213, 387, 482, 592, 608, 637, map
 (146 in W Co) of Wakefield; Alice M
 Phipps EXTRN & TRSTE Edw L'Estrange
 Phipps decd, to Ed L'Estrange
 Phipps, 102 S 6 av, Mt Vernon, NP; AT;
 July 20; July 30'12; re-recorded from July
 23'12. O C & 100
Av A, ns, 100 e Maple, see Av A, ss, 481
 e 3d.
Av A, ns, 175 e Maple, see Av A, ss, 481
 e 3d.
Av A, ns, 423 e Maple, see Av A, ss, 481
 e 3d.
Av A, ss, 706 e 3d, see Av A, ss, 481
 e 3d.
Albany rd, swc 238th, see 238th W, swc
 Albany rd.
Albany rd, nwc 238th, see 238th W, nwc
 Albany rd.
Albany rd (12:3263), ss, abt 250 w Van
 Cortlandt av, 50x115, vacant; Adam Wi-
 ener, ref, to Henry W Finney 303 W 39;
 PARTITION; June 8 & 10; July 23; July 26'12.
 4,600
Albany rd (12:3270), ws, 205 s 238th,
 50.1x72.1x50.3x73, vacant; Adam Wiener,
 ref, to Jno W Fleming, 1783 Ams av; PAR-
 TITION; June 8 & 10; July 23; July 26'12. 3,700
Albany rd (12:3263), nec 238th, 113.6x
 105.2x122.6x71.7, vacant; Adam Wiener,
 ref, to Narcorth Realty Co, a corp, 20
 Nassau; PARTITION; June 8 & 10; July 23;
 July 26'12. 13,100
Albany rd (12:3263), es, 113.6 n 238th,
 25x112.3x26x105.2, vacant; Adam Wiener,
 ref, to Narcorth Realty Co, a corp, 20 Nas-
 sau; PARTITION; June 8 & 10; July 23; July
 26'12. 2,650
Albany rd (12:3263), es, 525.3 n 238th,
 27.3x115x21x115, vacant; Adam Wiener,
 ref, to Eugene A Philbin, 63 W 52; PARTI-
 TION; June 8 & 10; July 23; July 26'12.
 1,550
Albany rd (12:3263), es, 498 n 238th, 27.3
 x115x21x115, vacant; Adam Wiener, ref,
 to Daisy A Rich, 32 William; PARTITION;
 June 8 & 10; July 17; July 26'12. 1,550
Albany rd (12:3263), es, 313.6 n 238th,
 130x115x109x115, vacant; Adam Wiener,
 ref, to Richd E Thibaut, 166 W 86; PARTI-
 TION; June 8 & 10; July 20; July 26'12. 7,750
Albany rd (12:3263), es, 288.6 n 238th,
 25x115, vacant; Adam Wiener, ref, to
 Richd E Thibaut, 166 W 86; PARTITION;
 June 8 & 10; July 20; July 26'12. 1,550
Albany rd (12:3262), sec 238th, runs 475
 xe48.4xn25xe48.7 to 238th, xnw78xw40.7,
 vacant; Adam Wiener, ref, to Julius Gray,
 454 Ft Washington av; PARTITION; June
 8 & 10; July 23; July 26'12. 10,900
Albany rd (12:3263), ses, abt 945 ne
 238th, 24.11x115, vacant; Adam Wiener,
 ref, to Geo Finney, 360 W 52 & Fred O
 Sandbeck, 45 W 30; PARTITION; June 8 &
 10; July 23; July 26'12. 2,400
Albany rd (12:3270), ws, 255.1 s 238th,
 25.1x72.3x25.1x72.1, vacant; Adam Wiener,
 ref, to Reid Realty Corp, 359 Canal; PAR-
 TITION; June 8 & 10; July 23; July 29'12.
 1,850
Albany rd (12:3263), ss, abt 200 w Van
 Cortlandt av, 50x115, vacant; Adam Wi-
 ener, ref, to Reid Realty Corp, 359 Canal;
 PARTITION; June 8 & 10; July 23; July 29'12.
 4,000
Albany rd (12:3271), ws, 600 n 238th, 75
 x79.6x94.2x115.7, vacant; Adam Wiener
 ref to Reid Realty Corp, 359 Canal; PAR-
 TITION; June 8 & 10; July 23; July 29'12.
 7,550
Albany rd (12:3271), ws, 425 n 238th, 50
 x120.6x60.2x113.3, vacant; Adam Wiener,
 ref, to Chas C & Robt J Reiley, 27 Cedar;
 PARTITION; June 8 & 10; July 22; July 29'12.
 5,400
Albany rd (12:3271), nws, at ss Van
 Cortlandt Pk S, 41.4x95x62.3x98.3, vacant;
 Adam Wiener ref to Adam Kritzman,
 Hudson, NY; PARTITION; June 8 & 10; July
 22; July 29'12. 8,450
Albany rd (12:3263), ss, abt 350 w Van
 Cortlandt av, 100x115, vacant; Adam Wi-
 ener, ref, to Spencer Aldrich, 29 Bway;
 PARTITION; June 8 & 10; July 23; July 29'12.
 9,200
Albany rd (12:3262), es, 125.11 s 238th,
 25.2x71.11x25x75, vacant; Adam Wiener,
 ref, to Jno F Morrissey, 1274 Ams av;
 PARTITION; June 8 & 10; July 23; July 30'12.
 2,150

Amsterdam av (*), es, 225 n Tremont rd, 25x100, Tremont Terrace, Henrietta E Hayes to Thos S Taranto, 1136 E 3, Bklyn; July 25; July 26'12. nom

Amundson av, sec Seton av, see Nelson av, swc Wright av.

Amundson av, sec Wright av, see Nelson av, swc Wright av.

Amundson av, swc Nelson av, see Nelson av, swc Wright av.

Amundson av (*), es, 100 s Nelson av, 25x100; Thos P Hickie to Agnes M Hickie 3901 E 233; AL; July 31; Aug 1'12. nom

Anthony av, 1727 (11:2890 & 2891), ws, 67.9 n 174th, 22.7x78.5x22x73.3, 2-sty bk dwg; Fredk S Graeber to Druss Realty Co, Inc, 2895 Atlantic av, Bklyn; mtg \$6,000; July 23; July 30'12. nom

Anthony av, 1727; Druss Realty Co to Mollie Druss, 2875 Atlantic av, Bklyn; mtg \$6,000; July 30'12. nom

Arnov av (*), ss, 402 e Pelham rd, 50x75; re mtg; Nellie G Byrnes to Fredk Wagner, 52 Arnov av; July 26; July 27'12. 2,500

Arthur av (11:3065), nwc 184th, 94.7x20.10x125x50.2, 1-sty fr str & vacant; Rose wife of & Michl Dunne to Jno J Brady, 2395 Valentine av; mtg \$3,000; July 23; July 26'12. O C & 100

Arthur av, 2130 (11:3070), nec 181st, 46.8x90x70x93, vacant; Lena Manassa to Tillie Wolfe, 2656 8 av; mtg \$7,500; Aug 1'12. O C & 100

Bailey av, ws, 50 s Gale pl, see Sedgwick av, nwc Van Cortlandt av.

Bailey av, swc Cannon pl, see Cannon pl, swc Bailey av.

Bailey av, sec Van Cortlandt Pk S, see Van Cortlandt Pk S, sec Bailey av.

Bailey av (12:3263), ws, abt 643.3 n 238th, 25.4x117x25.3x119.4, vacant; Adam Wiener, ref, to Fredk E Feigenbaum, 532 Ams av; PARTITION; June 8 & 10; July 19; July 26'12. 1,200

Bailey av (12:3263), ws, abt 617.11 n 238th, 25.4x119.4x32x—, vacant; Adam Wiener, ref, to Fredk E Feigenbaum, 532 Ams av; PARTITION; June 8 & 10; July 19; July 26'12. 1,200

Bailey av (12:3263), ws, abt 592.7 n 238th, 25.4x—x33.8x88.3, vacant; Adam Ams av; PARTITION; June 8 & 10; July 19; Wiener, ref, to Fredk E Feigenbaum, 532 July 26'12. 1,050

Bailey av (12:3263), ws, abt 567.3 n 238th, 25.4x88.3x28.7x91.6, vacant; Adam Wiener, ref, to Fredk E Feigenbaum, 532 Ams av; PARTITION; June 8 & 10; July 19; July 26'12. 1,050

Bailey av (12:3263), ns, abt 84 w Van Cortlandt av, 26.3x130.2 to Van Cortlandt av, x27.6x110.4, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June 8 & 10; July 23; July 26'12. 1,400

Bailey av (12:3263), nws, at sws Van Cortlandt av, 53x58x110.4x89; vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June 8 & 10; July 23; July 26'12. 4,050

Bailey av (12:3263), es, 58.5 n 238th, 27.5x78.6 to Cannon pl, x25.7x84.3, vacant; Adam Wiener, ref, to Caroline McNaught & Louisa Habermann, 302 Marion, Bklyn; PARTITION; June 8 & 10; July 23; July 26'12. 1,850

Bailey av (12:3263), es, abt 534.6 n Cannon pl, 28x131.11x17.9x133.6 vacant; Adam Wiener, ref, to Wm J Finley, 10 Homestead Park, Newark, NJ; PARTITION; June 8 & 10; July 23; July 26'12. 1,450

Bailey av (12:3263), es, 29.10 n 238th, 28.7x84.3 to Cannon pl, x25.7x92.4, vacant; Adam Wiener, ref, to Chas A Winters, 206 West End av; PARTITION; June 8 & 10; July 23; July 26'12. 2,100

Bailey av (12:3263), es, 85.10 n 238th, 26.7x75.3 to Cannon pl, x25.7x78.7, vacant; Adam Wiener, ref, to Abr Malkin, 72 E 3; PARTITION; June 8 & 10; June 23; July 26'12. 1,850

Bailey av (12:3252), ws, at nes Van Cortlandt av, 72x103x50x66.7, vacant; Adam Wiener, ref, to Lottie & Louis Heimler, 703 Prospect av; PARTITION; June 8 & 10; July 23; July 26'12. 3,800

Bailey av (12:3263), ws, abt 770.4 n 238th, 50x115x71.2x115, vacant; Adam Wiener, ref, to Geo C Hesselbach, 3507 Bailey av; PARTITION; June 8 & 10; July 23; July 26'12. 2,500

Bailey av (12:3263), ws, abt 364 n 238th, 50x103.9, vacant; Adam Wiener, ref, to Arthur H Warner, 146 W 55; PARTITION; June 8 & 10; July 19; July 26'12. 2,100

Bailey av (12:3263), es, 111 n 238th, runs n46.4xne, e & se on curve 113.4 to Cannon pl, x29.3xw75.3 to beg, vacant; Adam Wiener, ref, to Sadie Welch, 601 W 168; PARTITION; June 8 & 10; July 23; July 26'12. 5,250

Bailey av (12:3263), nes, abt 109.6 nw Van Cortlandt av, 56.8x74.1x54x—, vacant; Adam Wiener, ref, to Carl Stahl, 522 W 185; PARTITION; June 8 & 10; July 17; July 26'12. 1,600

Bailey av (12:3263), ss, 103.2 w Van Cortlandt av, 100x100, vacant; Adam Wiener, ref, to Carl Stahl, 522 W 185; PARTITION; June 8 & 10; July 17; July 26'12. 4,200

Bailey av (12:3252), es, 421.6 s Van Cortlandt pl S, 50x100, vacant; Adam Wiener, ref, to Patk F Ryan, 132 Nassau; PARTITION; June 8 & 10; July 25; July 26'12. 2,100

Bailey av (12:3263), nes, abt 548.2 nw Van Cortlandt av, 100x123.6x irreg x142.3, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June 8 & 10; July 23; July 26'12. 5,000

Bailey av (12:3252), swc Gale pl, 50x100, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June 8 & 10; July 23; July 26'12. 2,450

Bailey av (12:3263), es, abt 482 n Cannon pl, 26.3x134.5x21.2x134.6, vacant; Adam Wiener, ref, to Richd Morrissey, 323 E 16; PARTITION; June 8 & 10; July 18; July 26'12. 1,000

Bailey av, swc Van Cortlandt Pk S, see Van Cortlandt Pk S, swc Bailey av.

Bailey av (12:3263), nec 238th, 29.10x92.4 to Cannon pl, x25.6x102.9, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June 8 & 10; July 23; July 29'12. 3,300

Bailey av (12:3263), nes, abt 648.2 nw Van Cortlandt av, 25x125.1x38x132.6, vacant; Adam Wiener, ref, to Natilie Brunner, 476 E 149; PARTITION; June 8 & 10; July 19; July 29'12. 1,200

Bailey av (12:3263), ws, abt 870.4 n 238th, 25x115x35.7x115, vacant; Adam Wiener, ref, to Jas S Varley, 1409 Mad av; PARTITION; June 8 & 10; July 19; July 29'12. 1,350

Bailey av (12:3263), ss, 78.3 w Van Cortlandt av, 25x100, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June 8 & 10; July 23; July 29'12. 1,500

Bailey av, 3490 (12:3258), es, 134.5 s 238th, 19.11x85x18.10x87.4, 3-sty bk dwg; Rachel Podolsky to David Lashinsky, 24 Clinton; mtg \$10,000 & AL; July 24; July 30'12. nom

Bailey av (12:3263), es, abt 562.6 n Cannon pl, 38x128.7x14.7x31.11, vacant; Adam Wiener, ref, to Annie S Hewins, at Lynn, Mass; PARTITION; June 8 & 10; July 23; July 30'12. 1,600

Bailey av (12:3263), nes, abt 448.2 nw Van Cortlandt av, 25x111.9x35.5x105.2, vacant; Adam Wiener, ref, to Jno Barrett, 648 Jackson av; PARTITION; June 8 & 10; July 19; July 30'12. 1,050

Barnes av, sec 223d, see 223d E, sec Barnes av.

Bassford av, swc 184, see Wash av, sec 184.

Bathgate av, 1757 (11:2916), ws, 200.1 n 174th, 20.3x114.5, being A R T & I to that part s of line 220.4 n from 174th, 2-sty fr dwg; Mary C Mathews to Charlotte H Knitel & Emily A Stearns, both at Leonia, NJ, & Martha E Flynn at Allendale, NJ; QC; July 22; July 26'12. nom

Bathgate av, 1757 (11:2916), ws, 200.1 n 174th, 20.3x114.5, 2-sty fr dwg; Charlotte H Knitel et al to Geo Hahn, 160 E 95; mtg \$3,300; June 25; July 26'12. O C & 100

Bathgate av, 1991-3 (11:3044), nws, 75 sw 179th, old lines, 75x100, except parts for av, 2-5-sty bk tnts; O'Leary Realty & Constn Co to Eleanor L Donohue, 417 W 22; mtg \$58,000; July 27; July 30'12. O C & 100

Bathgate av, 1991-3; Eleanor L Donohue to Jno O'Leary, 991 E 167; mtg \$58,000; July 27; July 30'12. O C & 100

Bathgate av, 2386 (11:3055), sec 187th (No 530), 77.2x90x75.4x90, 2-4-sty bk tnts; Ver Planck Estate to Jno Mather, 923 Eagle av; B&S & C a G; mtg \$45,000; July 31; Aug 1'12. O C & 100

Bathgate av, 2378-82 (11:3055), es, 77.2 s 187th, 77x90, 2-4-sty bk tnts; Ver Planck Estate to Elithalet L Davis, 249 W 22; B & S & C a G; mtg \$40,000; July 31; Aug 1'12. O C & 100

Becker av, sec Marian, see Av A, ss, 481 e 3d.

Belmont av, 2177, see Hughes av, 2170.

Belmont av, 1808 (11:2945), nec 175th (No 657), 100x100, 2-5-sty bk tnts; Chas R Faruolo to Faruolo Realty Co, a corp, 45 E Houston; mtg \$70,000; July 26'12. O C & 100

Boscobel av, late 2D av (9:2506), nws, 80.5 n 168th, runs nwl25xne50xsel25 to av, xsw50 to beg, vacant; Jane A Merrill to Harriet H Keith, 5 W 122; mtg \$2,200; June 24; July 31'12. nom

Boston rd, 988 (10:2622), es, 27.4 n 164th, 39.9x94.3x37x108.9, 5-sty bk tnt & str; Robt J Moorehead et al to Adolph & Henry Bloch, 911 Park av; mtg \$30,000; Aug 1'12. exch

Briggs av, ss, 62 e Corsa, see Av A, ss, 481 e 3d.

Broadway (12:3271), es, 175 n 238th, 25x100, vacant; Adam Wiener, ref, to Harry Isaacson, 512 E 145; PARTITION; June 8 & 10; July 23; July 26'12. 5,750

Broadway (12:3270), es, 50 s 238th, 23.5x103.2x48.10x100, vacant; Adam Wiener, ref, to Bertha F Green, 4735 Bronx Blvd; PARTITION; June 8 & 10; July 23; July 26'12. 16,000

Broadway (12:3271), es, 200 n 238th, 25x100, vacant; Adam Wiener, ref, to Jno F Shiel, 27 Grace Court, Bklyn; PARTITION; June 8 & 10; July 23; July 26'12. 5,600

Broadway (12:3271), es, 200.6 s Van Cortlandt Pk S, 50x100; Adam Wiener, ref, to Patk A Gallagher, 559 W 159; PARTITION; June 8 & 10; July 23; July 26'12. 10,800

Broadway (12:3271), es, 50 n 238th, 50x100, vacant; Adam Wiener, ref, to Henry J Beck, 4208 Bway; PARTITION; June 8 & 10; July 23; July 26'12. 15,500

Broadway (12:3271), es, 100 n 238th, 50x100, vacant; Adam Wiener, ref, to Emil Altman & Julius Gray, both at 454 Fort Washington av; PARTITION; June 8 & 10; July 23; July 26'12. 12,500

Broadway (12:3271), es, 250.6 s Van Cortlandt Pk S, 25x100, vacant; Adam Wiener, ref, to Thos C Lane, 107 W 101; PARTITION; June 8 & 10; July 23; July 26'12. 5,500

Broadway (12:3271), nec 238th, 25x100, vacant; Adam Wiener, ref, to Wm C Schmidt, 1253 St Nicholas av; PARTITION; June 8 & 10; July 22; July 26'12. 21,000

Broadway (12:3271), es, 150 n 238th, 25x100, vacant; Adam Wiener, ref, to Ida Karger, 403 6 av; PARTITION; June 8 & 10; July 23; July 26'12. 5,750

Brook av, 1372 (11:2894), es, 73.4 s 170th, 24.4x100, 4-sty bk tnt; Mary A Wallace to Jno H Wynn, 501 Court, Bklyn; mtg \$13,000 & AL; July 24; July 27'12. O C & 100

Brook av, 915 (9:2384), ws, 50 n Elton av, 24.9x67.1 to Port Morris R R x25.2x69.5, 5-sty bk tnt & str; Chas Walker to Mary Cermak, 417 E 69; QC & confirmation deed; July 30; July 31'12. nom

Brook av, 915; Mary Cermak to Frank A Schorer, 2241 Tiebout av; mtg \$17,500; July 30; July 31'12. O C & 100

Bronx Blvd (Lowmede st), es, 324 s Gun Hill rd, see 130th, 574-6 W, Manhattan.

Burnside av (11:3156), ns, 108.5 e Anthony av, 50.10x99.9x42.1x72.9; also BURNSIDE AV (11:3156), ns, adj above on w; agmt as to boundary line; Wm J Edwards, 1862 Jerome av, with Thos C Lisk, 2487 Marion av; July 24; July 27'12. nom

Carpenter av, sec 236, see 236th E, sec Carpenter av.

Carter av, 1867 (11:2892), ws, 82.2 s Tremont av, 16.8x75.2x16.8x76.1, 3-sty fr tnt; Michl J Egan ref to Northern Bank of NY, 60 Bway; FORECLOS, July 22; July 31; Aug 1'12. 2,000

Castle Hill av (*), ws, 205 n Starling av, 25x108 Unionport; North Side Cornice & Roofing Co to Starr K Ferris, 346 W 58; mtg \$6,000; June 21; July 26'12; recorded from June 6'11. O C & 100

Castle Hill av (*), ws, 205 n Starling av, 25x108, except part for av; Starr K Ferris to Thos Keitel & Margaretha his wife, 948 Castle Hill av, as tenants by entirety; mtg \$6,000; July 24; July 26'12. O C & 100

Clinton av (11:3094), es, 125 n 179th, 25x100, vacant; Louise A Ramsteck et al heirs, & C, Jacob Ramstack to Leboro Constn Co, a corp, 320 Bway; July 26; Aug 1'12. O C & 100

College av, 1330 (11:2783 & 2785), es, 543.1 s 170th, 16.8x100, 2-sty fr dwg; Northern Bank of N Y by Geo C Van Tuyl, Jr, as Supt of Banks, to Gustav H Massa, 2183 7 av; C a G; July 12; July 27'12. 4,500

College av, 1330; re mtg; same to same; QC; July 11; July 27'12. nom

College av, 1328 (11:2783 & 2785), es, 559.10 s 170th, 16.8x100, 2-sty fr dwg; Jno H Budelman to Herman H Budelman, 1328 College av; AT; AL; July 30; July 31'12. O C & 100

Concord av, 626-8 (10:2643), es, 51.4 n 151st, 50x94, 5-sty bk tnt; Benenson Realty Co to Antonie Bohaty, 1317 1 av; mtg \$31,000; July 31; Aug 1'12. O C & 100

Cornell av (*), ss, 200 w Mapes av, 50x100; Bertha Mapes to Oscar Petzold, 2842 Wellman av; July 25; July 30'12. O C & 100

Commonwealth av (*), nwc Tacoma, 25x100, except pt for Tremont av; Filomena D'Auria to Pasquale D'Auria, 2113 Belmont av; AL; Jan 27'11; July 30'12. O C & 100

Crotona Pkwy, es, 202.1 s 177th or Tremont av, see Daly av, ws, 202.1 s 177th or Tremont av.

Daly av (11:2985), ws, 202.1 s 177th or Tremont av, runs w319.6 to es Crotona Pkwy x54.11x206.3x25x101.7 to Daly av x75.10 to beg, vacant; Defender Constn Co to Union-Tinton Impt Co, a corp, 323 E 50; July 26'12. O C & 100

Decatur av (12:3352), ws, 513.3 s Gun Hill rd, 55.3x100x41x100.11, vacant; Isabel C Reid to Jas Ellicott, 2103 3 av; mtg \$4,000; July 23; July 26'12. O C & 100

Decatur av (12:3352), same prop; Jas Ellicott to Inland Holding Co, a corp, 507 Tremont av; mtg \$4,000; July 23; July 26'12. nom

Decatur av (12:3354), es, 44.4 n 205th, 50x100, vacant; Kate Joyce to Wm Freeland, 84 Kimball av, Yonkers, NY; July 26'12. O C & 100

Doon av, es, 250 n Randall av, see Doon av, es, 675 s Jefferson av.

Doon av (*), es, 675 s Jefferson av, 25x100; also DOON AV (*), es, 250 n Randall av, 25x100; also JONES AV (*), es, 150 n Randall av, 50x100; also 5TH AV (*), ws, 50 s Nelson av, 71.10x100.6x61.11x100; Esther Meyers to North Central Realty Co, a corp, 434 Bway; AL; Oct 23'09; July 27'12. nom

Dyre av, es, — s Light, see Rombouts av, nwc Connor.

Franklin av (*), ss, 300 e Main, 100x200 to ns Horton av; Nich A Horton to Edna M Horton, 173 Horton, City Island; July 25; July 29'12. O C & 100

Franklin av (*), same prop; Edna M Horton to Nich A Horton & Louise R his wife, 173 Horton, City Island; July 25; July 29'12. O C & 100

Franklin av (10:2611), nws, at cl of party wall bet 1207 & 1209 Franklin av, runs n12.3xsw— to nes lot 40 on tax map xse— to av, xne— to beg, being that portion of lot affected by transfer of tax lien upon which 1207 Franklin av, encroaches; re of transfer of tax lien; Adnah McMurtrie to Ida L D McMurtrie, 285 5 av; July 29; Aug 1'12. nom

Gouverneur av, sec Van Cortlandt Pk S, see Van Cortlandt Pk S, sec Gouverneur av.

Gouverneur av (12:3252), es, 218 s Van Cortlandt Pk S, 75x100, vacant; Adam Wiener, ref, to Jno Becker, 484 11 av, Astoria, LI; PARTITION; June 8 & 10; July 20; July 26'12. 4,200

Gouverneur av (12:3252), es, 362.6 n Sedgwick av, 37.6x100, vacant; Adam Wiener, ref, to Ida Karger, 403 6 av; PARTITION; June8&10; July23; July26'12. **1,500**

Gouverneur av (12:3252), es, 225 n Sedgwick av, 25x100, vacant; Adam Wiener, ref, to Harry Isaacson, 512 E 145; PARTITION; June8&10; July23; July26'12. **1,500**

Gouverneur av (12:3252), es, 93 s Van Cortlandt Pk S, 125x100, vacant; Adam Wiener, ref, to Helen L Becker, 461 Edgecombe av; PARTITION; June8&10; July20; July26'12. **7,000**

Gouverneur av (12:3252), es, 450 n Sedgwick av, 50x100, vacant; Adam Wiener, ref, to Mary A McMahon, 223 W 105; PARTITION; June8&10; July17; July26'12. **2,500**

Gouverneur av (12:3252), es, 425 n Sedgwick av, 25x100, vacant; Adam Wiener, ref, to Rosa Farina, 1426 Ams av; PARTITION; June8&10; July22; July26'12. **1,200**

Gouverneur av (12:3252), nws, at nes Van Cortlandt av, 84.10x55.4x55.4x84.10, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June8&10; July23; July26'12. **4,850**

Gouverneur av (12:3252), ws, 128.7 s Van Cortlandt Pk S, 75x100, vacant; Adam Wiener, ref, to Annie E Burrows, 350 W 19; PARTITION; June8&10; July25; July29'12. **3,300**

Gouverneur av (12:3252), ws, 228.7 s Van Cortlandt Pk S, 75x100; Adam Wiener, ref, to Chas E Halback, 2861 Bainbridge av; PARTITION; June8&10; July25; July29'12. **3,000**

Gouverneur av (12:3252), ws, 553.7 s Van Wiener, ref to Rowiha Realty Co, 2 Receptor; PARTITION; June8&10; July17; July30'12. **2,100**

Grand Blvd & concourse (12:3305), es, 272.4 n 198th, 25x72; power of atty; Carrie wife Leopold Goodman to Leopold Goodman, 6 E 92; July26; July30'12.

Grand Blvd & concourse (late Anthony av) (12:3305), es, 273.8 n 198th, 75x194.7x75x194.3, vacant; Henry Goodman to Henry, Leopold & Albt Goodman, firm Goodman Brothers, 8 Maiden la; B&S & C&G; Jan18'07; July30'12. **nom**

Grand Blvd & concourse (late Anthony av) (12:3305), es, 323.8 n 198th, 25x194.6x25x194.5, except pt for Grand Blvd & concourse, vacant; Henry Goodman et al to Paula C Herzog, 317 W 99; July29; July30'12. **O C & 100**

Harrison av (old rd) (*), es, 175 s Maitland av, 77.1x130x30.10x126; Danl Mapes, Jr, EXR Matson S Arnow to Wm Torpay, 1472 Ft Schuyler rd; July24; July26'12. **2,000**

Harrington av, 2035-7 (*), ns, 150 e Mapes av, 50x100; Rose Tobias to Mary C Bischoff, 1225 Webster av; 1/2 pt; AT; \$8,000; July3; July30'12. **nom**

Hill av, swc Kingsbridge rd, see Nelson av, swc Wright av.

Hoe av, 1172-4 (10:2752), es, 104 s Home, 50x100, 5-sty bk tnt; Wm Sinnott Co to Owl Constn Co, a corpn, 652 Bway; mtg \$38,000; July31'12. **O C & 100**

Hoe av, 1463 (11:2981), ws, 25 n Jennings, 50x100, 4-sty bk tnt; Jno C Staab et al to Otto Lippmann, 1467 Minford pl; mtg \$31,000; July23; Aug1'12. **O C & 100**

Horton av, ns, 300 e Main, see Franklin av, ss, 300 e Main.

Hughes av, 2170 (11:3082), es, 425.5 n 181st, 40x100, 5-sty bk tnt; mtg \$27,000; also 182D ST, 646 E (11:3082), ss, 83.9 v Belmont av, 51.5x81x50x68.9, 5-sty bk tnt; mtg \$26,000; also 182D ST, 650 E (11:3082) ss, 42.7 v Belmont av, 41.2x108.9x40x98.11, 5-sty bk tnt; mtg \$30,000; also BELMONT AV, 2177, swc 182d, 88.11x39.1x98.11x42.7, 5-sty bk tnt; mtg \$30,000; Stafford Constn Co to Jno O'Leary, 991 E 167; July11; July26'12. **O C & 100**

Hughes av, 2112 (11:3081), es, 122.2 n 180th, 25.1x81.6, 4-sty bk tnt; Filomena D'Auria to Pasquale D'Auria, 2113 Belmont av; AL; Jan27'11; July30'12. **O C & 100**

Hughes av, 2013, see 179th, 621 E.

Intervale av, 1118-20 (10:2692), ses, 155 ne 167th, 50x121.3x52.9x123.7, 2 3-sty fr tnts; Jas T Barry to Cath Darling, 1380 Washington av; mtg \$8,000 & AL; July31; Aug1'12. **O C & 160**

Jones av, es, 150 n Randall av, see Doon av, es, 675 s Jefferson av.

Kingsbridge rd, ss, from Hill to Murdock avs, see Nelson av, swc Wright av.

Kingsbridge rd, 20 E (11:3191), ss, 98 v Morris av, 16x80, 3-sty bk dwg; Alfd Steckler Jr, ref, to Bliken Realty Co, a corp, 121 W Kingsbridge rd; FORECLOS; July9; July26; July27'12. **8,000**

La Fontaine av, 2088 (11:3069), es, 36.4 s 180th, 16.2x100, 2-sty fr dwg; also LA FONTAINE AV, 2086 (11:3069), es, 52.6 s 180th, 15.11x100, 2-sty fr dwg; Chas H Miller & ano TRSTES Jas E Miller et al will Jane M Miller to Edw R Koch, 655 E 158, TRSTE for Jas E Miller et al will Jane M Miller; 1/3 pt; July25; July29'12. **nom**

Lafontaine av, 2086, see Lafontaine av, 2088.

Lafontaine av, 2086, see Lafontaine av, 2088.

Lawrence av (9:2527), nes, at nws Graham sq, 212x91.3x202, gore, except part for Lawrence av, vacant; Patk J Dobson, ref, to Chelsea Realty Co, a corp, 135 Bway; FORECLOS; July24; July29; July31'12. **3,750**

Lincoln av, 191-7 (9:2318), swc 137th (No 260), 100x62.9 to es 3 av (No 2514) x102.8x39.10; 3-sty bk office & stn bldg; re mtg; Mary A Skeel to North Side Board of Trade Bldg Co, 260 E 138; QC; July16; July27'12. **16,800**

Lafontaine av, 2088 (11:3069), es, 36.4 neca av, 50x100, 2 2-sty bk dwgs; also La Fontaine av, 2086 (11:3069), es, 52.6 s 180th, 15.11x100, 2-sty fr dwg; Chas H Miller & ano TRSTES for Jas E Miller et al will Jane M Miller to Jno J O'Grady, 166 E 111th, TRSTE for Emma Z Smedley et al will Jane M Miller; 1-3 pt; July25; July31'12. **nom**

Longfellow av (10:2761), ws, 100 n Seeneet av, 50x100, 2-2-sty bk dwgs; Frank W Davis to Zerega Realty Co, a corp, 1922 E 177; mtg \$15,000 & AL; July25; July26'12. **O C & 100**

Madison av (*), ss, 75 v Williams av, 25x100, Tremont terrace; Annie Laiss to Alice O'Brien, 687 Ams av; AL; July16; Aug1'12. **nom**

Magenta av (*), nec Rosewood av, 55x95; Antonio Ylardi to Domenico Castaldo, 793 Bartholdi; AL; June29; July31'12. **nom**

Magenta av (*), ss, 80.7 e Rosewood av, 25x100; re mtg; Sigmund Ernst & ano to Francesco & Rosa Attardo, 317 E 48; Q C; May24; Aug1'12. **500**

Martha av, sec 240, see 238th, 238 E.

Morris av, 2011 (11:2807 & 2829), ws, 225 n 179th, 21.10x100, 3-sty bk tnt; Lambert Suydam to Anthony M Majeski, 2089 Webster av & Frances & Adam E Majeski both at 2021 Boston rd; AL; July30; July31'12. **O C & 190**

Murdock av (*), ws, 100 n Jefferson av, 25x100; Agan Bldg & Constn Co to Bessie Aginsky, 761 E 220; July25; July27'12. **O C & 100**

Murdock av, sec Kingsbridge rd, see Nelson av, swc Wright av.

Nelson av (*), swc Wright av, 200 to es Amundson av x100; also NELSON AV (*), swc Amundson av, 200 to Seton av x125; also KINGSBRIDGE RD (*), ss, from ws Hill av to es Murdock av, lot 1 to 11 & 62 to 66, blk 4, Sec A, map Edenwald; also MURDOCK AV (*), es, lots 12 to 31, blk 4 sec A, same map; also LOTS 4, 5, 14, 15, 16 & 19 (*), blk 3, Sec A, & lots 60 & 61, blk 4, sec A & lots 63 to 70 & 73 & 74, blk 30, sec A, same map; North Central Realty Co to Esther Meyers, 75 Hart, Bklyn; July16; July27'12. **nom**

Nelson av, swc Amundson av, see Nelson av, swc Wright av.

Norman av, swc Van Cortlandt Pk S, see Van Cortlandt Pk S, swc Norman av.

Norman av, nwc Sedgwick av, see Sedgwick av, nwc Norman av.

Norman av, ws, 88 n Sedgwick av, see Sedgwick av, nwc Norman av.

Norman av, ws, 213 n Sedgwick av, see Sedgwick av, nwc Van Cortlandt av.

Norman av (12:3252), ws, 227.3 s Van Cortlandt Pk S, 25x100, vacant; Adam Wiener, ref, to Walter P Havens at Farmingdale, NJ; PARTITION; June8&10; July22; July29'12. **950**

Ogden av, 996 (9:2511), es, 25 s 164th, 25 x90, 3-sty fr tnt & str; Bernhardt C Wenke to Wm Lampe, 994 Ogden av; mtg \$9,500 & AL; July29; July30'12. **O C & 100**

Oneida av, nec 237, see 238th, 238 E.

Park av, 2474 (11:3037), sec 182D (No 440), 50x101, 5-sty bk tnt & str; Henry Cleland to Cleland Realty Co, a corp, 1849 Anthony av; mtg \$4,850; July25; July26'12. **O C & 100**

Parker av (*), es, 237.3 s Castle Hill av, 50x100; Johanna Schlosser to Eleanor J Fowler, 2356 Prospect av; mtg \$1,100; July24; July29'12. **O C & 100**

Perry av, 3325 (12:3343), ws, 544 n Holt pl, 22x94x23.2x85.2, 2-sty fr dwg; G Edw Schummacher to Lettie J Risley, 530 W 153; C a G; mtg \$5,500; July23; July26'12. **O C & 100**

Pilgrim av (*), es, 175 n Mildred pl, 25x100; Arthur Hempe to Fortunato Tassone & Emilia his wife, 357 Broome, tenants by entirety; July27; July29'12. **O C & 100**

Prospect av, 1432 (11:2937 & 2938), es, 90 s Crotona Pk E, runs e114.2xsw146.3 to av xn91.5 to beg, 3-sty fr dwg; Gilbert H Montague, ref to Jno J Fox, 448 E 178; 1/2 pt; FORECLOS, May21; July29; July30'12. **5,300**

Prospect av, 1432, Clara Bosche by Agnes Bosche GDN to same; 1/2 pt; AT; B&S; AL; July29; July30'12. **5,500**

Prospect av, 2354 (11:3114), es, 562.6 n 183d, 18.9x93.4x18.9x93.9, 2-sty bk dwg; Jennie F Page to Johanna Schlosser, 44 W 83; mtg \$6,250; July24; July29'12. **O C & 100**

Prospect av, 2354; Johanna Schlosser to Pauline Muller, 1038 Boston rd; mtg \$6,250; July24; July29'12. **O C & 100**

Prospect av, 1432 (11:2937 & 2938), es, 90 s Crotona Park E, runs e88xs40xw23.10 xsw82.2 to av, xn91.5 to beg, except part for av, 3-sty fr dwg; Jno J Fox to Mary Coffy, 2148 Washington av; mtg \$9,000; July30; Aug1'12. **O C & 100**

Putnam av E (12:3271), es, 200 n 238th, 50x93.6x50x90.3, vacant; Adam Wiener, ref, to Sadie Welch, 601 W 168; PARTITION; June8&10; July22; July26'12. **3,800**

Putnam av E (12:3271), es, 275 n 238th, 25x96.6x25x95.1, vacant; Adam Wiener, ref, to Sarah Heitner, 213 E 98 & Harris Goodman, 173 E 96; PARTITION; June8&10; July22; July26'12. **1,800**

Putnam av E (12:3270), es, 105.6 s 238th, 50.3x70, vacant; Adam Wiener, ref, to Jno Welti, 241 E 41; PARTITION; June8&10; July23; July26'12. **2,900**

Putnam av E (12:3271), es, 525 n 238th, 50x113.4x50x110.3, vacant; Adam Wiener, ref, to Chas D Donohue, 1 Liberty; PARTITION; June8&10; July22; July26'12. **4,000**

Putnam av E (12:3271), es, 250 n 238th, 25x95x25x93.6, vacant; Adam Wiener, ref, to Arthur F Kessler, 150 W 66; PARTITION; June8&10; July22; July26'12. **1,950**

Putnam av E (12:3270), es, 256.3 s 238th, 25.1x70, vacant; Adam Wiener, ref, to Louise Meier, 3058 3 av; PARTITION; June8&10; July23; July26'12. **1,300**

Putnam av E (12:3271), es, 66 s Van Cortlandt Pk S, 25x113.3x25x114.10, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June8&10; July23; July29'12. **2,350**

Putnam av E (12:3271), es, 150 n 238th, 50x90.3x50x86.3, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June8&10; July23; July29'12. **3,700**

Putnam av E, sec 238th, see 238th W, sec Putnam av E.

Putnam av W, swc Van Cortlandt Pk S, see Van Cortlandt Pk S, swc Putnam av W.

Putnam av W (12:3270), ws, 129.9 s 238th, 25.11x124.6x irreg x177.3, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June8&10; July23; July29'12. **2,550**

Putnam av W (12:3271), ws, 89.7 n 238th, 41.6x112.5x40x100.7, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June8&10; July23; July29'12. **2,700**

Putnam av W (12:3270), ws, 246 n 237th, 35.3x61.7x44.1, gore, vacant; Adam Wiener, ref, to Louisa Dash, — Dash's lane, Kingsbridge; PARTITION; June8&10; July23; July26'12. **1,336**

Putnam av W (12:3270), ws, 150.11 s 238th, 25.11x61.7x39.3x98.11, vacant; Adam Wiener, ref, to Louisa Dash, — Dash's lane, Kingsbridge; PARTITION; June8&10; July23; July26'12. **1,850**

Putnam av W (12:3270), ws, 125 s 238th, 25.11x98.11x31x124.6, vacant; Adam Wiener, ref, to Louisa Dash, — Dash's lane, Kingsbridge; PARTITION; June8&10; July23; July26'12. **1,850**

Robbins av (10:2579), es, 229 n 147th, strip 8x100, vacant; Danl J Dillon to Timothy F Sullivan, 2794 3 av; July22; July30'12. **nom**

Rombouts av, swc Light, see Rombouts av, nwc Connor.

Rombouts av (*), nwc Conner, runs n — to ss Light, xw100xe100xw100 to es Dyre av xsl80xe100xs26.2xw90.5xs — to ns Conner xe102.8 to beg; Fine & Falk, Inc to Dyre Ave Realty Co, a corpn, 165 Bway; AL; July29; July30'12. **nom**

Rosewood av, nec Magenta av, see Magenta av, nec Rosewood av.

Sedgwick av (12:3263), nwc Van Cortlandt av, 51.3x58.7x44.7x88.7; also SEDGWICK AV (12:3263), es, 275 s Stevenson pl, 83.4x44.5x irreg x116.6; also BAILEY AV (12:3252), ws, 50 s Gale pl, 100x100; also NORMAN AV (12:3252), ws, 213 n Sedgwick av, 125x100; also SEDGWICK AV (12:3252), ns, 33.1 e Norman av, 79.11x82.4x65.6x109, vacant; Adam Wiener, ref, to Wm Garner at Orange, NJ; PARTITION; June8&10; July23; July26'12. **23,500**

Sedgwick av (12:3263), ws, 500.8 n 238th, 100x121.9x103.10x113.2, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June8&10; July23; July26'12. **7,400**

Sedgwick av (12:3263), nws, abt 360 w Van Cortlandt av, 125x127.3x150x118.2, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June8&10; July23; July26'12. **9,250**

Sedgwick av (12:3252), nwc Norman av, 33.2x109.7x25x88, also NORMAN AV, ws, 88 n Sedgwick av, 25x100, vacant; Adam Wiener, ref, to B T Realty Co, 309 Bway; PARTITION; June8&10; July23; July26'12. **3,300**

Sedgwick av, ns, 33.1 e Norman av, see Sedgwick av, nwc Van Cortlandt av.

Sedgwick av, es, 275 s Stevenson pl, see Sedgwick av, nwc Van Cortlandt av.

Sedgwick av (12:3263), ws, 600.8 n 238th, 25x124.5x26x121.8, vacant; Adam Wiener, ref, to Jno J Newlands, 148 W 64; PARTITION; June8&10; July17; July29'12. **1,900**

Sedgwick av (12:3251), ss, 191.6 e Stevenson pl, 50x108x61.5x107.6, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June8&10; July23; July29'12. **2,800**

Sedgwick av (12:3251), nec Stevenson pl, 50x110.9x52x97.5, vacant; Adam Wiener, ref, to Arthur Watson, 24 Clinton av, South Nyack, NY; PARTITION; June8&10; July17; July29'12. **3,500**

Sedgwick av (12:3251), swc Stevenson pl, 25.6x80.8 to Stevenson pl x28.3x72.2, vacant; Adam Wiener, ref, to Martin J Ungrich, 505 W 142; PARTITION; June8&10; July29; July30'12. **1,800**

Seton av, sec Amundson av, see Nelson av, swc Wright av.

St Ann's av, 481 (9:2273), swc 147th (No 548), 25x99.4, 5-sty bk tnt & str; Wm L Cahn to Ernest Stettler, 481 St Ann's av; mtg \$31,300; July15; July29'12. **omitted**

St Raymond av (4th st) (*), bet Hoguet av & Wmsbridge rd; petition & order appointing Edw D Dowling, address not given; Jas M Fitzpatrick, 3728 Barnes av, & Philip J Schmidt, 40 Cedar, as commissioners of estimate & assessment for opening st; July25; July29'12. **Court Order**

Southern Blvd (11:2958), nwc 175th, 100 x65x100x68.10, vacant; Theo M Macy to M M & M Corp, 907 Faile; mtg \$13,500; May10; July26'12. **O C & 100**

Teller av, 1354 (11:2782), ses, 474.1 ne 169th, 25x80.9x25x80.11, 2 & 3-sty bk dwg; Lizzie Bogen to Wm Bogen, 1402 Bristow; ½ pt; mtg \$8,500; July 25; July 30'12.

Topping av, 1762-4 (11:2799), es, 255 s 175th, 40x95, 2 2-sty bk dwgs; Richd D Monaghan to Dakota Realty Co, a corp, 2228 Bway; mtg \$15,000; July 31; Aug 1'12.

Trinity av, 1034 (10:2640), es, 177.5 n 165th, 18.9x90, 3-sty bk dwg; Therese P At Zeek to Patk J Reveille, 1054 Trinity av; mtg \$6,000; July 27; July 29'12. O C & 100

Union av, 606 (10:2674), es, 52.6 s 151st, 17.6x90, 3 & 4-sty bk dwg; Herrman Friedman to Wm Greenberger, 55 E 103; mtg \$6,000; July 31'12. O C & 100

Van Cortlandt av, svs at nws Bailey av, see Bailey av, nws at svs Van Cortlandt av.

Van Cortlandt av, nwc Sedgwick av, see Sedgwick av, nwc Van Cortlandt av.

Van Cortlandt av, svs, abt 105 nw Bailey av, see Bailey av, ns, abt 84 w Van Cortlandt av.

Van Cortlandt av, nes, at nws Gouverneur av, see Gouverneur av, nws at nes Van Cortlandt av.

Van Cortlandt av (12:3252), nes, abt 384.6 nw Bailey av, 32x100x18.4x100, vacant; Adam Wiener, ref, to Jno G Donnelly, 560 W 163; PARTITION; June 8 & 10; July 22; July 26'12. 1,400

Van Cortlandt av (12:3252), ws, 50.9 s Bailey av, 25x110.7x29.1x125.7, vacant; Adam Wiener, ref, to Richd Morrissey, 320 E 16; PARTITION; June 8 & 10; July 23; July 26'12. 1,600

Van Cortlandt av (12:3252), nes, 25.4 n w Bailey av, 65x—x50x103, vacant; Adam Wiener, ref, to Parker Realty Co, a corp, at Newburgh, NY; PARTITION; June 8 & 10; July 23; July 26'12. 3,000

Van Cortlandt av (12:3263), svs, abt 390.11 nw Bailey av, 51.3x161.7x82.4x126.11, vacant; Adam Wiener, ref, to Jos C Downey, 433 Pleasant av; PARTITION; June 8 & 10; July 22; July 26'12. 3,800

Van Cortlandt av (12:3263), ws, 150.9 s Bailey av, 50x44.7x55.3x—, vacant; Adam Wiener, ref, to Jno B Mehrrens, 1863 Bay Ridge av, Bklyn; PARTITION; June 8 & 10; June 23; July 26'12. 1,900

Van Cortlandt av (12:3263), ws, 25.9 s Bailey av, 25x125.7x29.7x109.6, vacant; Adam Wiener, ref, to Sidney Poplewell, 1532 Ams av; PARTITION; June 8 & 10; July 23; July 26'12. 1,650

Van Cortlandt av (12:3263), svs, abt 288.10 nw Bailey av, 25.7x102.3x34x100, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June 8 & 10; July 23; July 29'12. 1,700

Van Cortlandt av (12:3263), ws, 125.9 s Bailey av, 25x—x27.7x80.6, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June 8 & 10; July 23; July 29'12. 1,050

Van Cortlandt av (12:3252), es, abt 252 s Van Cortlandt PK S, 64x100x36.8x100, vacant; Adam Wiener, ref, to Reid Realty Corp, 359 Canal; PARTITION; June 8 & 10; July 23; July 29'12. 2,600

Van Cortlandt av, nes, abt 352.6 nw Bailey av, see Van Cortlandt av, nes, abt 288.6 nw Bailey av.

Van Cortlandt av (12:3252), nes, abt 320.6 nw Bailey av, 32x100x18.5x100, vacant; Adam Wiener, ref, to Jos G Ruhl, 326 Smith, West Hoboken, NJ; PARTITION; June 8 & 10; July 22; July 30'12. 1,500

Van Cortlandt av (12:3252), nes, abt 288.6 nw Bailey av, 32x100x18.5x100; also VAN CORTLANDT AV, nes, abt 352.6 nw Bailey av, 32x100x18.5x100, vacant; Adam Wiener, ref, to Jos G Ruhl, 326 Smith, West Hoboken, NJ; PARTITION; June 8 & 10; July 22; July 30'12. 3,000

Washington av (11:3053), sec 184th, 22.3 x135.1 to ws Bassford av, x34.1x135.7, vacant; Value Realty Co to Robt J Moorehead, 415 E 140; mtg \$7,500; July 25; July 31'12. nom

Webster av, 1326 (11:2893), es, 158.3 n 169th, runs e65.9xne along cl Mill brook 2.8x23.8x—xw90 to av xs37.4 to beg, v-sty bk tnt & str; City Real Estate Co to Mumford W Lyon, 211 W 148; B&S; July 18; July 26'12. O C & 100

Webster av (11:3142), ws, 225.4 n 179th, 75x100, vacant; Meyer B Gruzenskie to Cawston Constn Co, Webster av, es, bet 179th & 180th; correction deed; mtg \$18,000; Mar 8; July 26'12. nom

Webster av (11:3142), ws, 225.4 n 179th, 75x100, vacant; Ignatz Erber to Jno F Schreyer, 53 W 83; mtg \$18,000; Jan 17; re-recorded from Jan 23; July 26'12. nom

Webster av (11:3142), same prop; Jno F Schreyer to Meyer B Gruzenskie, 539 E 171; correction deed; mtg \$18,000; Mar 8; July 26'12. nom

Westchester av (*), ss, 51.5 w Hammond av, —x—x50x—; Baxter Howell Bldg Co to Seewacha Constn Co, 120 Westchester Sq; mtg \$5,200; July 1; July 29'12. O C & 100

Williams av (*), ws, 275 s Madison av, 25x100; Jno Foltan to Rudolph Kovats, 410 E 121; AL; July 26; July 27'12. nom

Willis av, 291 (9:2302), ws, 100 s 140th, 25x106.4, 4-sty bk tnt & str; Aug Behrens to Henry W Schmidt, 494 2 av; mtg \$8,000 & AL; July 29; July 30'12. O C & 100

Wright av, see Amundson av, see Nelson av, svs Wright av.

Wright av, svs Nelson av, see Nelson av, svs Wright av.

1ST av, ns, 387 e 3d, see Av A, ss, 481 e 3d.

2D av, es, 500 s 1st, see Av A, ss, 481 e 3d.

3D av, 2514, see Lincoln av, 191-7.

5TH av, ws, 50 s Nelson av, see Doon av, es, 675 s Jefferson av.

A right of way 15 ft wide (*), along west boundary lines of Wooster Beach & Maria A Beach at Clasons Point; agmt as to rights of way, easements, &c; Wooster Beach & Caroline B his wife with Maria A Beach, 159 E 149; July 5; July 26'12. nom

Gore lot 100 & lots 158, 213, 387, 482, 592, 608 & 637 map Wakefield, see Av A, ss, 481 e 3d.

Interior lot (11:2937 & 2938), 88 e Prospect av, & 130 s Crotona Park E, runs w 23.10xne30.6xs19.1 to beg, vacant; Friederike Koppelman to Jno J Fox, 440 E 178; CaG; July 29; July 30'12. nom

Interior lot (11:2937 & 2938), 88 e Prospect av & 90 s Crotona Park E, runs e26.1 xsw33.5xne20.11 to beg, vacant; Jno J Fox to Friederike Koppelman, 1410 Crotona Park E; B&S; July 29; July 30'12. nom

Plot (*) begins 590 e White Plains rd at a point 1295 n along same from Morris Park av, runs e100xw50xw100xs50 to beg, with right of way over strip to Morris Park av; Rose Tobias to Mary C Bischoff, 1225 Webster av; ½ pt; AT; mtg \$650; July 3; July 30'12. nom

LEASES

Borough of Manhattan.

JULY 26, 27, 29, 30, 31, AUG. 1.

Cherry st, 32 (1:112); re asn Ls; Wm Zoll to Giovanni Tancredi, 32 Cherry; AT; mtg \$2,250; July 26; July 31'12. nom

Forsyth st, 148 (2:420), str & b & north apartment, ground fl of rear bldg; Henry Roffmann, 231 2 av to Henry & Chas Roffmann, firm C Roffmann's Sons, 345 W 55; 15yf July 1; July 26'12. 1,500

Front st, 6 (1:8), nwc Moore, all; Richd L Howell to Edw Shea, 6 Front; 8yf May 1'11; July 30'12. 3,000

Greene st, 257 (2:548), ws, 125.8 n Waverly pl, 25x87.6; sur of Ls & bldg; Chas Harft indiv et al EXRS, &c, Marie A Walter to Trustees of Sailors Snug Harbor, a corp, 31 Nassau; QC; July 24; July 27'12. nom

Greenwich st, 309-13 (1:140), sec Reade (Nos 151-3), runs e144xs75.2xw31xs1.3xw 83.9 to st xn83.11 to beg; all; Estate Eugene A Hoffman Inc to Heermann Storage & Refrigerating Co, a corp, 309-13 Greenwich; from July 1 to Apr 30'12; July 26'12. taxes, &c, & 18,600

John st, 64-6 (1:67) & William st, 107; asn Ls; Robt E Lane Co to Cora B Lane, 394 Monroe, Bklyn; July 23; July 27'12. nom

Liberty st, 105-9 (1:60), basement, 60x 100 on Church, & part of str at sec of bldg, 8x—; Geo N Robinson to Exchange Buffet Corp, 3 Broad; f July 31 to Apr 30 '13; Aug 1'12. 5,500

Manhattan st, 39-41 (7:1966), two easterly str fls & bs; First United Presbyterian Church to R J Kramer, 27 Lawrence; 5yf Sept 30; July 31'12. 1,032

Moore st, nwc Front, see Front, 6.

Reade st, 151-3, see Greenwich, 309-13.

Rivington st, 75-7 (2:415); all; Abr Rosen to Rosie Nierenberg, 75 Rivington; 2yf July 1; Aug 1'12. 7,934

Rivington st, 237 (2:338); all; Jos Weiser & ano to Jno Palley, 78 Essex; 10yf Aug 1; Aug 1'12. 2,400 & 2,800

Suolk st, 173 (2:355); asn Ls; Lena Krellberg to Geo Krellberg, 1 Rutgers; Mar 28; July 31'12. nom

Sullivan st, 144 (2:518), 6-sty tnt; Francesco A Petronio to Giuseppe Bello, 48 Leroy; 5yf Aug 1; July 31'12. 4,500

Vandam st, 47 (2:580), nwc Varick, str & b; Matilda Thompson to Patk J Cullen, 103 W 101; 5yf May 1'16; July 31'12. 1,500

Varick st, nwc Vandam, see Vandam, 47.

West st, 177 (1:138); asn Ls; Henry Pape to Herman Stichweh, 198 Barclay & ano; July 24; July 27'12. nom

12TH st, 137 E (2:558), ns, 60 w 3 av, 20x51.6, the land; Augustus Van H Stuyvesant to Jacob Weiss et al TRSTES Annie Stern; 21yf May 1'09 (option of ren); Aug 1'12; taxes &c &c. 437.50

12TH st, 135 E (2:558), ns, 80 w 3 av, 20x51.6, the land; Augustus Van H Stuyvesant to Jacob Weiss et al TRSTES Annie Stern; 21yf May 1'09 (option of ren); Aug 1'12. taxes, &c, & 437.50

15TH st, 142 E (3:870), str; Kate Nolden to Harry Moy, 43 Mott; 5yf July 1; July 31'12. 336

22D st, 363 W (3:746), nes, 78 se 9 av, 22x49.4, the land; Kath T Moore to Mary K wife Adolph V Bernstrom at Westwood, NJ; 21yf Apr 1'13 (option of ren); July 29'12. taxes, &c, & 488

22D st, 351 W (3:746), ns, 187.3 e 9 av, 12.6x98.8, the land; Kath T Moore to Juliet E wife F Gustaf Kindlund, 462 Convent av; 21yf Apr 1'13 (option of ren); July 29'12. taxes, &c, & 400

22D st, 353 W (3:746), ns, 175 e 9 av, 12.6x98.9, the land; Kath T Moore to Juliet E wife F Gustaf Kindlund, 462 Convent av; 21yf Apr 1'13 (option of ren); July 29'12. taxes, &c, & 400

24TH ST E, nwc 3 av, see 3 av, nwc 24.

26TH st, 103-5 E, see 4 av, 373.

26TH st, 103-5 E, see 4 av, 375.

28TH st, 29-35 W (3:830), Fifth Ave Theatre, all; also BROADWAY, 1187-9, lobby or entrance to said theatre, 25x67x 25x74, as now partitioned off; International Amusement & Realty Co to Benj F Keith at Brookline, Mass; 5yf May 1'16 (5y ren at \$60,000); July 30'12. 55,000

33D st W, see Bway, see Bway, sec 33d.

33D st, 62 W (3:834), asn Ls; Della Rowan to Louis Lubitz, 225 E 14; July 19; July 27'12. O C & 100

36TH st, 52-6 W (3:837); asn Ls; Seth H Moseley to Collingwood Realty Co, 45 W 35; July 24; July 26'12. O C & 100

36TH st, 413 W (3:734); re asn Ls; Jno D Haase to Michl A Hastings, 336 W 51; AT; mtg \$2,500; July 30; July 31'12. nom

36TH st, 216 W (3:785), str fl; Edw G Soltmann to Attilio Verna, 212 W 36; 5yf May 1; Aug 1'12. 660

44TH ST W, ns, 327.5 w Bway, see 45th st W, ss, 327.5 w Bway.

45TH st W (4:1016), ss, 327.5 w Bway, 142.6x200.10 to ns 44th; asn Ls; New Impt Co to Central Theatres Leasing & Constn Co, a corp, 1416 Bway; June 1; July 26'12. nom

45TH st, 267 W (4:1017), all; Jno C Forster to Mary J Olinger, 226-8 W 44; 5yf May 1'11; July 26'12. 1,800

45TH st, 267 W (4:1017); asn Ls; Mary J Olinger to Mrs E Schultze, 267 W 45; Feb 19; July 26'12. nom

45TH st, 141-7 W (4:998), ½ ground fl or east str & ½ of b; Wm Crawford to Max Shinkman, 66 Orchard, & ano; 10yf Sept 1; Aug 1'12. 4,000 to 6,000

46TH st, 533 W (4:1075), str & part b; Wm Bruns to Jas Casey, 551 W 48; 5yf Aug 1; July 26'12. 540

48TH st, 317 E (5:1341), sur Ls; Giocchino D'Arrigo to Felix Kunstler, 3104 Av E, Bklyn; Dec 18'11; July 26'12. 250

51ST st E, sec 3 av, see 3 av, 835.

53D st, 422-30 E (5:1364), 8th floor & e ½ of 3d fl; Theo E Hergert Inc to Gotham Silk Mfg Co, a corp, 325 E 103; 5yf Sept 1 (5yrs ren at \$7,500); July 26'12. 7,200

54TH st, 347 E (5:1347), all; Edw Friedrich to Anton Orowitz, 347 E 54; 5yf July 12; July 31'12. 1,080

72D st, 415 E (5:1467), east str fl, &c, Herman Drucker to Otto Lion, 415 E 72; 6yf Mar 1'11; July 31'12. 540

113TH st, 105 E (6:1641); asn portion of rents under lease to extent of \$1,142; Saml Cohen, 560 W 165, to Ruben Stenzler, 125 E 112, & Nathan Stenzler, 142 Essex; June 17; July 31'12. nom

114TH st, 166-8 E (6:1641), all; Clara Heyman to Chas Milkow, 166-8 E 114; 3yf Aug 1; July 31'12. 4,300

118TH st, 63-5 E (6:1623 & 1745); all; also 118TH ST, 68-70 E; asn Ls; Minnie Weirnerman ADMRX Saml Weirnerman to Harry Horowitz, 225 E 53; AT; July 25; July 26'12. 900

118TH st, 68-70 E, see 118th, 63-5 E.

143D st W, svs Ams av, see Ams av, 1676-80.

148TH st, 510-20 W (7:2079); sur Ls; Morris Insel to Max Solomon, 272 W 90; AT; July 9; Aug 1'12. nom

Amsterdam av, 1121-3, see Ams av, 1125.

Amsterdam av, 1125 (7:1867), ground fl & rooms 4 & 5 on 2d (top) fl; also AMSTERDAM AV, 1121-3, room 6 on 2d (top) fl; Jno J Johnson to Morris Gorlin & ano individ, EXRS, &c Louis Ungrich to '12. 3,800 & 4,800

Amsterdam av, 1676-80 (7:2074), svs 143d, ground fl & b; Louis K Ungrich & ano individ, EXRS, &c, Louis Ungrich to Corn Exchange Bank, 11 Wm; 10yf Feb 1 '16; July 24; July 29'12. 5,000 & 5,250

Broadway (3:834), sec 33d, store No 62 W 33d, 16x44 & space in sub-b; Geo B Wilson to Della Rowan, 695 Cauldwell av; 10yf June 1; July 27'12. 7,500

Broadway, 1187-9, see 28th st, 29-35 W.

Manhattan av, 346 (7:1848); asn Ls; Mrs Chas E Swan to Chas N Talbot, Jr, at Long Beach, LI; July 31; Aug 1'12. 180

St Nicholas av, 1244½ (8:2129), str; Chas Pfizer, Jr, Co, to Emil Grafner, 140 E 48; 2 9-12yf July 1; Aug 1'12. 510

1ST av, 343 (miscel); power of atty to Ls; Christopher Boylan of Bklyn to Samson Lachman or Abr Goldsmith; May 27; July 26'12. 2,100

1ST av, 343 (3:925), all; Christopher Boylan to Jos P Connelly, 343 1 av; 5yf May 1'13; July 26'12. 2,100

2D av, 976 (5:1344), str & b; Wm Strohmman to Gizella Hoffmann, 976 2 av; 3yf July 1 (with ren); July 29'12. 660

2D av, 737 (3:920), ws, 80 n 39th, 20x83; Simon B Kramer to Minnie Kramer, 153 S 9th, Bklyn; mtg \$11,000; July 11; July 30'12. nom

3D av, 835 (5:1324), sec 51st, str & cellar; Philip M Smith to Thos F Flynn, 207 E 48; 10yf Oct 1'10; July 27'12. 1,750

2D av, 2282 (6:1689), str, &c; Chas F Pundt to Columbia Liquor Warehouse, Inc, 2282 2 av; 8yf May 1; Aug 1'12. 960 to 1,080

2D av, 2282 (6:1689); asn Ls as collateral for note of \$2,300; Columbia Liquor Warehouse, Inc, to Ebling Brewing Co, 760 St Anns av; July 17; Aug 1'12. nom

3D av, 499 (3:914), all; Johanna McMahon to Arthur & Alex Schuboth, 499 3 av; 5yf Apr 1; July 31'12. 2,000 to 2,600

3D av, 499; asn Ls; Arthur Schuboth to Alex Schuboth, 499 3 av; AT; July 24; July 31'12. nom

3D av (3:880), nwc 24th; asn Ls & consent to same by Geo Ehret; Thos F Klyberg & ano to Edw R Flynn, 216 Bedford Park Blvd; July 24; July 26'12. nom

3D av, 643 (5:1315), all; Francis J Mulvey, 643 3 av, to Simon Kohn; from May 1 to May 1'15; July 26'12. 1,440

12D av, 521 (3:910), str & b; Annie J Bouillon to Jos D Moran, 328 E 29; 2yf May1; Aug1'12. 1,600
14TH av, 373 (3:882); also 26TH ST, 103-5 E; asn of rents under Ls to extent of \$6,666.66; Rosa Zindel to Wm T Hardy, 580 5 av; July26; July31'12. nom
 Bronx Leases—July31 7pc Heller
14TH av, 367-75 (3:882), es, 98.9 s 27th, runs s49.4xe79xs49.4 to 26th (Nos 103-5), xe41.10xn98.9xw120.10 to beg, all; Phebe S Sinclair to Rosa Zindel; 21yf Dec1'10; Aug1'12. taxes, &c, & \$43,000 & 44,000
15TH av, 222 (3:828), ws, 56.4 n 26th, 28.4x100, all; L P Hollander & Co of Boston, Mass to Childs Co, a corp, 200 5 av; from July10 to May1'24; July26'12. taxes, &c, & 15,000
15TH av, 222 (3:828), all; Stephen Baker TRSTE for Emily M Barhydt et al to same; 9yf May1'24; July26'12. taxes, &c, & 15,000
15TH av, 222 (3:828); agmt as to alterations to bldg, &c; Stephen Baker TRSTE et al to same; July10; July26'12. nom
18TH av, 103 (3:739), all; Peter Doelger to Jacob Schiff, 2153 5 av & ano; 5yf May 1; July26'12. 2,000

LEASES

Borough of the Bronx.

Kelly st (10:2711 & 2713), nec 163d, str & parts of basements; Newport Realty Co to Max Nowak, 938 Longwood av; July23; 10yf completion of bldg; July30'12. 1,500 to 2,100
Westchester Sq, 38-40 or Main st (*); asn Ls; Hans Gasdorf to Frank A Phelps, 210 W 104; AT; mtg \$3,400; July30; July 31'12. nom
135TH st, 622 E (10:2547), ss, 275 w Cypress av, all; Jacob Cohen Constn Co to Henry Knief, 639 E 137 & ano; 1yf July1; July30'12. 1,560
163D st E, nec Kelly, see Kelly, nec 163.
161ST st, 296 E (9:2420), all; Theo D Martin to Henry W Anderson, 296 E 161; 3yf Dec1'11; July26'12. 540
172D st, 886 E (11:2977, 2967 & 2966), c str & part b; Aldiv Realty Co to Saml D Rosenfeld, 691 Cauldwell av; 10yf Sept1; July26'12. 780 to 1,500
207TH st, 534 W (11:2950), str, & c; Chas Hensie Realty Co to Louis Eibsen, 39 W 60; 5yf Oct1'11; July31'12. 780 to 900
Beaumont av, 2414-8 (11:3105), 3 bldgs; Mercury Realty Co to Andw Quinto, 53 Catherine; 3yf Aug1; July26'12. 5,100
Castle Hill av (*), see Ludlow av, all; Margt Broker to Geo Gick, 970 Castle Hill av; 5yf Sept1'14; July31'12. 660
Ludlow av, sec Castle Hill av, see Castle Hill av, sec Ludlow av.
Wilkins av, 1411 (11:2965), double str & b, on ss; Chas Helborn to Isidore Riger, 1411 Wilkins av; 4 9-12yf Aug1; July30'12. 660
3D av, 4048 (11:2930), asn Ls; Wm Grossman & ano to King Theatre Co, 4048 3 av; July25; July30'12. nom

MORTGAGES.

Borough of Manhattan.

JULY 26, 27, 29, 30, 31, AUG. 1.

Barclay st, 108-10, see West, 147.
Barrow st, 30-2, see Bleecker, 296.
Bleecker st, 296 (2:588), nwc Barrow (Nos 30-2), 16.11x80.11x17.1x81; PM; Aug 1'12, 5y4½%; Fredk Rabbe to Philip Weinberg, 207 W 110. 15,000
Carmine st, 68 (2:528), ss, 100 w Bedford, 14x59x14x60; also CARMINE ST, 68½ (2:528), ss, 128 w Bedford, runs s40x se6.9xe0.7xsl4.5xe10.5xn60 to Carmine xw 14 to beg; pr mtg \$10,000; July31; Aug 1'12; due &c as per bond; Salvatore La Rocca to Nicola M La Rocca, 236 E 108. 1,000
Carmine st, 68½, see Carmine, 68.
Charlton st, 11-3 (2:519), ns, 171.11 w Macdougall, 49x100; PM; July30; July31'12; due &c as per bond; Sophia & Josephine Longinotti, 200 Prince to Ellen C McManus, 965 Mad av. 8,000
Cherry st, 16, see Cherry, 14.
Cherry st, 14 (1:112), ns, abt 85 e Pearl, 25.6x96.9x25.6x94.10, nes; also CHERRY ST, 16 (1:112), ns, abt 110 e Pearl, —x—; pr mtg \$45,000, July1; July27'12; 5y6%; Union Constn & Realty Co to Kath Strebel, 320 Hudson, Hoboken, NJ. 10,000
Cherry st, 14-16 (1:112); certf to above mtg; July11; July27'12; same to same. —
Cherry st, 14 (1:112); ext of \$45,000 mtg to May1'17 at 5%; July26; July27'12; Henry De F Weekes with Union Constn & Realty Co, 129 Park row. nom
Clinton st, 200-2, see East Bway, 221-3.
East Broadway, 221-3 (1:286), sec Clinton (Nos 200-2), 47.7x90; agmt as to share ownership in mtg; July25; July31'12; Sidney W Hughes with Lawyers Title Ins & Trust Co, 160 Bway. nom
E Broadway, 221-3 (1:286); ext of \$100,000 mtg to July29'17 at 5%; July12; Aug1'12; Lawyers' Mtg Co with Julius Miller. nom
East st at ss Rivington, see 130th, 574-6 W.
Forsyth st, 104 (2:448), 25x100; ext of \$24,000 mtg to June30'15 at % as per bond; June29; July26'12; Nivad Co with Henry V Allien, Montclair, N.J. nom

Franklin st, 14 (1:167), ns, abt 75e Centre, 22.10x100x22.6x100; additional to mtg for \$9,000; July31; Aug1'12, 3y5%; Henrietta A A Stang, Pearl River, NY, to Emigrant Industrial Savgs Bank. 6,000
Goerck st, 100 (2:324), es, 196.7 n Rivington, 25x98.10; pr mtg \$21,000; July24; July29'12; installs; 6%; Max Goldstein individual & as exr Herman Goldstein to Jeanette Goldstein, 629 W 135. 4,000
Grand st, 125-7 (1:232), ss, abt 50 w Crosby, —x—, leasehold; July25; July26'12; installs; 5%; Adolph Oltmann to Anheuser-Busch Bwg Assn, Pestalozzi st, St Louis, Mo. 5,000
Hamilton ter (7:2050); ext of \$13,000 mtg to July26'13 at 5%; July22; July30'12; Chapin Home for Aged & Infirm with Barney Estate Co. nom
Hamilton ter, 53-61 (7:2050), es, 504.6 n 141st, 96.6x125.5x86x125; pr mtg \$162,500; July29; Aug1'12; due Jan31'13, 6%; Hamilton Terrace Co to NY Real Estate Security Co, 42 Bway. 6,600
Hamilton ter, 53-61; certf to above mtg; July29; Aug1'12; same to same. —
Harrison st, 44 (1:183), nec Wash (No 337), —x—; sal Ls; July13; July27'12; demand; 6%; Jno Kaufmann to Jacob Ruppert, a corp, 1639 3 av. 2,500
Henry st, 293 (1:288), ns, abt 70 e Scammel, 24x77.11x24x78.3; pr mtg —; July30; Aug1'12; due May1'15, 6%; Isaac Male, 886 Longwood av, to Saul Bernstein, 1845 7 av. 2,000
Houston st, 118-20 on map 116-22 W (2:525), ns, 50 e Varick pl or Sullivan, 50x100; PM; July31; Aug1'12, 5y5% until July31'13 & 4½% thereafter; Wendell & Evans Co, 118-20 W Houston to NY Life Ins & Trust Co, 52 Wall, trstes Wm C Stuart, for benefit Wm C Stuart & ano. 47,500
Hubert st, nec West, see West, 250-5.
John st, 64-6 & William st, 107 (1:67), assign 6 Ls by way of mtg to secure two notes of \$2,500 ea; July26; July27'12; Robt E Lane Co & Robt E & Cora B Lane to Benoit Wasserman, 1239 Mad av. 5,000
King st, 52 (2:519), ss, 154.3 e Varick, 20.9x100; July1; July30'12; 1y6%; Serafina wife Marco to Antonio Silvestro, 203 Prince. 1,700
Laight st, 91, see West, 250-5.
Lawrence st (7:1967), ns, bet Morning-side & Ams avs, being lot 5 blk 1967 tax map; transfer of tax lien for yrs 1866 to 1868, 1877 to 1882 & 1902 to 1907; assessed to G W Smith; Sept20'09; July27'12; 3y 10%; City of NY to Wm A Shortt, 32 Bway. 3,100.37
Monroe st, 81-3 (1:272); asn rents to secure payment of \$1,000; July25; July26'12; installs; 6%; Sol Insky to Abe Axler & Co, 165 E Bway. 1,000
Mulberry st, 145-7 (1:236), ws, 99.2 s Grand, runs s 50.4xw98.11xn47.8xe59.11 & 40.2 to beg; PM; July31; Aug1'12, 3y4%; Vincenzo De Luca, 155 Grove st, Montclair, NJ, to Henry Burden, trste Henry Burden, Cazenovia, NY. 36,400
Orchard st, 15 (1:299), ws, 55 n Canal, 20x50; July30'12; 5y4½%; Edith Epstein to Sarah Gardner, 1184 Lex av & ano trstes Moses Gardner. 20,000
Ridge st, 55 (2:342), ws, 150 s Delancey, old line, 25x100; pr mtg \$48,000; Mar5; Aug1'12, demand, 6%; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70. 1,600
Ridge st, 55; certf to above mtg; Mar 6; Aug1'12; same to same. —
Rivington st, 237 (2:338); sal Ls; July 31; Aug1'12, demand 6%; Jno Palley, 78 Essex, to The Frank Brewery, at Willow & Greene; B of Q. 1,600
Wall st, 116 (1:37); ext of \$25,000 mtg to July19'15 at 5%; July19; Aug1'12; Cath L Hamersley & ano with John E Berwind, 102 E 39th. nom
Warren st, 126, see West, 177.
Washington st, 337, see Harrison, 44.
Washington st, 398-412, see West, 250-5.
Water st, 112 (1:31), ws, 62.4 s Wall, 20.3x41.4x20.4x48, ss; Feb2; July26'12; 3y 5%; Oliver E Coles of Los Angeles, Cal, to Alex Coles, 19 E 42. 2,000
West st, 147 (1:84), sec; also BARCLAY ST, 108-10, —x—, leasehold; July26; July 27'12; demand; 6%; Herman Stichweh & Wm Horstmann to Henry Wellbrock Co, 232 Greenwich. 10,000
West st, 177 (1:138), nec Warren (No 126), 25x75.8x23.6x67.8, leasehold; July23; July27'12; installs; 5½%; Herman Stichweh & Wm Horstmann to Henry Pape, 1022 Hudson, Hoboken, NJ. notes 31,500
West st, 177; sal Ls; July26; July27'12; demand; 6%; Herman Stichweh & Wm Horstmann with Jacob Ruppert, a corp, 1639 3 av. 10,000
West st, 250-5 (1:217), nec Hubert, 179.3 to ss Laight (No 91), x225 to ws Washington (Nos 398-412), x178.3 to ns Hub ertx229.7 to beg; ext of \$850,000 mtg to Aug1'15 at 5%; July13; Aug1'12; N Y Life Ins Co with Varick Realty Co, 52 Wall. nom
William st, 107, see John, 64-6.
4TH st, 251 W (2:613), es, 48.7 s 11th, 17.2x50; July29'12; due &c as per bond; Francis A Norris, Bklyn, to Title Guar & Trust Co. 5,000
4TH st, 275 W (2:613), es, 71.8 n Perry, 18.3x50x17.11x50; July29'12; due &c as per bond; Emeline E Tyner & Ida E Cairns to Greenwich Savgs Bank, 246 6 av. 3,300
4TH st, 236 W, see 10th, 189 W.
6TH st, 742-4 E (2:375); ext of \$45,000 mtg to Oct21'17, at 5%; July11; Aug1'12; Caroline C Bishop with Fanny & Nathan Fischbein. 2,000

8TH st, 806-12 E (2:360); ext of two mtgs for \$40,000 each to Aug1'17 at 5%; July18; Aug1'12; Lambert Suydam with Jacob Marx, 2102 Bway. nom
7TH st, 239 E (2:377), ns, 107.5 e Av C, runs n97.6xw13xs— to st xel19 to beg; July30'12, 5y5%; Simon Widder to Hannah S V B Dean, Orange, NJ. 10,500
10TH st, 189 W (2:620), nwe 4th (No 236); str Ls; July26; July27'12; demand; 6%; Francis X Schriber to Margt E Kirschner, 234 W 4, extrx Albt A Kirschner. notes 2,000
10TH st, 111 E (2:466), nes, 429 nw 2 av, 21x94.6; PM; Aug1'12, 3y5%; Geo F Roesch, 109 E 10, to Met Savgs Bank, 59 Cooper sq E. 15,000
11TH st, 322-4 W (2:633), ss, 73.6 w Greenwich, 45.6x58.8x48.4x60; pr mtg \$35,000; July25; July26'12; installs 6% Sophie Schmitt to Andw Gray, 32 McDonough, Bklyn. 750
11TH st, 218-20 E (2:466), sws, 329.6 nw 2 av, runs sw95xw43.6xne42xs0.6xne53 to st xse43 to beg; July29; July31'12; demand, 6%; Annie Hochstim to Ann J Seeleg, 47 Hooper, Bklyn. 2,000
12TH st, 34 W (2:575), ss, 350 w 5 av, 20.11x103.3; July22 July29'12 3y6%; Jos E Phillips of NY & Isaac F or Frank Phillips, Far Rockaway, NY to Chelsea Realty Co, 135 Bway. 4,000
14TH st, 327 W (2:629), ns, 375 w 8 av, 100x126.6; July31; Aug1'12; 5y4½%; Church of St Bernard, a corp, to Emigrant Industrial Svgs Bank. 47,000
17TH st, 119 E (3:873), ns, 169 w Irving pl, 25x92; pr mtg \$22,000; July31; Aug1'12; due &c as per bond; Leopold Eisemann to Hudson City Svgs Instn, Hudson, NY. 3,000
18TH st, 45 E (3:847), ns, abt 160 w 4 av sal Ls; July23; July26'12; demand; 6%; Harry W Viemeister to Peter Doelger, 339 W 100. 10,000
18TH st, 534 E (3:975); ext of \$28,000 mtg to Feb15'17 at 5%; July29'12; Benj Blossom et al trstes Minnie P C Blossom, with Thos Crump, Greenwich, Conn; Saml Kahn, 547 E State, Trenton, NJ; Jacob Kahn, 402 Greenwood av, Trenton, NJ & Lena Vogeler, 543 E 181. nom
20TH st, 352-4 E, see 1 av, 343.
21ST, 54-60 E, see 4 av, 260-6.
22D st, 336 E, see 22d, 334 E.
22D st, 310 W (3:745), ss, 140 w 8 av, 20x98.9; Aug1'12; due &c as per bond; Maria S Simpson to Greenwich Savgs Bank, 246 6 av. 11,000
22D st, 334 E (3:927), sws, 175 w 1 av, 20x97.6; also 22D ST, 336 E (3:927), ss, 150 w 1 av, 25x97.6; July30; Aug1'12, 5y 4½%; Our Lady of Grace Hospital & Home, a corp, to Emigrant Industrial Svgs Bank. 29,000
24TH st, 37 W (3:826), ns, 304.2 e 6 av, 20.10x98.9; July29; July30'12; due, &c, as per bond; Hobart & Geo Guion, Litchfield, Conn, to Title Guarantee & Trust Co, 176 Bway. 35,000
27TH st, 251 W (3:777), ns, 209.4 e 8 av, runs n197.5 to ss 28th (Nos 240-8), xel24.6 xs133.6xw32.2xn36xw75xs98.9 to 27th xw 15.8 to beg; July30; July31'12; 5y5%; M Groh's Sons a corp to Dorothy A Crovat, 327 W 77th gdn Philip S Crovat et al. 125,000
27TH st, 251 W; certf as to above mtg; July30; July31'12; same to same. —
27TH st, 251 W; sobrn agmt; July30; July31'12; Same & Guaranty Trust Co of NY; J Geo Flammer & Wm Holzderber with same. nom
28TH st, 240-8 W, see 27th, 251 W.
29TH st, 100 E, see 4 av, 415-9.
30TH st, 146-8 E (3:859), ss, 170 w 3 av, 50x98.9; July27; July29'12; due &c as per bond; Helene B Kranich, 532 W 111 to Eloira Walton, Bellport, LI. 5,000
33D st, 62 W (3:834), see Bway; sal Ls; July19; July27'12; demand; 6%; Louis Lubitz to Jacob Ruppert, a corp, 1639 3 av. 6,200
35TH st, 111 E (3:891), ns, 61.3 e Park av, 18.9x98.9; pr mtg \$11,000 June13; Aug 1'12, 3y5%; Victoria L Kent, Mary K, Sidney H & Harry Yates, all at 320 Manhattan av, to Montague Lessler, 91 Simpson av, B of R, NY. 3,800
37TH st, 222-4 E (3:917), ss, 265 w 2 av, 45x24.8x45x11.10; July31; Aug1'12, 3y 4½%; Antoinette Kellogg to Walter S Gurnee, at Bar Harbor, Me, et al, trstes for E Norman Scott, will Walter S Gurnee. 3,500
43D st, 630-8 W, see 130th, 574-6 W.
44TH st W, ns, 327.5 w Bway, see 45th W, ss, 327.5 w Bway.
45TH st W (4:1016), ss, 327.5 w Bway, 126x200.10 to 44th, leasehold; June 1; July26'12; installs; 6%; Central Theatres Leasing & Constn Co to Equitable Trust Co of NY, 37 Wall. 200,000
45TH st W (4:1016), same prop; consent & certf as to above mtg; July25; July26'12; same to same. —
46TH st, 30 W (5:261), ss, 407.6 w 5 av, 20x100.5; PM; pr mtg \$25,000; Aug1'12, 2y5%; Peter A Peterson, Perth Amboy, NJ, to Eveline H Brainerd, Haddam, Conn. 25,000
47TH st, 254 W (4:1018), ss, 200 e 8 av, 25x100.5; equal lien with mtg for \$30,000 recorded July2'07; July29; July30'12; 5y 4½%; Ludin Realty Co to Geo E Gartland, 28 W 26 & ano trstes Alice G Fosdick. 3,000
47TH st, 254 W; certf as to above mtg; July17; July30'12; same to same. —
48TH st, 435 W (4:1058), ns, 475 w 9 av, 25x100.5; July26'12; 1y5%; Mary A Quinn to Emigrant Industrial Svgs Bank. 3,000

48TH st, 317 E (5:1341), ns, 225 e 2 av, 25x100.5; PM; July 25; July 26'12; 4y6%; Philip Fiumefreddo to Felix Kunstler, 73 2 av. 5,000

52D st, 428-42 E, see 130th, 574-6 W.

52D st, 29 W (5:1268), ns, 453.6 e 6 av, 17x100.5; Dec 28'11; Aug 1'12; due Dec 19'14, 5%; Geo B Markham, 457 Convent av, to Chester W Cuthell, 34 W 44, trustee for Maria C Van Schaick et al. 18,590

52D st, 29 W (5:1268), ns, 453.6 e 6 av, 17x100.5; pr mtg \$35,000; July 3; Aug 1'12; due Aug 1'16, 5%; Margt Flynn, 118 W 48, to Kalmia Realty Co, 52 Bway. 7,000

53D st, 437 E, see 54th E, ss, 469 e 1 av.

53D st, 239-41 E (5:1327), ns, 166.8 w 2 av, 27.2x100.4; Aug 1'12, 5y5%; Lena Daum to Emigrant Industrial Savgs Bank. 30,000

53D st, 239-41 E; sobrn agmt; June 29; Aug 1'12; Christian Stoehr with same, nom

54TH st E (5:1365), ss, 469 e 1 av, runs s200.10 to 53d (No 437) x— to Harbor Commissioner's Bulkhead & Pier Line xne Concord — to 54th xw— to beg; also CONCORD AV (9:2276), nec 142d, runs n145x100xe 116.7x45xw16.7x100 to 142d xw100 to beg; also WALEES AV (9:2276), ws, 100.8 n 142d, 45.3x111.3x45x116.7; also SOUTHERN BLVD (10:2574), swe St Marys, runs w 203.10 to es Wales av xsl22.1xse242.11 to Southern blvd xn252.6 to beg; also ST ANNS AV (10:2575), nwe 149th, 75x100; also LAND in Bklyn, NY; Providence, RI; Chicago, Ill; Cambridge, Mass; Roxbury, Boston, Mass; Cleveland, Ohio; Pittsburgh, Pa & Borough of Braddock, County of Allegheny, Pa; June 22; July 29'12; due June 15'37; 6%; Ward Baking Co to Empire Trust Co, 42 Bway & ano trstes. 17,500

Gold bonds, amt advanced, \$4,000,000; total amt \$10,000,000

55TH st, 112 E (5:1309), ss, 127.6 e Park av, 18.9x100.5; July 31'12; due & c as per bond; Jno Bottomley to Title Guar & Trust Co. 25,000

60TH st, 25 W (4:1113), ns, 284 e Col av, 18x100.5; supplemental to mtg dated June 1'12 for \$1,500,000; July 22; July 31'12; due & c as per mtg dated June 1'12; Locomobile Co of America to Bankers' Trust Co, 16 Wall, trste. —

64TH st, 53 E (5:1279), ns, 100 w Park av, 18x100.5; June 30; July 30'12; 3y4½%; Eliz K Delafield, Plainfield, NJ, to Lawyers Title Ins & Trust Co. 17,500

68TH st, 11 E, see Mad av, 814-6.

70TH st E, ns, 323 e Av A, see 130th, 574-6 W.

71ST st E, ss, 248 e Av A, see 130th, 574-6 W.

72D st, 415 E (5:1467), sal Ls; July 22; July 31'12; demand; 6%; Otto Lion to Lion Brewery, 104 W 108. 1,700

74TH st, 159 E (5:1409), ns, 153.6 e Lex av, 16.11x102.2x16.8x102.2; July 29'12; 3y 4½%; Russell Estate Inc a corp, 76 Wm to North River Ins Co, 93 Wm. 15,000

74TH st, 159 E; certf as to above mtg; July 25; July 29'12; same to same.

74TH st, 108 E (5:1408), ss, 75 e Park av, 18x74; July 18'12; due, & c as per bond; Caroline Beringer to Dry Dock Savings Instn, 341 Bowery; corrects error in issue of July 20 when amount of mortgage was \$80,000. 8,000

76TH st, 29 E, see Mad av, nwc 76th.

78TH st, 308 W (4:1186), ss, 130 w West End av, 20x102.2; PM; July 29; July 30'12; 5 y5%; Clarence J Shearn to Josephine B Rich, Haines Falls, NY. 30,000

81ST st, 1 E, see 5 av, 1000-5.

82D st, 222 E (5:1527), ss, 228.8 w 2 av, 25.5x102.2; PM; pr mtg —; July 31; Aug 1'12, 3y6%; Albert Kaufmann, 1596 2 av, to Maria Ruff, 45 So 10 av, Rockaway Park, NY. 10,000

82D st, 123 W (4:1213), ns, 320.6 w Col av, 20x102.2; July 31; Aug 1'12, 5y4½%; Susie A Hill to Metropolitan Savgs Bank, 59 Cooper sq E. 8,000

84TH st, 253-65 W, see Bway, 2321-31.

84TH st, 275 W (4:1232), ns, 52.6 e West End av, 16x80.2; PM; July 31; Aug 1'12; due & c as per bond; Waterman Realty Co, 527 5 av, to Sarah Bermingham, 324 W 83. 5,000

85TH st, 106 E (5:1513), ss, 107.9 e Park av, 18.7x102.2; July 29; July 30'12; 3y5%; Alfd L Anderson, Closter, NJ, to Title Ins Co of NY. 13,000

85TH st, 106 E; PM; pr mtg \$13,000; July 29; July 30'12; 5y5%; same to Nettie McGowan, 15 W 107. 3,000

87TH st, 330 W (4:1248), ss, 360 w West End av, 20x100.8; pr mtg —; Aug 1'12, 3y 6%; Mary A Moore to John D Humphryes, 81 8 av. 1,000

91ST st, 501-13 E, see 130th, 574-6 W.

94TH st, 171 E (5:1523), ns, 175 w 3 av, 18.9x100.8; Aug 1'12, 5y4½%; Georgia I Naughton to Citizens' Savgs Bank, 56 Bowery. 8,000

95TH st, 150-4 W (4:1225), ss, 253 e Ams av, 54x100.8x72x100.8; July 31; Aug 1'12; due & c as per bond; Munden Constn Co to Germania Life Ins Co, 50 Union sq. 200,000

95TH st, 150-4 W; certf as to above mtg; July 29; Aug 1'12; same to same.

95TH st, 150-4 W; PM; pr mtg \$200,000; July 31; Aug 1'12; due Jan 15 6%; Munden Constn Co to Julius Tishman, 25 W 90. 35,500

98TH st, 59 W (7:1834), ns, 100 e Col av, 25x100.11; PM; pr mtg \$23,500; July 15; July 27'12; 3y6%; Henry C Parker to Maurice Cohen or Pennsylvania av, Crestwood, Yonkers, NY. 2,659

102D st, 10 W (7:1837), ss, 171 w Central Park W, 27x100.11; July 25; July 26'12; due & c as per bond; Kate Salmon devisee Patk Solmon, 104 Morningside av to Louis P Mahler, 356 W 145. 22,000

103D st, 163 E (6:1631), ns, 150 w 3 av, 20x100.11; July 1; July 26'12; 3y5%; Sadie wife of & Adolph Froelichstein to Jno Wagner, Red Bank, NJ. 15,000

103D st, 163 E (6:1631), ns, 150 w 3 av, 30x100.11; pr mtg \$—; July 30'12; 2y6%; Sadie Froelichstein, 335 E 55, to Jos W Husted, 1415 Av I, Bklyn. 2,000

104TH st, 109-11 E (6:1632), ns, 100 e Park av, 35x100.11; pr mtg \$35,000; July 23; July 30'12; due July 1'13, 6%; Julia Tanzer, 144 W 12 to Chas M Rosenthal, 601 W 149. 7,000

104TH st, 109-11 E; sobrn agmt; July 23; July 30'12; same & Louise Z Spielman with same. nom

107TH st, 80 E (6:1612), ss, 75 w Park av, 25x100.11; July 31'12; 3y5%; Abr Herbst, 126 E 105 & Jeannetta Herbst, 126 E 105 to Harris Harris, 55 E 105. 14,000

111TH st, 308-14 W (7:1846), ss, 147.6 w 8 av, two lots, ea 37.6x102.2; two PM mtgs, ea \$7,500; two pr mtgs, ea \$42,000; July 31; Aug 1'12, 3y6%; Saxonia Constn Co to Bendheim Constn Co, 128 Bway. 15,000

111TH st, 308-14 W (7:1846), ss, 147.6 w 8th av, two lots, ea 37.6x102.2; certf as to two mtgs for \$7,500 ea; July 31; Aug 1'12; Saxonia Constn Co to Bendheim Constn Co, 128 Bway. —

111TH st, 304-6 W (7:1846), ss, 110 w 8 av, 37.6x106.2; July 31; Aug 1'12; due Feb 1'15 6%; Alfred L Anderson, Closter, NJ, to Harry Schiff, 355 West End av. 17,250

112TH st, 223 W (7:1828), ns, 167 w 7 av, 18x100.11; July 31; Aug 1'12, 3y5%; Geo W Mitchell to Emigrant Industrial Savgs Bank. 8,000

113TH st W, sec St Nich av, see St Nich av, sec 113.

113TH st, 615-7 W (7:1895), ns, 250 w Bway, 50x100.11; pr mtg \$110,000; July 31'12; due & c as per bond; Maze Realty Co to Walter H Watson, Toppan, NY. 15,000

113TH st, 615-7 W; certf as to above mtg; July 31'12; same to same.

115TH st, 401 W, see Morningside av W, 50-3.

115TH st, 350 W, see Manhattan av, 349.

115TH st, 401 W, see Morningside av W, 50-3.

115TH st, 601 W, see Bway, 2941.

116TH st, 223 E (6:1666), ns, 330 w 2 av, 20x100.10; July 30'12, 5y4½%; Andw Goetz to Title Ins Co of N Y, 135 Bway. 9,000

116TH st, 11-3 W (6:1600); ext of \$45,000 mtg to Mar 10'15 at 5%; July 22; Aug 1'12; Mitral Realty & Constn Co to Josephine B Marshall, 44 Rue Villejust, Paris, France. nom

116TH st, 600 W, see Bway, swe 116th.

117TH st, 304 E (6:1688), ss, 105 e 2 av, 20x100.11; PM; July 31; Aug 1'12; due July 1'17, 5%; Maria A Arena to Lawyers' Mort Co, 59 Liberty. 8,800

118TH st, 417-9 W (7:1962), ns, 150 e Ams av, 2 lots, ea 50x100.11; two mtgs, ea \$10,000; July 6; Aug 1'12; due & c as per bond; John F Comey, 52 W 54, to Union Dime Savgs Bank, 701 6 av. 20,000

118TH st, 417-9 W (7:1962), ns, 150 e Ams av, 100x100.11; ext of two mtgs for \$50,000 ea to May 1'17 at 4½%; July 6; Aug 1'12; John F Comey with Union Dime Savgs Bank, 701 6 av. nom

118TH st, 231-3 E (6:1783), ns, 231 w 2 av, 29x100.10, except strip 0.2 wide on w; PM; July 30; Aug 1'12; due May 1'14, 6%; Bell Impt Co to Jeanette Jacobson, 315 E 72. 2,500

118TH st, 231-3 E (6:1783); same prop; certf as to above mtg; July 30; Aug 1'12; same to same.

119TH st, 60-2 E (6:1745); asn of ART & int or ownership to participation in mtg for \$1,500; Katie Steckler to David Steckler, 1885 7 av; July 16; Aug 1'12. nom

120TH st, 84 W, see Lenox av, 196-8.

122D st, 137 W (7:1907), ns, 408.4 w Lenox av, 16.8x100.11; PM; July 26; July 27'12; 3y5%; Lewis F Hall to Title Ins Co. 12,000

122D st, 137 W; PM; pr mtg \$12,000; July 26; July 27'12; 2y6%; same to Mary M Horton, Ossining, NY. 2,500

122D st, 401 E, see 1 av, 2380.

125TH st, 525 W, see 125th, 527 W.

125TH st, 525 W (7:1980), ns, 400 e Bway, 25x99.11; ext of \$21,000 mtg to Aug 23'15 at 5%; July 30; July 31'12; Patk H Fern with Irene B Brame trste Eliz A T Phelps for Irene B Brame, 321 Clinton av, Bklyn. nom

125TH st, 527 W (7:1980), ns, 375 e Bway, 25x99.11; ext of \$2,000 mtg to Aug 1'15, at 5%; July 29; July 31'12; due & c as per bond; Jas H Beals trste Jas H Beals with Patk H Fern, 527 W 125. nom

125TH st, 527 W (7:1980), ns, 375 e Bway, 25x99.11; ext of \$14,000 mtg to Aug 1'15 at 5%; July 29; July 31'12; Jas H Beals trste Jas H Beals with Patk H Fern, 527 W 125. nom

125TH st, 527 W (7:1980), ns, 375 e Bway, 25x99.11; also 125TH ST, 525 W (7:1980), ns, 400 e Bway, 25x99.11; July 30; July 31'12; installs, 6%; Patk H Fern, 527 W 125 to Irene B Brame, 321 Clinton av, Bklyn. 5,000

128TH st, 206 W (7:1933); ext of \$9,000 mtg to June 30'17 at 5%; July 19; Aug 1'12; Lawyers' Mtg Co with Emma Nooney. nom

130TH st, 574-6 W (7:1984), ss, 122 e Bway, 50x99.11; also LOWMEDE ST (12:3359), es, 324 s Gun Hill rd, runs e144.9 to cl Bronx River xsw90xw91 to Lowmede, xn75 to beg; also 91ST ST, 501-13 E (5:1588), ns, 53 e Av A, runs e 179.2 to ws proposed Marginal xn101 to original high water line x, s, e & n — to pt 153.1 e Av A & 129 n 91st xw— to beg; also AT to land under water in front of above; also 43D ST, 630-8 W (4:1090), ss, 450 w 11 av, 125x100; also EAST ST (2:319), at ss Rivington, extending 200 ft s from Rivington, wharfage property, & c; also 167TH ST, 452-60 W (8:2111), ss, 119.3 e Ams av, 119 x66.9x100x131.11 (mtg \$30,300); also 52D ST, 428-42 E (5:1363), ss, 353 e 1 av, 236.3 x100.5 (pr mtg \$168,000); also 71ST ST, (5:1482), ss, 248 e Av A, runs s100.5xe75x 100.5 to ns 70th xe50xn200.10 to 71st xw 125 to beg (pr mtg \$273,615); also property situated in Maine, New Jersey, Maryland, District of Columbia & Mt Vernon, NY; July 24; July 29'12; due Aug 1'42; 6%; American Ice Co; Knickerbocker Ice Co, a corp of NJ; Ice Mfg Co, & Knickerbocker Ice Co of Phila, Pa, to Pennsylvania Co for Insurance on Lives & Granting Annuities, a corp, 517 Chestnut, Philadelphia, Pa; Gold bonds, amount advanced, \$3,000,000; Total amount \$6,500,000

131ST st, 218 W (7:1936), ss, 208.4 w 7 av, 16.8x99.11; July 26'12; 5y5%; Martha wife Wm Huehener to Metropolitan Savgs Bank, 59 Cooper sq. 7,500

131ST st, 218 W (7:1936), pr mtg \$7,500; July 26'12; due & c as per bond; same to Augusta Seisel, 367 E 179. 3,500

131ST st, 258 W, ss, 220 e 8 av, 15x99.11; Jan 15; July 26'12; 2y6%; Lizzie I Kelley to Anna A Braxton, 258 W 131. 2,500

132D st, 206 W (7:1937), ss, 108.4 w 7 av, 16.7x99.11; PM; July 25; July 26'12; due & c as per bond; Anna G Reilly to Fredk G Sutton, 201 W 132. 7,500

133D st, 48 W (6:1730), ss, 541.3 w 5 av, 18.9x99.11; Aug 1'12, 5y5%; Annie Walton to American Mort Co, 31 Nassau. 5,000

137TH st, 203 W (7:2023); agmt changing int days, & c; Aug 1'12; Harry Rosenthal with German Savgs Bank, 157 4 av. nom

138TH st, 519 W (7:2070); ext of \$28,000 mtg to Aug 1'17 at 4½%; July 23; July 31'12; Harry Horwitz with Edw W C Arnold, West Islip, LI. nom

139TH st, 606-14 W (7:2087), ss, 175 w Bway, 125x99.11; PM; pr mtg \$162,500; July 31; Aug 1'12, 1y6%; Pinta Realty Co, 195 Lewis, to Queen Mab Co, 60 Wall. 20,000

139TH st, 606-14 W; certf as to above mtg; July 31; Aug 1'12 same to same. nom

140TH st, 202-30 W (7:2025), ss, 100 w 7 av, 57.5x99.11; PM; pr mtg \$566,000; July 26; July 27'12; 4y6%; Cohen Realty Co to Harris Cohen, 19 W 69 & ano. 20,000

143D st W, sec Lenox av, see Lenox av, 654.

148TH st, 608 W (7:2094), ss, 91.6 w Bway, 16.6x99.11; PM; July 17; July 31'12; 3y5%; Julia K Lyon, Newark, NJ to Anna M Aldred, Newark, NJ & ano exrs Jno Aldred. 10,000

154TH st, 300 W, see 8 av, 2909.

158TH st, 501 W, see Ams av, 1980.

167TH st, 452-60 W, see 130th, 574-6 W.

177TH st, 601 W, see St Nicholas av, 1341-9.

177TH st, 601 W, see St Nicholas av, 1341-9.

178TH st, 526 W (8:2132), ss, 150 w Ams av, 75x91.2x75.1x96; PM; pr mtg \$—; July 29; July 30'12; 1y6%; Elstone Park Realty Co to Cordon Realty Co, 37 W 26. 3,000

185TH st W, nec Ams av, see Ams av, 2521.

186TH st W, sec Wadsworth av, see St Nich av, swe 186th.

186TH st W, swe St Nicholas av, see St Nich av, swe 186th.

186TH st W, ss, 100 w St Nich av, see St Nich av, swe 186th.

Av A, 1425 (5:1470), ws, 76.7 n 75th, 25.6 x100; ext of \$2,000 mtg to July 8'15 at 6%; July 13; Aug 1'12; Anna Sasma with Antonie Boharty, 1317 1 av. nom

Amsterdam av, 647 (4:1222), es, 82.5 n 91st, 27.6x100; July 30'12; 5y5%; Fredk Grune to Mary C Housman, East Chatham, NY, & ano. 30,000

Amsterdam av, 1980 (8:2117), nwe 158th (No 501), 24.11x100; pr mtg \$—; July 24; July 26'12; 1y6%; Ensign Realty Co to J Romaine Brown, 340 Convent av. 5,000

Amsterdam av, 2521 (8:2149), nec 185th, 45.4x275.6x36.9x271; pr mtg \$23,000; July 26'12; 1y5%; Michl Seraphine to Geo Ehret, 1197 Park av. 2,000

Amsterdam av, 649 (4:1222), es, 109.11 n 91st, 26.6x100; pr mtg \$20,000; July 31; Aug 1'12; due & c as per bond; Central Baptist Church of NY, a corp, to Ethel B Underwood, Craigville, Mass. 10,000

Broadway (8:2243), nws, 133.8 sw 218th, 55x100x41.4x100.11; pr mtg \$30,000; July 26'12; 5y 5½%; Michl M or Michl McDermott, 320 St Nicholas av to Lamont McLoughlin, 415 Ft Wash av. 12,000

Broadway, sec 33d, see 33d, 62 W.

Broadway, 2321-31 (4:1332), nwe 84th (Nos 253-65), 102.5x140.7x102.2x133.5; PM; pr mtg \$335,000; July 31; Aug 1'12; due Feb 1'14, 6%; West 84th St Realty Co to Bendheim Constn Co, 128 Bway. 114,000

Broadway (7:1896), swe 116th (No 600), 100.11x100; ext of \$550,000 mtg to July 2'17 at 5%; July 2; Aug 1'12; N Y Life Ins Co with Paterno Bros, a corp, 600 W 115. nom

Broadway, 2941 (7:1896), nwc 115th (No 501), 100.11x125; ext of \$580,000 mtg to July 31'17 at 5%; July 31; Aug 12; N Y Life Ins Co with Paterno Bros, a corp. nom

Lenox av, 654 (6:1740), sec 143d, 24.11x 85; PM; July 26; July 27'12; 3y5%; Kath H Schaeffer, Huntington, LI to Herbt P Whitlock, 132 Chestnut, Albany, NY, et al exrs Caroline V Whitlock. 11,000

Lenox av, 654; pr mtg \$11,000; July 26; July 27'12; 2y6%; same to Arthur G F Moser, 98 Rue Caulaincourt, Paris, France. 7,000

Lenox av, 196-S (6:1718), sec 120th (No 84), 37.2x85; July 31; Aug 12, 5y4½%; Mathilda White to German Savgs Bank, 157 4 av. 45,000

Lexington av, 1389 (5:1520), es, 67.4 n 91st, 16.8x70; July 25; July 26'12; 1y6%; Jno A Henneberry to Edw F McSherry, 27 Audubon av. 2,000

Madison av, 814-6 (5:1388), nwc 68th (No 11), 100.5x120; July 25; July 26'12; 10y6% during construction of bldg & 5% thereafter; No 11 East Sixty-eighth St, a corp., to NY Life Ins Co, 346 Bway. 800,000

Madison av, 814-6; certf as to above mtg; July 25; July 26'12; same to same.

Madison av (5:1391), nwc 76th (No 29), 85x20; pr mtg \$20,000; July 22; Aug 12; due &c as per bond; Francesco & Anna F Bianchi to Jennie Whittemore, 1142 Mad av. 20,000

Manhattan av, 349 (7:1849), swc 115th (No 350), 27x92; PM; July 29; July 30'12; due, &c, as per bond; Florence Gardner, 514 W 114, to Lucy Bach, Byram Shore, East Portchester, Greenwich, Conn. 26,000

Morningside av W, 50-3 (7:1867), nwc 115th (No 401), 100.11x85; asn rents to extent of \$4,000; July 29; July 30'12, installs, 6%; Albt Mollineaux, East Orange, NJ, to Universal Discount Co, 100 5 av. 4,000

Morningside av W, 50-3 (7:1867), nwc 115th (No 401), 100.11x85; ext of \$165,000 mtg to Jan 1'13 at 5%; Oct 26'09; July 30'12; Manhattan Life Ins Co with Margt S Eakin, Englewood, NJ. nom

Pleasant av, 302 (6:1715); sal Ls; July 26; July 31'12; demand; 6%; Chas M Villone to Lion Brewery, 104 W 108. 17,000

Sherman av, 127-135 (8:2224), asn rents to secure \$5,000; July 30; July 31'12; Hanover Realty & Constn Co to Alton T Roberts at Marquette, Mich. nom

St Nicholas av, 54 (7:1822), sec 113th, 76.3x55.6x85x95.5; pr mtg \$—; July 29'12; 2y6%; Isidor Friedlander, 362 Riverside dr to Edw Friedlander, 1855 7 av. 10,000

St Nicholas av, 1341-9 (8:2144), nwc 177th (No 601) 94.11x100; pr mtg \$155,000; July 30; Aug 12; due &c as per bond; Bertha Heidelberg, 272 W 90, to Nannette Miller, 544 W 136th. 25,000

St Nicholas av (8:2166), swc 186th, 157.2 x100x155.2x100; also 186TH ST W (8:2166), ss, 100 w St Nicholas av, 200 to Wadsworth av x155.2; agmt apportioning mtg; July 23; Aug 12; Benj Blossom with Chas J Butterly, 127 Covert, Bklyn. nom

St Nicholas av (8:2166); also 186TH ST, W (8:2166); same prop; agmt apportioning mtg; July 23; Aug 12; NY Life Ins Co with same & Benj Blossom, Garden City, LI. nom

St Nicholas av, 134-9 (8:2144), nwc 177th (No 601), 94.11x100; ext of \$170,000 mtg to May 16'17 at % as per bond; Aug 12; Sarah C Reeder with Melvin Realty Co, 171 Bway. nom

Vermilyea av (8:2233), ns, 350 e Dyckman, runs e50xn168.9xw25x19xw25x150 to beg; July 30'12; due, Dec 1'15, 5%; Bendheim Constn Co to Dollar Savgs Bank, 2808 3 av. 41,000

Vermilyea av (8:2233), same prop; certf as to above mtg; July 30'12; same to same.

Vermilyea av (8:2233), ns, 400 e Dyckman, 50x168.3x50x168.9; July 30'12; due Dec 1'15, 5%; Bendheim Constn Co to Dollar Savgs Bank, 2808 3 av. 41,000

Vermilyea av (8:2233), same prop; certf as to above mtg; July 30'12; same to same.

2D av, 66 (2:445), ext of \$20,000 mtg to July 24'17 at 5%; June 9; July 31'12; Lawyers Mtg Co with Adolph Bruckmann. nom

4TH av, 329-31 (3:880), es, 60 n 24th, 38.9x83; PM; Aug 12, 3y5%; Realty Holding Co to Title Ins Co of NY 135 Bway. 90,000

4TH av, 329-31; certf as to above mtg; Aug 12; same to same.

4TH av, 329-31; pr mtg \$90,000; Aug 12; 3y5%; same to New York Mortgage & Security. 10,000

4TH st, 329-31; certf as to above mtg; Aug 12; same to same.

4TH av (2:882), es, 98.9 s 27th, —x—; asn Ls by way of mtg as collateral for \$33,000; July 15; Aug 12; Rosa Zindel to Jno J Schmitt, 971 Lex av. nom

4TH av, 260-6 (3:849), swc 21st (Nos 54-60), 92x100; leasehold; July 31; Aug 12; due, Feb 1'28, 5%; 252 Fourth Ave Co to Siegfried Peierls, 141 W 78 et al. 210,000

4TH av, 260-6; certf as to above mtg; July 25; Aug 12; same to same.

4TH av, 415-9 (3:884), sec 29th (No 100), 60.9x84.2; Aug 12; 2y4½%; Hyman Adelstein & Abram Avrutine to Almy G Gallatin, 2 E 55. 245,000

4TH av, 416 (3:858), ws, 63.5 s 29th, 20 x78; PM; July 31; Aug 12; 5y4½% Irvel Realty Co to Orella D Brown et al trstes Robt I Brown, 162 W 76. 47,600

4TH av, 418 (3:858), ws, 43.5 s 29th, 20 x78; PM; July 31; Aug 12; due, Oct 1'14, 4½%; Irvel Realty Co to Julia D Brown, 35 W 130 & ano exrs, &c, Elias G Brown. 47,600

4TH av, 414 (3:858), ws, 83.5 s 29th, 20x78; PM; July 31; Aug 12; 5y, % as per bond; Irvel Realty Co to Farmers' Loan & Trust Co trste for Marianna C Cobb will Robt I Brown, 22 Wm. 47,600

5TH av, 1000-5 (5:1493), nec 81st (No 1), 102.2x125; sobrn agmt; July 24; July 26'12; Century Holding Co & Aug Belmont with Metropolitan Life Ins Co, 1 Mad av. nom

5TH av, 882 (5:1384), es, 66.11 s 70th, 30x 175, 2-3 pt; PM; equal lien with mtg for \$72,500; July 26; July 27'12; 3y4½%; Aug Heckscher, Huntington, LI, to Michl F Loughman, at Belmont, 86th & Bway. 72,500

5TH av, 882; 2-3 pt; PM; equal lien with mtg for \$72,500; July 26; July 27'12; 3y 4½%; same to Edw J Loughman, Lawrence, LI. 72,500

7TH av, 2226 (7:1937), ws, 24.11 n 131st, 25x75; PM; pr mtg \$20,000; July 22; July 30'12; 10y6%; Fleischmann Amusement Co to Seventh Av Amusement Co, 35 Nassau. 12,000

7TH av, 127-31 (3:793), es, 21 s 18th, 60 x75; Aug 12; 5y5%; Moses G Byers to Franklin Savings Bank, 656 8 av. 53,000

7TH av, 2909 (7:2047), swc 154th (No 300), 37.6x100; ext of \$19,750 mtg to July 30'15 at 6%; July 30; July 31'12; Jno H Kerkmann with Chas J Smith, 1314 2 av. nom

9TH av, 401-5 (3:730), ws, 357.1 n 31st, 51.7x64; Aug 12, 1y5½%; McKeon Realty Co to Wm L Condit, Hoboken, NJ. 36,000

9TH av, 401-5; certf as to above mtg; Aug 12; same to same.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certificante (file) as to chattel mtg dated July 24; July 25; July 26'12; Pentagon Ptg Co to Emogene M Preston.

Brooklyn (Misc); certf as to mtg for \$70,000; July 18; July 20'12; Menken Kraus Realty & Constn Co to Title G & T Co, 176 Bway.

Brooklyn property (misc); certf as to mtg for \$60,000; July 25; Aug 12; Isabelle Realty Co to Title G & T Co, 176 Bway.

Eldert Park, Jamaica (misc); certf as to mtg for \$165,000; July 30; Aug 12; Hartley Realty Corp to Title G & T Co, 176 Bway.

MORTGAGES.

Borough of the Bronx.

Bedford Pk Blvd, sws, at es Jerome av, see Jerome av, es, at sws Bedford Pk Blvd.

Berrian st, 370 (*), es, 75 s 178th, 25x 100; July 29; July 30'12; 1y6%; Jos Diamond to Martha Levy, 114 Lake, Elmsira, NY. 1,500

Buchanan pl (11:3196), ns, 125 w Jerome av, 25x100; ext of \$5,000 mtg to Dec 1'15 at 5½%; July 29; Aug 12; Edw McK Whiting gdn Jno S Wilson with Kath J McKenna, 15 Buchanan pl. nom

Butler pl (*), ses, 25 ne Green av, runs se 200 tonsw Halsey xne25xw100xne3.6x ne100 to Butler pl xsw28.6 to beg, except part for Zerega av; July 29'12, 3y5½%; Caroline Haas to Isabella M Bachur, 65 Pinehurst av. 4,500

Cannon pl (12:3263), ws, abt 431.4 s Bailey av, 25x84.7x25.5x89.7; PM; July 23; July 29'12; 3y5½%; Belle Salomon to Adam Wiener, ref. 862.50

Cannon pl (12:3263), ws, abt 406.4 s Bailey av, 25x89.7x25.5x94.7; PM; July 23; July 29'12; 3y5½%; Edna Abrahams, 1600 Bway, to Adam Wiener, ref. 862.50

Cannon pl (12:3263), ws, abt 25 s Bailey av, 27.3x80.6x25x91.6; PM; July 20; July 29'12; 3y4½%; Mary Banks, 64 Emmett st, Newark, NJ, to Adam Wiener, ref. 552.50

Cannon pl, nwc 238th, see Bailey av, ne c 238.

Cannon pl, ws, 257 n 238th, see Bailey av, es, 29.10 n 238th.

Cannon pl, ws, 76.4 n 238th, see Bailey av, es, 85.10 n 238th.

Cannon pl (12:3263) sws, at ses Bailey av, 113.4x3.9x74x20.4; PM; July 23; July 26'12, 3y5½%; Sadie Welch, 601 W 168, to Adam Wiener, ref. 2,400

Cannon pl, ws, 102 n 238th, see Bailey av, es, 111 n 238th.

Dawson st, 784 (10:2701), ses, 160 sw Longwood av, 25x100; July 30; Aug 12, 1y 6%; Isabel E wife of & Fredk L Mosser to Wm H T Jones, 784 Dawson. 825

Elsmere pl, 807 (11:2956), ns, 200 w Marmion av, 25x100; PM; July 22; July 29'12; due &c as per bond; Chas Lehnhoff to Pauline Cahn, 912 Forest av. 3,000

Fairmount pl, 716 (11:2950), ss, 197.4 e Grove, 26.8x95.8x26.9x94.6; pr mtg \$14,000; July 20; July 29'12; due &c as per bond; Olge Hirsh to Henry Solomon, 1581 Madison av. 1,100

Fairmount pl, 714 (11:2950); ext of \$13,000 mtg to July 3'15, at —; July 3; Aug 12; Noel B Fox with Edw E Strauss. nom

Gale pl, ns, 111.1 w Bailey av, see Van Cortlandt Pk S, ss, 75 e Gale pl.

Gale pl, swc Van Cortlandt Pk S, see Van Cortlandt Pk S, swc Gale pl.

Gale pl, swc Bailey av, see Bailey av, swc Gale pl.

Gale pl (12:3252), ss, 225 w Bailey av, 18.6x100x38.9x100; PM; July 23; July 26'12; 3y4½%; Geo F Simpson, 400 Convent av, to Adam Wiener, ref. 1,267.50

Garden, nec Crotona av, see Crotona av, nec Garden.

Goble pl, nwc Inwood av, see Inwood av, es, lot 16, map Schurck Est.

Grote st, sec Crotona av, see Crotona av, nec Garden.

Hali pl (10:2691), ws, abt 528 s 167th, 28.1x102.9x18.7x196.6; PM; pr mtg \$2,750; July 29; July 30'12; due, &c, as per bond; Giovannina Bruno to Wilgus Realty Co, 120 Westchester sq. 800

Halsey st, ns, 25 e Green av, see Butler pl, ses, 25 ne Green av.

Hoffman st (11:3056), ws, 104.7 s 188th, 50x96.11; ext of \$31,000 mtg to Aug 17 at 5%; July 26; July 27'12; Dollar Savgs Bank with Auletta & Co, 17 1st, Yonkers, NY. nom

Hoffman st (11:3056); same prop; agmt as to share ownership in mtg; July 26; July 27'12; Abr Leipzig with Dollar Savgs Bank, 2808 3 av. nom

Hoffman st (11:3065), es, 275.10 n 184th, 34x119.8; pr mtg \$—; Feb 3; July 31'12; demand; 6%; Guisepe Borrello to Giovanni Lordi, 26 1 pl, Bklyn. 285

Kelly st, 823 (10:2702), ws, 106 n Longwood av, 40x100; pr mtg \$28,000; July 30; July 31'12; 3y6%; Longvale Constn Co to Margt Knox, 478 Mott av. 5,000

Kelly st, 823; certf as to above mtg; July 30; July 31'12; same to same.

Kelly st, sec Prospect av, see Kelly, ss, 80 w Av St John.

Kelly st (10:2685), ss, 80 w Av St John, runs s78.6xw28.9xw100 to ses Prospect av, xne25 to Kelly, xne95.6 to beg; July 8; Aug 12; 5y5%; Julius A & Bernard Bernstein to Edith N Wharton, 23 Rue de Varenne, Paris, France. 60,000

Kelly st (10:2685); same prop; pr mtg \$60,000; July 31; Aug 12, due Jan 2'15, 6%; same to Edw Rubin, 22 E 93. 10,250

Lorillard pl (11:3054), es, 41.1 s 187th, 16.8x100; pr mtg \$2,500; July 15; July 30'12; due &c as per bond; Agnes V & Mary A McKeon, heirs Stephen J McKeon, to Eliz O'Connor, 59 E 126. 500

Lorillard pl, 2446 (11:3058), es, 130. n 188th, 25x97.5; pr mtg —; July 18; July 26'12, 1y6%; Robt Hamburger to Ralph F Baxter, 620 E 163. 3,500

Loring pl, 2226 (11:3224), es, 387.8 n 181st, 79.4x127.11x77.11x113.5; July 22; July 27'12, 3y4%; Alice A wife of & Wm E Smith, 2226 Loring pl, to Oscar T Mackey, 165 W 81. 12,000

Main st (*), es, 100 n Ditmars, 50x100, except part for Main, City Island; July 23; July 27'12, 3y6%; John W Miller to Fritz Hartz, 519 Timpson pl. 700

Minford pl (11:2967), ws, 173.10 s Boston rd, 37.6x100; agmt as to share ownership in mtg; Jan 15; July 27'12; Terrain Realty Co to M Morgenthau Jr Co, 95 Liberty. nom

Minford pl (11:2967), same prop; ext of \$28,000 mtg to July 26'17 at 5%; July 26; July 27'12; same with Stability Realty Co, 115 Bway. nom

Minford pl (11:2967 & 2977), ws, 211.3 s Boston rd, 37.6x100; agmt as to share ownership in mtg; Jan 15; July 31'12; Terrain Realty Co with M Morgenthau Jr Co, 95 Liberty. nom

Minford pl (11:2967 & 2977), same prop; ext of \$28,000 mtg to July 31'17 at 5%; July 31'12; same with Stability Realty Co, 115 Bway. nom

Oak st, swc Boston rd, see Boston rd, swc Oak.

Oakland pl (11:3080), ss, 125 w Crotona av, 25x100; pr mtg \$3,200; July 1; July 31'12; 1y5¾%; Eleanor S wife of & Robt S Murray to Dominick Stanislaw, 428 5 av. 800

Pond pl, sec 198th, see 198th E, sec Pond pl.

Review pl (12:3271), ws, 100 n 238th, 50 x100; two PM mtgs, ea \$1,300; July 23; July 29'12; 3y4½%; Reid Realty Corp, 359 Canal to Augustus Van Cortlandt, Jr. 2,600

Review pl, sec Van Cortlandt Pk S, see Van Cortlandt Pk S, sec Review pl.

Review pl (12:3271), es, 81.5 s Van Cortlandt Pk S, 25x100; PM; July 23; July 26'12; 3y5½%; Ida Karger, 403 6 av, to Augustus Van Cortlandt, Jr. 1,425

Review pl (12:3271), es, 81.5 s Van Cortlandt Pk S, 25x100; PM; July 23; July 26'12; 3y5½%; Harry Isaacson, 512 E 145, to Augustus Van Cortlandt, Jr. 1,425

Rogers pl, 964 (10:2699), es, 400.1 n Westchester av, 25x90; July 23; July 29'12; due & c as per bond; Friedrich Heins, of Taghkanie, Columbia Co, NY, to Title Guar & Trust Co, 176 Bway. 3,000

Simpson st, late Barretto st (10:2719), ws, 112.6 n 169th, runs w69.8xsw50.3 to 169th xnw30xne65.7x84.1 to Simpson, late Barretto xs30 to beg; pr mtg \$7,516; July 29; July 31'12; due Jan 29'13; 6%; Anthony Mancuso to Freehold Constn Co, 200 Bway 4,500

Stevenson pl, see Sedgwick av, see Sedgwick av, see Stevenson pl.

Stevenson pl, sive Sedgwick av, see Sedgwick av, sive Stevenson pl.

St Marys st, see Wales av, see 54th E, ss, 469 e 1 av, Manhattan.

St Marys st, sive Southern Blvd, see 54th E, ss, 469 e 1 av, Manhattan.

Tiffany st (10:2712), es, 325 s 163d, two lots, ea 50x110; 2 sobrn agmts; July 23; July 26'12; Steinmetz Constr Co & Henry Morgenthau Co, 165 Bway, with City Mtg Co, 15 Wall. nom

Trafalgar pl, es, 74 s 176th, see 176th E, ss, 100 w So Blvd.

Van Cortlandt Pk S, ss, at nws Albany rd, see Albany rd, nws at ss Van Cortlandt Pk S.

Van Cortlandt Pk S (12:3271), ss, 75 e Putnam av E, 25x103.3x25.7x109.3; PM; July 22; July 29'12; 3y5½%; Mabel M Pfaff, 418 W 124, to Augustus Van Cortlandt, Jr. 2,025

Van Cortlandt Pk S (12:3252), ss, 75 e Gale pl, 25x112.6 to Gale pl x26x105.1; PM; July 23; July 29'12; 3y4½%; Reid Realty Corp, 359 Canal to Adam Wiener, ref. 1,430

Van Cortlandt Pk S (12:3252), ss, 175 w Gale pl, 25x100; PM; July 23; July 29'12; 3y4½%; Reid Realty Corp, 359 Canal to Adam Wiener, ref. 1,300

Van Cortlandt Pk S (12:3252), sive Bailey av, 49.2x100x19.6x104.3; PM; July 23; July 29'12; 3y5½%; Chas G Bluh, 868 Willoughby av, Bklyn, to Adam Wiener, ref. 2,700

Van Cortlandt Pk S (12:3252), ss, 49.2 w Bailey av, 25x100; PM; July 23; July 29'12; 3y5½%; Chas G Bluh, 868 Willoughby av, Blyn, to Adam Wiener, ref. 1,575

Van Cortlandt Pk S (12:3252), sive Gale pl, 25x100; PM; July 20; July 29'12; 3y5½%; Margt Amsler, 281 8 av, to Adam Wiener, ref. 1,875

Van Cortlandt Pk S (12:3252), ss, 25 w Gale pl, 75x100; three PM mtgs, ea \$1,425; July 20; July 29'12; 3y5½%; Margt Amsler, 281 8 av to Adam Wiener, ref. 4,275

Van Cortlandt Pk S (12:3252), ss, 124.2 w Bailey av, 25x100; PM; July 23; July 29'12; 3y5½%; Chas G Bluh, 868 Willoughby av, Bklyn, to Adam Wiener, ref. 1,500

Van Cortlandt Pk S (12:3252), ss, 74.2 w Bailey av, 25x100; PM; July 23; July 29'12; 3y5½%; Chas G Bluh, 868 Willoughby av, Bklyn, to Adam Wiener, ref. 1,575

Van Cortlandt Pk S (12:3252), ss, 99.2 w Bailey av, 25x100; PM; July 23; July 29'12; 3y5½%; Chas G Bluh, 868 Willoughby av, Bklyn, to Adam Wiener, ref. 1,500

Van Cortlandt Pk S (12:3271), ss, 107.7 w Putnam av W, 26.10x80x20x83.5; P; I; July 17; July 29'12; 3y4½%; Forderaw Co, a corp, 38 W 26, to Augustus Van Cortlandt, Jr. 1,040

Van Cortlandt Pk S (12:3271), sive Putnam av W, 26.11x96.6x20.11x101.4; PM; July 17; July 29'12; 3y4½%; Forderaw Co, a corp, 38 W 26, to Augustus Van Cortlandt, Jr. 1,950

Van Cortlandt Pk S (12:3271), ss, 26.10 w Putnam av W, 26.10x91.7x20x96.6; PM; July 17; July 29'12; 3y4½%; Forderaw Co, a corp, 38 W 26, to Augustus Van Cortlandt, Jr. 1,040

Van Cortlandt Pk S (12:3271), ss, 53.8 w Putnam av W, 26.10x87.4x20x91.7; PM; July 17; July 29'12; 3y4½%; Forderaw Co, a corp, 38 W 26, to Augustus Van Cortlandt, Jr. 1,040

Van Cortlandt Pk S (12:3271), ss, 80.6 w Putnam av W, 26.10x83.5x20x87.4; PM; July 17; July 29'12; 3y4½%; Forderaw Co, a corp, 38 W 26, to Augustus Van Cortlandt, Jr. 1,040

Van Cortlandt Pk S (12:3271), ss, abt 84 w Albany rd, 35x62.3 to Albany rd x34.4x53; PM; July 22; July 29'12; 3y4½%; Adam Kritzman at Hudson, NY, to Augustus Van Cortlandt, Jr. 1,950

Van Cortlandt Pk S (12:3252), ss, 100 w Gale pl, 50x100; two PM mtgs, ea \$1,235; July 23; July 26'12; 3y5½%; Geo C Heselbach, 3507 Bailey av, to Adam Wiener, ref. 2,470

Van Cortlandt Pk S (12:3252), sive Gouverneur av, 26x121.3x25x128.7; PM; July 23; July 26'12; 3y5½%; B T Realty Co to Adam Wiener, ref. 2,137.50

Van Cortlandt Pk S (12:3252), see Gouverneur av, 26x100.5x25x93; PM; July 23; July 26'12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,762.50

Van Cortlandt Pk S (12:3252), ss, 78 w Norman av, 26x97.6x25x105; PM; July 23; July 26'12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,125

Van Cortlandt Pk S (12:3252), ss, 52 w Norman av, 26x105x25x112.4; PM; July 24; July 26'12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,162.50

Van Cortlandt Pk S (12:3252), ss, 26 w Norman av, 26x112.4x25x119.8; PM; July 23; July 26'12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,312.50

Van Cortlandt Pk S (1:3252), sive Norman av, 26x119.9x25x127.3; PM; July 23; July 26'12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,950

Van Cortlandt Pk S (12:3271), see Review pl, 25.3x84.5x25x81.4; PM; July 17; July 26'12; 3y5½%; Patk C Jameson to Augustus Van Cortlandt, Jr. 2,415

Van Cortlandt Pk S (12:3271), ss, 25.2 e Review pl, 75.6x93.3x75x84.5; three PM mtgs ea \$1,435; July 17; July 26'12; 3y5½%; Patk C Jameson to Augustus Van Cortlandt, Jr. 4,305

Van Cortlandt Pk S (12:3252), see Bailey av, 26x101.11x25x94.6; PM; July 23; July 26'12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,762.50

Vincent st (*), ws, 100 s Barkley av, 75 x100; July 26'12; due & c as per bond; Wm Steinberg et al to Ethel M Hart, 1475 73d, Bklyn. 1,006

Wileox st (*), es, 200 s Barkley av, 75x100; July 13; July 31'12; 3y5%; Chas E Vodrazka to Antonie Drda, 925 Blvd Astoria, LI. 4,000

1ST st, es, lot 1265, see Bronx Blvd, ws lot 1222.

134TH st, 450 E (9:2278), ss, 495 e Willis av, 17.10x100; PM; pr mtg \$3,500; July 30; July 31'12; due & c as per bond; Jos F Cashman to Isidor Fleckenstein, 1028 Simpson. 1,200

137TH st, 260 E, see Lincoln av, 191-7.

141ST st, 484 E (9:2285), ss, 784 e Willis av, 37.6x100; PM; pr mtg \$30,000; July 31; Aug 1'12; ly6%; Deer Realty Co to Margt E Weill, 634 W 138. 1,000

142D st E, nec Concord av, see 54th E, ss, 469 e 1 av, Manhattan.

149TH st E, nwc St Anns av, see 54 E, ss, 469 e 1 av, Manhattan.

160TH st, 419-21 E (9:2382), ss, 174.8 w Elton av, runs n75xw25.3xw25x22x85 100 to 160th, x47.3 to beg; PM; pr mtg \$10,500; July 31; Aug 1'12; 2y6%; Jos Morgan to Abr Shapiro, 361 Vernon av, Bklyn. 1,600

168TH st E (10:2611), ss, 195.2 w Franklin av, 35.6x82.2x29x79.3; PM; July 31; Aug 1'12, due, & c, as per bond; Wm F Hopwood, 768 E 168, to Frank Rawlings exr, & c, Francis Bourne, 45 Oceanus av, Holland, Rockaway Beach. 4,750

169TH st E, es, abt 122 n Simpson, see Simpson, ws, 112.6 n 169.

172D st, 886 E (11:2977-2967 & 2966); leasehold; July 24; July 26'12; installs, 6%; Saml D Rosenfeld to Ely J Rieser, 305 E 57. 1,200

172D st W, sive Woodycrest av, see Woodycrest av, sive 172.

173D st E, sive Bryant av, see Inwood av, es, lot 6 map M Schurck Est.

175TH st E, nwc So Blvd, see So Blvd, nwc 175th.

175TH st E, nec Belmont av, see Belmont av, nec 175.

175TH st, 661 E (11:2945), ns, 50 e Belmont av, 50x100; pr mtg \$32,000; July 30; July 31'12; 3y6%; Faruol Realty Co to Seligman Fuld, 312 E 50 & ano. 4,500

175TH st, 661 E, certf as to above mtg; July 29; July 31'12; same to same.

176TH st E, sive Mohegan av, see Mohegan av, sive 176.

176TH st E (11:2958), ss, 100 w So Blvd, runs s49xe36.3xs25xw63 to Trafalgar pl, n74 to 176th, x26.9 to beg; July 31; Aug 1'12; 5y5%; Dwyer & Carey Constn Co to American Mort Co, 31 Nassau. 22,000

176TH st (11:2958); same prop; certf as to above mtg; July 31; Aug 1'12; same to same.

176TH st (11:2958); same prop; sobrn agmt; July 31; Aug 1'12; Harry C Bryon with same.

179TH st E, see Mapes av, see Mapes av, sec 179th.

179TH st E, nwc Hughes av, see Hughes av, nwc 179th.

186TH st E, see 3 av, see 3 av, sec 180.

182D st, 440 E, see Park av, 2474.

187TH st E, see Bathgate av, see Bathgate av, sec 187th.

191ST st E (12:3273), sws, 100 e Hoffman, 29x100; July 25; July 31'12; due Jan 2'13; 6%; Rosina C Sellitto to G B Raymond & Co, 16 E 42d. 301.36

198TH st E (12:3289), see Pond pl, 35.6x110.2x7.11x115.6; Aug 1'12, ly5%; Lyman S King to Harlem Savings Bank, 124 E 125. 4,000

204TH st E, late Woodlawn rd (12:3349), es, 52.3 s Hull av, 26.1x111.7x25x103.11; PM; July 31'12; due Oct 1'14; 6%; Chas J Byrnes, Yonkers, NY, to Edw J Owens, 269 Coles la. 3,000

208TH st E (12:3326), es, 44.9 s Kossuth pl, 26x82.11x25x91.4; also land in Queens Co, NY; pr mtg \$3,325; July 26; July 27'12; demand; % as per bond; Ida Hillmann, 665 Coster to Herman Elfers, 229 W 101. 359.54

218TH st E, see Bronxwood av, see Bronxwood av, sec 218.

229TH st E (*), ss, 230 e Barnes av, 25x114, Wakefield; July 31; Aug 1'12, 3y5%; Mabel B Murphy to M Kath Wadick, 816 E 231. 625

230TH st (*), ss, 205 e White Plains av, 50x114; July 13; July 26'12; due & c as per bond; Carmine Buonagurio to Sanford Merritt, Towners Station, NY. 1,400

231ST st E (*), ss, 380 w Laconia av, 75x114.9; PM; July 25; July 31'12; 3y6%; Andw Mancini to Edw McK Whiting gdn Jno S Wilson, 606 W 116. 1,500

238TH st W (12:3270), ss, 37.6 w Putnam av W, 25.7x125.7x21x126.3; PM; July 23; July 29'12; 3y4½%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 3,250

238TH st W (12:3270), ss, 63.2 w Putnam av W, 25.7x125.3x21x125.7; PM; July 23; July 29'12; 3y4½%; Frank L Hilton, 11 Bentley av, Jersey City, NJ, to Augustus Van Cortlandt, Jr. 2,925

238TH st W, nec Bailey av, see Bailey av, nec 238th.

238TH st W, nec Albany rd, see Albany rd, nec 238th.

238TH st W, sws, 90.6 se Albany rd, see Albany rd, es, 25.6 s 238th.

238TH st W, see Albany rd, see Albany rd, sec 238th.

238TH st W (12:3270), ss, 225 e Bway, 101.3x125.3x91x125; four PM mtgs, ea \$3,315; July 23; July 26'12; 3y4½%; Chas D Donohue, 1 Liberty, to Augustus Van Cortlandt, Jr. 13,260

238TH st W (12:3262), sws, 181.7 se & s on curve fr Albany rd, 29.7x78.3x25x62.3; PM; July 23; July 26'12; 3y4½%; Theophile Conzelman, 461 Edgecombe rd, to Adam Wiener, ref. 800

238TH st W (12:3270), ss, 50 e Putnam av E, 25x125.7; PM; July 23; July 26'12; 3y4½%; Henry F A Wolf Co, 549 E 138, to Henry W Hayden, 5 E 47. 2,145

238TH st W (12:3270), ss, 25 e Putnam av E, 25x125.7; PM; July 23; July 26'12; 3y4½%; Henry A Wolf Co, 549 E 138, to Augustus Van Cortlandt, Jr. 2,145

238TH st W (12:3270), sive Albany rd, 43.11x125.7x25.1x125.2; PM; July 23; July 26'12; 3y4½%; Louise Burkhard, 349 E 149, to Augustus Van Cortlandt, Jr. 5,882.50

238TH st W (12:3270), ss, 43.11 w Albany rd, 25x125.7; PM; July 23; July 26'12; 3y4½%; Louise Burkhard, 349 E 149, to Augustus Van Cortlandt, Jr. 2,665

238TH st W (12:3270), sive Putnam av W, 37.6x126.3x21x129.9; PM; July 23; July 26'12; 3y4½%; Chas D Donohue, 1 Liberty, to Augustus Van Cortlandt, Jr. 4,225

238TH st W, nec Bway, see Bway, nec 238th.

238TH st W (12:3270), ss, 175 e Bway, 25x124.2x25.7x117.9; PM; July 23; July 26'12; 3y5½%; Thos L Green, 4735 Bronx Blvd, to Augustus Van Cortlandt, Jr. 3,450

238TH st W (12:3270), ss, 150 e Bway, 25x117.9x25.7x111.6; PM; July 23; July 26'12; 3y5½%; Moses Frank, 701 W 177, to Augustus Van Cortlandt, Jr. 5,025

238TH st W (12:3270), ss, 125 e Bway, 25x111.6x25.9x105.2; PM; July 23; July 26'12; 3y5½%; Jos Frank, 701 W 177, to Augustus Van Cortlandt, Jr. 5,025

238TH st W (12:3270), ss, 100 e Bway, 25x105.2x25.7x98; PM; July 23; July 26'12; 3y5½%; Mary A Magee, 382 St Nicholas av, to Augustus Van Cortlandt, Jr. 5,025

238TH st W (12:3270), ss, 200 e Bway, 25x125x25x124.3; July 23; July 26'12; 3y5½%; Thos L Green, 4735 Bronx Blvd, to Augustus Van Cortlandt, Jr. 3,450

238TH st W (12:3263), nec, abt 150 se Albany rd, 46x98.8x83.6x114.7; two PM mtgs, ea \$1,687.50; July 23; July 26'12; 3y5½%; Narcorth Realty Co, 20 Nassau, to Adam Wiener, ref. 3,375

238TH st W (12:3263), nes, 671.6 se Albany rd, 59x114.7x155.3x148.7; three PM mtgs, ea \$2,025; July 23; July 26'12; 3y5½%; Narcorth Realty Co, 20 Nassau, to Adam Wiener, ref. 6,075

238TH st W (12:3271), nwc Albany rd, 25x99.9x26.7x100; PM; July 22; July 26'12; 3y4½%; Louise Burkhard, 349 E 149, to Augustus Van Cortlandt, Jr. 4,095

238TH st W (12:3262), ws, 118 se on curve from Albany rd, 29.7x64.9x25x48.7; PM; July 23; July 26'12; 3y5½%; Julius Gray, 454 Ft Wash av, to Adam Wiener, ref. 1,275

238TH st W (12:3262), sws, 212.7 se Albany rd, runs nw65.9xsw25xse81.10 to st xnw29.8 to beg; PM; July 23; July 30'12; 3y5½%; Jno F Morrissey, 1274 Ams av to Adam Wiener, ref. 1,600

239TH st, 230 E (12:3379); ext of \$3,000 mtg to Junel'15 at 5%; June 20; July 29'12; Wm J Campbell gdn Ellen D Campbell with Helena Scherr. nom

Albany rd, nwc 238th, see 238th W, nwc Albany rd.

Albany rd, sws 238th, see 238th W, sive Albany rd.

Albany rd (12:3262), sec 238th, 25.6x83.7x90.6, gore; PM; July 23; July 26'12; 3y5½%; Julius Gray, 454 Ft Wash av, to Adam Wiener, ref. 4,500

Albany rd (12:3270), ws, 255.1 s 238th, 25.1x72.3x25.1x72.1; PM; July 23; July 29'12; 3y4½%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 1,202.50

Albany rd (12:3263), ss, abt 200 w Van Cortlandt av, 50x115; two PM mtgs, each \$1,300; July 23; July 29'12; 3y4½%; Reid Realty Corp, 359 Canal, to Adam Wiener, ref. 2,600

Albany rd (12:3271), ws, 650 n 238th, 25 x79.6x30.4x89.10; PM; July 23; July 29'12; 3y4½%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 1,332.50

Albany rd (12:3271), ws, 600 n 238th, 50 x89.10x63.9x115.7; two PM mtgs, each \$1,787.50; July 23; July 29'12; 3y4½%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 3,575

Albany rd (12:3271), ws, 425 n 238th, 25 x116.3x29.10x113.3; PM; July 23; July 29'12; 3y4½%; Chas C & Robt J Reiley, 27 Cedar to Augustus Van Cortlandt, Jr. 1,750

Albany rd (12:3271), ws, 450 n 238th, 25 x120.6x30.2x116.3; PM; July 22; July 29'12; 3y4½%; Chas C & Robt J Reiley, 27 Cedar to Augustus Van Cortlandt, Jr. 1,750

Albany rd (12:3271), nws, at ss Van Cortlandt Pk S, 41.4x63.2x53x60.7; PM; July 22; July 29'12; 3y4½%; Adam Kritzman at Hudson, NY, to Augustus Van Cortlandt, Jr. 3,120

Albany rd (12:3263), ss, abt 425 w Van Cortlandt av, 25x115; PM; July 23; July 29 '12; 3y4½%; Spencer Aldrich to Adam Wiener, ref. 1,592.50

Albany rd (12:3263), ss, abt 350 w Van Cortlandt av, 75x115; three PM mtgs, each \$1,462.50; July 23; July 29 '12; 3y4½%; Spencer Aldrich to Adam Wiener, ref. 4,387.50

Albany rd, nws, abt 80 sw Van Cortlandt Pk S, see Van Cortlandt Pk S, abt 84 w Albany rd.

Albany rd (12:3270), ws, 250 s 238th, 25.1x72.1x25.1x72.3; PM; July 23; July 26 '12; 3y5½%; Jno W Fleming, 1783 Ams av, to Augustus Van Cortlandt, Jr. 1,387.50

Albany rd (12:3270), ws, 225 s 238th, 25x72.3x25.1x73; PM; July 23; July 26 '12; 3y5½%; Jno W Fleming, 1783 Ams av, to Augustus Van Cortlandt, Jr. 1,387.50

Albany rd (12:3262), es, 25.6 s 238th, 25x98.7 to 238th x29.7x83.7; PM; July 23; July 26 '12; 3y5½%; Julius Gray to Adam Wiener, ref. 2,400

Albany rd (12:3262), es, 50.6 s 238th, 25x48.4x25x50; PM; July 23; July 26 '12; 3y5½%; Julius Gray, 454 Ft Wash av, to Adam Wiener, ref. 1,275

Albany rd (12:3263), ss, abt 250 w Van Cortlandt av, 50x115; July 23; July 26 '12; 3y5½%; Henry W Finney, 303 W 39, to Adam Wiener, ref. 3,450

Albany rd (12:3263), es, 525.3 n 238th, 27.3x115x21x115; PM; July 23; July 26 '12; 3y5½%; Eugene A Philbin, 63 W 52, to Adam Wiener, ref. 1,100

Albany rd (12:3263), es, 498 n 238th, 27.3x115x21x115; PM; July 17; July 26 '12; 3y5½%; Daisy A Rich to Augustus Van Cortlandt, Jr. 1,100

Albany rd (12:3263), nec 238th, 38.6x83.6x44.7x71.6; PM; July 23; July 26 '12; 3y5½%; Narcorth Realty Co, 20 Nassau, to Adam Wiener, ref. 3,862.50

Albany rd (12:3263), es, 38.6 n 238th, 100x112.3x104x83.6; four PM mtgs, ea \$1,987.50; July 23; July 26 '12; 3y5½%; Narcorth Realty Co, 20 Nassau, to Adam Wiener, ref. 7,950

Albany rd (12:3262), es, 125.11 s 238th, 25.2x71.1x25x75; PM; July 23; July 30 '12; 3y5½%; Jno F Morrissey, 1274 Ams av to Adam Wiener, ref. 1,600

Anthony av (12:3319), ws, 50 n Minerva pl, 25x100; July 22; July 26 '12; 3y5%; Dorothea Essig to Effingham I Walgrove, 1 W 127. 5,500

Arnov av (*), ss, 402 e Pelham rd, 50x75; July 26; July 27 '12; 3y6%; Fredk Wagner, 52 Arnov av to Edw McK Whiting, 606 W 116, general gdn Jno S Wilson. 3,500

Bailey av, swe Van Cortlandt Pk S, see Van Cortlandt Pk S, swe Bailey av.

Bailey av (12:3263), nes, abt 648.2 nw Van Cortlandt av, 25x123.1x38x132.6; PM; July 19; July 29 '12; 3y5½%; Natalie Brunner, 476 W 149 to Adam Wiener, ref. 900

Bailey av (12:3263), ws, abt 870.4 n 238th, 25x115x35.7x115; PM; July 19; July 29 '12; 3y4½%; Jas S Varley, 1409 Mad av to Adam Wiener, ref. 877.50

Bailey av (12:3263), nec 238th, 29.10x92.4 to Cannon pl x25.6x102.9; PM; July 23; July 29 '12; 3y4½%; Reid Realty Corp, 359 Canal to Adam Wiener, ref. 2,145

Bailey av (12:3263), ss, 78.3 w Van Cortlandt av, 25x100; PM; July 23; July 29 '12; 3y4½%; Reid Realty Corp, 359 Canal, to Adam Wiener, ref. 975

Bailey av (12:3252), ws, 104.3 s Van Cortlandt Pk S, 45.10x119.6x12.6x111.2; PM; July 23; July 29 '12; 3y5½%; Chas G Bluh, 868 Willoughby av, Bklyn, to Adam Wiener, ref. 2,700

Bailey av, ses at ses Cannon pl, see Cannon pl, sws at ses Bailey av.

Bailey av (12:3252), ws, 50 s Gale pl, 100x100; four PM mtgs, ea \$715; July 18; July 26 '12; 3y4½%; Wm Garner, Orangs, NJ, to Adam Wiener, ref. 2,860

Bailey av (12:3263), ws, abt 567.3 n 238th, 50.8x86x62.6x91.6; two PM mtgs, ea \$682.50; July 19; July 26 '12; 3y4½%; Fredk E Feigenbaum to Adam Wiener, ref. 1,365

Bailey av (12:3263), ws, abt 617.11 n 238th, 50.8x117x57.3x122; two PM mtgs, ea \$780; July 19; July 26 '12; 3y4½%; Fredk E Feigenbaum to Adam Wiener, ref. 1,560

Bailey av (12:3263), nws, Van Cortlandt av, 31.7x82.11x48.3x53; PM; July 23; July 26 '12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,987.50

Bailey av (12:3263), ns, abt 57.7 w Van Cortlandt av, 52.6x130.2 to Van Cortlandt av x58.6x82.11; two PM mtgs, ea \$1,050; July 23; July 26 '12; 3y5½%; B T Realty Co to Adam Wiener, ref. 2,100

Bailey av (12:3263), es, 111 n 238th, 25.11x74.1 to Cannon pl, x25.6x75.3; PM; July 23; July 26 '12; 3y5½%; Sadie Welch, 601 W 168 to Adam Wiener ref. 1,537.50

Bailey av (12:3252), ws, at nes Van Cortlandt av, 72x103x50x66.7; two PM mtgs, ea \$1,425; July 23; July 26 '12; 3y5½%; Lottie & Louis Heimler, 703 Prospect av, to Adam Wiener, ref. 2,850

Bailey av (12:3263), ws, abt 770.4 n 238th, 50x115x71.2x115; two PM mtgs, ea \$812.50; July 23; July 26 '12; 3y4½%; Geo C Hesselbach, 3507 Bailey av, to Adam Wiener, ref. 1,625

Bailey av (12:3263), es, abt 482 n Cannon pl, 26.3x134.5x21.2x134.6; PM; July 18; July 26 '12; 3y5½%; Richd Morrissey, 323 E 16, to Adam Wiener ref. 750

Bailey av (12:3263), nes, abt 548.2 nw Van Cortlandt av, 100x123.6x irreg x142.3; four PM mtgs, ea \$937.50; July 23; July 26 '12; 3y5½%; B T Realty Co to Adam Wiener, ref. 3,750

Bailey av (12:3263), es, 29.10 n 238th, 28.7x84.3 to Cannon pl x25.7x92.4; PM; July 23; July 26 '12; 3y4½%; Chas A Winters, 206 West End av, to Adam Wiener, ref. 1,365

Bailey av (12:3252), swe Gale pl, 25x100; PM; July 23; July 26 '12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,050

Bailey av (12:3252), ws, 25 s Gale pl, 25x100; PM; July 23; July 26 '12; 3y5½%; B T Realty Co to Adam Wiener, ref. 787.50

Bailey av (12:3263), es, 85.10 n 238th, 26.7x75.3 to Cannon pl x25.7x78.7; PM; July 23; July 26 '12; 3y5½%; Abr Malkin, 72 E 3, to Adam Wiener, ref. 1,350

Bailey av, see Van Cortlandt Pk S, see Van Cortlandt Pk S, see Bailey av.

Bailey av (12:3263), es, abt 534.6 n Cannon pl, 28x131.11x17.9x133.6; PM; July 23; July 26 '12; 3y4½%; Wm J Finley, 46 New, to Adam Wiener, ref. 942.50

Bailey av (12:3263), es, abt 562.6 n Cannon pl, 38x128.7x114.7x31.11; PM; July 23; July 30 '12; 1y5½%; Annie S Hewins, at Lynn, Mass to Adam Wiener, ref. 1,200

Bailey av (12:3263), nes, abt 448.2 nw Van Cortlandt av, 25x111.9x35.5x105.2; PM; July 19; July 30 '12; 3y4½%; Jno Barrett, 648 Jackson av to Adam Wiener, ref. 632.50

Bathgate av (11:3055), sec 137th, 38.8x90x36.11x90; PM; pr mtg \$25,000; July 31; Aug 1 '12, due, &c, as per bond; Jno Masser, 923 Eagle av, to Ver Planck Estate, 331 Mad av. 3,500

Bathgate av (11:3055), es, 38.8 s 187th, 38.6x90; PM; pr mtg \$20,000; July 31; Aug 1 '12, due, &c, as per bond; Jno Masser to Ver Planck Est, 331 Mad av. 3,500

Bathgate av (11:3055), es, 77.2 s 187th, 2 lots, ea 38.6x90, 2 mtgs, ea \$3,500; 2 pr mtgs \$20,000 ea; July 31; Aug 1 '12, due, &c, as per bond; Eliphalet J. Davis, 212 W 22, to Ver Planck Est, 331 Mad av. 7,000

Beaumont av (11:3105), es, 450 n 187th, 51x90x50x100; pr mtg \$12,500; July 29; July 30 '12; 2y6%; Michl & Mary Madden to Saml Mannheim, 171 E 91. 300

Belmont av, IS04 (11:2945), nec 175th, 100x50; pr mtg \$38,000; July 30; July 31 '12; 3y6%; Farolo Realty Co to Seligman Field, 312 E 50 & ano. 5,500

Belmont av, IS04; certf as to above mtg; July 29; July 31 '12; same to same.

Boston rd (*), swe Oak, 50x100x50x149, except part taken by City N Y; July 30; July 31 '12; 3y6%; Barbara Strauss extrx Jos Strauss to Carrie Hamburg, 231 E 87. 600

Broadway (12:3271), es, 75 n 238th, 25x100; PM; July 23; July 26 '12; 3y4½%; Henry J Beck, 4208 Bway, to Augustus Van Cortlandt, Jr. 5,037.50

Broadway (12:3271), es, 50 n 238th, 25x100; PM; July 23; July 26 '12; 3y4½%; Henry J Beck, 4208 Bway, to Augustus Van Cortlandt, Jr. 5,037.50

Broadway (12:3271), es, 125 n 238th, 25x100; PM; July 23; July 26 '12; 3y5½%; Emil Altman & Julius Gray, both at 454 Ft Wash av, to Augustus Van Cortlandt, Jr. 4,687.50

Broadway (12:3271), es, 100 n 238th, 25x100; PM; July 23; July 26 '12; 3y5½%; Emil Altman & Julius Gray, both at Ft Washington av, to Augustus Van Cortlandt, Jr. 4,687.50

Broadway (12:3271), es, 250 n 238th, 25x100; PM; July 23; July 26 '12; 3y4½%; Patk A Gallagher, 559 W 159, to Augustus Van Cortlandt, Jr. 3,510

Broadway (12:3271), es, 275 n 238th, 25x100; PM; July 23; July 26 '12; 3y4½%; Patk A Gallagher, 559 W 159, to Augustus Van Cortlandt, Jr. 3,510

Broadway (12:3271), es, 200 n 238th, 25x100; PM; July 23; July 26 '12; 3y4½%; Jno F Shiel, 27 Grace Ct, Bklyn, to Augustus Van Cortlandt, Jr. 3,640

Broadway (12:3271), es, 250.6 s Van Cortlandt Pk S, 25x100; PM; July 23; July 26 '12; 3y4½%; Thos C Lane, 107 W 101, to Augustus Van Cortlandt, Jr. 3,575

Broadway (12:3271), nec 238th, 25x100; PM; July 22; July 26 '12; 1y4½%; Wm C Schmidt, 1253 St Nicholas av, to Augustus Van Cortlandt, Jr. 13,650

Broadway (12:3271), es, 175 n 238th, 25x100; PM; July 23; July 26 '12; 3y5½%; Harry Isaacson, 512 E 145, to Augustus Van Cortlandt, Jr. 4,312.50

Broadway (12:3270), es, 50 s 238th, 23.5x103.2x48.10x100; PM; July 23; July 26 '12; 3y5½%; Bertha F Green to Augustus Van Cortlandt, Jr. 12,000

Broadway (12:3271), es, 150 n 238th, 25x100; PM; July 23; July 26 '12; 3y5½%; Ida Karger, 403 6 av, to Augustus Van Cortlandt, Jr. 4,312.50

Bronx Blvd (*), ws, lot 1222 map Wakefield; also 1ST ST (*), es, lot 1265, same map; July 2; July 26 '12; due as per bond; John Stahl, 674 E 240, & Moses Watzky, 735 Cranford av, Wakefield, to Cath C Hill, 63 Beechwood rd Summit, NJ. 3,500

Bronx Blvd, es, 324 s Gun Hill rd, see 130th, 574-6 W, Manhattan.

Bronxwood av (*), sec 218th, 105x60; Wakefield; July 25; July 26 '12; due &c as per bond; Henrietta C Brown to Carrie Popp, 53 E 26th et al exrs Jno W Popp. 4,500

Bryant av, swe 173d, see Inwood av, es, lot 16, map of M Schurck Est.

Bryant av, 902 (10:2761), es, 310 s Garrison av, 20x100; July 1; Aug 1 '12, 3y5½%; Martin Pletscher Constn Co to North N Y Savings & Loan Assn, 2796 3 av. 6,000

Bryant av, 902; certf as to above mtg; July 1; Aug 1 '12; same to same.

Burside av (11:3156), ns, 108.5 e Anthony av, 50.10x99.9x42.1x42.9; bldg loan; July 24; July 27 '12; due Apr 13, 6%; Thos C Lisk to Prospect Investing Co, Purchase, NY. 28,000

Clinton av (11:3094), es, 125 n 179th, 25x100; PM; July 31; Aug 1 '12, 1y5%; Leborro Constn Co, 320 Bway, to Louise A Ramsteck, 878 E 176. 3,000

Concord av (10:2643), es, 51.4 n 151st, 50x94; PM; pr mtg \$31,000; July 31; Aug 1 '12, 3y6%; Antonie Bohaty, 1317 1 av, to Benenson Realty Co, 407 E 153. 8,000

Concord av (10:2643), es, 51.4 n 151st, 50x94; PM; pr mtg \$39,000; July 31; Aug 1 '12; 3y6%; Antonie Bohaty, 1317 1 av, to Chas Potuzak, 312 E 71. 3,000

College av, 1330 (11:2783 & 2785), es, 543.1 s 170th, 16.8x100; PM; July 26; July 27 '12, 3y5%; Gustav H Massa to Geo W Silberhorn, 55 W 111. 3,500

Concord av, nec 142, see 54th E, ss, 469 e 1 av, Manhattan.

Cornell av (*), ss, 200 w Mapes av, 50x100; PM; July 29; July 30 '12; 3y5½%; Oscar Petzold to Bertha Mapes, 986 E 181. 1,350

Crotona av (11:3100), nec Garden, 70.3 to Grote x44x8x79.5 to st xw49.2 to beg; pr mtg \$33,700; July 29 '12; due &c as per bond; Suss-Cal Realty & Constr Co to Thos P Howley, 421 W 34. 1,500

Crotona av (11:3100); same prop; certf as to above mtg; July 29 '12; same to same.

Crotona av, see Grote, see Crotona av, nec Garden.

Decatur av, 2960 (12:3280); ext of \$4,700 mtg to July 27 '15 at 5%; July 19; July 26 '12; Lawyers' Mtg Co with Adelia L Clarke. nom

Decatur av (12:3354); es, 44.4 n 205th, two lots, ea 25x100; two bldg loan mtgs, ea \$5,250; Mari; July 26 '12, 3y5½%; Wm Freeland to Central Mtg Co, 60 Wall. 10,500

Decatur av (12:3354); same prop; two mtgs, ea \$1,250; two pr mtgs, ea \$5,250; July 26 '12, 3y6%; same to same. 2,500

Decatur av (12:3385), ws, 51 s 201st, 39x110; pr mtg \$7,000; July 31; Aug 1 '12, due, &c as per bond; Emilie Von Der Linden to Louis Epstein, 422 Brook av. 1,000

Ellis av (*), ns, 25 w line bet lots 360 & 362, 25x108, being part lot 362 map Unionport; ext of \$2,000 mtg to July 16 '15 at 5½%; July 16; July 27 '12; Johanna Ehesheid with Jacob Nicklas, 2145 Ellis av. nom

Franklin av, 1062 (10:2607), ses, abt 85 n 3 av, 70x146.10x69.9x147; May 28; July 20 '12; due &c as per bond; Julia M, Minnie M, Edw A, & Sarah F McMahon & Josephine M Cronin to Title Guar & Trust Co. 6,500

Franklin av, 1207 (10:2611), nws, abt 125 s 168th, 17.2x112.4x16.8x108.1; July 25; July 30 '12; due &c as per bond; Ida L D McMurtree, 285 5 av to Title Guar & Trust Co. 3,000

Franklin av (10:2615), es, 236.8 n 168th, 41.10x184.11x42.1x185.2; pr mtg \$36,500; May 18; Aug 1 '12, due Sept 12 '16, 6%; Noble & Gauss Constn Co to Wilhelm Hauptmann, 123 E 106. 3,000

Franklin av (10:2615); same prop; certf as to above mtg; May 18; Aug 1 '12; same to same.

Franklin av (10:2611-39), ws, bet 167th & 168th, assessed to G H Dyer; transfer of tax lien for years 1902-08; Mar 6 '11; Aug 1 '12, 3y8%; City of NY to Hylas Realty Co, 105 Wm. 1,645.33

Franklin av (10:2611-39); same prop; ash tax lien; July 25; Aug 1 '12; Hylas Realty Co to Adnah McMurtree, 285 5 av. 1,856.10

Glebe av (*), swe Parker av, 208.2x106.4x208x103.6, except part for Glebe & Parker avs; July 27; July 31 '12; 2y6%; Wm A Braun to Fredk Einberger, 948 Olmstead av. 2,000

Grand Blvd & Concourse (late Anthony av) (12:3305), es, 323.8 n 198th, 25x194.6x25x194.5, except part for Grand Blvd & Concourse; PM; July 25; July 30 '12; due &c as per bond; Paula C Herzog to Leopold Goodman, 6 E 92. 1,500

Gouverneur av, see Van Cortlandt Pk S, see Van Cortlandt Pk S, see Gouverneur av.

Gouverneur av, swe Van Cortlandt Pk S, see Van Cortlandt Pk S, swe Gouverneur av.

Gouverneur av (12:3252), es, 425 n Sedgwick av, 25x100; PM; July 22; July 26 '12; 3y5½%; Rosa Farina, 1462 Ams av, to Adam Wiener, ref. 900

Gouverneur av (12:3252), es, 168 s Van Cortlandt Pk S, 50x100; two PM mtgs, ea \$1,050; July 23; July 26 '12; 3y5½%; Helen L Becker to Adam Wiener, ref. 2,100

Gouverneur av (12:3252), es, 93 s Van Cortlandt Pk S, 75x100; three PM mtgs, ea \$1,050; July 23; July 26 '12; 3y5½%; Helen L Becker, 461 Edgecombe av, to Adam Wiener, ref. 3,150

Gouverneur av (12:3252), es, 218 s Van Cortlandt Pk S, 75x100; three PM mtgs, ea \$1,050; July 23; July 26 '12; 3y5½%; Jno Becker, 484 11 av, Astoria, LI, to Adam Wiener, ref. 3,150

Gouverneur av (12:3252), es, 362.6 n Sedgwick av, 57.6x100; PM; July 17; July 26 '12; 3y5½%; Ida Karger, 403 6 av, to Adam Wiener, ref. 1,125

Gouverneur av (12:3252), es, 325 n Sedgwick av, 37.6x100; PM; July 23; July 26 '12; 3y5½%; Harry Isaacson, 512 E 145, to Adam Wiener, ref. 1,125

Gouverneur av (12:3252), ws, at ns Van Cortlandt av, 47.7x83x55.4x42.3; PM; July 23; July 26 '12; 3y5½%; B T Realty Co to Adam Wiener, ref. 1,912.50

Gouverneur av (12:3252), ws, 553.7 s Van Cortlandt Pk S, 50x100; 2 PM mtgs, ea \$787.50; July 17; July 30 '12; 3y5½%; Rowiha Realty Co to Adam Wiener, ref. 1,575

Green av (*), ns, 100 w Mayflower av, 25x100; July 31; Aug 1 '12, due Oct 15, 5½%; Ellen Ward to Ellen K Denison, 143 W 76. 4,500

Green av (*), ns, 125 w Mayflower av, 25x100; July 31; Aug 1 '12, due Dec 15, 5½%; Ellen Ward to Clara F Hitchcock, Scarsdale, NY. 4,500

Green av (*), ns, 150 w Mayflower av, 25x100; July 31; Aug 1 '12, due Dec 15, 5½%; Ellen Ward to Mary L Montague, Saybrook, Conn. 4,500

Harrison av (*), es, lots 364-365 map bldg lots W A & H C Mapes, Westchester, 77.1x126x30.8x130; PM; July 24; July 26 '12, 3y5%; Wm Torpay to Mary L Arnov, nec Pierce av & Wms Bridge rd. 1,200

"Hoe av, 1172-4 (10:2752), es, 104 s Home, 50x100; pr mtg \$—; July 31'12; 3y6%; Owl Constn Co, 652 Bway, to Wm Sinnott Co, 967 E 165. 6,000

"Hoe av, 1172-4; certf as to above mtg; July 31'12; same to same.

"Hoe av, 1463 (11:2981), ws, 25 s Jennings, 50x100; pr mtg \$28,000; July 31; Aug 1'12; due, &c, as per bond; Jno C Staab, Hartford, Conn, & Antonette L Staab of NY to Victor Kapfer, 1135 1 av. 3,000

"Hoe av, 1463; PM; pr mtg \$31,000; July 31; Aug 1'12, due Sept 4'13, 6%; Otto Lippmann, 1467 Minford pl, to Jno C Staab, 41 Madison, Martford, Conn, & ano. 1,500

"Hughes av (11:3069), nwc 179th, 41.11 x85.8x28.11x86.8; PM; July 30; Aug 1'12, 5 y6%; Cordt H Dreyer to O'Leary Realty & Constn Co, 991 E 167. 3,500

"Inwood av (11:2859), es, lot 16 map 25 lots M Schurck Est; also INWOOD AV (11:2865), nwc Goble pl, 25x100; also BRYANT AV (11:2996), swc 173d, 50x80.5 x51x90.6; Aug 1'12, 3y6%; Geo Bezdoid to Adam Kerner, Ghent, NY, & ano. 1,000

"Inwood av, nwc Goble pl, see Inwood av, es, lot 16, map M Schurck Est.

"Jerome av (12:3320), es, at sws Bedford Park Blvd, 57x107.2x50x134.8, except part for Bedford Park Blvd; July 26; July 27'12, 5y5%; Grover C, Helen M & Wm B Clark to Wm B Isham, 21 E 63. 10,000

"Kingsbridge rd, 20 (11:3191), ss, 98 w Morris av, 16x80; PM; July 26; July 27'12; due &c as per bond; Billiken Realty Co, 121 West Kingsbridge rd to Anna L Thiele, 545 W 148. 6,000

"Liebig av (13:3423), ws, 200 s 260th, 50x 100; July 26; July 27'12, 3 y5 1/2%; Guiseppina, wife of Victor Zambetti, 3422 Bailey av, to Lena O Crawford, 273 E 32 Bklyn. 5,000

"Lincoln av, 191-7 (9:2318), swc 137th (No 260), 100x62.9 to 3 av (No 2514) x102.8 x39.10; July 23; July 26'12, 5y5%; North Side Board of Trade Bldg Co to Eugene A Philbin, 63 W 52 & ano, trste Adela A Dortic. 60,000

"Lincoln av (9:2318); same prop; certf as to above mtg; July 25; July 26'12; same to same.

"Lincoln av (9:2318); same prop; sobrn agmt; July 20; July 26'12; same & Gates Realty Co with same. nom

"Locust av (10:2598), ws, 25 s 141st, 75x 100; July 22; July 26'12, installs, 6%; Granville Gibbons to Bronx Security & Brokerage Co, 258 E 138. 325

"Magenta av (*), ss, 80.7 e Rosewood av, 25x100; May 24; Aug 1'12, 1y6%; Francesco Attardo, 317 E 48 to Sigmund Ernst, 281 Edgecombe av & ano. 300

"Mapes av (11:3107), sec 179th, 48x95.2; pr mtg \$40,000; July 31; Aug 1'12, 1y6%; Edw Muller Bldg Co, 35 Nassau, to Jno Eggers, 571 E 140. 5,000

"Mapes av (11:3107); same prop; certf as to above mtg; July 31; Aug 1'12; same to same.

"Mohegan av (11:2958), swc 176th, 115.10 x23x116.3x33.11; July 31'12; 5y5%; Schorn Co to Board of Foreign Missions of The Reformed Church in America, 25 E 22. 30,500

"Mohegan av (11:2958), same prop; certf as to above mtg; July 31'12; same to same.

"Morris av (9:2423), es, 25 n Bonner pl, 125x100; certf that mtg dated June 7'12 is sobrn to mtg of \$78,000; July 25; July 29'12; City Mtg Co to Thos D Malcolm Constn Co, 1223 River av. nom

"Morris av (9:2421), es, 75 s 162d, 25x 100; ext of \$6,500 mtg to Jan 10'16 at 5%; July 24; July 30'12; Ernst W Schade with Louis Becker, 1968 Daly av. nom

"Morris av, 2011 (11:2807-2829), ws, 225 n 179th, 21.10x100; PM; July 30; July 31'12; due, &c, as per bond; Anthony M, Frances & Adam Majeski to Title Guarantee & Trust Co. 7,000

"Morris Park av (*), ss, 50 w Holland av, 50x100; July 31; Aug 1'12, due, &c, as per bond; Anton Landgrebe, 1724 Barnes av, to North Side Mtg Corp, 391 E 149. 3,500

"Murdock av (*), ws, 100 n Jefferson av, 25x100; July 25; July 27'12, installs, 6%; Bessie Aginsky to Railroad Co-operative B & L Assn, 103 Park av. 4,000

"Norman av (12:3252), ws, 227.3 s Van Cortlandt Pk S, 25x100; PM; July 22; July 29'12; 2y5 1/2%; Walter P Havens at Farmingdale, NJ, to Adam Wiener, ref. 712.50

"Norman av, nwc Sedgwick av, see Sedgwick av, nwc Norman av.

"Norman av (12:3252), ws, 213 n Sedgwick av, 125x100; five PM mtgs, ea \$650; July 17; July 26'12; 3y4 1/2%; Wm Garner, Orange, NJ, to Adam Wiener, ref. 3,250

"Norman av (12:3252), ws, 88 n Sedgwick av, 25x100; PM; July 23; July 26'12; 3 y5 1/2%; B T Realty Co to Adam Wiener, ref. 825

"Norman av, swc Van Cortlandt Pk S, see Van Cortlandt Pk S, swc Norman av.

"Ogden av, 1012 (9:2512), es, 100 n 164th, 25x70; July 29; July 30'12; 5y5%; Geo F Bache to Lawyers Mtg Co, 59 Liberty. 8,250

"Ogden av, 1012; sobrn agmt; July 18; July 30'12; Same & Helen E Ranney with same. nom

"Ogden av, 1012 (9:2512), sobrn agmt; July 29; July 30'12; Geo F Bache & Laura F Henry with same. nom

"Ogden av, 996 (9:2511), es, 25 s 164th, 25 x90; PM; pr mtg \$9,500; July 29; July 30'12; 3y6%; Wm Lampe to Bernhardt C Wenke, 1076 Ogden av. 5,700

"Park av, 2474 (11:3037), sec 182d (No 440), 50x101; July 25; July 26'12; demand, 6%; Cleland Realty Co to City Mtg Co, 19 Wall. 38,000

"Park av, 2474 & 182d st (No 440 E); certf as to above mtg; July 25; July 26'12; same to same.

"Park av (*), ws, — s 213th, being lot 92 map Olinville, 65x100; July 30; July 31' 12; due, &c, as per bond; Mabel H Durant to Susanna Bauerle, 636 E 219. 1,500

"Parker av, swc Glebe av, see Glebe av, swc Parker av.

"Powell av (*), ns, 105 e Pugsley av, Unionport, except part for Powell av; July 3; July 31'12; 3y6%; Anna wife Andw Mensch to Martha A Arnow, 2525 Westchester av. 500

"Prospect av, 2354 (11:3114), es, 562.6 n 183d, 18.9x93.4x18.9x93.9; July 24; July 29'12; due &c as per bond; Pauline Muller, 1038 Boston rd, to Johanna Schlosser, 44 W 83. 700

"Prospect av, 898 (10:2690), es, 361.3 n Westchester av, 17x160x—x150; July 25; July 26'12, 1y5%; Jennie E Byrne to Emigrant Industrial Savgs Bank, 51 Chambers. 6,000

"Prospect av (11:3110), es, 96.1 n 181st, 16.1x100; July 1; July 30'12; 3y5 1/2%; Michilina S Cullo to Central Mtg Co, 60 Wall. 7,000

"Prospect av, 1432 (11:2937-2938), es, 90 s Crotona Pk E, runs e88xs40wx23.10xsw \$2.2 to av xn91.5 to beg; July 29; July 30'12; 5y5%; Jno J Fox to Lawyers Mtg Co, 59 Liberty. 9,000

"Prospect av, see Kelly, see Kelly, ss, 86 w Av, St John.

"Putnam av E (12:3271), es, 150 n 238th, 50x90.3x50x86.3; two PM mtgs, each \$1,202.50; July 23; July 29'12; 3y4 1/2%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 2,405

"Putnam av W, swc Van Cortlandt Pk S, see Van Cortlandt Pk S, swc Putnam av W.

"Putnam av E (12:3271), es, 66 s Van Cortlandt Pk S, 25x113.3x25x114.10; PM; July 23; July 29'12; 3y4 1/2%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 1,755

"Putnam av W (12:3271), ws, 89.7 n 238th, 41.6x112.5x40x100.7; two PM mtgs, each \$877.50; July 23; July 29'12; 3y4 1/2%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 1,755

"Putnam av W (12:3271), ws, 101.4 s Van Cortlandt Pk S, 26.4x92.4x25x100.11; PM; July 17; July 29'12; 3y4 1/2%; Fordraw Co, a corp, 38 W 26, to Augustus Van Cortlandt, Jr. 845

"Putnam av W (12:3270), ws, 129.10 s 238th, runs s25.11xw124.6xw20.5x—34.8xe 177.4 to beg; PM; July 23; July 29'12; 3y4 1/2%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 1,657.50

"Putnam av E (12:3271), es, 91 s Van Cortlandt Pk S, 25x111.9x25x113.4; PM; July 22; July 26'12; 3y4 1/2%; Chas D Donohue, 1 Liberty, to Augustus Van Cortlandt, Jr. 1,300

"Putnam av E (12:3271), es, 116 s Van Cortlandt Pk S, 25x110.3x25x111.9; PM; July 22; July 26'12; 3y4 1/2%; Chas D Donohue, 1 Liberty, to Augustus Van Cortlandt, Jr. 1,300

"Putnam av E (12:3271), es, 275 n 238th, 25x96.6x25x95.1; PM; July 22; July 26'12; 3 y4 1/2%; Sarah Heitner, 213 E 98, & Harris Goodman, 173 E 96, to Augustus Van Cortlandt, Jr. 1,170

"Putnam av E (12:3271), es, 200 n 238th, 50x93.6x50x90.3; two PM mtgs, ea \$1,425; July 22; July 26'12; 3y5 1/2%; Sadie Welch to Augustus Van Cortlandt, Jr. 2,850

"Putnam av W, swc 238th, see 238th W, swc Putnam av W.

"Putnam av E (12:3270), es, 256.3 s 238th, 25.1x70; PM; July 23; July 26'12; 3y4 1/2%; Louis Meier, 3058 3 av, to Augustus Van Cortlandt, Jr. 845

"Putnam av E (12:3271), es, 250 n 238th, 25x95x25x93.6; PM; July 22; July 26'12; 3y 5/2%; Arthur F Kessler, 150 W 66 to Augustus Van Cortlandt, Jr. 1,462.50

"Sedgwick av (12:3263), ws, 600.8 n 238th, 25x124.5x26x121.8; PM; July 17; July 29'12; 3 y4 1/2%; Jno J Newlands, 148 W 64, to Adam Wiener, ref. 1,140

"Sedgwick av (12:3251), sec Stevenson pl, 25x104.2x26x97.5; PM; July 17; July 29'12; 3 y4 1/2%; Arthur Watson, 24 Clinton av, So Nyack, NY, to Adam Wiener, ref. 1,300

"Sedgwick av (12:3251), ss, 25 e Stevenson pl, 25x110.9x26x104.2; PM; July 17; July 29'12; 3y4 1/2%; Arthur Watson, 24 Clinton av, South Nyack, NY, to Adam Wiener, ref. 975

"Sedgwick av (12:3251), ss, 191.6 e Stevenson pl, 50x108x61.5x107.6; two PM mtgs, each \$910; July 23; July 29'12; 3y4 1/2%; Reid Realty Corp, 359 Canal, to Adam Wiener, ref. 1,820

"Sedgwick av (12:3263), nwc Van Cortlandt av, 51.3x88.7x44.7x58.7; PM; July 17; July 26'12; 3y4 1/2%; Wm Garner, Orange, NJ, to Adam Wiener, ref. 2,665

"Sedgwick av (12:3251), es, 275 s Stevenson pl, 33x44.5x94x116.6; three PM mtgs ea \$1,300; July 22; July 26'12; 3y4 1/2%; Wm Garner, Orange, NJ, to Adam Wiener, ref. 3,900

"Sedgwick av (12:3252), ns, 33.1 e Norman av, 79.11x—x65.6x109; two PM mtgs, ea \$1,300; July 20; July 26'12; 3y4 1/2%; Wm Garner, Orange, NJ, to Adam Wiener, ref. 2,600

"Sedgwick av (12:3252), nwc Norman av, 33.2x109.7x25x88; PM; July 23; July 26' 12; 3y5 1/2%; B T Realty Co to Adam Wiener, ref. 1,650

"Sedgwick av (12:3263), ws, 500.8 n 238th, 100x121.9x103.10x113.2; four PM mtgs, ea \$1,387.50; July 23; July 26'12; 3y 5 1/2%; B T Realty Co to Adam Wiener, ref. 5,550

"Sedgwick av (12:3263), nws, abt 360 w Van Cortlandt av, 125x127.3x150x118.2; 5 PM mtgs, ea \$1,387.50; July 23; July 26'12; 3y5 1/2%; B T Realty Co to Adam Wiener, ref. 6,937.50

"Sedgwick av (12:3251), swc Stevenson pl, 25.6x89.8 to Stevenson pl x28.3x72.2; PM; July 29; July 30'12; 3y5%; Martin J Ungrich, 505 W 142 to Adam Wiener, ref. 1,260

"Southern Blvd, swc St Marys, see 54th E ss, 469 e 1 av, Manhattan.

"Southern Blvd (11:2958), nwc 175th, 100x 65x100x68.10; bldg loan; June 20; July 26'12; due July 25'17, 6% until completion of bldgs & 5% thereafter; The M M & M Corp to Title G & T Co, 176 Bway, 22,000

"Southern Blvd (11:2958); same prop certf as to above mtg; June 20; July 26'12; same to same.

"St Anns av, 283 (9:2267), ws, 75 n 139th, 25x98.10x25x99.6; pr mtg \$16,000; July 15; July 27'12; due &c as per bond; Teutonia Impt Co to Chas Krey, 257 W 69. 4,000

"St Anns av, nwc 149, see 54th E, ss, 469 e 1 av, Manhattan.

"St Peters av (*), nes, 55 nw Glebe av, 96x—x92x87, except part for St Peters av; July 29; July 31'12; 3y6%; Wm A Mallet to Marie T Dunn Rousset at Poitier, France. 3,500

"Tinton av, 1228 (10:2673), es, 287.7 n 168th, 22x132; July 25; July 26'12; due &c as per bond; Annie Myers, 1228 Tinton av, to Edna Myers, 1228 Tinton av & ano. 4,000

"Tremont av (*), ss, 105 w Av A, 100x58; pr mtg \$4,500; July 26; July 27'12; due &c as per bond; John C Fisher to Chas A Forshew, 34 W 46. 1,100

"Van Cortlandt av (12:3263), ws, 125.9 s Bailey av, 25x—x27.7x80.6; PM; July 23; July 29'12; 3y4 1/2%; Reid Realty Corp, 359 Canal, to Adam Wiener, ref. 682.50

"Van Cortlandt av (12:3252), es, abt 252 s Van Cortlandt Pk S, 64x100x36.8x100; 2 PM mtgs, each \$845; July 23; July 29'12; 3y 4 1/2%; Reid Realty Corp, 359 Canal, to Adam Wiener, ref. 1,690

"Van Cortlandt av (12:3263), sws, abt 288.10 nw Bailey av, 25.2x102.3x34x100; P M; July 23; July 29'12; 3y4 1/2%; Reid Realty Corp, 359 Canal, to Augustus Van Cortlandt, Jr. 1,105

"Van Cortlandt av (12:3252), nes, 200 s Bailey av, 42.3x42.7x83x55.4; PM; July 23; July 26'12; 3y5 1/2%; B T Realty Co to Adam Wiener, ref. 1,725

"Van Cortlandt av, sws, abt 75 nw Bailey av, see Bailey av, ns, abt 57.7 w Van Cortlandt av.

"Van Cortlandt av, nwc Bailey av, see Bailey av, nwc Van Cortlandt av.

"Van Cortlandt av (12:3263), ws, 150.9 s Bailey av, 50x44.7x55.3x—; two PM mtgs, ea \$427.50; July 23; July 26'12; 3y4 1/2%; Jno B Mehrrens to Adam Wiener, ref. 855

"Van Cortlandt av, nes, at ws Bailey av, see Bailey av, ws, at nes Van Cortlandt av.

"Van Cortlandt av (12:3263), ws, 50.9 s Bailey av, 25x110.6x29.1x125.7; PM; July 23; July 26'12; 3y5 1/2%; Richd Morrissey, 323 E 16, to Adam Wiener, ref. 1,200

"Van Cortlandt av (12:3263), ws, 25.9 s Bailey av, 25x125.7x29.7x109.6; PM; July 23; July 26'12; 3y5%; Sidney Poppewell, 1532 Ams av, to Adam Wiener, ref. 1,155

"Van Cortlandt av (12:3252), nes, abt 384.6 nw Bailey av, 32x100x18.4x100; PM; July 22; July 26'12; 1y5 1/2%; Jno G Donnelly, 560 W 163, to Adam Wiener, ref. 1,050

"Wales av, ws, 100.8 n 142, see 54th E, ss, 469 e 1 av, Manhattan.

"Wales av, sec St Marys, see 54th E, ss, 469 e 1 av, Manhattan.

"Washington av (11:3040), ws, 50 s 187th, 50x101; July 26; July 27'12, 3y5%; T T Constn Co to Lawyers' Realty Co, 160 Bway. 40,000

"Washington av (11:3040); same prop; certf as to above mtg; July 23; July 27'12; same to same.

"Washington av (11:3040), ws, 50 s 187th, 50x101; agmt as to share ownership in mtg; July 26; July 27'12; Elinor M Kidney with Lawyers' Realty Co. nom

"Washington av, 1586 (11:2913), es, 260 s 172d, 50x109.7; July 29; July 31'12; 5y5%; Marie Robinson & Sophie Neuman to Lawyers Mtg Co, 59 Liberty. 10,500

"Washington av, 1586; pr mtg \$10,500; July 31'12; 5y6%; same to Fiberloid Co, 7 Waverly pl. 5,500

"Whitlock av (10:2731), es, 363 s Tiffany, 78x90; pr mtg \$44,000; July 31'12, 1y 6%; Lockwhit Co to Chas A MacPherson, 7 5 av. 5,600

"Whitlock av (10:2731); same prop; certf as to above mtg; July 30; July 31'12; same to same.

"Whitlock av (10:2731), es, 353 s Tiffany, 39x90; ext of \$22,000 mtg to Aug 1'17 at 5%; July 23; Aug 1'12; Jno M King with Lockwhit Co, 630 Faile. nom

"Willis av, 291 (9:2302), ws, 100 s 140th, 25x106.4; July 29; July 30'12; due &c as per bond; Henry W Schmidt to Title Guar & Trust Co. 12,000

"Willis av, 291; pr mtg \$12,000; July 29; July 30'12; 5y5%; same to Aug Behrens, 731 Rogers av, Bklyn. 6,000

"Woodycrest av (11:2873), swc 172d, 54.9x 91.5x60.5x91.4; July 29; July 30'12; 5y6%; Mary G wife Jos H Cronin at Newark, NJ to Clinton L Bagg, 26 W 46. 3,300

"Woodycrest av (11:2873), same prop; sobrn agmt; July 25; July 30'12; same & Elk Ridge Corpn with same. nom

"3D av, 2514, see Lincoln av, 191-7.

"3D av (11:3061), sec 180th, 98.10x113.6x 78.7x126.6; July 30; July 31'12, 3y5%; Kellwood Realty Co to Julius Siegbert, 139 Riverside dr et al. 75,000

"3D av (11:3061); same prop; certf as to above mtg; July 30; July 31'12; same to same.

"Plot (*) begins 240 e White Plains rd at point 425 n along same from Morris Park av, runs e100nx25xw100xs25 to beginning, with right of way over strip to Morris Park av; July 30; July 31'12; due Dec 1'15, 5 1/2%; Martha Hickey to Dollar Savgs Bank, 2805 3 av. 3,000

"Plot (11:3225) begins on s boundary line land Oswald Cammann, distant 128.1 e Sedgwick av, runs e138.3 to cl Ridge av xs70.3xw130.3xn14.2 to beg, being part lot 18 map tract of land of Gustavus Sacchi & Ebenezer G Burling; also LOT 138 (11: 3225) amended; map Cammann Est; pr mtg \$9,000; July 30; July 31'12; due Jan 30 '13, 6%; Mary D Wheeler to Mutual Bank, 49 W 33. 3,500