

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations, in the Borough of Manhattan and Bronx, and the recorded Wills in the Borough of Manhattan.

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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 1916.

W. 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 names 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.
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.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extr—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 S—Revenue Stamp.
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.
T & c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torrens System.

CONVEYANCES.

Borough of Manhattan.

JULY 7, 8, 10, 11, 12, 13.

Bank st, 74 (2:623-27), ss, 125 e Bleeker, 25x81, 2-sty & b bk dwg; Eliz Lindsay to Empire State Holding Corpn, 149 Bway; mtg \$6,250 & AL; July 5; July 10'16; A\$10,-000-11,500 (R S \$4). O C & 100

Bank st, 76 (2:623-26), ss, 100 e Bleeker, 25x60; also PLOT in rear of 279 W 11, begins 60 s Bank, runs s20xe13.4xs6xe12xn26 wx25 to beg, 2-sty & b bk dwg; Chas Glander et al, by Peter Glander, GDN, to Empire State Holding Corpn, 149 Bway; 3-25 pts; AT; B&S; mtg \$4,500 & AL; June 30; July 10'16; A\$10,500-12,000 (R S 50 cts). 370.32

Bank st, 76; also 279 W 11TH ST (rear of); Jno H Glander et al, heirs & c Hermann Glander, et al, to same; 4-5 pts & 2-25 pts; AT; mtg \$4,500; June 28; July 10'16 (R S \$5.50). O C & 100

Barclay st, 92 (1:84-28), ss, 41.4 w Washington, runs w18.6xs75xe6.8xn15xe12 xn 60 to beg, 4-sty bk loft & str bldg; Guaranty Trust Co of N Y, 140 Bway, & ano, TRSTES will Jno A McGaw, to Gordon Woodbury, of Bedford, NH; July 7; July 13'16; A\$21,500-25,000 (R S \$23). 22.600

Barclay st, 92 (1:84-28), ss, 41.4 w Washington, runs w18.6xs75xe6.8xn15xe12 xn 60 to beg, 4-sty bk loft & str bldg; Frances E Woodbury, 23 W 49, et al, to Gordon Woodbury, at Bedford, NH; QC; May 17; July 13'16; A\$21,500-25,000. nom

Barrow st, 69 (2:584-60), ss, 50 w Bedford, 24.4x74 to ns Commerce (No 33) x25 x74, 5-sty bk loft & str bldg; John L Bickford, of Bklyn, to Carolina Devito, 23 Woodside av, Trenton, NJ; AL; June 30; July 7'16; A\$12,000-24,000 (R S \$20). nom

Barrow st, 69; also COMMERCE ST, 33; Carolina De Vito, of Trenton, NJ, to Frank R Greene, 64 Montague, Bklyn; AL; July 5; July 7'16. nom

Broome st, 398 (2:481-40), ns, 75 e Cleveland pl, 25.3x112.3x—x118, es, 4-sty bk loft & str bldg, 1-sty ext; N Y Life Ins & Trust Co, TRSTE will Chester Clark, 52 Wall, to Loft Incorporated, a corp of Richmond, Va; AL; July 6; July 8'16; A\$23,-500-29,000 (R S \$45). 45,000

Burling sl, 17, see Water, 185.

Chrystie st, 114 (2:418-4), es, abt 130 s Broome, 25x100, 6-sty bk tnt & str; Israel Grinstein to Sarah Grinstein, 114 E 81; AL; July 10; July 11'16; A\$20,000-36,000. nom

Chrystie st, 131 (2:424-32), ws, 94 n Broome, 23.7x—x23.6x110.6, 5-sty bk loft & str bldg; Jacob Levy et al to Forsyth St Realty Co, 220 Broome; June 30; July 11'16; A\$17,000-25,000. nom

Chrystie st, 189 (2:426-33), ws, 175 n Rivington, 25x100, 5-sty bk tnt & str; Clara Kligenstein to Julius B Fox, 520 Ocean av, Jersey City, NJ; mtg \$30,000; June 30; July 10'16; A\$18,000-26,000. nom

Chrystie st, 220 (2:422-4), es, 199.3 s Houston, 25x75, 6-sty bk tnt & str; John L O'Brien, ref, to Commonwealth Ins Co of N Y, 76 William, pff; FORECLOS July 6; July 12; July 13'16; A\$17,000-25,000 (R S \$23.50). 23,500

Commerce st, 33, see Barrow, 69.
Elizabeth st, 14-20, see Bowery, 46-8.

Emerson pl or 207TH st W (8:2248-90), ws, 100 n Seaman av, 50x160, 1-sty bk garage; Seaman Constn Corpn to A-1 Bldg Corpn, 4925 Bway; June 26; July 7'16; A\$3,-500-3,500 (R S \$2). nom

Essex st, 122 (2:353-14), es, 87.6 s Rivington, runs e50xs12.6xe50xs5wx100 to st xn17.6 to beg, 2-sty bk str; Depositors' Esses Corpn to Hayman Kotlitski, 122 Essex; B&S & CaG; mtg \$15,000; July 5; July 7'16; A\$12,500-15,000 (R S \$3). O C & 100

Forsyth st, 186 (2:421-51), es, 100 s Stanton, 25x100, 6-sty bk tnt & str; Israel Grinstein to Sarah Grinstein, 114 E 81; AL; July 10; July 11'16; A\$20,000-35,000. nom

Goerck st, 137 (2:330-63), ws, 175 s Houston, 25x100, 5-sty bk tnt & str; Morris Sahn to Annie Liverant, 235 N George st, York, Pa; 1/2 pt; AL; Nov 2'10; July 10'16; A\$12,000-25,500 (R S \$1.80). O C & 100

Grand st, 278 (2:418-55), ns, 75 e Forsyth, 25.8x87.6, 4-sty bk tnt & str; Frances E Woodbury, 23 W 49, et al, to Helen M Seamans, 400 Park av; QC; May 17; July 13'16; A\$28,000-31,000. nom

Grand st, 278 (2:418-55), ns, 75 e Forsyth, 25.8x87.6, 4-sty bk tnt & str; Guaranty Trust Co of N Y, 140 Bway, & ano, TRSTES will John A McGaw, to Helen V Seamans, 400 Park av; July 7; July 13'16; A\$28,000-31,000 (R S \$31). 31,000

Harrison st, 60-2 (54-6) (1:183-24), ns, 75 e West, 40x75, 2-4-sty bk loft & str bldgs; Frances E Woodbury, 23 W 49, et al, to Thornton Woodbury, at New London, Conn; QC; May 17; July 13'16; A\$34,-000-38,000. nom

Harrison st, 60-2; Guaranty Trust Co of N Y, 140 Bway, & ano, TRSTES will Jno A McGaw, to same; July 7; July 13'16 (R S \$37.50). 37,200

Henry st, 222 (1:269-78), ss, abt 165 e Clinton, 23.6x100, 4-sty bk tnt; Sol Windrewitz, 888 Fox, to Saul Windrewitz, 2151 Walton av; 1/2 pt; AT; mtg \$21,000; June 27; July 10'16; A\$15,700-23,000 (R S 50 cts). O C & 100

Horatio st, 114-S, see West, 509-17.

Lewis st, 10 (2:326-35), es, 125 n Grand, 25x101, 5-sty bk tnt & str; Israel Grinstein to Sarah Grinstein, 114 E 81; AL; July 10; July 11'16; A\$10,000-23,000. nom

Norfolk st, 163-5, see Stanton, 134-6.

Pearl st, 67 (1:29-14-15 & 7), ns, 139.1 e Broad, runs n84.4xw0.6xn— to ss Stone (Nos 32 & 32 1/2) at point 118.5 e Broad x 26.11xs39.5xw6.10xs4xw3.4xs73.2 to Pearl x w20.4 to beg, 2-3 & 1-4-sty bk loft & str

2D av, 985; consent to 3d track; Jas J Conelly, lessee, to same; mtg \$11,385; June 12; July 13'16.
2D av, 1047 (5:1329), ws, 20.4 n 55th, 19.8x66; consent to 3d track; Harry Miller, 338 E 58, et al to Manhattan Railway Co; mtg \$12,300; May15; July8'16 (R S \$2).

3D av, 670 (5:1297), ws, 75 s 43d, 25x100; consent to 3d track; Kellner Realty Co, 226 6 av, to Manhattan Realty Co, 226 6 av, to Manhattan Railway Co; mtg \$14,000; June21; July10'16 (R S \$1).
3D av, 670; consent to 3d track; Emigrant Indust Savgs Bank, mtgee, to same; mtg \$14,000; June23; July10'16.
3D av, 1881 (6:1653), sec 104th, 22x70; consent to 3d track; J Allen Townsend of Irvington, NY, et al to Manhattan Railway Co; June12; July8'16 (R S 50 cts).

Madison av, 1578 (6:1611-59), swc 106th, —x—, 5-sty bk tnt & str; Herman Masemann Est, Marie E L Masemann, EXTRX, 907 West End av; atty, John P Everett, 32 Liberty; A\$27,500-44,000. Will filed July8 '16.
West End av, 907 (7:1891-20), 3 & 4-sty & b stn dwg; Herman Masemann Est, Marie E L Masemann, EXTRX, 907 West End av; atty, John P Everett, 32 Liberty; A\$22,500-26,000. Will filed July8'16.
3D av, 2047-53 (6:1662-1-4), nec 112th, —x—, 4-5-sty bk tnts & str; Herman Masemann Est, Marie E L Masemann, EXTRX, 907 West End av; atty, John P Everett, 32 Liberty; A\$60,500-87,500. Will filed July8'16.
4TH av 466-S (3:861-38-39), 2-4-sty bk tnts & str; Herman Masemann Est, Marie E L Masemann, EXTR, 907 West End av; atty, John P Everett, 32 Liberty; A\$125,000-132,500. Will filed July8'16.
CONVEYANCES.
Borough of the Bronx.
Alice st, swc Mulford av, see Mulford av, swc Alice.
Ash st, ws, 300 s Kingston av, see Kingston av, swc Ash.
Austin pl, 482 (10:2600), nws, 232.2 se 147th, 100x100, 2 & 3-sty bk shop; Clara S Dashiell, 5 W 101, to Wm C Arnold, 30 Bard av, B of R; mtg \$200; July23'15; July 7'16 (R S \$2).

