

# RECORDS SECTION

of the

# REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough 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. XCIII

No. 2396

New York, February 14, 1914.

(33)

PRICE 20 CENTS

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (\*) indicates a cross reference.

<p>Broome st, 204, 316 &amp; 448. Catherine st, 66. Charles st, 39-41. *Chestnut st, 2-4 (or Oak, 6). Christopher st, 47-47½. Clarke st, 20. Cleveland pl, 21. Cliff st, 47-9. Delancey st, 120. Division st, 89. Duane st, 52-6. *Elm st, 5-15 (or Duane st, 52-6). *Gansevoort st, 2-4 (or 4th st, 340-56 W). Grand st, 90-4 &amp; 258-60. *Greene st, 38-40 (or Grand st, 90-4). Greene st, 42-50). *Horatio st, 9-13 (or 4th st W, 340-56). Houston st, 497-501 E. Madison st, 25-7 &amp; 172. Madison st, 330-8, on map 330-6. *Mangin st, 109-11 (or Stanton st, 340). Monroe st, 4 &amp; 6 &amp; 81-3. *New Bowery, 27-31 (or Madison st, 25-7). Oak st, 6. Orchard st, 162.</p>	<p>Pearl st, 177. *Scammel st, 26 (or Madison st, 330-8). Stanton st, 334-40. Water st, 344. 4th st, 39 E. 4th st, 340-56 W. 9th st, 433 E. 10th st, 105 E. 10th st, 160-8 W. *11th st, 299 E (or 2d av, No 174). 11th st, 126-8 &amp; 358-60 W. 12th st, 290-4 W. 17th st, 50-4 W. 22d st, 459 W. *31st st, 1-3 E (or 5 av, 303-5). 42d st, 550 W. 49th st, 609 W. *51st st, 501-3 W (or 10 av, 753). 55th st, 20 E. 56th st, 444 W. 58th st, 205-7 E. *58th st E (nec 3d av, Nos 973-5), blk 1332-1. 61st st, 239 W. 63d st, 232 W. 68th st, 47 W. 70th st, 322-4 E. 75th st, 234 E. 78th st, 436-40 E. 78th st E, ss, 82.11 e 1st av.</p>	<p>83d st, 166 W. 84th st, 409-11 E. *90th st, 1-3 W (or Central Park W, No 300). *97th st, 235 E on map 237 (or 2d av, 1881). 99th st, 151-3 W. 104th st, 313 W. 106th st, 119 E. 111th st, 31-5 W. 112th st, 241 E. 113th st, 76-8 W. 114th st, 37 W. 115th st, 336 E. 118th st, 83 W. 119th st, 523-33 E. 122d st, 104 W. 129th st, 209 W. 132d st, 8 W. 134th st, 21 E. 134th st, 506, 512 &amp; 514 W. 135th st, 30-2 &amp; 40-4 W. *136th st, 48 W (or Lenox av, 518-20). 140th st, 54-6 W. 141st st, 75-7 W. 143d st, 126-32 W. 144th st, 313 W. 149th st W, ns (blk 2045-83-84). *161st st W (nec Fort Washington av, 56-64) blk 2137-52.</p>	<p>170th st, 705 W. 183d st, 552 W. 185th st W, ss (blk 2166-11-12). Av B, 287. Central Park W, 300-2. East End av, 87. Ft Washington av, 56-64. Lenox av, 514-20. Madison av, 1824-6 &amp; 1921. Manhattan av, 491. Pleasant av, 311-3. Seaman av, ss, blk 2239-7. West End av, 471. 1st av, 767. 2d av, 174, 631, 1314 &amp; 1881. 3d av, 888 &amp; 973-5. 5th av, 303-5. 7th av, 203. 10th av, 753.</p>
---	--	---	--

### WILLS.

King st, 19.  
Pearl st, 379.  
16th st, 350 W.  
44th st, 416 W.  
51st st, 233 W.  
79th st, 227 E.  
118th st, 118 W.  
Bowery, 107-9.  
Madison av, 1304.

### EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

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

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

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.

### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—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.  
corpn—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—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
TS—Torrens System.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.







ref. to Franklin Society for Home Bldg & Savings, 38 Park Row; FORECLOS Jan8; Feb9; Feb11'14.

Marmion av, 1932 (11:2960), nec Elmsere pl (No 851), 100x96.3, 5-sty bk tnt; Defender Constn Co to Edmund Francis Realty Co, 20 Nassau; mt- \$92,500; Jan29; Feb6'14.

Morris av, 2439 (11:3184), ws, 187.6 s Fordham rd, late Highbridge rd, old line, 37.6x169 to Walton av x37.6x167.6, 2-sty fr dwg; Edgar H Timpson to Matthew Howe, Pelham Manor, NY; mtg \$5,000; Feb7; Feb 10'14.

Munroe av (\*), es, 250 s Pierce av, 25x 75; Harry M Salyer to Franklin M Rowler, 155 Newark av, Bloomfield; Jan17; Feb11'14.

Old White Plains rd, nws, at es Barker av, see Barker av, es, at nws Old White Plains rd.

Old White Plains rd (\*), es, abt 70 s Ne-reid av, 25x96.8x25x95.9; Thos J O'Connor to Henry Jansen, 1437 2 av; mtg \$1,120; Jan22; Feb4'14.

Olinville av, nec Mace av, see Barker av, es, at nws Old White Plains rd.

Olmstead av (\*), see Starling av, 105x 50; Arthur E Day, TRSTE in bankruptcy of Est Westchester Woodworking Co, to Westchester Woodworking Co, nwc Star-ling av & Sands; Oct7'13; Feb9'14.

Olmstead av (\*), see Starling av, 105x50 x100x50; Westchester Woodworking Co to American Hardwood Lumber Co, 235 Haw-orth, Bklyn; Feb6; Feb10'14.

Pitman av, 1711 (\*), swc 236th, 50x100; Ella Kaysser to Albt Wellnitz, 33 High st, Norwalk, Conn; mtg \$5,300; Feb6; Feb 10'14.

Popham av (11:2877), ws, 246.4 n 176th, 25x100, 2-sty fr dwg; Harvey T Andrews, ref, to Obadiah Newcomb, Crestwood, NJ, to Fanny J Newcomb, 157 W 105; FORE-CLOS Feb5; Feb6; Feb7'14.

Prospect av, ws, at cl Lafayette av, see Lafayette av, swc Prospect av.

Prospect av, 1439, see Lafayette av, swc Prospect av.

Virginia av (\*), ws, 139.1 s Walter, 50.8 x101.3; Jno Boyd to Edw & Grace Hal-sall, 1073 Virginia av; mtg \$—; Feb6; Feb10'14.

Zerega av, see Gleason av, see Gleason av, see Zerega av.

Walton av, 623 (9:2353), ws, 316.8 n 150th, 16.10x92.9x16.10x92.7, 3-sty & b bk dwg; Clarence E Mott, EXR Geo A Mott, to Rose C Curran, 301 E 161; Feb7; Feb 11'14.

Walton av, 623; Margt Mott, widow & legatee Geo A Mott, to same; QC & CaG; Feb9; Feb11'14.

Walton av, es, abt 187.6 s Fordham rd, see Morris av, ws, 187.6 s Fordham rd.

Washington av, 1290-2 (9:2373), sec 169th (Nos 480-8), 50x100.7, 6-sty bk tnt & str; L & S Constn Co to Aaron Brand, 347 E 173; Jacob H Silverstein, 1950 Wash av; Bessie Leader, 1834 Clinton av, & Ray Silverman, 1830 Clinton av; each 1/4 part; mtg \$42,000; Feb4; Feb10'14.

Weeks av, 1658 (11:2792), es, 95 s 173d, 20x95, 2-sty bk dwg; Jacob Bernstein to 1288 Weeks av, Inc, a corp, 135 Bway; mtg \$11,000; Feb10; Feb11'14.

Westchester av, nec St Mary's av, see Main av, sec Ferris av.

White Plains rd (\*), ws, 120.4 s 237th, 48x127.3x48x123.7; also WHITE PLAINS AV (\*), es, 146.11 s 237th, 48.8x100; Sophie Marx to Hickory Realty Corp, 128 Bway; mtg \$13,000; Feb2; Feb7'14.

White Plains av, es, 146.11 s 237th, see White Plains av, ws, 120.4 s 237th.

3D av, 3701 (11:2911), nwc 170th, 57.10x 91.7x—x87.9, 5-sty bk tnt & str; Geo A Gauthier to Maria S Bitondi, 227 Front, Hartford, Conn; mtg \$57,000; Feb4; Feb 7'14.

3D av, 3702 (11:2926), es, 26.7 n 170th, 26x100, 5-sty bk tnt & str; also 3D AV, 3706 to 3720 (11:2926), es, 78.8 n 170th, 208.6 to St Pauls pl (No 530) x100, 8 5-sty bk tnts & str; Zeitner Brewing Co to Jno J Glynn; mtg \$132,000; Feb15'05; Feb 11'14; re-recorded from Feb18'05.

3D av, 3706-3720, see 3 av, 3702.

3D st, 122 E (2:430), w str; Jno Neu-mann to Geo Schwartz, 122 E 3; 5yf Jan 1; Feb11'14.

4TH st E, nec 2 av, see 2 av, 72.

11TH st, 418 E (2:438); asn Ls; Giu-seppe Giuliano to Filippo Mosca, 343 E 12; AT; mtg \$—; Feb6; Feb11'14.

12TH st, 135 E (2:658); asn Ls; Jos Weinstein et al to Rhoda Rieser & David Weinstein, both at 1841 Mad av, & Sadie Opler, 1447 49th, Bklyn; 2-5 pts; AT; Feb 5; Feb9'14.

12TH st, 137 E (2:558), asn Ls; Jos Weinstein et al to Rhoda Rieser & David Weinstein, both at 1841 Mad av, & Sadie Opler, 1447 49th, Bklyn; 2-5 pts; AT; Feb 5; Feb9'14.

17TH st, 353-5 W (3:741), ns, 125 e 9 av, 50x92, all; Louis M Starr & ano to N Y Telephone Co, a corp, 15 Dey; 3yf Feb1; 2y ren; Feb11'14.

19TH st, 206 E (3:899); consent to asn Ls; Hamilton Fish Corp to Morris Wein-stein, 333 Central Park W, & Nellie W Marks, 1342 51st, Bklyn; Feb2; Feb9'14.

19TH st, 206 E; asn Ls; Rhoda Rieser et al to same; 4-5 pts; AT; Feb5; Feb9'14.

26TH st E, nec 4 av, see 4 av, 363-5.

30TH st W, nwc 6 av, see 6 av, nwc 30.

34TH st W, nwc Bway, see Bway, nwc 34th.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Beck st, 676-86 (10:2684), es, 105 s Leg-gett av, 162.5x—; also UNION AV (10:2677), nec 161st, 96.10x100; certf of mer-ger of N Y Co in American Land Credit Corp; Feb4; Feb9'14.

161ST st E, nec Union av, see Beck, 676-86.

180TH st E (11:3128), ns, 108.7 e Daly av, 100x154.1x100x152.1, owned by part 1st pt; also 180TH ST E (11:3128), ns, adj above on e; encroachment agmt; Arc Realty Co with Edgar S Appley, Glen Cove, LI, et al; Dec16'13; Feb10'14.

Benedict av (\*), being land in bed of av in front of lot 45, map Catholic Protec-tory; re mtg; Henry O'Connor to City NY; Sept11'13; Feb6'14.

Clinton av (11:2949), ws, 107.10 s 176th, 50x100, vacant; re mtg; Ida S Lamb & ano to Hargton Bldg Co, Inc, 1478 Vyse av; Feb2; Feb11'14.

Gleason av (\*), ns, 330 w Castle Hill av, 25x103; re judgmt; Eliz M Ford to Emma Wolfarth or Wolfarth; Feb7; Feb10'14.

Stebbins av, 885-93 (10:2696-2689), ws, 169.1 s Westchester av, 120x100, 3-5-sty bk tnts; re mtg; Margt Knox to Foxvale Realty Co, 198 Bway; Jan29; Feb10'14.

Union av, nec 161st, see Beck, 676-86.

35TH st, 511-5 W (3:707), all; Louis A Jonas & ano to Jas & Adolph Allegra, 109 1 av; 5yf Marl; Feb6'14.

37TH st, 18 W (3:838), str fl; August Miller to Jeannette Michels, of Chester Hill Park, Mt Vernon, NY; 5yf Jan1; Feb 11'14.

37TH st, 18 W (3:838); cancellation of Ls dated Aug4'08; August Miller to War-ren Pond, 20 Forest st, Montclair, NJ, firm Wm A Pond & Co; Feb7; Feb11'14.

37TH st, 18 W; cancellation of Ls dated Oct29'12; Warren Pond to Jeannette Mich-els of Chester Hill Park, Mt Vernon, NY, firm Marie & Jeannette; Feb7; Feb11'14.

42D st, 217 W (4:1014), all; Sperry & Hutchinson Co to Aaron Glazeroff, 217 W 42; 5yf Feb1; Feb11'14.

42D st, 219 W (4:1014), all; Sperry & Hutchinson, a corp, to Abie Bierstein, 219 W 42; 5yf Feb1; Feb11'14.

47TH st, 15 E (5:1283), 3d loft; Amos R E Pinchot to McCord & Mace, Inc; 2 9-12y f Jan1; Feb9'14.

57TH st W, nwc Bway, see Bway, 1711. 72D st W, nwc Bway, see Bway, nwc 72. 75TH st E, nwc 1 av, see 1 av, 1445. 82D st, 526-8 E (5:1578); asn Ls; Bertha Rosenman to Moritz Rosenman, both at 348 E 13; 1/2 pt; Feb9'14. 87TH st E, nec Park av, see Park av, nec 87th. 90TH st W, see Ams av, see Ams av, 615. 99TH st, 61 E (6:1605), all; Israel & Rubin S Greenberg to Hyman Belenky, 220 E 109; 3yf May1'13; Feb9'14.

LEASES.

Borough of Manhattan.

FEB. 6, 7, 9, 10 & 11.

Allen st, swc Broome, see Broome, 275. Broome st, 275 (2:413), swc Allen; str & b; Harris Fine to Jacob Blaustein, 275 Broome; 5yf May1; Feb10'14.

Broome st, 275; swc Allen; asn Ls & se-curity of \$250; Jacob Blaustein to Ebling Brewing Co, 760 St Anns av; Jan30; Feb 10'14.

Church st (1:80), sec Fulton; str adj most southerly str; Schulte Realty Co to Paul Watelet, 215 Manhattan av; from Jan1'14 to Apr30'19; Feb11'14.

Division st, 48 (1:289); asn Ls & all title to security of \$330; Sol Insky to Esther Kaplan, 32 Pike; Feb5; Feb6'14. Division st, 266-270 1/2, see Grand, 451-5. East Broadway, 16 (1:281); str & b; asn rents under Ls to secure mtg for \$16,000; Minnie A Cohen to Ida Hillson, 211 East Bway; Jan20; Feb10'14.





