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C. W. SWEET

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EVERY taxpayer in New York City should ponder seriously the open letter which Mr. Edgar J. Levey has addressed to the committee of the Legislature, now engaged in investigating the finances of the city. The Taxpayers' Alliance would do well to have it printed and circulated as a pamphlet. In this letter, which was published in a recent number of the New York Times, Mr. Levey analyzes with all the authority of a trained financier the danger which threatens the property owners of the city. Comparing the Budget figures of 1898 with those for 1908, he shows that in ten years an increase in population amounting to 35 per cent. has been attended by an increase in expenditure amounting to 100 per cent. Expenses, that is, have increased three times as fast as population. If the same rate of increase continues for another ten years, New York City will be spending \$370,000,000 every year, which will constitute a per capita charge of \$54 against a comparative charge of \$26 in 1908. A doubling of the amount of money spent per capita would not mean a doubling of the tax rate, for the increase in assessed valuation is likely to be larger than the increase in population, but it would assuredly mean an increase in the tax rate of more than a half—perhaps as much as three-quarters. Moreover, it is very probable that a large proportion of this enormous increase in expenditure would have to be paid by the property owners themselves. Owners of real estate can shift their tax burden on their tenants only in case those tenants have no escape, but are obliged to pay what the landlord demands. But in the case of New York, it will be possible for hundreds of thousands of people to meet any increase of rents by an exodus to New Jersey. Consequently, an increase by an abnormal percentage in the tax bills would diminish the value of New York real estate by just so much. In certain parts of the city its value would assuredly decline; and with the decline in value would come, of course, a diminished increase in assessed valuation, and consequently a relatively heavier tax burden on the remaining property. A gradually accumulating increase in taxes becomes, consequently, equivalent practically to confiscation, and the property owners of New York in insisting upon a reduction in the municipal expenses will be fighting, not merely for the saving of a little of their money, but in a measure for the preservation of the substance of their property. A continued increase in the municipal expenditures amounting to three times the increase in population will mean in the long run the practical appropriation of private property for what are called public purposes.

THE analysis made by Mr. Levey of the way in which this increase of 100 per cent. in New York's municipal expenditures is distributed brings out many significant facts. In the first place, the money needed for the debt service increased from about \$14,000,000 to over \$40,000,000, an expansion of 189 per cent. There can, consequently, be no doubt that any thorough-going reform in the city's finances must begin with this item. No city can go on mortgaging the property at such a rate without coming to grief. Many expenses for which bonds are issued, such as repaving, should be charged to taxation and the increase so made in the Budget must be saved by other economies. If the increased cost of the debt service be subtracted from the total

increase, there remains an expansion of only 78 per cent. in the general expenses of the city, which is too much, but by no means as much too much. Next to the debt service the most important increase in the Budget is to be found in the Department of Education, which is actually receiving and spending 122 per cent. more money than it did ten years ago. Well may Mr. Levey say that such an enormous augmentation of expenditure, amounting to four times the increase in population, fairly shrieks for some adequate explanation. The several Borough Presidents are receiving about double what they did ten years ago; and it may assuredly be claimed that no corresponding improvement in service has accompanied this particular increase in expenditure. Another case of a huge increase is that of public libraries. Since 1898 the appropriations for this purpose have increased 425 per cent., and the amount now devoted thereto by the municipality would pay four per cent. interest on over \$23,000,000 of city stock. Are the libraries worth it? And what are we to think of Mr. Carnegie's extraordinary generosity in getting the city to spend the equivalent of \$18,000,000 in return for a gift of \$5,000,000? We cannot follow Mr. Levey's detailed analysis of New York's municipal expenditure any farther, and indeed, it is not necessary to do so. The point is that these increases have been continual and have tended even to be greater towards the end than in the beginning of the period. It is obvious that a condition of this kind calls for a remedy as drastic as the disease; and unless such a remedy is found, New York property owners will be in the position of having their property appropriated to a very considerable extent in order to pay for municipal extravagance.

AS A RULE, real estate is a department of general business operations which is last to feel the effect of an industrial and commercial revival. It is not until after business men have been making money for some time that they begin to consider the investment of a certain proportion of their profits in new factories, warehouses and more expensive dwellings. In the present instance, however, it looks as if real estate and building in New York and in some of the other large cities would participate almost immediately in any general revival of business. In the first place, it must be remembered that the period of dullness and inactivity, at least so far as Manhattan is concerned, has now lasted for about two years. During 1907 general business remained voluminous until the panic, but the real estate business in Manhattan and the Bronx had already anticipated the effect of the coming storm. The extreme difficulty of borrowing money except at very high rates and the great cost of building had already diminished by a large percentage the amount of capital invested in new construction, and had consequently already reduced the effective demand for real estate. For two years, consequently, Manhattan and the Bronx have been adding to their stock of residence accommodations only at a comparatively moderate rate; and with a revival of business there will be room for a considerable increase in the construction of the various cheaper classes of housing. This is particularly so in the case of tenements. During 1908 a considerable number of recent immigrants returned to Europe and by their departure left a larger proportion of vacancies in Manhattan tenement houses than had existed for many years. The erection of such buildings in Manhattan and the Bronx was unpopular in 1907 and fell almost to nothing in 1908. But there is now every indication that these immigrants will return in equally considerable numbers, and will rapidly fill up the vacancies in the tenement house regions. A fair demand consequently may be expected for unimproved property in all those parts of Manhattan and the Bronx which are available for the immediate erection of apartment and tenement houses. There is also another reason for believing that a revival of general business will have its immediate effect upon real estate in New York. The demand for real estate in this vicinity is almost as much influenced by speculation as is the demand for stocks. It is the function of speculators to anticipate any rise in prices that is likely to result from an increase in population or business, and to begin their purchases before the legitimate business demand actually sets in. It may be expected, consequently, that during the coming year an active speculative movement will take place in those parts of Manhattan which will eventually be most benefited by a business revival. Speculators in this class of property have been comparatively quiescent for a couple of years, and it is improbable this will remain so much longer.

THE protest which the truck drivers are making against the proposed freight subway is natural, but it cannot be taken very seriously. In fact, it may be compared to the hostility which the drivers of stage-coaches used to feel towards the building of railroads. If a freight subway threatens to injure the owners and drivers of trucks, the reason must be that it will do the same work more economically, and the consequence is that the more violently the truckmen protest against a freight subway, the better the reason for believing that it would contribute to the economical handling of freight in and around New York. As a matter of fact, the transportation of freight by horse-power even for a short distance is the most expensive possible kind of conveyance, and the effort to diminish it is necessarily a part of an increase in business efficiency. In the case of New York an enormous amount of trucking has unfortunately been necessary, because of the geographical situation of the city, and of late years the cost of this expensive method of handling freight has been increasing, not only because of the increased cost of keeping horses in Manhattan but also because of the delays consequent on the congestion of street traffic. These causes will tend to make trucking constantly more expensive, and the reduction of this large item in the necessary cost of transacting business in Manhattan is becoming a necessary condition of its continued business prosperity. Brooklyn and Queens have already been provided with a connecting freight railway tying them to the main land; and Manhattan needs not only a similar railway under the Hudson, but a system of freight collection and distribution in the borough that will reduce to a minimum the amount of horse-power actually used. Of course the truckmen will be injured, but the extent of their injury will measure pretty accurately the amount of public benefit. It may be added that the diminution of the number of horses stabled in Manhattan would in the long run be of enormous benefit to its real estate interests. When one remembers the effect which stables have upon surrounding property, and what centers of contamination they are from every point of view, one is inclined to welcome any innovation which will reduce the use of horse-flesh in such a crowded city. A century from now the increased cheapness of mechanical means of transportation may enable our successors to abolish in the interest of sanitation and cleanliness all stabling of horses in a city like Manhattan. In the meantime, the freight subway—if it ever comes—in diminishing the number of trucks used in Manhattan would benefit the city indirectly as much as it would directly.

—Railroads have made fortunes. Real estate has made fortunes. These have been the two great fortune makers. There is a greater opportunity for fortune to-day in real estate than in anything else. The "Opportunity Number" of the Record and Guide will be issued December 19.

THE SOCIETY OF ARCHITECTS AND THE TENEMENT DEPARTMENT.

To the Editor of the Record and Guide:

The efforts and influences of the New York Society of Architects in the direction of reform in the administration of the Tenement House Law are beginning to bear fruit. Since the mass-meeting of architects, held October 21, at the Grand Union Hotel, Manhattan, some 25 architects have applied for membership in the society. Leading members of the Brooklyn and New York Chapters of the American Institute are for the first time representing to their respective chapters the importance of joint action, with a view to taking up civic questions.

The question especially under consideration relates to the amalgamation of the Tenement House Department with the Building Bureau, or to such modifications in administration as would afford relief from the tedious and vexatious delays in obtaining permits, etc.

As there appears to be considerable misconception in certain quarters as to the main grievance and complaint which the society of architects has to urge in the matter of the administration of the tenement house law, we desire to make a brief statement on this subject, in justice alike to the society and to the profession at large:

In the first place, we cannot emphasize too strongly our position as being in the fullest sympathy with the aim and object which, ostensibly, at least, the framers of the law had in view in seeking the amelioration of the sanitary conditions of our great centers of population. We yield to no philanthropic or charitable organization we know of in the desire to promote the health, happiness and comfort of the great masses of the people. At the same time, however, we are none the less firm in our contention that it is an absurd position to maintain that the practical application of the maxim—*salus populi lex suprema*—involves the necessity that any individual or class of

men should be harrassed, oppressed and imposed upon, as too many honest and capable members of our own profession have been for several years past in connection with the administration of this law.

It has been made abundantly clear that there is a vast amount of needless duplication of labor and loss of time involved in the requirement, as at present insisted upon, of double permits and the supervision of two departments in the planning and erection of each and every tenement house erected in the City of New York. This has been made so manifest that its repeated demonstration is surely superfluous. Why, we again ask, should this duplication be required only in the case of tenement and apartment houses, while in other building undertakings of far greater magnitude and importance the issuance of a single permit and supervision by one department only are held to be sufficient?

Admitting that the Tenement House Department has its legitimate plans and functions, still viewing this matter from the standpoint of practicing architects, and also on the ground of public economy and good government, we strenuously maintain that the planning and erection of all new tenement houses ought to be subject to the control of one department only, and that the officers and executive head of that department should be men of practical experience and technical training and ability. We believe that by this means alone is it possible to avoid constant variations in the interpretation of the law, devoid of a rational technical basis, whether from the mechanical or the professional standpoint.

As secondary and subordinate to the foregoing urgently called-for reform, the establishment of a board of appeals in connection with the administration of the Tenement House Department, similar to that of the Building Bureau, as previously mentioned, is a most necessary addition to the present administration machinery.

C. WHITELEY MULLIN,
Secretary Society of Architects.

—You know there are great opportunities to-day in real estate and building for the investing public. If you know and the public does not know, knowledge is ineffective. Publicity of some sort is necessary. The big "Opportunity Number" of the Record and Guide will be issued December 19. Cannot you avail yourself of this opportunity and do something for yourself and the commodity you trade in?

MEETING OF CREDIT ASSOCIATION.

At the annual meeting of the Credit Association of the Building Trades of New York, which was held on Thursday afternoon at the Hotel Imperial, the following officers were elected for the ensuing year: President, C. N. Brizse, of Baker, Smith & Co., succeeding Wm. C. Post, of Post & McCord; 1st vice-president, C. G. Norman, of Manhattan Fireproof Door Co.; 2d vice-president, M. F. Westergren, of M. F. Westergren, Inc.; 3d vice-president, Fred B. Tuttle, of Tuttle Roofing Co.; 4th vice-president, Michael Power; treasurer, James R. Strong, of Tucker Electrical Const. Co.; secretary, Franz Neilson; executive committee: L. N. Brizse, James R. Strong, C. G. Norman, Andrew N. Petersen, William C. Post, J. H. Stone, Benjamin Traitel, M. F. Westergren.

This is a co-operative protective association of several hundred sub-contractors and material men, representing over thirty branches of the building trades. The objects of the association are the credit protection of its members, and the general advancement of their common interests. It is reported to be in a flourishing condition and has just completed a year which, from the members' point of view, is most satisfactory. This success is attributed to its co-operative character and the personnel of its membership and governing boards, comprising the most prominent and influential concerns and individuals in the Metropolitan District, which is covered by its activities. The offices of the association are at 80 Wall st, this city. Members are elected upon application, and sub-contractors and material men in any branch of the building trades are eligible to membership.

THE TRAIN-SHED OF OUR TIME.

The new terminal of the Delaware, Lackawanna & Western Railroad, at Scranton, Pa., was formally opened to the public on Wednesday, November 11th. This is the second terminal opened by this railroad in the past few years, and an especially interesting feature is the Bush type of train-shed. The interest manifested by the railroad engineers of the country is shown by the number of train-sheds planned following this design. The Chicago & Northwestern is a case in point, and others are considered in connection with new work of this kind. The train-shed is built of steel, concrete, skylights and wire glass, and eliminates the former troubles from gases, smoke, fumes, etc., a smoke-duct being provided to carry these into the open. The Anti-Pluvius skylight construction was adopted in this work after a careful investigation of skylight construction of the puttyless type in this country and has again been used in the new terminal at Scranton. The opening of the train-shed was marked by a large attendance. Its beauty and convenience are much appreciated in technical circles.



CONSTRUCTION



HOW HIGH SHOULD BUILDINGS GO?

Various Opinions and Suggestions Elected by the Aldermanic Building Committee.

AT the hearing on November 6th of the Committee on Buildings of the Board of Alderman (Mr. Kenneally presiding), Mr. Ernest Flagg, the architect of the Singer Building, presented a joint protest from the New York Chapter of the American Institute of Architects and the Society of Beaux Arts Architects against the proposed limitation in the height of buildings in New York as recommended by the Building Code Commission.

The resolution of the Commission embodying the proposed limitation is as follows:

Limits of Height.—All buildings hereafter erected shall be limited in height, except as herein otherwise provided, in general accordance with the widths of the streets on which they face, as follows:

The height of all buildings hereafter erected shall not exceed three times the width of the street upon which they face and shall not exceed 300 ft., except that where the width of streets is less than 45 ft. the height of buildings may be 135 ft. When buildings face upon a park, square, plaza or similar public place the height shall not exceed 350 ft.

Provided that no fireproof building of Classes E and F, except office buildings, observatories and grain elevators hereafter erected or altered shall exceed 150 ft. in height.

Classes E and F referred to are as follows:

Class E—Office Buildings, Lofts, Stores, Warehouses, Restaurants, Markets, Refrigerator Plants, Stables, Factories, Work Shops, Printing Houses, Slaughter Houses, Rendering Plants, Breweries, Sugar Refineries, Observatories. All buildings of this class hereafter erected over 59 ft. in height shall be of fireproof construction, except as otherwise provided in section 25 of this Code.

Class F—Light and Power Plants, Car Barns, Garages, Smoke Houses, Laboratories, Railroad Freight Depots, Oil Houses, Oil Refineries, Grain Elevators, Foundries, Coal Pockets. All buildings of this class hereafter erected shall be of fireproof construction.

The joint protest of the two architectural bodies was worded as follows:

We protest against the adoption of the section of the Building Code relating to the limitation of the height of buildings, as proposed by the Building Code Revision Commission, on the ground that it is opposed to the best interests of the community.

We believe that to build up the city, or sections of it, to the height proposed would be injurious both to public interest and private rights.

It would deprive the streets of the light and sunshine they ought to have, fill the buildings with dark and unwholesome rooms, increase the fire risk, and congest street traffic, in places, beyond safe or reasonable bounds.

It would also work an injustice to many land owners by unduly enhancing the value of land in congested districts at the expense of the surrounding property, and an injustice to other land owners by depriving them of their natural and legitimate right to light and air.

We are of the opinion that no horizontal limitation of height will be effective in overcoming these difficulties, and that any regulation to be effective in doing so must have for its basis the following principles:

1. Such a limitation of area above a certain limit of height as will insure air, light and sunshine to the streets and around the buildings.

2d. Such a limitation of cube as will prevent the too great congestion of street traffic.

Observations by Ernest Flagg.

Mr. Flagg, in presenting the protest, said he was opposed to the recommendation of the Building Code Revision Commission because it afforded no solution of present difficulties. It proposed to let things go on in the future pretty much as they have in the past. It fixed the limit of height so high that scarcely any one would care to build higher. It practically committed us to our present policy of building without restriction as to height of area. Mr. Flagg continued:

"If the city, or any considerable part of it, were built up solidly to the height allowed by this regulation, neither streets nor buildings would receive sufficient light. The truth of this statement is amply verified by existing conditions in certain small areas such as Exchange pl, where both sides of the streets are occupied by high buildings for a block or more. Again, the streets in the lower part of the city are not wide enough to accommodate several times the traffic which now passes through them. Yet the proposed regulation is framed to bring about just these results.

"It must be remembered that at present only a small fraction of the area of the land, even in the most congested districts, is occupied by buildings of the height which it is proposed to allow. Yet it is generally admitted that in those districts conditions are bad. What will happen, then, when a very much greater percentage of the area is covered by them?

"In the erection of our tall buildings we are engaged upon a gigantic experiment. We are doing something which has not only never been done before, but which is actually forbidden in every great city outside of the United States.

"I know there is a disposition here to think we do not stand much in need of enlightenment from the effete civilization of the old world, but from recent observation of that civilization, especially as it relates to municipal affairs, I am inclined to think there are some things we might learn from it with great profit to ourselves. Now even if we are not prepared to fully admit the wisdom of the regulations restricting the height and area of buildings which one finds in all the cities of Europe, would it not at least be prudent to see if some way cannot be found to accomplish the object for which these regulations are made—that is to say, the provision of sufficient air and sunlight, upon which the healthfulness and well being of a city so largely depends;—and at the same time provide floor area for a population as great as the streets can accommodate?

"The recommendation of the architectural bodies, which I have just read, is intended to accomplish this result. They recommend:

"1ST. SUCH A LIMITATION OF AREA ABOVE A CERTAIN LIMIT OF HEIGHT AS WILL INSURE AIR, LIGHT AND SUNSHINE TO THE STREETS AND AROUND THE BUILDINGS.

"2D. SUCH A LIMITATION OF CUBE AS WILL PREVENT THE TOO GREAT CONGESTION OF STREET TRAFFIC.

"The reasoning upon which these recommendations is based is perfectly apparent; it rests on fact, not on theory. We know that buildings, no matter how high, can be properly lighted if sufficiently separated from one another. We also know that streets and buildings in cities can be properly lighted if a limitation of height is established which is sufficiently low. Moreover, we know that there is a limit to the number of people which our streets can accommodate, and that the number in a given district depends, somewhat at least, on the size of the buildings.

"These truths are apparent and must be admitted.

"Therefore we say: Take them as a basis for your proposed regulation and in so doing proceed on known facts and not by guesswork.

"Establish such a low level of height as has been found to work well elsewhere. Then allow the building to be carried to a greater height on a certain portion of the lot, sufficiently removed from the street not to interfere with the light for the street, and sufficiently restricted in area to permit of the passage of light and air around the building itself and to its neighbors. Further,

LIMIT THE CUBE OF THE BUILDING WITH REFERENCE TO THE CAPACITY OF THE STREETS TO ACCOMMODATE THE TRAFFIC.

"As matters now stand—and as they would continue to stand if the recommendation of the Building Code Revision Commission were approved—individual land owners are having their fair and just share of light pre-empted by neighbors who happen to build before they do. Certain districts are becoming congested at the expense of the surrounding region which would under normal conditions be benefited by that increase in population which is now huddled into these narrow limits. The streets in the crowded areas are rapidly losing their light, and the traffic in them is becoming too great for comfort or safety. Dark and unwholesome offices and rooms are multiplying at an alarming rate. Taxes are based on the yield of tall buildings and land owners are forced either to build high buildings or else lose the just revenues of their land. Yet all this is but the beginning of the evils and injustice which will follow upon the enactment of such a regulation as that proposed by the Building Code Revision Commission.

"Up to the present time we have scarcely begun to feel the evil effects of congestion which will come with the continued building of high buildings. So far these buildings have generally been isolated in the midst of low surroundings and have thus had sufficient light, but they are now beginning to crowd each other in places, with results which might have easily been foreseen.

DARK OFFICES A DRUG ON THE MARKET.

"A real estate man told me the other day that light was everything. Light offices would rent, but dark ones were a drug on the market.

"Buildings which were well lighted when they were built have had their light taken by others. In spite of the general opinion to the contrary, I believe that land in the financial district, except on corners and places where the light is assured, is a very risky investment. I certainly should not care

to own it. One can never know when the sides and rear of property may be built up, depriving it of its light and a large part of its value thereby destroyed. I recently had occasion to visit a comparatively new building not a block from either Wall st or Broadway where rents ought to be from two to three dollars a square foot, and found one floor rented at less than a dollar a foot and most of the other floors vacant. It had been built in and its light destroyed.

"If it is true, and I think it is, that only between twelve and fifteen per cent. of the area of the blocks below Chambers st are covered by buildings of ten or more stories in height, and that not three per cent. of that area is covered by buildings of the height which this proposed regulation permits, then it is perfectly certain that the

CONDITIONS WILL BECOME INTOLERABLE

when several times these percentages of the areas are covered by buildings of the sort we are discussing.

"Owing to the shape of this city our facilities for street transit are far inferior to those of London or Paris. For our one main artery they have a dozen, yet who is there familiar with those cities who does not know that the pressure on their streets is all that it ought to be? They are crowded to the limit of practicability. Yet this measure proposed to permit the building of the equivalent of three of those cities, one on top of the other, with streets that are scarcely wide enough for one!

"I understand that in one large office building the elevator capacity is 10,000 people an hour and that the subway in front of it has only a capacity of 40,000 people an hour. When a district is built up solidly with buildings of this sort, what would happen if—as in the case of some sudden panic—the people in the buildings all tried to get out at once? The streets could not hold them. To continue this policy is to invite a disaster the like of which has never before been known.

"Who is there here who will maintain that the streets below Chambers st can accommodate with safety even twice the traffic which now passes through them, yet if we assume that at present fifteen per cent. of the area of the blocks is occupied by buildings of an average height of five stories, then the proposed regulation would permit of an increase in the floor space in that area sufficient to accommodate a population of at least three times what it now contains; and this calculation is based on the assumption that the new buildings would occupy no greater ground area than the old ones, but the truth is they occupy much more, and a new 20-sty building affords accommodation for much more than four times the population of the old 5-sty ones which it displaces.

"So it is safe to say that if this regulation goes into effect, and building continues in the future as it has in the past, it will only be a very few years before the streets of the lower end of the island will be called upon to accommodate anywhere from three to five times the population which now passes through them. If that time ever comes this vast population will be quartered in rooms and offices two-thirds of which must depend on artificial light all day long.

"Now I want to ask if we are not headed straight towards an impossible condition, or to put it in the mildest form, a very unsatisfactory and a very unwise condition? Is it not better now to take some forethought for the future than to let matters drift on until the damage and injustice becomes so great that we will be forced to act?

CENTURIES OF FORETHOUGHT.

"In every great city which excites our admiration, such as Paris, Berlin or Vienna, there is evidence on every hand of centuries of forethought. In Paris new alignments for the streets were established years ago, and when new buildings are built, in the older crowded section of the city, they are set back so as to conform to the new lines. It may take hundreds of years to straighten out and widen those streets, but a city is not built for a day, and in time the desired results will be accomplished, without cost to the city and without injury to anyone. Why should we show ourselves so much inferior in wisdom and forethought to those people? We have had opportunities to make of New York the finest, handsomest and most convenient city of the world, but we threw them away. Now we have another opportunity to correct a great and growing evil, and it rests with you as to whether we shall take advantage of it or not.

"The recommendation of the architects points out a way by which all the floor space which ought to be obtained can be obtained; a way by which both buildings and streets can have that light which health and decency requires; and a way by which land owners can be assured of their natural rights to a fair share of the light of the day. Why not, then, apply these principles in the framing of your regulation for height and area? If you do so you will do no hurt either to the city as a whole or to any legitimate private interest. On the other hand, if you approve the recommendation of the Building Code Revision Commission you will do grave injury to both."

An Engineer's Advice.

Mr. T. Kennard Thomson, consulting engineer, 50 Church st, called the committee's attention to the fact that to limit the height of buildings below Canal st to 300 or 350 ft. would work

great injustice: First, to the property owners, as it would reduce the rental value of their land. Second, to office holders, as it would increase their rents and force many to have their offices further from their business centres; and third, to employees, as many of them would be forced to work in interior offices with poorer light and ventilation. In fact, Mr. Thomson called attention to the probability that such a limitation would force owners to put more and more stories underground in which employees would be forced to depend on artificial light and ventilation; so that the proposed change would have directly opposite results to those desired.

He further said that probably the best result ever accomplished by the Building Laws was the increased light and ventilation for sleeping apartments, which was not accomplished by limiting the height of the buildings but by insisting on proper designing.

If the height were limited, as suggested, owners could not afford any such spacious rooms as this Aldermen's Chamber (in the City Hall), nor such arcades as the entrance to the City Investing Building, which was a credit to a great city.

Mr. Thomson believes, with many others, that if the height of buildings is limited as proposed, that the limitation should not be applied to the lower section of the city, as it would work rank injustice to all those property owners who do not own skyscrapers, and to all office holders and their employees. Any building law which would tend to force property owners to cram as many floors as possible into a given height would be deplorable. It would be better to leave the question of height alone and state that all offices above a certain height shall have outside windows.

Recommendations of the Fire Underwriters.

Mr. Cecil F. Shallcross, manager of the New York department of the Royal Insurance Company and chairman of the building code revision committee of the New York Board of Fire Underwriters, addressing the Aldermanic committee, said that at a recent meeting of the fire underwriters' committee the following resolutions had been adopted:

"Resolved, That it is the sense of this committee that no fireproof building to be occupied for office purposes should exceed 225 feet in height; and that no fireproof building to be occupied for hotel purposes or any other purpose except office purposes should exceed 200 feet in height. It was further

"Resolved, That this committee, on behalf of the New York Board of Fire Underwriters, at the public hearing to be held November 6, do urge that these heights be adopted as maxima, and that, in respect to all other classes, the maximum heights recommended by the Committee on Height and Area of the Building Code Revision Commission be approved." Mr. Shallcross continued:

"Mr. Chairman: You asked a little earlier in the afternoon for some specific endorsement or criticism of your commission's recommendation or the naming specifically of certain maximum heights by those whose opinions might differ from your commission's, so I am glad to be able to present these resolutions as our committee's endorsement or otherwise of the recommendation of your commission.

"I think, Mr. Chairman, that if this hearing had been held, say in 1888, instead of 1908, the New York Board of Fire Underwriters would have felt it impossible to have recommended or endorsed any such heights as those which it now approves. Indeed, sir, at the hearings of the commission which preceded yours, last year, I attended on more than one occasion, expressing the views of the New York Board of Fire Underwriters, and at that time the board was not able to recommend any greater height than 150 feet for any style of building, and it has been only after a great deal of careful thought and consideration, and in a spirit of compromise, that it has been able to bring itself to endorse such heights as 200 and 225 feet for the classes of buildings, respectively, which I have referred to in these resolutions. Mr. Chairman, various phases of the results of permitting undue heights of buildings have been referred to this afternoon by gentlemen more familiar with the technical features that they represented than I am. There has been one reference made, I think by Mr. Flagg. I did not hear very well at the back of the room, but I think he expressed the idea that 25 per cent. of any block should have an unlimited height."

Mr. Flagg: "Should be regulated by the cube. I also recommended a sum limit of cube which would regulate."

Mr. Shallcross: "But as I gather, in a general way, 25 per cent. of the area of any block could go to a practically unlimited height. I am not speaking now as actually authorized by the New York Board of Fire Underwriters, but I feel sure that I should be authorized to do so for this reason. I have heard it stated that not more than 10 per cent. of the total area of the city below Chambers st is occupied by fireproof buildings. If that is so, then there is 90 per cent. of the area below Chambers st which could be built upon by fireproof buildings. It follows, therefore, that if we were to adopt the suggestion made by Mr. Flagg, then 25 per cent. of 90 per cent. of the area below Chambers st could go to a practically unlimited height. And yet, Mr. Chairman, the gentleman recommends a certain limit to the height of buildings on account of

the congestion which would thereby be caused. And, as I understand, the gentlemen who represented the Committee on Congestion of Population in New York opposed the undue height of buildings for the same reason. That is a topic, however, on which I am not here to speak this afternoon, but I would oppose the idea on behalf of the New York Board of Fire Underwriters, if it is contemplated that 25 per cent. of the area below Chambers st and elsewhere could go to a practically unlimited height. If I am wrong in my understanding of the gentleman's point of view, I am willing to be corrected.

"A reference has been made here this afternoon, Mr. Chairman, to the increased water facilities of the city, which, I take it, refer to the increased fire fighting appliances of the city. Perhaps reference was meant to the new high pressure service which has been installed from 23d st south. I have seen its operation, I have followed with great interest the laying of the pipes and the completion of the whole system, and have had the opportunity of examining with great care and interest the pumping stations, or at least one of them. It is an excellent system. But, Mr. Chairman, it cannot be expected to do impossibilities. I have seen a statement in a daily paper that the high-pressure streams could knock the cornice off the Flatiron Building from the sidewalk. That is nonsense. I saw an exhibition of the high-pressure service in West st recently. The next day I saw pictures in some of the daily papers showing this stream to have gone over a 200-foot building nearby. That is also nonsense, Mr. Chairman. That photograph was taken from the street, and it was taken of a stream going at an angle like that (pointing). It would be just as reasonable to say that because I can shade that cornice with my hand that my hand is about 25 feet high. If you take the angle from the street, of course it gives the appearance of going over a 200-foot building; but as a matter of fact it did not come anywhere near reaching the roof. Another point is that when this high-pressure service is brought into operation in a street 40 or 45 feet wide, there is the difficulty amounting at considerable heights to the impossibility of working the streams at a slant into the building so as to get them any distances into the floors beyond the windows. The high pressure is, of course, a great improvement over the former service. But if anyone present should think it is to protect buildings at a point 200 or 300 feet above the sidewalk, with streams operated from the sidewalk, it is just as well to point out to those gentlemen that they are under a misapprehension.

"Mr. Chairman, the hour is getting late and others may desire to be heard, so that while I came prepared to talk a little longer on the same lines, still, with what I have said and with the endorsement by the New York Board of Fire Underwriters of all the heights which your commission recommends, with the exception of the two which I have made reference to, I will conclude my remarks."

To an inquiry from a member of the commission as to whether the New York Board approved of the commission's recommendations that buildings to be occupied for mercantile purposes over 75 feet high should be adequately equipped with internal protection, Mr. Shallcross replied in the affirmative on behalf of the New York Board of Fire Underwriters; and added that, speaking unofficially and not in behalf of the New York Board but as a matter of undoubted interest to the commission, he represented a large fire insurance company doing a general business which found that, under conditions hitherto existing, the damage on stocks in the upper floors of high fireproof buildings was so great as frequently to be a practical total loss, because of the inability of the fire department to get their streams in operation on those floors until fires had gained such headway that the floors were very largely burned out. In fact, the classifications of the business showed, and he had been assured by other underwriters, that losses on such upper floor stocks were hardly exceeded by the experience on mercantile stocks in third or fourth class towns whose fire protection was very inferior, if not almost non-existent. The conclusion to be drawn was that even New York City, with its fire department grading in the first class, had hardly been able, apparently, to furnish much better protection to upper floor stocks in these high fireproof buildings than mercantile stocks enjoyed in the third or fourth class towns referred to."

Mr. E. D. Litchfield, a member of the Committee of the New York Chapter, said, in substance, that the proper regulations should be based on the following principles:

"1st. All buildings should be so constructed as not to infringe upon the proper light and air of the street.

"2d. All buildings should be so constructed as not to infringe upon the proper light and air of neighboring buildings.

"3d. All buildings should be so constructed as to provide adequate light and air to their inhabitants.

"4th. All buildings should be so regulated in volume or cubage (not height) as to prevent overcongestion of the streets."

Mr. E. L. Tilton, a member of the same committee, endorsed the ideas submitted by Mr. Flagg. Arthur A. Stoughton, a representative of the Fine Arts Federation, agreed with Messrs. Flagg and Litchfield.

Mr. Donn Barber, also representing the Committee on the Revision of Building Code of the New York Chapter of the

American Institute of Architects, said that the committee had agreed on the following report:

"We protest against the adoption of the section of the Building Code relating to the limitation of the height of buildings, as proposed by the Building Code Revision Commission, on the ground that it is opposed to the best interests of the community.

"We believe that to build up the city, or sections of it, to the height proposed, would be injurious both to public interests and private rights.

"It would deprive the streets of the light and sunshine they ought to have, fill the buildings with dark and unwholesome rooms, increase the fire risk, and congest the street traffic, in places, beyond safe or reasonable bounds.

"It would also work an injustice to many land owners by unduly enhancing the value of land in congested districts at the expense of the surrounding property, and an injustice to other land owners by depriving them of their natural and legitimate right to light and air.

"We are of the opinion that no horizontal limitation of height will be effective in overcoming these difficulties, and that any regulation to be effective in doing so must have for its basis the following principles:

"1st. Such a limitation of area above a certain limit of height as will insure air, light and sunshine to the streets and around the buildings.

"2d. Such a limitation of cube as will prevent the too great congestion of street traffic."

What the Builders Advise.

Mr. William Butler, one of the representatives of the Building Trades Employers' Association, thought that the buildings should be limited in height; but in respect to precise limitations, the association offered several amendments. The association would reduce the 350-foot limit to 250 feet, or twenty stories. It favors limiting the height of buildings, on streets 45 feet wide or more, to 215 feet, or sixteen stories, and on streets of less width eleven stories is enough. Objection is made to the 59-foot limitations, as it affects such buildings in which the bulk of the business of the city is transacted. It is stated that it is impracticable to erect the kind of buildings referred to six stories high and fireproof, that such buildings would be built non-fireproof in adjoining cities, whither the business of the city would gravitate. Mr. Butler, acting for the legislative committee of the Building Trades Employers' Association, submitted a brief which gave these ideas definitely and in detail. An amendment, recommended by the same committee, incorporating these details, was also submitted.

Mr. William O. Ludlow submitted recommendations showing that the percentage of area to be left vacant for light and air should increase progressively as the building increases in height.

Mr. Louis L. G. Benedict, of the Consolidated Gas Co., spoke on the limitation of the height of gas holders.

Through Mr. Grosvenor Atterbury, architect, the Committee on Congestion of Population, as a result of its investigation of the conditions, responsible for and resulting from the overcrowding of many districts of New York City, asked the attention of the Board of Aldermen to the following suggestions:

"1. That any limitation of the height of buildings, however drastic, is not a radical solution of the problem, since it deals with results rather than causes, and that while some regulation of this kind is undoubtedly most urgently needed, it is equally, if not more important, that the basis of such regulation be founded on sound economic principles, and be fair and enforceable and should be framed, above all, only after a careful examination and study of the causes of the dangerous tendencies which it is aimed to check.

"2. That the question, therefore, of restricting the height of buildings is really a subordinate phase of a great problem, by no means similar to those various architectural, constructional and sanitary questions, which properly constitute the matter of the Building Code of the city.

"3. That while such regulation must eventually find its place and particular form in this Code, the determination of those principles upon which such regulations should be based, demands a careful and extensive study of the subject from the broadest standpoint, and by a body with the scope, power and experience required to deal with this vital and complex subject in all its phases, to the end that we may obtain a wise and comprehensive scheme for the general control of the physical development of the city.

"4. That, therefore, the present Code Revision Commission, competent as it may be to deal with that aspect of this matter which is properly part of such a Code has, admittedly, neither the power nor scope to deal with the fundamental questions involved therein, which must be determined with relation to property rights, taxes, social and economic forces and, in general, the scientific distribution of the city's population.

"5. Therefore, this Committee urges the appointment of a Town Planning Commission for the development of the Greater City, empowered, and especially fitted by its membership, to deal with the matter of building restrictions on the most comprehensive and enlightened lines and as an integral part of a general scheme for the economic, hygienic and aesthetic development of New York."

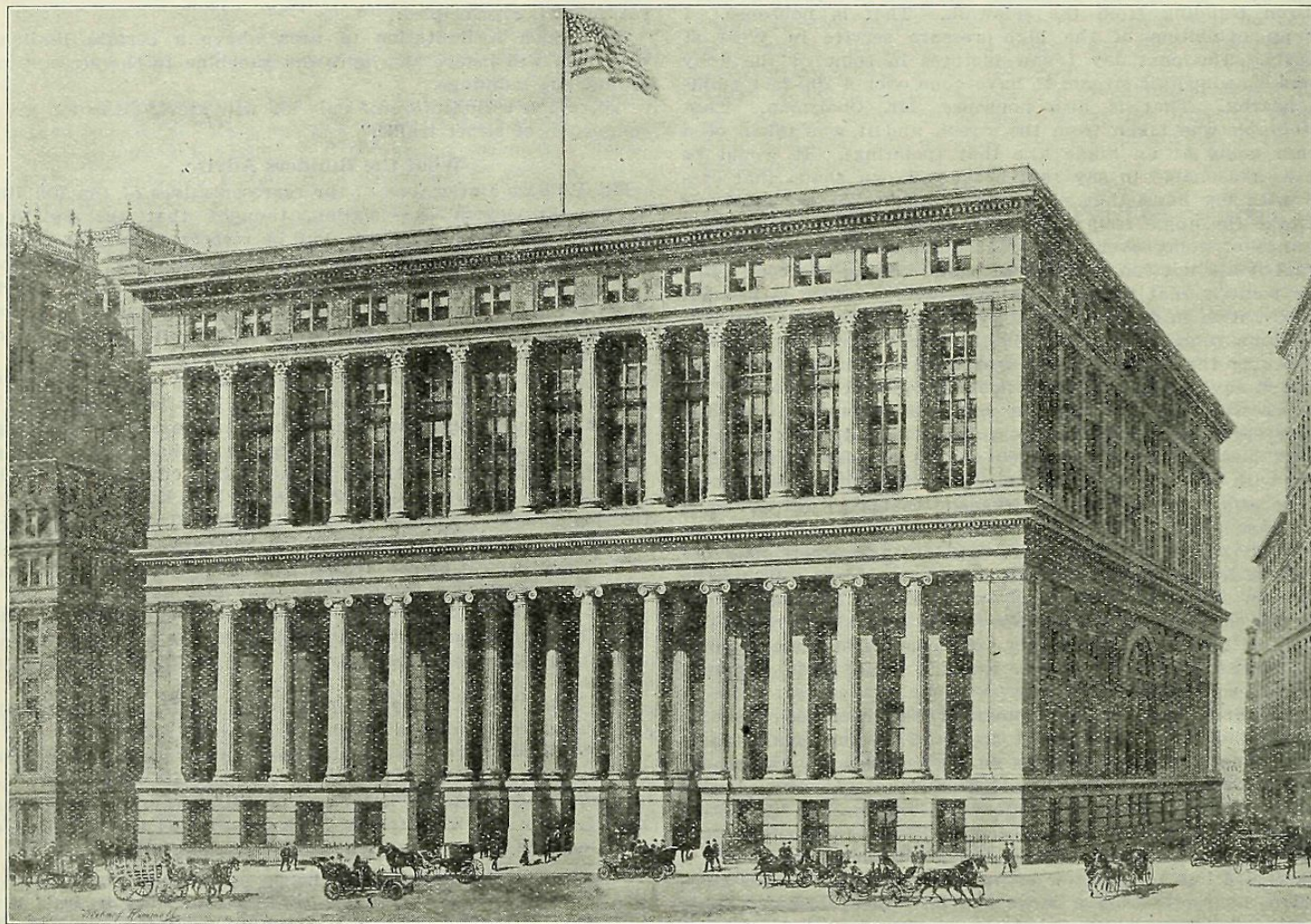
—Millions have been made in stocks in the past six months. There are millions to be made in New York real estate and building. The chance of a generation exists. Read what the bargain counter offers you. The "Opportunity Number" of the Record and Guide, the leading real estate and building paper, will be issued December 19. There is a legitimate fortune in it.

THE ARCHITECT WHAT HE HAS DONE RECENTLY AND WHY HE DID IT.

THE NEW NATIONAL CITY BANK.

The reconstruction of the old Custom House in Wall st, which will hereafter be the home of the National City Bank, is now near the stage of completion. In order to convert this building to its new purpose, it was necessary to remove all the interior divisions. Of the exterior walls all was retained that was possible. To emphasize the axial lines of the banking-

rising from the main story are columns of gray marble, with a finish above of artificial stone of similar color. The new design is extended up on the Wall st front, in bays, some 14 feet wide between three stories of columns, 3 feet 9 inches in diameter, the style of the capitals having been changed from Ionic to Corinthian.



NATIONAL CITY BANK. VIEW FROM WALL STREET.

Geo. A. Fuller Co., Builder.

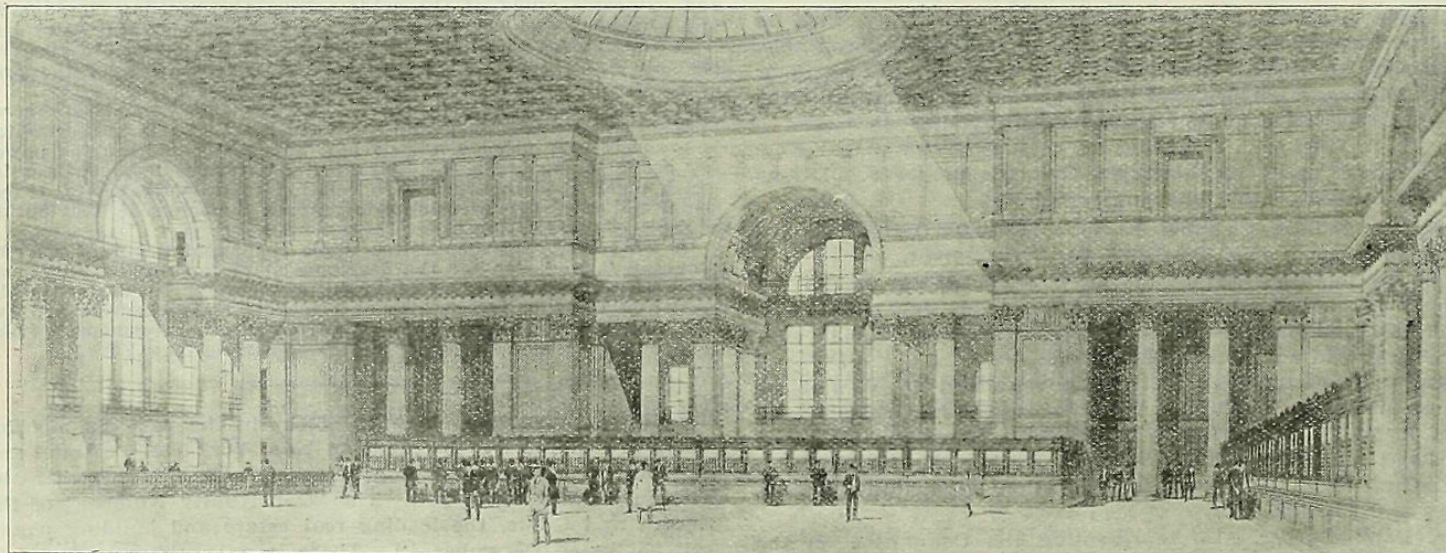
Copyright 1908. W. T. Littig, New York.
McKim, Mead & White, Architects.

room, arched openings have been made, adding to the light efficiency and to the dignity of the design as well. At various places it has been necessary to replace some of the granite with new material that matches closely the old finish.

The interior harmonizes in its treatment with the exterior,

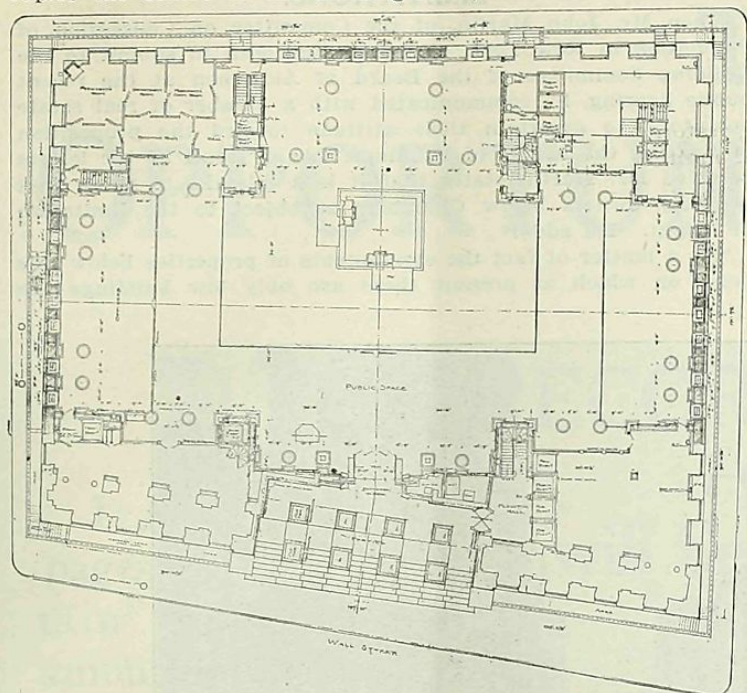
The other three sides are differently treated as pilasters with granite in between, in the same manner as the old style of architecture.

The main banking-room is the chief feature of interest, ranking first in size among all the banking-rooms in



INTERIOR OF BANKING-ROOM, SHOWING HEIGHT OF 70 FEET.

the city. It has a total height of about 70 feet to the domed central light, which is cruciform in shape. A huge vault occupies the centre of the banking-room, and about this vault



BANKING-ROOM FLOOR.

comes the offices of the clerical force. Along the Hanover st side are the officers' rooms, and electric elevators have been placed at Wall and William sts, and the executive offices of the bank are on the three mezzanine floors, while the fifth story is reserved and laid out for the employees. There are three light dining-rooms, one private for the officers, one for men and one for women. On the fifth story is also located the laundry, storeroom, serving rooms and kitchen. The successful architects of the building, Messrs. McKim, Mead & White, are to be congratulated upon the skilful transformation of the old landmark to meet the requirements of its new purpose. The George A. Fuller Company is the general contractor.

—Stocks have had their day. Purchasers of stocks now acquire a very much heavier percentage of speculative value than they did a few months ago. The risk is greater. The investment value has not been squeezed out of real estate by a few fortunate purchasers, and all the speculative value is there, too.

ARTISTIC ORNAMENTAL TERRA COTTA WORK IN FACADE OF YONKERS CITY HALL.

THE ornamental terra cotta work incorporated in the facades of the new City Hall at Yonkers is one of the most recent illustrations of the artistic effect that can be produced with this material in the hands of experts. The architects, Edwin Quick & Son, are responsible for the designs, several of which are reproduced herewith. The photographs were taken of the work after it had been completed by the New Jersey Terra Cotta Co., and the details of the excellent execution are brought out very clearly.

Figures 1 and 2 are really two parts of one huge double cartouche, the upper part of which (Fig. 1) is included in the frieze surmounting the structure immediately beneath the main cornice. This latter, the predominating features of which are the laurel leaf and disc, is four feet square. The former, which attaches itself at the bottom of the frieze, is eight feet six inches high and four feet across. The most prominent details are the bundles of sticks held in place by a festoon of fruits, with spears crossed at the top. There are eight of these double cartouches, each one being placed on a large pier. Six single cartouches of similar design are on as many smaller piers.

The effect produced, as illustrated in Fig. 3, ranks high in ornamental terra cotta work. The seal of the city of Yonkers is in the center, encircled by a wreath of laurel, banked on

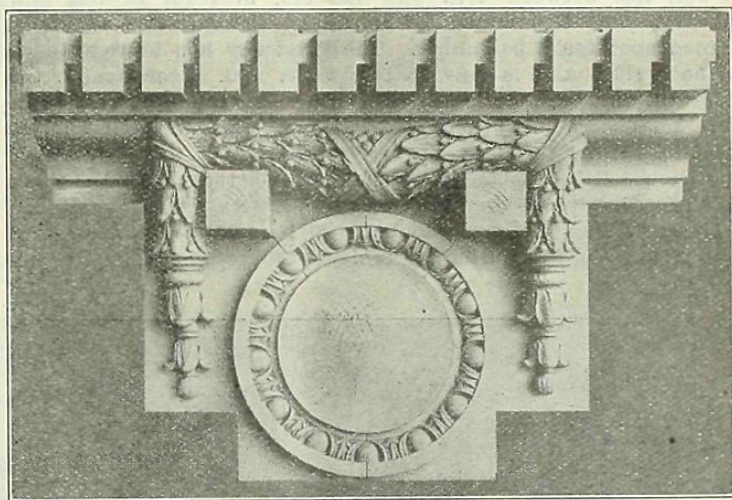


FIG. 1.—UPPER PART OF DOUBLE CARTOUCHE.

either side by a torch and American eagle. From the tip of the outspread wing of one bird to the tip of the outspread wing of its mate is 21 feet. The height is seven feet, these two dimensions making this piece of artistic terra cotta work unusually large. It is composed of thirty distinct sections, and appears at the base of the tower above the main cornice.

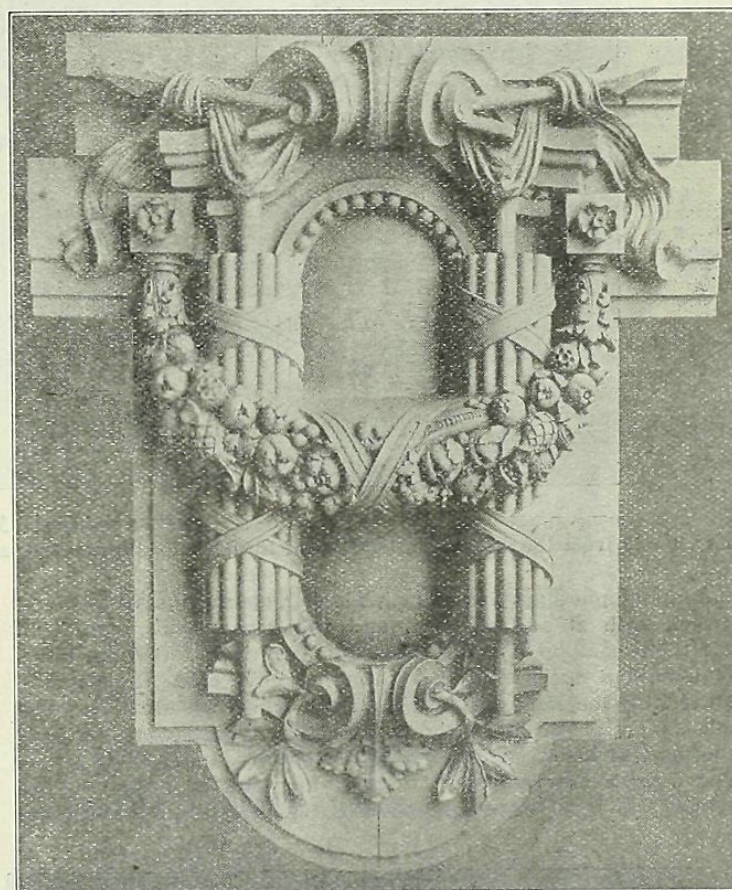


FIG. 2.—LOWER PART OF DOUBLE CARTOUCHE.

The motive prevailing in the designs of all of the ornamental terra cotta found in the facades is the laurel leaf. It is quite apparent in Figs. 1 and 3, and is intertwined in the fruit in Fig. 2. The facades have a granite base, above which is Pfotenhauer & Nesbit's light gray Norman impervious brick to the cornice, with terra cotta trimmings.

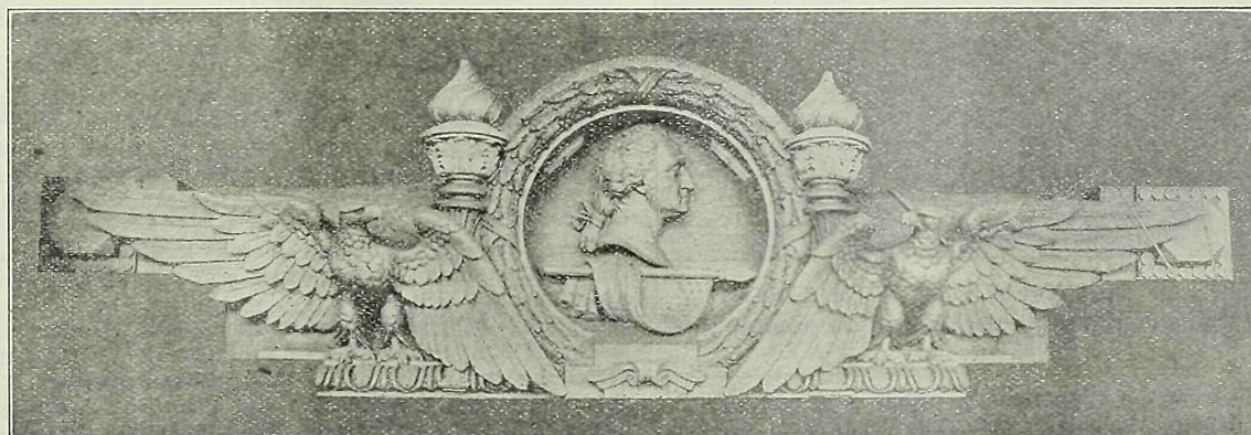


FIG. 3.—DESIGN AT BASE OF TOWER.

THE NEW FIFTH AVENUE.

A sample section of the new Fifth avenue, if anybody wants to see, lies between 40th and 42d sts, in front of the new Library. The Department of Highways thought this would be a good spot for a beginning. The driveway has been widened on both sides and is now 55 feet wide, and, theoretically, the sidewalk on each side is 22.5 feet wide. On the west side there were no encroachments to be removed, and on the east side most of them have been cleared away, though the brownstone approach to the residence on the northeast corner of 40th st still remains, interesting to note as an object for comparison.

The difference in the width between the old and new sections makes jogs in the curblines, which are prominent in the ac-

ATTITUDE OF THE PUBLIC TOWARD BUILDING LIMITATIONS.

When Mr. John Martin, of the Committee on Congestion of Population in New York, was preparing data to submit to the Building Committee of the Board of Aldermen at the recent public hearing, he communicated with a number of real estate operators, to ascertain their attitude toward the proposition of limiting the height of buildings. As a result of the letters received Mr. Martin states that it is a mistake to think that property owners below Chambers st object to the limitation of height. He adds:

"As a matter of fact the assessments of properties below this point on which at present there are only low buildings are



THE WIDER 5TH AVENUE.

This view is from the west side, in front of the Public Library, and shows the north and south corners of 40th street, looking south.

companying photographs. The widening operations will extend between 25th st and 47th st, and the department expects to have them completed before next summer closes. Owners have, of course, had due notice, and a number have made the changes required by the new ordinance. The authorities are not to be unpleasantly arbitrary in the matter, it is understood, but nevertheless will insist on reasonable compliance.

The department does not favor having isles of refuge in the driveway, as it is the official view that these would nullify the

made as to the ground, on what value it would have for 22 or 23-story buildings."

Two of the letters received are from Henry Morgenthau and Edward M. Shepard. Mr. Morgenthau writes:

"In answer to your inquiry, 'What would be the effect on real estate values in case the height of buildings on Broadway should be limited to twelve stories?' I beg to state that my views are that the value of real estate in the lower part of the city would not be materially affected. Of course, Broadway lots themselves would depreciate some, but the depreciation would be more than offset by the increased value of property on the side streets.

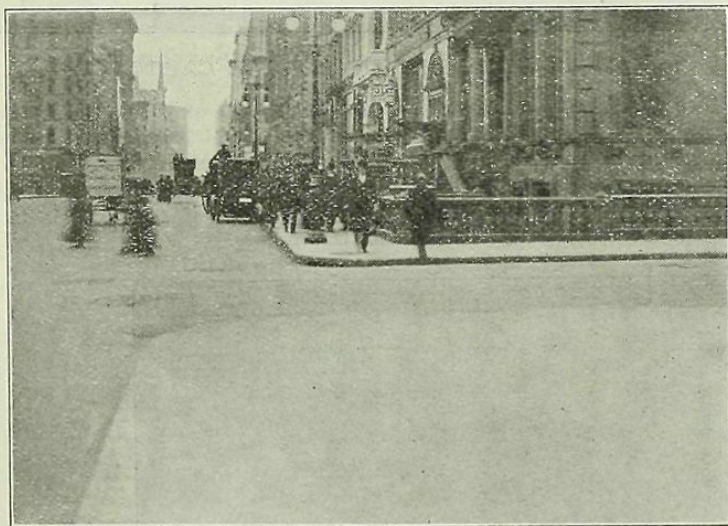
"The main reason given why the very high buildings should be permitted is that the area in the so-called 'downtown' district is so small and the demand for office space therein so great that they are a necessity. This is not borne out by the facts, however. You must know that there is more space below Liberty st not occupied by high buildings than is so occupied. Although the island is extremely narrow, the huge buildings have been confined to Broadway, Nassau, William and a few wide streets.

"I believe that the greatest good for the greatest number, which is the only view that the authorities can take, positively demands a restriction of the height of buildings. I would, however, exclude such enterprises as the Metropolitan tower, which fronts on a square and is arranged to have the surrounding buildings of such height as not to injure the health and safety of the community. It would be a pity to pass such a law as would prevent such wonderful examples of human skill and development.

"Personally, I think that a fair limitation to put on the height of buildings on Broadway would be sixteen stories."

Mr. Shepard writes:

"I state my opinion that the law should rigorously limit the height of buildings, and with far lower limits than those suggested by the report of the Mayor's Commission. I have no objection to the erection here and there of a building of great height, and welcome an occasional effect like that produced by the Singer tower and that of the Metropolitan Insurance Building. But there should be low limits determined by widths of



EAST SIDE OF 5TH AVENUE AT 40TH STREET.

This view is to the north, and shows the distance the curb has been set back.

natural benefits from the improvement, which is to make room for additional lines of vehicular traffic. The department further considers such islands as rather unsafe refuge places in case of a runaway, as has been found by experience.

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streets in residential portions of the city. What residential districts would have to be determined from time to time and in some rough manner according to actual conditions at the time of determination. Then it seems to me that certain districts should be prescribed as business districts, and others as manufacturing districts, and so on, with a limit in each case. Then in each district the prescribed limit might be exceeded for certain specific classes of buildings—as, for instance, churches, museums, etc., in residential districts. And where the permission to exceed is granted to any institution not of a public character, it should be only a fixed increase in the normal rate of taxation with a corresponding diminution in the normal rate of taxation of buildings whose light and air are interfered with. So, in any one of the classes of districts, a building exceeding the limit should not be permitted within a specified distance of any other building exceeding the limit; and the property thus restricted should, on some plan, have an advantage in taxation against the property the buildings on which cause the restrictions on the property of their neighbors."

ARCHITECTS IN FELLOWSHIP MEETING.

The Architectural League of New York entertained members of the Society of Columbia University Architects at a fellowship meeting in the rooms of the league, in West 57th st, last Tuesday evening. The programme arranged by the Committee on Current Work, of which Harold A. Caparn is chairman, was decidedly unique. It provided such a combination of amusement and instruction that the affair was pronounced one of the most notable in the history of the league. The entertainment included illustrated stories by rival teams, exhibitions by artists who displayed their ability with charcoal in hand, and modeling in clay.

The two rival teams were composed of Henry David Whitfield, whose stories were illustrated by Mr. B. S. King in charcoal, and of Donn Barber, whose stories were illustrated by Everett Shinn in like manner. The work produced by Messrs. King and Shinn was exceedingly clever. Henry F. Hornbostel drew a series of caricatures on the styles of architecture which have found favor with architects in recent years. Among these were Queen Anne, Louis XVI. and the Classics. This was also in charcoal.

Ernest Wise Keyser, the sculptor, put character into the clay by his extraordinary skill in modeling. The stages of the life of a man were illustrated rapidly by transforming the clay into a baby's head, the head of a nurse, etc., the climax appearing in the reproduction of the features of Hon. William J. Bryan, representing him as the "Peerless" man. This was followed by caricatures of well-known local architects by Augustus Lukeman, several dialect stories by Edwin F. Elwell and an astonishing exhibition of draftsmanship by Alfons Mucha, the artist.

The decorations for the occasion were gay and more or less appropriate, including drawings executed at previous fellowship meetings, and some lurid contemporary posters. The object of these meetings, which occur neither frequently nor periodically, is to bring together the men who are contributing to American architecture. Nearly one hundred were present on Tuesday. The gathering was really a congenial "smoker," with light refreshments at the close of the programme. The members of the Committee on Current Work were congratulated for the success of the meeting, and Mr. Caparn, upon whose shoulders, as chairman, the bulk of the preparations rested, was the recipient of complimentary remarks. An attractive announcement, sent to the members of the league and their guests, was designed by Henry C. Hibbs.

SHORT AND ODD LENGTHS OF LUMBER.

THE fact that great waste occurs in ordinary lumber manufacturing, because short and odd lengths and widths are not used, has been mainly blamed on the lumberman. The truth is, however, that the lumberman is practically helpless. He can find a paying market only for the lumber cut from logs of regulation length, as called by the builders and architects. If specifications were drawn for the sizes actually used the short logs would be in demand, and the tremendous present waste due to this cause would be saved.

This fact has recently been brought out in connection with the study of forest utilization now being made by the Forest Service for the National Conservation Commission. One of the schedules of inquiry sent to lumber manufacturers contained a query as to the extent to which more careful specifications of material might reduce waste. Replies to this query show that in some cases as much as 25 per cent. of the felled trees are never hauled from the woods, simply because specifications cling to conventional lengths.

Thus, lumber in long lengths is frequently ordered for use in lengths of from one to six feet, and yet the short lengths which would exactly and economically meet the requirements cannot be sold.

An example is the case of beveled siding. "I have just taken a book issued by a prominent architect," writes the secretary of a prominent Pacific coast association, "containing about

200 designs of houses, and on all of these designs I believe that 40 per cent. of the siding on these houses is under six feet in length. At the same time, the contractor will order lengths of from 12 to 16 feet in order to build them."

It has always been the custom in this country to sell lumber in even lengths only, and our prices on lengths under ten feet in almost any material are from \$2.00 to \$10.00 per thousand less than for lengths above ten feet.

In cutting any kind of finished product, such as flooring, ceiling, beveled siding, etc., in order to grade the lumber in an economical manner, there is bound to be from 5 to 10 per cent. of the lengths under 10 feet long.

It is the rule with most manufacturers to burn up all lengths under six feet, as there is absolutely no sale for them. While, on the other hand, the architect and the contractor order their lumber in long lengths, with the idea of cutting it up into lengths from one to six feet when placing it on the building.

The same writer says that 10 or 20 feet lengths are commonly specified for the flooring of porches five feet wide. He concludes by making the following estimate of the waste occurring from this practice of disregarding the saving of waste in building specifications:

"I think the waste in our timber products caused by this one fact, which you will readily see, prohibits a man from going to the expense of taking any timber out of the woods that he might cut into these short lengths and find a market for, and which gives him no market for the short lengths that do accrue in the ordinary manufacture of logs in longer lengths, will easily run to 25 per cent. of the timber on any section of land."

It would be a great mistake to charge such waste as this to the voluntary device of the lumberman, who wastes only what he cannot use in his business. The closer drawing of specifications, with a better knowledge of the timber situation, and with more careful regard to the possible use of the short lengths now ignored, would not only help the lumbermen to larger profits, but greatly prolong the duration of the lumber supply.

A NATURAL ALLOY.—The new Monel metal, which the American Sheet and Tin Plate Co. of Pittsburgh is putting out, looks not unlike sheet zinc. For the roofer it is said to meet the requirements of copper as a roofing material without the shortcomings of that metal. It is composed roughly of 72 per cent. nickel, 1½ per cent. iron and the remainder copper, and has shown a remarkable resistance to acid or other corrosion, which bespeaks the high degree of resistance to weather conditions needed in a roof. The Monel metal occurs in the ores, which are found in Canada, as a natural alloy of nickel and copper, which requires only the removal of some of its iron to be refined into the commercial product. The Pennsylvania Terminal Building in Manhattan will have a roof of the new metal. The International Nickel Co., 43 Exchange pl, is the sub-contractor for the roof, and the sheets are being rolled by the American Sheet and Tin Plate Co.

—Examinations are soon to be held under the auspices of the "American Academy of Fine Arts in Rome." Successful candidates will be enabled to spend three or four years of study at Rome, in architecture, painting, sculpture and music. The academy is established and endowed by large subscriptions of Americans, including Messrs. Morgan, Walters, Vanderbilt, Stillman, Frick, Higginson and Rockefeller, and is in full operation in the Villa Mirafiori, under the directorship of Mr. George W. Breck, with a body of resident students. The business in America is managed by a board of trustees, of which Mr. Charles F. McKim is the president and Mr. Frank D. Millet is secretary. Full information may be obtained from Mr. F. D. Millet, secretary American Academy, 6 East 23d st, New York.

PARIS PRIZE COMPETITION.—The fifth annual competition for the Ecole des Beaux Arts or Paris prize, conducted by the Society of Beaux Arts Architects, was won by W. Van Alen, of New York, of the Atelier Donn Barber. The second prize of Honorable mention and \$100 were won by Carl C. Adams, John A. Lange, Raymond Ewald and J. Edmon Hopkins. The subject of the competition, in which there were sixty competitors in the first competition, was "an American Municipal Opera House" to be built on a plot 250 by 450 feet with four street facades. The programme was written by S. Gaudet, formerly a professor in the Beaux Arts.

BURNING ASHES.—Oxalic acid and rock salt as a fuel saving compound does not pay, in the opinion of the Board of Education, and its use in connection with burning ashes will be discontinued in the public school heating plants. A careful examination into the matter had shown an injurious effect of the chemical upon the shells and tubes of boilers. It was, therefore, decided that whatever the saving might be, it was not best to attempt it at the expense of hazard to the boilers. The investigation will be continued under the new order with a view to discovering whether the enforced re-firing of ash pit refuse will not produce practically as great a saving as has been claimed for such re-firing combined with the use of oxalic acid and salt.

BUILDING MATERIAL AND EQUIPMENT.

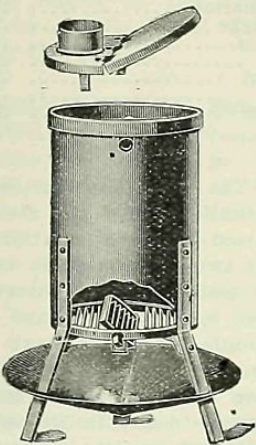
And News Regarding Source of Supply

Annual Meeting of American Portland Cement Manufacturers.

Preparations are under way for the annual meeting of the American Portland Cement Manufacturers, to be held in New York, December 7, 8 and 9. The sessions this year will be at the Knickerbocker Hotel. This yearly gathering is always well attended, and improving business conditions augur a successful convention for 1908.

When Plastering in Cold Weather.

The season is at hand when a Drying Stove, or Salamander, is a useful part of the equipment of masons and plasterers. The Drouve Drying Stove is adapted for either coke or coal, and is provided with a shaking and dumping grate. The stove is well built, and is furnished with or without a brick lining. A pan, conical in form, is provided to receive ashes and to prevent live coals from falling on



the floor. Openings are provided for the insertion of a rod, so that the stove can be moved from place to place as occasion demands. They are made in two sizes—15 inches and 20 inches in diameter. A number of uses can be made of this stove. They are manufactured by the G. Drouve Co., of Bridgeport, Conn., and have been on the market for some years. This company is also manufacturers of the "Anti-Pluvius" puttyless skylight and the Lovell Window Operator.

—How does the world at large gauge the condition of trade? The first witness called to the stand is the Trade Paper. The Record and Guide is the trade paper of real estate and building. The big "Opportunity Number" is slated for December 19.

Shipping Terra Cotta Across Continent.

A modern apartment house being erected at Seattle, Wash.; requires about \$15,000 worth of terra cotta. The New Jersey Terra Cotta Co. secured this long distance order, and the material, mat white glazed, is being shipped. Geo. Kinnear is the owner of the building and Shark & Huntington the architects, both of Seattle.

Another contract requiring the shipping of terra cotta some distance by the same company is an order in connection with the construction of the First National Bank, at Lynchburgh, Va. Mat white glazed is also wanted in this instance. The architects are local, being Lewis Burnham & Peter Marye, of Lynchburgh.

—There is a "trade movement" which no wide-awake business man can afford not to participate in, namely, a general trade movement to promote activity. The "Opportunity Number" of the Record and Guide will be issued December 19.

PRICES CURRENT.

BRICK.—The tonic effects upon general business of the termination of the political suspense, taken with the natural tendency of brick prices to rise at the end of the manufacturing season and upon the approach of the winter months, have had the power to move quotations upward after they have rested for a long period at the bottom of the tube. It is too soon to expect any actual improvement in demand in consequence of the return of public confidence, and no actual increase is noticed by manufacturers in the requirement for brick; but it is evident that the market is now entitled to an advance, and probably has seen values at a lower level than they will reach again while the country continues to have a fair measure of prosperity.

Of course brick-building cannot regain normal activity before spring, but just as the stock market anticipates the future, so the brick market may be expected to anticipate to some extent during the next four months the full tide of business predicted for the year 1909. The wheels are turning in the right direction. Money is easy, being on a 4½ per cent. basis for permanent real estate loans for properties in Manhattan.

No attention has been paid in the trade to the remarks made by M. Rey, an architect from Paris. No one cares to be unpleasant to a visitor, and M. Rey is entitled to his own opinions of our architectural compositions and our materials of construction. We, having in mind the limitations of a Parisian, are not disposed to find fault with him because he cannot understand us and cannot divest himself of a prejudice against brick that is based on observations in his own land, where the art of manufacturing the material and of laying it in the wall has not advanced in the same degree as with us. The impressions which he brought here surely would have fallen from him if he could have had time to see our modern work.

If he could have seen the Brooklyn Academy of Music, by Hertz & Tallant, or Dr. Parkhurst's church on Madison Square, or that other work of Stanford White's on Madison Square—the Garden tower—he would not have called them "quarries." May be it was true fifty years ago that the world did not understand the possibilities of brick-building. But now patterns wonderfully handsome can be worked with modern front brick, and nobility and solidity exemplified as well.

Our architects understand this. They also understand the Parisian point of view. Give it time and it will improve.

BRICK.		Cargo Lot, Per M.
Hudson River, Common.....	\$4.75@	\$5.25
Hudson River, Light Hard.....	3.00	....
Hudson River, Pale .....	....	....
New Jersey, Hard .....	....	....
Croton Point—Brown, f. a. b.....	12.50	....
Croton Point—Dark and red.....	12.50	....
Fronts:		
Bruffs, No. 1 (delivered at bldgs.)..	21.00	26.00
Greys, various shades & speckled..	25.00	31.00
White, No. 1.....	27.00	30.00
White, No. 2.....	20.00	25.00
Old Gold	28.00	30.00
Enameled:		
English size	70.00	75.00
American size	60.00	65.00
Seconds, etc.	40.00	45.00

CEMENT.—There seems to be something in the air in the way of higher expectations since the election, but of course shipments are less than they were last month, and they were less last month than in September, all of which is in the natural order of things. Prices are not quotably changed. The existing

Portland cement plants have a total capacity of about 60,000 bbls. a year, and it seems unlikely that as much as two-thirds of this total capacity will have been operated profitably in 1908.

Cement works in Germany are reported to have had sufficient orders to keep them fairly busy during the summer, and prices have remained firm, notwithstanding the decline of exports from America and the British Isles. Production has been very well regulated through the selling associations, and an oversupply is now an impossibility. Some of the mills have already contracted for a year's output, at prices agreed on by the association at Halle. In general, the German industry is in very good circumstances this year.

The demand for cement from British mills has been low this year, as the export trade has fallen off. In the United Kingdom itself trade is not much less than last year, though there is stagnation in the home-building trades.

CEMENT.	
Rosendale, or Natural, in wood,	per bbl
Portland, Domestic, in cloth*	1.48
(*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)	
Manufacturers' Quotations:	

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Atlas Portland	\$1.48@	\$1.55
Alsen (American) Portland	1.48	....
Vulcanite	1.48	1.53
Trowel Portland	1.48	....
Nazareth .....	....	....
Dragon Portland	1.48	....
Atlantic	1.48	....
Dyckerhoff (German) Portland....	2.45	....
Alsen (German) Portland.....	2.35	....

HARDWARE.—Orders are coming in more freely and cover a great variety of goods. In builders' hardware and allied supplies no important change of prices has occurred, except that weakness seems to be developing in some directions.

Sheet copper advanced, November 10, one cent a pound from 17 to 18 cents, base. A reduction of about 10 per cent. has been made in a few styles of flat-key cabinet locks by some manufacturers. Decided firmness is the rule in quotations on all brass goods, such as brass valves, brass faucets, butts, etc. Prices have advanced 5 per cent. in certain lines.

IRON, STEEL, ETC.—There is large activity in pig iron. Particularly noticeable are the small orders for immediate delivery. It is apparent that a heavy business is developing. It is expected that there will be some advances in Southern iron. From this it will be apparent to the building trades that fundamental conditions are getting into good form. In the structural department a fair amount of orders that have been pending in various cities are coming out, in which business New York City has had a small share. Among the notable outside contracts was one to the Lackawanna Steel Company for 5,300 tons of fabricated steel for the Blackstone Hotel, in Chicago. The present probability is that the bids for the Chicago City Hall will be rejected. The order for the steel for the new Cunard pier, at Boston, is at this writing still the subject of negotiation. About 2,000 tons will be required.

Eighteen hundred tons will be required by the extension of the Hotel Martinique, in this city, the contract for which has gone to Levering & Garrigues, of 522 West 23d st.

Terry & Tench have the contract for the new subway work at 96th st, re-

quiring 1,800 tons. The Lockawanna Steel Company has the contract from the New York Central for 4,700 tons of fabricated steel for the suburban station and street-crossing work.

A man prominent in the fabricating and erecting trade remarked this week that even if there had been a lot of orders bottled up in anticipation of the result of the election sufficient time had not elapsed for many of them to come out. Mr. Roswell Tompkins, the secretary of the Consolidated Board of Business Agents, has noticed only a slight indication of an increased demand for workmen in the local building trades.

Yet, speaking in a more general way, every line of the metal industry seems to be improving. Shop forces throughout the country are being increased, though deliberately and carefully.

PIG IRON.

The following are the nominal delivered prices at tidewater for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

Northern:		
No. 1 x Jersey City	\$17.50@	\$17.75
No. 2 Foundry x Jersey City	17.00.	17.50
No. 2 Plain	16.00	16.50

Southern:		
No. 1 Foundry, steamship dock...	17.50	17.75
No. 2 Foundry, spot	16.75	17.25
No. 3 Foundry	15.75	16.25

STRUCTURAL.

From store.		
Mill prices, f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	\$1.76@	\$2.25
Angles	1.76	2.25
Tees	1.81	2.35
Zees	1.81	....

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.		
1 to 1½, base price	@	\$1.80
¼ to ½ in.	1-10c. extra	....
1 to 1½ base price (nominal)	@	\$1.80

FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price	1.80	....
1½ to 4 x ¼ x 5-16	2-10c extra	....
2 to 4 in. x 1½ to 2 in.	5-10c extra	....
4½ to 6 in. x 11-16 to 1½ in.	4-10c extra	....
Norway Bars	3.30	....
Norway Shapes	3.30	....
Machinery Steel, iron finish, base	1.90	....
Soft Steel Bars, base or ordy sizes	1.90	....
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	2.55	....
3-16	2.65	....
No. 8	2.65	....

Blue Annealed:		
No. 8	2.50	....
No. 10	2.50	....
No. 12	2.55	....
No. 14	2.60	....
No. 16	2.70	....

One Pass R.G. cleaned Cold Rolled. American.		
No. 16	\$2.90	\$3.30
No. 18	2.95	3.40
No. 20	3.00	3.35
No. 22	3.05	3.40
No. 24	3.10	3.45
No. 26	3.20	3.50
No. 28	3.20	3.50

LUMBER.—Although the feeling in the local lumber trade is one of expectations more than of realization, yet lumber has been the first to sound the call for the rally. Owing more to conditions elsewhere in the land than to those existing in this district, several kinds of lumber have sustained a clearly defined advance in prices. Yellow pine, which was the first to show effects of the panic, was among the first to regain lost ground. Spruce and hemlock have followed in the order named, and now the hardwood trade is catching a little of the breeze from the South and West.

There are retail yards in the metropolitan district that are fairly busy, and others that are dull. The general aspect of trade is improving, but the one important fact is the advance in quotations. There is a distinct increase in the number of small building orders from the suburbs.

Cargoes of spruce are being snapped up on arrival, wholesalers say, and sellers' figures, as a rule, prevail. The country trade has begun to take large shipments of hemlock since Southern pine has had a rise. Spruce lath are much more buoyant than a month ago.

Long-leaf yellow pine is gaining ground steadily, both for export and home con-

sumption. North Carolina pine stock at the mills is said to be all under contract. Just as soon as any material demand develops for No. 1 common and better hardwoods it is predicted in the trade that prices for these grades will move up sharply.

SPRUCE.

2 inch cargoes	\$20.00@	\$23.00
6 to 9 inch cargoes	20.00	23.00
10 to 12 inch cargoes	23.00	25.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$20.00@21.00 per M.

PINE, YELLOW—Long Leaf.

By Sail.		
Building orders, 12-in. & under	\$25.00@	\$27.00
Building orders, 14-in. and up	29.00	31.00
Yard orders, ordinary assort.	21.00	....
Ship stock, easy schedules	30.00	32.00
Ship stock, 40 ft. average	40.00	42.00
Heart face siding, 1 and 1½-in.	32.00	33.00
1 in. wide boards, heart face	38.00	40.00
1½ and 1½ in. wide boards	40.00	....
2 in. wide plank, heart face	40.00	....
Kiln dried sap siding, 4-4	28.00	30.00
Kiln dried sap siding, 5-4	30.00	32.00
Yellow Pine Box Boards (knotty) ..	18.00	20.00
Yellow Pine Stepping	45.00	48.00

By Steam, add \$1.00 to \$1.50.

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16		
x 2½ counted 1 x 3	\$54.00@	\$56.00
"B" Heart rift, D. & M., 13-16		
x 2½, counted 1 x 3	48.00	50.00
"C" Heart rift, D. & M., 13-16		
x 2½, counted 1 x 3	32.00	34.00
"A" Rift, D. & M., 13-16, counted		
1 x 3	43.00	44.00
"B" Rift, D. & M., 13-16, counted		
1 x 3	39.00	41.00
"C" Rift, D. & M., 13-16, counted		
1 x 3	28.00	29.00
"A" Flat, D. & M., 13-16, counted		
1 x 3	29.00	31.00
"B" Flat, D. & M., 13-16, counted		
1 x 3	28.00	30.00
No. 1 Com., D. & M., 13-16,		
counted 1 x 3	22.00	23.00
No. 2, Com., D. & M., 13-16		
counted 1 x 3	15.50	16.50
"A" Heart Rift, 13-16 x 3¼,		
counted 1 x 4	51.00	53.00
"B" Heart Rift, 13-16 x 3¼,		
counted 1 x 4	45.00	47.00
"C" Heart Rift, 13-16 x 3¼,		
counted 1 x 4	40.00	42.00
"A" Rift, 13-16 x 3¼, counted 1x4.		
"B" Rift, 13-16 x 3¼, counted 1x4.	37.00	38.00
"C" Rift, 13-16 x 3¼, counted 1x4.	28.00	30.00
"B" Flat, 13-16 x 3¼, counted 1x4.	28.00	30.00
No. 1 Com., 13-16 x 3¼, counted		
1 x 4	22.00	23.00
No. 2 Com., 13-16 x 3¼, counted		
1 x 4	15.50	16.50

WHITE PINE.

(Rough or dressed.)		
Good Uppers, 4-4, 5-4 and 6-4 per		
1,000 feet	\$90.00@	\$98.00
Shelving, No. 1, 1 x 10 in.	50.50	....
Shelving, No. 2, 1 x 10 in.	37.00	39.50
Cutting up, 5-4, 6-4, 8-4, 1sts.	58.50	63.50
Cutting up, 5-4, 6-4, 8-4, 2ds.	46.50	52.50
No. 2 Dressing Boards, 1 x 12 in.		
No. 1 barn boards, 8-in.	36.00	37.50
10-in.	39.50	....
12-in.	46.00	49.50
No. 2 barn boards, 8-in.		
10-in.	34.00	35.00
12-in.	36.00	37.00
No. 3 barn boards, 8-in.		
10-in.	32.00	32.50
12-in.	34.00	35.00

HARDWOOD FLOORING.

K. D. Bored, End Matched or Butted and Bundled.		
13-16 Oak, 2, 2½ and 2¾.		
Clear quartered white oak	\$86.00	....
Select quarter-sawn white oak	49.00	....
Clear quartered red oak	80.00	....
Select quarter-sawn red oak	45.00	....
Clear plain sawed white oak	52.00	....
Select P. S. white oak	42.00	....
Clear plain sawed red oak	50.00	....
Select P. S. red oak	40.00	....
Common oak, red and white	35.00	....
No. 2 Factory or common oak, red and white		
white	23.00	....
Plain Oak.		
4 in. 1sts and 2ds	\$48.00@	\$50.00
5-4, 6-4 and 8-4 in. 1sts and 2ds.	49.00	52.00
4 in. Common	34.00	37.00
5-4, 6-4 and 8-4 in. Common	37.00	40.00
4-4 in. Culls	24.00	27.00
5-4, 6-4 and 8-4 in. Culls	26.00	30.00

HARDWOOD.

White Ash, 4-4 in., 1st and 2ds.		
White Ash, Common	36.00	38.00
Brown Ash	38.00	40.00
Basswood	37.00	40.00
Basswood, Common	32.00	34.00
Red Birch	47.00	50.00
Red Birch, Common	29.00	31.00
White Birch	35.00	38.00
White Birch, Common	24.00	26.00
Cedar	36.00	40.00
Cherry, 4-4, Nos. 1 and 2	93.00	....
Cherry, Common	52.00	....
Chestnut, 4-4, 1st and 2ds.	47.00	49.00
Chestnut, Common, 4-4	33.00	36.00
Cypress, 1st and 2ds, 1 in.	46.00	....
Cypress, 4-4 selects	40.50	....
Cypress, 4-4 shop	29.00	....
Cypress, 4-4 common	25.00	....
Elm	25.00	30.50
Hazel	35.00	50.00
Maple, 4-4, 1st and 2ds.	30.00	32.00
Walnut, Nos. 1 and 2	85.00	115.00
Walnut, Rejects	57.50	67.50
Culls	35.00	....
Yellow Poplar, rough 5-8, 1st and 2ds, 8-in. and up	45.00	47.00

PAINTS, OILS, ETC.—Sharp advances have occurred in the quotations for linseed oil. The seed market seems to be in strong hands. Local buying is only moderate. Dealers report a satisfactory jobbing movement in shellac. In general, manufacturers and jobbers report a fair business throughout this section of the country in painters' supplies, with New York City comparatively the dullest spot in it.

OILS, City Prices.

Linseed Oil, raw, 5 bbl lots	\$0.46@	\$0.47
Linseed Oil, Boiled	.48	.49

PAINTS, Dry.

per lb.		
Lead, red, American, in kegs	.06½	.07
Litharge, American, in kegs	.06½	.07
Ocher, Amer., per ton	8.50	16.00
Ocher, Amer., Golden	.02½	.03½
Venetian red, American	.75	1.25
Venetian, red, Eng., 100 lbs.	1.15	1.60
Tuscan red	.07	.10
Yellow chrome, pure	.13½	.15
Vermillion	.07	.25
Oxide zinc, American	.05½	.05½
Oxide zinc, French	.08½	.10½

PAINTS IN OIL.

Lead, white, American, in oil:		
Lots of 500 lbs. or over	.06½	....
Lots less than 500 lbs.	.07½	....
Lead, English, in oil	.10½	.10½
Blue, Chinese	.36	.46
Blue, Prussian	.32	.36
Blue, Ultramarine	.13	.16
Brown, vandyke	.11	.14
Green, chrome	.12	.16
Sienna, raw	.12	.15
Sienna, burnt	.12	.15
Umber, raw	.11	.14
Umber, burnt	.11	.14

STONE.—The post-election wave has not yet actually helped the stone trade, but has raised large expectations. During the last two months some large contracts have put the cut-stone and granite lines in very good shape for the winter, though there is great need of small work.

The Prison Ship Martyrs' Monument, to be dedicated to-day in Brooklyn, is a beautiful piece of granite work from the shops of John Hynes, of Brooklyn. It has been heretofore described in these columns. The Hallowell Granite Works have the contract for the Houston, Texas, government building. E. B. Ellis Granite Company have secured the contract for cutting part of the white granite to be used in two public buildings to be erected at Hartford, Conn. These buildings are the Connecticut State Library and Supreme Court building, as previously mentioned. The New England Granite Works secured the contract for all the granite work, amounting to about \$250,000. The granite is to be supplied from the quarry of the E. B. Ellis Granite Company, Bethel, Vt., and is to be cut at Bethel and Northfield, Vt., and Westerly, R. I., as it is a hurry-up job.

STONE.—Wholesale rates, delivered at New York.

Nova Scotia in rough, per cu. ft.	\$0.90@	\$...
Ohio freestone	.85	.90
Minnesota freestone	.75	....
Longmeadow freestone	.85	....
Brownstone, Portland, Conn.	.60	.75
Scotch redstone	1.05	....
Lake Superior redstone	1.10	....
Granite, Maine	.45	.50
Granite, grey	.50	.90
Granite, black	.75	3.6
Granite, Milford pink .....	....	1.00
Granite, Picton Island red .....	....	1.00
Granite, Picton Island, pink .....	....	1.00
Limestone, buff and blue .....	....	.90
Kentucky limestone	1.25	1.75
Caen .....	....	.90
Portage or Warsaw stone .....	....	1.50
Vermont white building marble	1.00	....
South Dover building marble	1.25	....
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming, bluestone .....	....	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

WINDOW GLASS.—Local demand continues light, while the supply is plentiful. Minimum prices recommended by the Eastern Jobbers' Association from jobbers' list, October 1, 1903, are as follows: All sizes single and double strength glass, covering territory east of Chicago, 90 and 20 per cent. discount.

BUILDING OPERATIONS.

Adams Express Co. May Erect Large Stable.

JERSEY CITY, N. J.—It is reported that plans are in course of preparation for what will be the largest express stable in the world to be erected by the Adams Express Company of 61 Broadway, Manhattan, at Jersey City, partly on the site of the present stable at Montgomery, York and Henderson sts., which covers an area of 150x200 feet. It is proposed to put up a building covering an area of 200x200 feet, four stories high and modernly equipped with stalls, offices, blacksmith and harness shops, wagon and feed apartments. The express company purchased a few days ago through the law firm of McMahon & McCarthy, Attorneys for the company, two houses in Montgomery st. and three houses in York st., for about \$50,000, which adds to the present frontage. The buildings on this property will be razed. It is also stated that the company's stable in Church st., Manhattan, will be abandoned and the wagons and horses transferred to the new stables. At the New York offices of the Company on Tuesday, no details could be gathered hearing on the project.

Alterations at the Saranac.

BROADWAY.—The Pittsburgh Building Company, 787 5th av, have the general contract, and Henry C. Pelton, 10 East 33d st, and Henry Erkins, 1 West 15th st, are the architects in charge of the Saranac Hotel improvements for the Co. A striking and handsome feature of the plans is a main dining hall, having a ceiling sixty feet high, and occupying several stories. It will be surrounded by hanging balconies. The entire interior will be rebuilt, and marbles, statuary, paintings and tapestries will be used in the decorations. There will be banquet hall, private dining rooms and a few bachelor apartments. Mr. J. L. Murray is at the head of the United States Restaurant and Realty Company. The kitchen will be in a middle story, as a matter of convenience, and will be in communication with all parts of the building by elevators, escalators and belt conveyors. Work is now under way.

First Av. and 67th St. Improvement.

1ST AV.—Building operations will soon be commenced for the new Church house three stories and the day nursery, five stories 75x113 and 113 feet, which the Madison Avenue Reformed Church, Madison av and 57th st, is to erect at the southeast corner of 1st av. and 67th st., at a cost of about \$100,000. None of the contracts has yet been issued. Plans will call for an exterior of light brick, limestone and terra cotta, tar and gravel, tin and slate roofs, steam heating, electric lighting, and elevators. Messrs. Nelson & Van Wagenen, 44 West 39th st, are the architects. B. A. Williams, Avenue A and 68th st., is the chairman building committee, A. C. Beckstein, 50 Water st., is also interested.

Western Contracts for Whitney-Steen Co.

T. Eckford Rhoades, assistant secretary of the Whitney-Steen Co., left early in the week for the West, in connection with several large contracts awarded to the company for the erection of buildings and banks in western cities. The first stopping place is at Chicago. One of the big jobs referred to is the contract to erect the Colorado Springs Exchange National Bank, at Colorado Springs, Col. The building will be 7 stories and when completed in every detail, will cost

about \$300,000. The architects are Shipley, Routan & Coolidge, of Boston, Mass. E. M. Shankland, one of the most eminent engineers of the country, is consulting engineer.

Operations at Broadway and 164th St. To Start.

BROADWAY.—Architects Schwartz & Gross and B. N. Marcus, 347 5th av, are about ready to file plans for the two 6-sty high-class apartment houses, 99.11 x102x105 ft., which Henry T. Bulman, 21 Fort Washington av, is to build on Broadway, at the southwest corner of 164th st and the northwest corner of 163d st, to cost around half a million dollars. Contracts will be promptly placed. Mr. Bulman has erected several similar buildings on Washington Heights from plans by the same architects.

Skyscraper Office and Loft Building for Fifth Avenue.

FIFTH AV.—Henry Corn, No. 341 5th av, has commissioned Architects Maynicke & Franke, No. 298 5th av, to prepare plans and specifications for a building to be at least twenty stories in height, to be erected at the southwest corner of 5th av and 17th st, covering a plot 92x175 ft. The scheme is to construct a building with the six lower floors for lofts and the upper stories for offices. The general contract has not been placed. Of course the structure will be thoroughly fireproof.

Williamsburg Mission House.

BROOKLYN.—Plans are in progress by Architects Jackson & Rosencrans, 31 Union sq, Manhattan, for a new mission house to be erected at Throop av and Walton st, Brooklyn, for the Williamsburg Jewish Mission, of which Leopold Cohen is president. The architects are about ready to receive estimates on the general contract. The construction will be of brick and limestone, three stories in height, covering a plot 60x28 ft.

Six-Story Apartment Hotel for East Orange.

EAST ORANGE, N. J.—Frank Leslie, Hollywood av, East Orange, will erect an apartment hotel, called the "Brunswick," at William and Lincoln sts, East Orange. Architect E. V. Warren, 22 Clinton st, Newark, has prepared the plans, which call for a brick building, 6 stories and basement, 135 ft front. There will be about 200 rooms, and work of erection will soon be under way.

Plans for 9th Av and 54th St Car Barns.

9TH AV.—Architect A. V. Porter, No. 621 Broadway, architect for the receivers of the Metropolitan Street Railway Company, has plans in progress for a new car barn of brick construction, three and five stories, to cover a plot of about 134x296 ft., at the southeast corner of 9th av and 54th st, this city. It is expected that plans will be ready to submit to bidders on or about November 25.

Large Distillery for Cedarhurst, L. I.

CEDARHURST.—Architect Oscar Lowinon, No. 18 East 42d st, Manhattan, has been commissioned to prepare plans for a brick 2-sty distillery, 250x100 ft. in size, to be built by S. Hochstadter, of No. 227 Front st, Manhattan, on the west side of Clinton av, 150 feet south of 5th av, Cedarhurst, L. I. No contracts have yet been signed.

Latest 56th Street Improvement.

56TH ST.—Lawlor & Haase, No. 69 Wall st, are preparing plans for a high-

class 6-sty apartment house, 67x87.5 ft., to be erected by E. F. Parsons, 147 East 56th st, and R. C. Slack, of 140 East 56th st, on the plot, Nos. 140 and 146 East 56th st, to cost in the neighborhood of \$125,000.

Apartments, Flats and Tenements.

MANHATTAN.—The 4-sty tenement, No. 64 Downing st, will be altered from plans by O. Reissmann, 30 1st st. M. W. Ostrander, 225 West Houston st, is the owner.

MANHATTAN.—H. Horenburger, 122 Bowery, has prepared plans for alterations to the 4-sty tenement, No. 65 Cherry st, owned by P. Angellilo, 32 Mulberry st.

MANHATTAN.—Joseph Spektorsky, 61 East 86th st, will erect at No. 213 Clinton st a 6-sty tenement, 25x82.3 ft., to cost \$18,000. A. L. Kehoe, 1 Beekman st, is the architect.

BRONX.—Harry T. Howell, 3d av and 149th st, is preparing plans for two 4-sty tenements, to be erected on the east side of Hughes av, 166.8 ft. north of 179th st, for Martin Tully, 565 Walton av. Cost, \$50,000.

BRONX.—Harry T. Howell, 3d av and 149th st, is planning two 5-sty tenements, to be erected on the east side of Stebbens av, 100 ft. north of 175th st, for Thos. D. Malcolm Con. Co., of River av and 167th st. Estimated cost is \$70,000.

MANHATTAN.—Plans have been prepared by Samuel Sass, 23 Park Row, for a 6-sty flat building, 72.11x86.11 ft., for Leon Sobel Co., 70 West 109th st, to be erected at the northwest corner of Manhattan av and 109th st. Estimated cost, \$12,000.

NEWARK, N. J.—Peter Charles, architect, has prepared plans for a brick flat building that Mrs. Cornelia McKay will erect at 680 Summer av. It will be three stories high 35x80 ft. and thirty-six rooms for six families. The estimated cost is \$14,000.

MANHATTAN.—Geo. Fred. Pelham, 503 5th av, has completed plans for the new apartment house to be erected at the southwest corner of Morningside av and 121st st, for the West Side Construction Co., 321 West 92d st. The cost is estimated at \$300,000. (See issue October 24, 1908.)

BRIDGEPORT, CONN.—From plans drawn by L. D. Stone, Bridgeport, work will soon be started on a store and tenement building at Fairfield av. and Brewster st, for Alfred Gilman. The work will be done by the day. Plans call for 3-stys wood, 44x67 ft., with a gravel roof. There will be two stores.

WATERBURY, CONN.—The Chatzianoff Building Co. has engaged Architect Leonard Asheim, of Waterbury, to prepare plans for a brick flat building, 96x118 ft., five stories, to be erected at East Main and School sts. There will be seven stores, a moving-picture theatre, a fraternal hall, ballroom, etc. The owner will build and award all contracts.

NEWARK, N. J.—Architect Hyman Rosensohn, 747 Broad st., Newark, is drawing plans for four 4-sty flats, of brick, which Daniel J. Murphy will erect in Oak st., Newark. All will be fitted with modern improvements, except steam heat. The estimated cost of all is \$60,000. These dwellings will be of pressed brick, with terra cotta trim and have copper cornices.

ATLANTIC CITY, N. J.—Walter D. Prouse & Co., Land Title Bldg., Philadelphia, Pa., have taken figures on two 8-sty apartment houses, of concrete, to be built at Atlantic and Pacific aves., on Hartford av., Atlantic City. Each build-

ing will contain 48 8-room suites and will measure 100x280 ft. Henry Ives Cobb, 42 Broadway, Manhattan, is architect. The total cost will be about \$450,000.

NEWARK, N. J.—Estimates are being taken at the office of William K. Schoenig & Sons, architects, for a 3-sty store and apartment building to be erected at 387 and 389 Springfield av for J. C. Smith, to cost \$14,000, 50x80 ft., faced with buff-colored brick, with bluestone trimmings. The specifications call for steam heat for the first floor, metal ceilings in stores, large plate glass show windows, dumbwaiters, ranges, wash-trays, tiled vestibule and bathroom floors, and cypress trim. Contracts will be awarded at once.

Banks.

WEEHAWKEN, N. J.—Charles H. Neilson, Town of Union, N. J., has obtained the general contract to erect a 1-sty bank building for the Weehawken Trust Co., to cost \$75,000. Crow, Lewis & Wickenhoefer, 160 5th av., Manhattan, are the architects.

NEW HAVEN, CONN.—Estimates are now being received for the proposed Ives Memorial Library, to be erected at Temple and Elm sts, New Haven. Cass Gilbert, 11 East 24th st, Manhattan, is the architect. (See issue, November 7, 1908.)

Churches.

ROCHESTER, N. Y.—Parsells Avenue Baptist Church, of which Rev. Fraser F. Langford, is pastor, contemplates the erection of a new edifice. Nothing yet has been definitely decided. No plans selected.

ROCHESTER, N. Y.—Preliminary steps have been taken for the erection of a new church for St. Stephen's parish, of which Rev. Thomas J. Shannon is the rector. Architect W. C. Walker, of Rochester, has been consulted, but no plans have yet been drawn. Work will not be begun before spring.

GREENWICH, CONN.—Hoggson Bros., 7 East 44th st., Manhattan, have the general contract to erect the new church at Greenwich, for the Christ Church Parish, Rev. M. George Thompson, Rector, from plans by W. F. Dominick, 3 West 29th st., New York, to cost \$100,000.

City Halls.

BOSTON, MASS.—There is talk of erecting a new city hall at Boston. Geo. A. Hibbard, Mayor, is considering the question of site. J. Richard Carter, of the Boston Merchants' Association, is also interested.

Dwellings.

BAYONNE, N. J.—Architect Hyman Rosensohn, Newark, is preparing plans for two 3-sty dwellings for E. Harris, to be erected in 8th st, Bayonne. The cost is \$9,000.

SEAGATE, L. I.—H. J. Keyser, of New York, has awarded to the Hollow-Brick Construction Co., 110 W 34th st., New York, the contract to erect a dwelling at Seagate. The architects are Squires & Wyncoop.

MANHATTAN.—No contracts have yet been awarded for \$20,000 worth of alterations to be made to the 5-sty residence, No. 40 East 40th st, for James O. Conor, 238 West 42d st. Plans are by Ewing & Chappel, 345 5th av.

EAST ORANGE, N. J.—H. B. Gomber, 46 Halsted st, East Orange, is ready to take bids on separate contracts from local contractors for a \$7,000 residence to be erected at East Orange. Walker & Hazzard, 437 5th av, Manhattan, prepared the plans.

MONTCLAIR, N. J.—Walker & Hazzard, 437 5th av, Manhattan, are about ready to receive bids on separate con-

tracts for a 2-sty frame residence, 35x40 ft., to be erected at Montclair, N. J., for H. K. Weekes, of that place. Estimated cost is \$8,000.

SCOTCH PLAINS, N. J.—Architect Charles A. Darsh, Westfield, N. J., is now taking bids for the remodeling of a residence at Scotch Plains, N. J., for O. B. Lightowlen. Plans call for a frame building, 2½ stories, 43x24 ft., and consists of entire remodeling.

FLUSHING, L. I.—Walker & Hazzard, 437 5th av, Manhattan, have completed plans for a 2½-sty frame residence, 35x31 ft., for Mrs. H. W. Chapman, 195 Union st, Flushing, L. I. The location is east side of 16th st, 320 ft. north of State st, Flushing. Estimated cost, \$5,500.

MONTCLAIR, N. J.—Walker & Hazzard, 437 5th av, Manhattan, have awarded contracts for mason work to Owen Feeney, 179 Valley rd, Montclair, and carpenter work to Alfred Bitterlee, of Orange, for a \$7,000 residence at Montclair, for C. Shaw Trowbridge Co.

FAR ROCKAWAY, L. I.—Oscar Lowinson, 18 East 42d st, Manhattan, is busy preparing plans for twenty 2-family residences (probably brick) to be erected on a plot measuring 208 ft., on Central av, Far Rockaway, L. I., costing \$6,500 each. S. Hochstadter, 227 Front st, Manhattan, is the owner.

NEW HAVEN, CONN.—Plans are being drawn by Architects Brown & Von Beren for a residence to be erected on Whitney av for G. H. Leopold, the photographer, No. 99 Livingston st. There will be several mantels and fireplaces, and the house is to be provided with every convenience. The heating will be by hot air.

GLEN COVE, L. I.—There is a new residence being built at Glen Cove, L. I., for a Mrs. O. O. Smith, and the general contract has been awarded to Jesse Rhodes, of Oyster Bay, L. I. Architect Oswald Herring, 1 West 34th st, Manhattan, prepared the plans. Building is to be frame and stucco, 2½ stories, 41x76 ft; approximate cost, \$12,000.

YONKERS, N. Y.—At the southwest corner of Marquand and De Witt avs, Yonkers, there is a \$13,000 residence being erected for Paul E. Lindblad, of 103 Park av, Manhattan. Brick and wood, 2½ stories, 24x58 ft. The general contractors are Gibson & Roy, North High st, Mt. Vernon, N. Y., and W. O. Tait, 175 South 1st st, Mt. Vernon, is the architect.

MANHATTAN.—Architect C. P. H. Gilbert, 1123 Broadway, has refilled plans for the 6-sty residence which Benjamin N. Duke, Plaza Hotel, is to erect at the southeast corner of 5th av and 89th st, to cost \$190,000. The original plans have been enlarged, covering additional property. The building will measure 34x108 ft. Full details have been announced in these columns.

Engine Houses.

EAST ORANGE, N. J.—Hartman & Chalmers, 268 Rhode Island av, East Orange, have received the general contract for the 2½-sty brick engine house and apartment, 22x62 ft., to be erected on Springdale av, East Orange. Estimated cost, \$8,500. Walker & Hazzard, 437 5th av, Manhattan, are the architects.

Factories and Warehouses.

NETCONG, N. J.—It is reported that William H. Ashley, of Hackettstown, N. J., has secured a site and will erect a silk factory, to be 45x180 feet. No plans have yet been prepared.

NEW HARVEN, CONN.—Architect L. W. Robinson, New Haven, has been commissioned to prepare plans for a 4-sty factory building, to be erected by the Acme Wire Co., on Dixwell av, near Put-

nam st, in Highwood. Operations will not commence for about a year.

WORCESTER, MASS.—Plans are being prepared for a 4-sty factory, 50x100 ft., to be erected by Harry Rosenberg, of Worcester, for the manufacture of horse-shoe nails. The cost is about \$80,000, and the work of construction is expected to begin about the middle of November.

Halls and Clubs.

POUGHKEEPSIE, N. Y.—The construction of the new Y. M. C. A. building is progressing rapidly, the foundations being so far completed that the cornerstone may now be set. James H. Young, of Poughkeepsie, is chairman of the building committee.

LYNN, MASS.—Josephine Wright Chapman, 11 West 8th st., Manhattan, has completed plans for a woman's club house, to be erected in Broad st., Lynn, at the corner of Nahant st. The building will be erected for the Lynn Women's Club Corporation at a cost of \$60,000.

BRONX.—The contract for the clubhouse to be erected on Blondell av, Bronx, for the Franklin Athletic Club has been awarded to Howell & Megelson, of Main st, Westchester, N. Y. D. M. Ach, 1 Madison av, is the architect. The construction will be frame, 2 stories and basement, about 45x95 ft., and the approximate cost is \$10,000.

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Hospitals and Asylums.

BUFFALO, N. Y.—A group of buildings will be erected by the Buffalo Orphan Asylum. Preliminary plans have been drawn by Architects Esenwein & Johnson, of Buffalo, and will be begun in early spring. The buildings will be erected on Elmwood av., near Scajaquada Creek. They will consist of an administration building, containing study room and dining room, and in wings on either side, connected with the main building by vestibule, will be boys' and girls' wards. The infants' ward will be in a separate building. These four structures will be erected immediately. Later a large building to be fitted out as a gymnasium will be erected on the grounds. The cost will be about \$200,000.

Hotels.

SYRACUSE, N. Y.—Esenwein & Johnson, 777 Ellicott sq., Buffalo, have been commissioned to prepare plans for the new Onondago Hotel, to be erected at Syracuse, at a cost of \$800,000.

GLEN COVE, L. I.—The general contract to erect the 3-sty hotel for J. Harvey Ladew, has been awarded to the Hollow Brick Construction Co., 110 W 34th st., New York. Building will be 50x100 ft. Ed. M. Weck is the architect.

WAVECREST, L. I.—Plans are in progress, by Oscar Lowinson, architect, No. 18 East 42d st, Manhattan, for a 3-sty frame summer hotel, 50x150 ft., for Mrs. O. Hyams, of Arverne, L. I., to be erected at Wavecrest, L. I., costing about \$50,000. Contracts have not yet been signed.

Office and Loft Buildings.

MANHATTAN.—Henry A. Braun, 527 Manhattan av., will erect at Nos. 2126-2128 Amsterdam av, two 1-sty stores brick and stone construction 25x85 ft. E. N. Westervelt, Sherwood Park, Yonkers, N. Y., is the architect.

MANHATTAN.—Geo. Fred. Pelham, 503 5th av, has plans ready for the 3-sty loft and dwelling, 25x40 ft., which Irving Roberts, 1165 Fox st, Bronx, will erect in the south side of 113th st, 75 ft. west of Lenox av, to cost \$20,000. The owner builds.

MANHATTAN.—Wm. C. Hazlett, 1133 Broadway, has completed plans, and will now take bids, for the 12-sty store, office and loft building to be erected at Nos. 371 and 373 4th av, and 103 and 105 East 26th st, for the Putnam Holding Co. Estimated cost, \$380,000.

SCHENECTADY, N. Y.—The firm of Buell & McDonald, furniture dealers, will erect a business building in South Center st., Schenectady, to cost \$60,000. Platt & Walker, druggists, will erect a 3-sty business building at State and Clinton sts., which will cost in the neighborhood of \$40,000.

MANHATTAN.—The building at the northwest corner of Amsterdam av and 145th st, owned by the estate of B. F. Hooper, is to be thoroughly renovated and made into an up-to-date office building, with an electric elevator. Messrs. Engel & Levy have leased part of the ground floor in the building.

ROCHESTER, N. Y.—George Motley, of the Moseley & Motley Milling Co., announced that they are preparing plans for the erection of an office and storage building. In the new building there will be room for 20,000 barrels of flour, besides commodious offices. Property adjoining the present plant has been purchased. No contract has yet been awarded.

NEW HAVEN, CONN.—Architects Brown & Von Beren have been commissioned to prepare sketches for changes to the Cutler Building, at the corner of Church and Chapel sts, owned by William and Henry Schoenberger. The details have not been decided upon as yet,

but two large stores will probably be fitted up on the ground floor and an elevator installed.

TRENTON, N. J.—Progress is noticeable in the work of remodeling the Wilkinson skyscraper at Montgomery and State sts, which, when finished, will be one of the finest office buildings in Trenton. It is Mr. Wilkinson's intention to fit up the upper floors with office accommodations, an elevator, and the ground floor will be cut up into stores. The alterations are to be finished by December 1.

Plans Wanted.

NEW BEDFORD, MASS.—Preliminary plans are invited by the City Council committee at the office of W. H. B. Remington, 8 Library Building, until November 18, for a new high school building, to be erected at New Bedford, Mass. Frank W. Francis is chairman.

STAMFORD, CONN.—The Board of Education of Stamford will ask architects to submit plans in competition for a new school building to be erected in Elm st. It is proposed to erect a building of brick, containing eight rooms, costing about \$50,000. Address President Board of Education, Stamford, Conn.

KENOSHA, WIS.—Architects are requested to submit competitive sketch plans and specifications by the building and ground committee of the Board of Education until 8 P. M., November 24, for a new public school. Sixty thousand dollars is the set cost of the building, including architects' commission. Address J. E. Williams, chairman, Kenosha, Wis.

Schools and Colleges.

STAMFORD, CONN.—Plans for the addition to the High School will be submitted to contractors for estimates soon. Boring & Tilton, 32 Broadway, New York, are the architects. Only local contractors will be asked to figure.

NORWICH, CONN.—At Norwich, local contractors are figuring plans by Architects Chickering & O'Connell, of Boston, for the school and convent to be erected in Taftville for the Sacred Heart Parish. Rev. Arthur O'Keefe is pastor.

BAYONNE, N. J.—Bids have been received for the new High School in Bayonne, to cost about \$200,000. W. J. Tomlin is secretary of the Board of Education. John T. Rowland, Jr., 15 Exchange pl., Jersey City, is the architect; 3-stys 110x100 ft, to seat about 1,200.

SMITHTOWN, L. I.—The Board of Education has called a meeting at which two propositions were submitted, one for the erection of a fireproof concrete building, to cost \$20,000, and for a frame structure, to cost \$15,000. No plans have been prepared. Address President Board of Education.

SHREWSBURY, N. J.—The Shrewsbury township Board of Education has awarded the contract for the building of the new school at Shrewsbury to the Van Buskirk Construction Co., of Hackensack. The contract price for the building is \$11,000. The heating system and necessary out-buildings, fences and grading will cost extra. A newly invented heating and ventilating system will be installed.

Stables and Garage Buildings.

ROME, N. Y.—The street car barns which burned, belonging to the Rome City Street Railway Co are to be built at once of brick, 3-stys, the same dimensions as the burned building. It is thought that a Syracuse contractor will secure the contract.

MANHATTAN.—Plans have been completed by Architect J. J. Smith 2492 7th av, for the 2-sty bakery, stable and carriage building, 122.11x99.8 ft., which Laramer A. Cushman, 415 Amsterdam av,

will erect at Nos 32 to 40 Lawrence st, to cost in the neighborhood of \$120,000. No figures have yet been taken.

Bids Opened.

Murphy Bros., of Brooklyn, at \$68,379, submitted the lowest bid for extending and improving the high-pressure fire service system at Coney Island.

Bids for furnishing, delivering and installing a draining apparatus or fire hydrants in Brooklyn were received by John H. O'Brien, Commissioner Water Supply, Gas and Electricity. W. G. Clarke, 438 West 40th st, Manhattan, \$31,500, low bidder. Other bidders were: W. C. Hopkins, John Meade, 215 Montague st, Brooklyn; and John Grant, 442 Rodgers ave, Brooklyn.

Bids were received by the State Armory Commission, November 10, for the construction of the State Armory at White Plains, N. Y, for entire work. The Wilmarth Building Co., 1170 Broadway,

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Manhattan, put in the lowest bid, amounting to \$98,817. Other bidders were: The J. W. Ferguson Co., New York; the R. T. Ford Co., Rochester, N. Y.; O'Connell & Hannan, New York; John H. Parker Co., New York; Charles Peckworth, New York; Morris Kantrowitz, Albany, N. Y.; Rocco Briante, White Plains, N. Y.; Feeney & Sheehan Building Co., Albany, N. Y.; Attilio Pasquini, New York and Albany; William H. Luth Co., Brooklyn, N. Y.; Nial Bros. Construction Co., Troy, N. Y.; Peter Keeler Building Co., Albany, N. Y.; Collins Bros., Albany, N. Y.

Estimates Receivable.

By the Commissioner of Docks, Thursday, November 19, for labor and materials required for furnishing and delivering cement, repairing asphalt pavement on North and East Rivers, together with all work incidental thereto.

By the Commissioner of Bridges, Thursday, November 19: No. 1—for delivering lumber to Harlem River and Bronx Bridges during the year 1908. No. 2—For furnishing and delivering steel and hardware supplies to the Harlem River Bridges during the year 1908.

By the Board of Health, Wednesday, November 25, for materials necessary or required to erect and complete a laundry building, together with all necessary alterations and other work incidental thereto, on the grounds of the Kingston Av Hospital, at Kingston av and Fenimore st, Brooklyn.

The Department of Parks, Borough of The Bronx, will sell at public auction, at the Zbrowski Mansion, Claremont Park, in the Borough of The Bronx, on Thursday, November 19, at 12 M., the following property: Timber and wood of dead trees—principally chestnut and oak—in parks, Borough of The Bronx.

Bids will be received by the Park Board, November 19, for erecting three-rail pipe fences along the East Drive in Central Park, north from the 59th st entrance, Manhattan. Also for regulating, grading and paving or repaving with asphalt pavement on a foundation of concrete the roadway of McLaughlin Park, between Bridge and Jay sts, Brooklyn.

Bids will be received by the Board of Water Supply, in the office of the Board, No. 299 Broadway, Tuesday, November 17, for making borings along one or more lines south of Hill view Reservoir, lying mainly in the Boroughs of the Bronx, Manhattan and Brooklyn, including lines crossing the Harlem River, probably between 7th av and Washington Bridge, and the East River, approximately between the Williamsburg and Brooklyn Bridges.

By the Fire Commissioner, Wednesday, November 18: No. 1—For labor and materials required for additions and alterations to the quarters of Hose Company 7, east side of Orchard st, south of Shelton av, Jamaica. No. 2—For additions and alterations to the quarters of Hook and Ladder Company 75, Spruce st, north of Atlantic av, Richmond Hill. No. 3—For additions and alterations to the quarters of Hook and Ladder Company 77, west side of Union av, south of Fulton st, Jamaica. No. 4—For additions and alterations to the quarters of Hose Company 3, north side of Bandman av, west of Henry st, Jamaica. No. 5—For additions and alterations to the quarters of Hose Company 4, east side of Rockaway road, south of Fulton st, Jamaica. No. 6—For additions and alterations to the quarters of Hose Company 5, west side of John st, north of Charles pl, Jamaica. No. 7—For additions and alterations to the quarters of Hose Company 6, west side of Herriman av, north of Fulton st, Jamaica.

Government Work.

Ambrose B. Stannard, New York, will install new copper roof and miscellaneous betterments in the Rochester, N. Y., public building, for the sum of \$9,604.60.

The bid of the Phoenix Construction Co., New York City, \$6,500 in amount, has been accepted for repairing and reconstructing a wharf and ferry landing at Governor's Island, N. Y. H.

WASHINGTON, D. C.—Sealed proposals will be received the 8th of December for the construction (complete) of the U. S. Post Office at Gainesville, Ga. James Knox Taylor, supervising architect.

Proposals for water system will be received at the Bureau of Yards and Docks, Washington, D. C., until 11 o'clock A. M., November 21, for installing water mains, pumping machinery, etc., at the navy yard, Pensacola, Fla. Wm. M. Smith, acting chief of bureau.

WASHINGTON, D. C.—Sealed proposals will be received the 2d day of December for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Carlisle, Pa. James Knox Taylor, supervising architect.

Proposals for hospital buildings will be received at the Bureau of Yards and Docks, Washington, D. C., until 11 o'clock A. M., November 21, for additions to and alterations in the Naval Hospital buildings, Philadelphia, Pa. Wm. M. Smith, acting chief of bureau.

FORT HAMILTON, N. J.—Sealed proposals for new plumbing and construction in barracks 22, 23, 24 and 25 will be received until 3 P. M., November 18. Bidders who are not manufacturers of the fixtures and material they propose to install will submit the name of the manufacturer with their bid. Address W. J. Hawkins, constructing Q. M., U. S. A.

"Proposals for Elevators" will be received at the bureau of yards and docks, Navy Department, Washington, D. C., November 21, for furnishing and installing two freight elevators at the navy yard, Charleston, S. C. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. Wm. M. Smith, acting chief of bureau.

WASHINGTON, D. C.—Sealed proposals will be received the 21st day of November for the installation of a vacuum-cleaning system for the U. S. Post Office, Custom House and Court House, Cleveland, O. Drawings and specifications may be had on application to this office or the office of the architect, Arnold W. Brunner, 33 Union sq, New York, James Knox Taylor, supervising architect.

"Proposals for Air Compressors" will be received at the Bureau of Yards and Docks, Washington, D. C., November 21, for furnishing and installing one 5,000 cubic foot air compressor and accessories at each of the navy yards—Boston, Mass., and Mare Island, Cal. Wm. M. Smith, acting chief of bureau.

WASHINGTON, D. C.—Sealed proposals will be received the 30th day of November for the construction (complete) of the U. S. Post Office at Manchester, Va., in accordance with drawings and specifications, copies of which may be had at this office or at the office of the Postmaster, Manchester, Va. James Knox Taylor, supervising architect.

Brief and Personal.

Smiling skies!

A new silk gauze drapery is called Salome. It comes in 170 styles, and is made from all-silk warps.

Oswald C. Hering and Mortimer P. Thain were recently elected members of the New York Chapter, American Institute of Architects.

Plans for seven more 6-sty apartment

houses on Washington Heights filed last week were another prophesy of the ship "Good Times" coming in.

Throughout the State of New Jersey there is unprecedented activity in the construction of tenements. Permits are issued by a State board and not by local authorities.

The Bronx plans for new buildings comprise a block of eight 3-sty brick dwellings to be built for William H. Wright & Son, Inc., on Briggs av, north of 194th st, at a cost of \$40,000.

Henry W. Taylor, assistant sanitary engineer for the New York State Department of Health, has been transferred to the position of sanitary engineer in the office of the New York State Architect at Albany.

Charles H. Wilson, head of the lumber firm of Wilson, Adams & Co., of this city, died at his home in Mount Vernon, Nov. 11, aged 76. Mr. Wilson was born at Glens Falls, N. Y. He leaves a widow and a married daughter, Mrs. Henry F. Strout, of Boston.

The Metropolitan Life Insurance Co. has loaned \$400,000 to the Akron Building Co. on the 12-sty apartment, 104x100x117 ft., in course of construction at the southeast corner of Riverside drive and 113th st, from plans by Schwartz & Gross. This neighborhood is having several very fine improvements at the present time. The Cumming Construction Co. is completing a large 6-sty house on the south half of the same block, from plans of G. F. Pelham.

At a special conference of the Board of Representatives of the Building Trades of Queens, Nassau and Suffolk counties, held at Jamaica, a heated debate arose over the question, "Shall we submit to the proposition of the newly formed Building Trades Council of the American Federation of Labor to have but one charter granted for Greater New York?" When the argument was concluded the consensus of opinion was that the Board would never accept such a proposition.

The twenty-fourth annual exhibition of the Architectural League of New York will be held in the building of the American Fine Arts Society, 215 West 57th st, January 31 to February 20 inclusive. Exhibition hours, Sundays, 12 M. to 6 P. M. Week days, 10 A. M. to 6 P. M.—8 to 10 P. M. Last day for return entry slips, December 26. Last day for the reception of exhibits, January 14 and 15, 9 A. M. to 5 P. M. Annual dinner, Friday, January —, 7 P. M. League reception, Saturday, January 30, 3 to 6 P. M. Exhibits discharged, Monday, February 22.

The brickwork of the Brooklyn Academy of Music is much admired. The front bricks were furnished by Sayre & Fisher Co. A pattern is worked into the wall by the use of header bricks with a lyre stamped on them. Herts & Tallant were the architects, and they were also the architects of the new Gaiety Theatre on Broadway, Manhattan, where the brick construction is also exceptionally good. A rough-finished white brick in Norman size, known as "Parkhurst church brick," was used in the facade. These bricks were also furnished by the Sayre & Fisher Co. The terra cotta in both these buildings is also much admired. It was furnished by the Atlantic Terra Cotta Co.

E. B. Olcott, president of the Hudson River Day Line, on Saturday last opened bids for a new steamboat on the lines of the "Hendrick Hudson." The boat will be named the "Robert Fulton," and the present plans are to have it in commission at the opening of the season next year. Contract has not yet been awarded, but it is understood that the bid of T. S. Marvel & Co., of Newburgh made in conjunction with the W. & A. Fletcher,

of Hoboken, would be accepted if assurance could be given of the completion of the work within a certain time, as the firm is already heavily engaged. William Cramp & Co., the Newport News Shipbuilding Co., and the American Shipbuilding Co. are other bidders.

Mr. Harry S. Black, president of the United States Realty & Construction Co., assured the Journal of Commerce this week that so far as the construction and building trade was concerned all the conditions appeared very healthy and hopeful. He looked forward to the next two or three years being very prosperous. Naturally in New York the demand for big office buildings had been diminished by the supply, and there were no signs of immediate orders for such as in the times before the crisis. But the fact of

mortgage money being plentiful and cheap would stimulate building projects generally. Capital was less timid than immediately before or after the panic. It was a fact that owing to the lower cost of materials and other conditions it had been possible to construct buildings for 20 per cent. less than what they had cost two years ago.

Judge Dickey once gave the advice that if one of us should awake some night to find a burglar in our house we would be wise to turn over and go to sleep again. We don't remember his exact words, but that is what he meant. About the most foolish thing a man can do under such circumstances is to get out of bed and go hunting around for the intruder. Don't risk your life needlessly, because he is alert, armed and ready for any

move on your part, while you may be only half awake. Your chance may come later. No one envies Mr. C. E. Tayntor, the granite manufacturer, his experience of last Saturday night; but his friends in the building trades are glad he came through with nothing worse to regret physically than a bump on the head. Mr. Tayntor is a crack shot, but what he needs down his way more than a deadly pistol is just a noisy little "bow-wow" terrier. Burglars don't bother a house where there is an alert watchdog. Some of our readers remember a case that occurred in a Hudson River city a few years ago. A young man arose from his bed in a similar crisis and pitched into the burglar. He received a bullet wound from which he suffered for months, and that eventually caused his death.

(This department continued on page 964.)

FORECLOSURE SUITS.

- Nov. 7.
- Ferris av, w s, 549.6 s lands of St Joseph's Institute for Deaf Mutes, 266.9x irreg. Albert L Lowenstein agt John A Boyajean et al; att'y, E V Thornall.
- Lexington av, n w cor 102d st, 145.10x77.6x irreg. Mutual Life Ins Co agt Louis Nieberg et al; amended; att'y, J McKeen.
- Loring pl, w s, 80.1 n 183d st, 21x101.4x20.11x 102.7. John Catoir, trustee, agt Marie Wittmack et al; att'y, J O Harrison.
- 155th st, s s, 95.9 e Morris av, 27.6x86.6. Jacob Marx agt Armor Realty Co et al; att'ys, Parker & Ernst.
- Nov. 9.
- 4th st, n s, 162.11 e 1st av, 25x96.2. Charles Urz agt Samuel Augenblick et al; amended; att'y, C Schwick.
- 114th st, No 237 East. Edward Glokner agt Philip Weinberg et al; att'y, I J Ettinger.
- 133d st, Nos 233 and 235 West; two actions. Abram Bachrach agt Jonas King et al; att'ys, Hibbard & Lesinsk.
- Belmont av, w s, 204 n 181st st, 25.1x86.6. Susan M Tuthill agt Belmont Realty & Construction Co et al; att'y, J Rosenzweig.
- 126th st, No 223 East. Miriam Schwarcz agt Christina Krite, att'y, B Alexander.
- Nov. 10.
- 33d st, n s, 160 e 8th av, 40x98.9. Lawyers Mortgage Co agt John D Murphy et al; att'ys, Cary & Robinson.
- Worth st, s w s, intersec e s Mulberry st, 47.8x 41.3x40.11. August Ruff et al agt Guiseppe Longabardi et al; att'y, J C Ruff.
- 115th st, n s, 40 e Park av, 49.6x75x irreg. Park av, n e cor 115th st, 75x40; two actions. Tillie Finkelbrand agt Max Rosh et al; att'y, L A Jaffer.
- 111th st, s s, 130 w 4th av, 16.8x100.11. Mary A Saxton agt Bertha C Baum et al; att'ys, Hastings & Gleason.
- 9th st, Nos 441 to 447 East. Louis Jacobson et al agt Wilner Realty & Construction Co et al; att'y, M A Rabinovitch.
- Summit av, w s, 371 n 161st st, 392 n e Renwick property. Lot 5, map of Highbridge, 25x95.7x25.2x92.11. Anna A Byrne agt Edward Jones et al; att'y, H Swain.
- Broome st, s w cor Orchard st, 50x87.6. Maurice J Burstein agt Israel M Oshinsky et al; att'y, M S Schoenbaum.
- 12th st, No 413 East. Carolina R Dursie et al agt Giovanni A De Bellis et al; att'ys, Fraser & Oshlag.
- 65th st, No 12 West. Francis C Huntington, trustee, agt Clarence D Baldwin et al; att'y, T N Rhinlander.
- 146th st, n s, 200 e Brook av, 50x100. Alexander Stein agt John Brown et al; att'ys, Myers & Goldsmith.

- 112th st, Nos 164 and 166 East. Nathan Gunther et al agt Joseph Bass; att'ys, Jellenik & Stern.
- 102d st, No 102 East. Elizabeth Silberhorn agt Josef Gertner et al; att'y, G H Hyde.
- Nov. 11.
- 12th st, No 530 East. Jonas V Spero adm agt Salvatore Genovese et al; att'y, L Alexander.
- 112th st, Nos 224 & 226 East. Yetta Lefkowitz agt Ignatz Lefkowitz et al; att'y, I Cohn.
- Thompson st, Nos 27 & 29. Morris F Finkelstein agt Frieda Wattenberg et al; att'y, C H Friedrich.
- Nov. 12.
- Anthony av, No 1682. Jacob Busch agt Isaac Brown et al; att'ys, Feltenstein & Rosenstein.
- 129th st, No 113 East. Jacob Marx agt A B C Realty Co et al; att'y, M Mayer.
- 10th av, Nos 278 & 280 & 282.
- 26th st, No 461 West.
- Susan Van Praag agt Sigfried Wittner et al; att'ys, Eisman, Levy, Corn & Lewine.
- 159th st, n s, 325 w Amsterdam av, 50x99.11. City Real Estate Co agt Wm I Adams et al; att'y, H Swain.
- 97th st, n s, 100 e Madison av, 62.6x100.10. Nathan Cohen et al agt Minnie Greenberg et al (amended); att'ys, J J & A Lyons.
- 65th st, No 12 West. Francis C Huntington, trustee, agt Clarence D Baldwin et al; att'y, E Menocal.
- Broadway, s e cor 124th st, 100.11x175. City Real Estate Co agt Riston Realty Co et al; att'y, S Nordlinger.
- Rogers pl, w s, 508.10 n Westchester av, runs w 71 x n 35.1 x e 70.9 x s 34.6 to beg. Israel Leibson agt Josephine Wennik et al; att'y, C H Friedrich.
- 225th st, n s, 257 e Paulding av, 50x109. two actions. Berthe Michaels agt Ignazio Modica et al; att'y, M J Seigel.
- 179th st, s s, 100 w Amsterdam av, 50x100. John Slatery agt Louis Mayer et al; att'y, W F Clare.
- 102d st, n s, 52 e Park av, 25x100.11. Frederick Holtermann agt Louis Lese et al; att'y, M Auerbach.
- 136th st, n s, 410 w 5th av, 37.6x99.11. Mayer Jarmulowsky et al agt Madoc Epstein et al; att'y, B Alexander.
- Nov. 13.
- 114th st, No 28 West. Simon Frank agt Henry Pasinsky et al; att'ys, Lese & Connolly.
- Morris av, No 700. Caroline A Brundage agt Geo H Rosenthal; att'y, S A H Dayton.
- 105th st, n s, 138.4 e 3d av, 40.10x100.11. Theodore Bitterman agt Kalman Sadowsky et al; att'y, S Bitterman.
- 64th st, No 228 East. Leopold Hellinger agt Simon Lefkowitz et al; att'y, S Hellinger.
- 4th av, No 49. Samuel Riger agt Wm J Kelly et al; att'y, W E Sammis.

- Fulton av, w s, 213.6 s 175th st, 40x104.1x40x 105.7. Portia Horwitz agt Martha Levy et al; att'y, D B Baum.
- 113th st, No 74 East. Etta Nast agt Davis Levy et al; att'y, L C Levy.
- 6th st, No 427 East. Miles Rosenbluth agt Hyman Simonovitz et al; att'y, H Silverman.

ATTACHMENTS.

- Nov. 5.
- Maier, Bertha; Southeimer Embroidery Mfg Co; \$1,001.99; L & A U Zinke.
- Tribune Co (an Illinois corp); Hampton Advertising Co; \$50,000; T H McKee.
- Nov. 9.
- Le White Mfg Co; Fiberloid Co; \$916.81; Wilcox & Brodek.
- Nov. 10.
- Noelker, Mary W; Harrison A McNear; \$343.90; J M Shedd.

CHATTEL MORTGAGES.

- Nov. 6, 7, 9, 10, 11 and 12.
- AFFECTING REAL ESTATE.
- Avallone, J. Decatur av, near Gun Hill rd and Webster av near Gun Hill rd..Consolidated C Co. Chandeliers. \$220
- Berliner & Greenberg, 156th st between Amsterdam av and Broadway..Consolidated C Co. Chandelier. 1,150
- Connell, M. 528 E 82d..A Spiro. Chandeliers, &c. 400
- Diamond, R. College av near 166th st..G E Sealy. Boilers, Tanks, &c. 780
- Friedman, M. 99 1st..I A Sheppard & Co. Ranges. 192
- Graham, M. 2456 2d av..A Spiro. Chandeliers, &c. 250
- Graham, M. 303 E 81st..A Spiro. Chandeliers, &c. 300
- Keller, J. Unionport, N Y..New England M & T Co. Mantels. 213
- Same...same. Same. 137
- Kramer, A & S. 120 Forsyth..L Schmerzler. Gas and Electric Fixtures. 100
- Same...same. Same. 100
- Mt Gilead B Church. 39-41 E 132d..Darn & Huffman. Gas and Electric Fixtures. 125
- Metropolitan M & R Co. 8th av and 46th st..Manhattan F & P E Co. Elevator. 2,700
- Robinson, I. Wash av bet 178th and 179th sts..Consolidated C Co. Chandeliers. 1,220
- Seward E Co. 591-3 Tinton av..St Peters C Co. Radiators, &c. 3,150
- Wirth R & C Co. 188th st and Bathgate av..Abendroth Bros. Ranges. 253

PROJECTED BUILDINGS

The first name is that of the ow'r; ar't stands for architect; m'a for mason, c'r for carpenter, and b'r for builder.
When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Broome st, No 383, 1-sty brk and stone outhouse, 9.2x4.6; cost, \$500; David Covert, 383 Broome st; ar't, J A Rofrano, 34 Roosevelt st.—482.

BETWEEN 14TH AND 59TH STREETS.

32d st, No 305 East, 1-sty brk and stone outhouse, 6.8x11.4; cost, \$600; Stuyvesant Real Estate Co, 85 Cedar st; ar't, Frank Hausle, 81 E 125th st.—479.

BETWEEN 110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVS.

113th st, s s, 75 w Lenox av, 3-sty brk and stone loft and dwelling, 25x40; cost, \$20,000; Irving Roberts, 1165 Fox st, Bronx; ar't, Geo Fred Pelham, 503 5th av.—487.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

1st av, s e cor 67th st, 3 and 5-sty brk and stone church and day nursery, 75 and 113x113, tar and gravel, tin and slate roofs; cost, \$100,000; Madison Avenue Reformed Church, Madison av and 57th st; ar'ts, Nelson & Van Wagenen, 44 W 39th st.—484.

5th av, s e cor 89th st, 6-sty brk and stone residence, 34x108, tile and copper roof; cost, \$190,000; Benjamin N Duke, Plaza Hotel; ar't, C P H Gilbert, 1123 Broadway.—485.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

Lawrence st, Nos 32-40, 2-sty brk and stone bakery, stable and carriage room, 122.11x99.8, composition on concrete roof; cost, \$120,000; Laramer A Cushman, 415 Amsterdam av; ar't, J J Smith, 2492 7th av.—481.

110th st, n s, 120 w 8th av, 1-sty concrete and brk garage, 22.6x 20; cost, \$750; Interborough Rapid Transit Co, 13 Park Row; ar't, Geo H Pegram, 13 Park Row.—486.

Amsterdam av, Nos 2126-2128, two 1-sty brk and stone stores, 25x 85, tar and gravel roof; cost, \$7,000; Henry A Braun, 527 Manhattan av; ar't, E N Westervelt, Sherwood Park, Yonkers, N Y.—480.

NORTH OF 125TH STREET.

Broadway, s w cor 152d st, 6-sty brk and stone store and tenement, 99.11x137 and 140; cost, \$175,000; The Sun Construction Co, 1400 5th av; ar't, B W Levitan, 20 W 31st st.—483.

BOROUGH OF THE BRONX.

Garden st, n s, 265 w Southern Boulevard, two 2-sty frame dwellings, 21x58 each; total cost, \$10,000; Irving Const Co, 531 Tremont av; ar't, Henry Nordheim, Tremont av and Bronx st.—896.

Mary st, n e cor Blondiel av, 2-sty frame club house, 50x75; cost, \$10,000; Franklin Athletic Club, Westchester; ar't, David M Ach, 1 Madison av.—881.

Manida st, e s, 113.11 n Lafayette av, 24 2-sty brk dwellings, 20x55 each; total cost, \$168,000; Manida Co, 830 Westchester av; ar'ts, Daube & Kreymborg, 830 Westchester av.—885.

170th st, n w cor Clinton av, two 5-sty brk tenements, 30.115x90 and 37.6x87.11; total cost, \$80,000; Peter Fox, 183d st and Washington av ar'ts, Schaefer & Jaeger, 461 Tremont av.—890.

174th st, n w cor Anthony av, five 2-sty brk dwellings, one 22.74x59.9, three 25.73x59.9, one 31.6x54.9; total cost, \$46,000; Ekwanok Realty Co, Isaac Klapper, 1325 Clay av, Pres; ar'ts, Moore & Landsiedel, 148th st and 3d av.—877.

215th st, n s, 150 w Pauding av, 2-sty brk tenement, 25x54; cost, \$5,000; Phillip Seriano, 2897 8th av; ar't, Geo P Crosier, 223d st and White Plains av.—894.

223d st, n s, 25 w Barnes av, 1-sty frame storage, 13x40; cost, \$400; Rocco C Russo, 3927 Barnes av; ar't, L Howard, 1861 Carter av.—892.

238th st, n s, 86.3 w White Plains road, five 2-sty frame dwellings, 21x56 each; total cost, \$25,000; Chas E Hauselt, 144 W 122d st; ar't, Gustav Schwartz, 302 E 158th st.—882.

Briggs av, w s, 245.7 n 194th st, eight 3-sty brk dwellings, 18.9x35 each; total cost, \$40,000; Wm H Wright & Son, Inc, 192d st and Valentine av; ar't, Edw L Middleton, 2655 Briggs av.—888.

Boscobel av, w s, 25 n Plympton av, two 3-sty concrete tenements, 25x56 each; total cost, \$18,000 David Christie, 177 W 95th st; ar't, F A Minuth, 425 5th av.—880.

Bronxdale av, s w cor Wright st, 3-sty frame store and dwelling, 35.9x41.1; cost, \$6,500; T J McDonough, 1497 3d av; ar't, P J Gunderson, Cruger av.—876.

Cromwell av, w s, 415.11 n 170th st, four 2-sty frame dwellings, 15.9x38 each; total cost, \$10,000; S B Howes, 1926 Brodaway; ar'ts, Merit & Co, 5 E 42d st.—893.

Edwards av, e s, 614.11 s Latting st, 2½-sty brk dwelling, peak shingle roof, 20x50; cost, \$5,500; C E Nance, Castle Hill av; ar't, B Ebeling, 1136 Walker av.—895.

Grand av, s w cor 192d st, 1-sty frame garage, 12x25; cost, \$200; Thos H Thorn, 2514 Webster av; ar't, J R Serviss, 2514 Webster av.—879.

Grand av, e s, 50 n 192d st, 2½-sty frame dwelling, peak shingle roof, 32x35; cost, \$7,000; Thos H Thorn, 2514 Webster av ar't, J R Serviss, 2514 Webster av.—878.

Grant av, w s, 98.11 s Middletown road, 2-sty frame dwelling, 18x38; cost, \$3,000; C R & G J Baxter, Middletown road; ar't, Chas R Baxter, Middletown road.—884.

Hughes av, w s, 203.3 s Pelham av, 4-sty brk tenement, 50x72; cost, \$24,000 Orlando Ciprioni, 2111 Hughes av ar'ts, Moore & Landsiedel, 148th st and 3d av.—889.

Morris Park av, n s, 50 e Victor st, 2-sty frame store and lodge room, 25x60; cost, \$3,200; A Landgrebe, Victor st; ar't, T J Kelly, 782 Morris Park av.—899.

Mulford av, e s, 200 s Alice st, 2-sty frame dwelling, 22x45; cost, \$3,000; Jacob Kulmichal, 48 Av A; ar't, John Ph Voelker, 979 3d av.—891.

St Lawrence av, w s, 181 s Gleason av, two 2-sty frame dwellings, 20x40 each; total cost, \$9,000; Sophie Gorsch, 294 Burnside av; ar't, Otto C Krauss, 2318 Newbold av.—897.

Truxton av, w s, 744 s Eastern Boulevard, 2-sty brk power house, 104x81.8, and 3-sty brk mill, 48.8x122.6; total cost, \$50,000; Church E Gates & Co, 138th st and 4th av; ar't, Tompkins Eng & Con Co, 150th st and East River.—898.

Tremont av, No 796, 1-sty frame shed, 15x30; cost, \$350; Julius Spiess, 34 Murray st; ar't, Franz Wolfgang, 535 E 177th st.—887.

Walton av, e s, 106 n 175th st, three 2-sty frame dwellings, 21x54 each; total cost, \$18,000; Nathan B Levin Co, 722 Tremont av; ar't, John E Kirby, 481 5th av.—883.

West Farms road, n s, 195 e Southern Boulevard, 1-sty frame shop, 29.9x58; cost, \$500; Bruno Scholz, 940 E 165th st; ar'ts, Daube & Kreymborg, 830 Westchester av.—886.

West Farms road, n s, 340 e Bronx River, 2-sty frame store and lodge room, 25x60; cost, \$3,200; A Landgrebe, Victor st; ar't, T J Kelly, 782 Morris Park av.—900.

Baychester station, s s, 500 e Main st, 1-sty frame station, 16x36; cost, \$1,500; N Y, N H & H R R Co, New Haven, Conn; ar't, E Gagel, New Haven, Conn.—874.

N Y, N H & H R R Tracks, n s, 500 e Westchester av, 1-sty frame station, 36x16; cost, \$1,500; N Y, N H & H R R Co, New Haven, Conn; ar't, E Gagel, New Haven, Conn.—875.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Houston st, No 119 East, 6-sty brk and stone rear and side extension, 14x20.5, toilets, partitions, to 6-sty brk and stone store and tenement; cost, \$7,500; Frieda Hart, 59 W 119th st; ar't, E Schneider, 1745 Topping av.—2163.

Houston st, No 474 E, partitions, windows, to 5-sty brk and stone tenement; cost, \$500; A Kaufmann, 2400 7th av; ar't, O Reissmann, 30 1st st.—2169.

Monroe st, No 53, alter partitions, to 5-sty brk and stone tenement; cost, \$3,500; Michael J Mahony, 280 Broadway; ar't, John E Kerby, 481 5th av.—2171.

Rivington st, No 247, partitions, windows, to 5-sty brk and stone tenement; cost, \$800; C Jaffe & J Schimel, 247 Rivington st; ar't, O Reissmann, 30 1st st.—2152.

Stanton st, No 180, 2-sty brk and stone rear extensions, 20x31, add 2 stories to rear extension, alter windows, to 5-sty brk and stone office building; cost, \$3,000; Ritter Bros, 594 Broadway; ar't, Geo Fred Pelham, 503 5th av.—2160.

South st, No 160, alter walls, new door openings, to four 4-sty Dover st, Nos 36-38, brk and stone stores; cost, \$5,000; Floyd H Front st, No 259, Crane, Grand Central Station, 42d st; ar't, David Morton, 1734 Webster av, Bronx.—2149.

University pl, No 126, erect a balcony to 4-sty brk and stone store and loft bldg; cost, \$300; H H Cammann, 165 W 58th st; ar'ts, Balch & Moaty, 10 E 33d st.—2174.

William st, No 118, partitions, alter stairs, dumbwaiter shaft, to 6-sty brk and stone store and loft bldg; cost, \$600; Lehn & Fink, 120 William st; ar't, Nelson K Vanderbeck, 359 W 26th st.—2172.

4th st, No 169 E, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$5,000; J S Berliner, 75 Av A; ar't, O Reissmann, 30 1st st.—2156.

5th st, No 718 East, show windows, to 6-sty brk and stone tenement; cost, \$500; David Kraisman, 526 Cleveland st, Brooklyn; ar't, Frank Braun, 70 5th av.—2183.

5th st, No 733 East, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$800; H Dachs, 733 5th st; ar't, O Reissmann, 30 1st st.—2151.

10th st, No 151 West, partitions, windows, to 3-sty brk and stone tenement; cost, \$200; Louis Ferguson, 305 W 93d st; ar't, Louis Fick, 534 W 178th st.—2181.

14th st, No 602 E, partitions, windows, toilets, to 3-sty brk and stone tenement; cost, \$500; I Koref, 3491 3d av; ar't, O Reissmann, 30 1st st.—2176.

15th st, No 27 West, partitions, posts, girders, show windows, to 4-sty brk and stone dwelling; cost, \$1,500; Moser Sahlein, 71 Nassau st; ar't, Wm F Schwanewede, 2771 Creston av, Bronx.—2147.

18th st, Nos 33-35 East, erect tank to 6-sty brk and stone store; cost, \$6,000; W & J Sloane, 884 Broadway; ar't, The Rusling Co, 39 Cortlandt st.—2146.

19th st, No 233 West, partitions, fireproof shaft, to 5-sty brk and stone tenement; cost, \$5,000; Chas R Faruolo, 45 East Houston st; ar't, C H Dietrich, 143 W 45th st.—2162.

28th st, No 109 West, steel beams, to 3-sty brk and stone dwelling and store; cost, \$500; Catharine Berger, 119 W 28th st; ar't, P F Brogan, 119 E 23d st.—2158.

32d st, No 25 West, install freight elevator to 10-sty brk and stone store and loft building; cost, \$600; Mrs Robert Stafford, Imperial Hotel, Broadway and 31st st; ar'ts, Reiley & Steinback, 481 5th av; b'r, A G Imhof, 249 W 18th st.—2145.

36th st, No 13 East, windows, partitions, toilets, to 3-sty brk and stone dwelling; cost, \$4,500; James A McMillin, on premises; ar't, Nelson T Soll, 2068 Madison av.—2153.

39th st, No 15 East, alter partitions, new stairs, new front, to 2-sty brk and stone stable; cost, \$5,000; Fishel, Adler & Schwartz, 313 5th av; ar't, Edward Necarsumler, 31 Union sq.—2185.

40th st, No 40 E, 4-sty brk and stone rear extension, 10x27, add 1-sty partitions, windows, to 5-sty brk and stone dwelling; cost, \$20,000; James O Conon, 238 W 42d st; ar'ts, Ewing & Chappel, 345 5th av.—2168.

40th st, Nos 521-523 West, partitions, stairs, windows, to 2-sty brk and stone store and dwelling; cost, \$400; Michael O'Connell, 539 W 40th st; ar't, Walter S E Wilson, 1123 Broadway.—2148.

43d st, No 104 West, 2-sty brk and stone rear extension, 21.8x27, partitions, to 3-sty brk and stone store and dwelling; cost, \$4,500; William Sperb, Jr, 2122 Broadway; ar't, John H Knubel, 318 W 42d st.—2166.

54th st, Nos 310-314 East, toilets, windows, to three 5-sty brk and stone tenements; cost, \$7,000; Adolf Kerbs, 2d av s w cor 54th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2157.

57th st, No 510 W, partitions, doors, tubs, to 2-sty brk and stone dwelling; cost, \$100; John Byrne, 510 W 57th st; ar't, W A Gorman, 974 Jefferson av, Brooklyn.—2173.

72d st, No 405 E, shaft, skylights, to 4-sty brk and stone tenement; cost, \$1,500; Mrs K Adler, 401 E 72d st; ar't, M A Cantor, 1118 41st st, Brooklyn.—2170.

81st st, No 180 West, alter skylight, to 5-sty brk and stone tenement; cost, \$800; Henry Steers, 180 W 81st st; ar'ts, Denby & Nute, 333 4th av; c'r, James Stringer, 1964 Broadway.—2155.

128th st, No 303 West, partitions, to 2-sty brk and stone stable; cost, \$1,500; J S Conabeer, on premises; ar'ts, Young & Gronenberg, 302 W 36th st.—2180.

Av A, Nos 131-133, partitions, show windows, stairs, to 6-sty brk and stone tenement; cost, \$1,000; S Schnee, 69 7th st; ar't, O Reissmann, 30 1st st.—2161.

Broadway, w s, 75' s 96th st, erect sign, to 1-sty brk and stone store; cost, \$75; Gillies Bros, 220 W 83d st.—2175.

Lenox av, No 394, oven, windows, to 1-sty brk store; cost, \$1,000; Estate J J Astor, 23 W 26th st; ar't, Otto L Spannhake.—2179.

1st av, No 2044, partitions, windows, skylights, to 5-sty brk and stone store and tenement; cost, \$300; Patrizio Sarofalo, 2161 1st av; ar't, Frank Hausle, 81 E 125th st.—2165.

1st av, No 1521, fireproof dumb waiter shaft, to 4-sty brk and stone tenement; cost, \$2,000; Jacob Kraus, 1500 1st av; ar't, L F J Weiher, 103 E 125th st.—2182.

1st av, No 1653, toilets, windows, to 4-sty brk and stone tenement; cost, \$300; A Fred Behre, 217 Keap st; ar't, Ad E Nast, 147 4th av.—2184.

2d av, No 2295, partitions, piers, to 3½-sty brk and stone dwelling; cost, \$500; Max Rothbart, 101 E 112th st; ar't, L F J Weiher, 103 E 125th st.—2178.

2d av, No 2287, partitions, posts and girders, store fronts, to 1-sty brk and stone store; cost, \$1,000; Louis Becker, 116 Nassau st; ar't, Nathan Langer, 81 E 125th st.—2167.

2d av, No 58, add 1 sty to extension, toilets, partitions, to 4-sty brk and stone store and tenement; cost, \$600; Harry Fischel, 63 Park row; ar't, Benj Sackheim, 354 Grand st.—2159.

2d av, n w cor 81st st, partitions, windows, to 4-sty brk and stone hotel and dwelling; cost, \$1,500; John J O'Reilly, 2654 8th av; ar't, A E Nast, 147 4th av.—2154.

6th av, No 366, erect sign; to 4-sty brk and stone store; cost, \$60; Peter A Minakaki, on premises.—2150.

9th av, No 527, toilets, partitions, to 4-sty brk and stone tenement; cost, \$1,000; E W Bahrenburg, C & L Arras, 443 9th st, Brooklyn; ar't, O Reissmann, 30 1st st.—2177.

11th av, n w cor 29th st, add 1 sty to 2-sty brk and stone factory and mill bldg; cost, \$5,000; Marie Madelaine Isabel De Courval, Europe; ar't, Henry Davidson, 255 W 69th st.—2164.

BOROUGH OF THE BRONX.

Kingsbridge Terrace, No 2734, 1-sty frame extension, 27x16, to 2-sty and attic frame dwelling; cost, \$1,500; Theo Mulch, 2736 Kingsbridge Terrace; ar't, Franz Wolfgang, 535 E 177th st.—552.

Oakland pl, No 740, raise to curb level 2-sty frame dwelling; cost, \$500; Ewald Weber, on premises, ow'r and ar't.—561.

Perot st, n s, 100 w Sedgwick av, 2-sty brk extension, 15.9x15, to 2-sty brk dwelling; cost, \$500; Julia H Redmond, 1 Perot st; ar't, Vincent T Redmond, 1 Perot st.—554.

181st st, s s, 91 e Park av, 2-sty frame extension, 26.2x18, to 2-sty frame store and dwelling; cost, \$1,500; Ray Weiss, 1872 Webster av; ar't, L Howard, 1861 Carter av.—559.

187th st, n w cor Beaumont av, 1-sty frame extension, 25x21.6, to 2-sty frame dwelling; cost, \$300; Michael Gent, on premises; ar'ts, Schaefer & Jaeger, 461 Tremont av.—558.

Boston road, No 974, retaining wall at rear of 5-sty brk tenement; cost, \$400; Max Dorf, 72 East Broadway; ar't, David Stone, 127 Bible House.—560.

City Island av, s e cor Cross st, new brk walls, new beams, &c, to 2½ and 1-sty frame hotel and shed; cost, \$1,000; Anna L J Thwaite, on premises; ar't, Walter H C Hornum, 360 W 125th st.—555.

Forest av, e s, 100 n 158th st, move and 1 sty added to 2-sty frame dwelling; cost, \$5,000; Emma M S Mestaniz, 1837 Lexington av; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—553.

Tremont av, No 515, new show window, &c, to 2-sty frame store and dwelling; cost, \$250; George Becker, on premises; ar'ts, Schaefer & Jaeger, 461 Tremont av.—556.

Tremont av, s e cor Webster av, new storm door, to 2-sty frame store, hotel and dwelling; cost, \$150; Chas Delecker, on premises; lessee; ar'ts, Schaefer & Jaeger, 461 Tremont av.—557.

3d av, e s, 25 s 171st st, new partitions, &c, to 1-sty brk amusement hall; cost, \$200; Smith & Carlos, 256 6th av; ar't, Benj W Levitan, 20 W 31st st.—551.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1907 and 1908.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1908.		1907.	
Nov. 6 to 12, inc.		Nov. 8 to 14, inc.	
Total No. for Manhattan.....	205	Total No. for Manhattan.....	170
No. with consideration.....	10	No. with consideration.....	6
Amount involved.....	\$720,600	Amount involved.....	\$3,432,175
Number nominal.....	195	Number nominal.....	164

1908.		1907.	
Nov. 6 to 12, inc.		Nov. 8 to 14, inc.	
Total No. Manhattan, Jan. 1 to date.....	8,316	Total No. Manhattan, Jan. 1 to date.....	10,993
No. with consideration, Manhattan, Jan. 1 to date.....	600	No. with consideration, Manhattan, Jan. 1 to date.....	732
Total Amt. Manhattan, Jan. 1 to date.....	\$32,005,132	Total Amt. Manhattan, Jan. 1 to date.....	\$43,872,677

1908.		1907.	
Nov. 6 to 12, inc.		Nov. 8 to 14, inc.	
Total No. for the Bronx.....	138	Total No. for the Bronx.....	117
No. with consideration.....	11	No. with consideration.....	7
Amount involved.....	\$75,065	Amount involved.....	\$53,037
Number nominal.....	127	Number nominal.....	110

1908.		1907.	
Nov. 6 to 12, inc.		Nov. 8 to 14, inc.	
Total No., The Bronx, Jan. 1 to date.....	8,594	Total No., The Bronx, Jan. 1 to date.....	8,082
Total Amt., The Bronx, Jan. 1 to date.....	\$4,437,606	Total Amt., The Bronx, Jan. 1 to date.....	\$6,693,483
Total No. Manhattan and the Bronx, Jan. 1 to date.....	14,910	Total No. Manhattan and the Bronx, Jan. 1 to date.....	19,075
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$36,442,738	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$50,366,160

Assessed Value Manhattan.

1908.		1907.	
Nov. 6 to 12, inc.		Nov. 8 to 14, inc.	
Total No., with consideration.....	10	Total No., with consideration.....	6
Amount involved.....	\$720,600	Amount involved.....	\$3,432,175
Assessed value.....	\$557,500	Assessed value.....	\$5,648,500
Total No., Nominal.....	195	Total No., Nominal.....	164
Assessed value.....	\$8,789,500	Assessed value.....	\$11,461,500
Total No. with consid., from Jan. 1 to date	600	Total No. with consid., from Jan. 1 to date	732
Amount involved.....	\$32,005,132	Amount involved.....	\$43,872,677
Assessed value.....	\$25,759,640	Assessed value.....	\$32,684,900
Total No. Nominal.....	6,716	Total No. Nominal.....	10,261
Assessed value.....	\$387,241,200	Assessed value.....	\$334,596,800

MORTGAGES.

1908.		1907.	
Nov. 6 to 12, inc.		Nov. 8 to 14, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	151	128	178
Amount involved.....	\$3,560,874	\$1,443,879	\$4,177,594
No. at 7%.....	56	58	71
Amount involved.....	\$554,954	\$298,717	\$554,055
No. at 6%.....	4	26	10
Amount involved.....	\$92,000	\$165,975	\$1,110,000
No. at 5½%.....	50	16	55
Amount involved.....	\$1,755,500	\$215,400	\$1,899,239
No. at 4½%.....	7	3	4
Amount involved.....	\$179,500	\$86,000	\$88,075
No. at 4%.....	1	3	1
Amount involved.....	\$40,000	\$900	\$75,000
No. at 3%.....	33	24	3
Amount involved.....	\$938,920	\$759,887	\$31,000
No. above to Bank, Trust and Insurance Companies	38	25	22
Amount involved.....	\$1,616,500	\$702,300	\$1,949,500
Total No., Manhattan Jan. 1 to date.....	7,421	Total No., Manhattan Jan. 1 to date.....	10,757
Total Amt., Manhattan, Jan. 1 to date.....	\$239,903,097	Total Amt., Manhattan, Jan. 1 to date.....	\$288,195,357
Total No., The Bronx, Jan. 1 to date.....	6,121	Total No., The Bronx, Jan. 1 to date.....	7,250
Total Amt., The Bronx, Jan. 1 to date.....	\$34,934,706	Total Amt., The Bronx, Jan. 1 to date.....	\$65,815,958
Total No., Manhattan and The Bronx, Jan. 1 to date.....	13,542	Total No., Manhattan and The Bronx, Jan. 1 to date.....	18,007
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$274,837,803	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$354,011,315

PROJECTED BUILDINGS.

1908.		1907.	
Nov. 7 to 13, inc.		Nov. 9 to 15, inc.	
Manhattan.	The Bronx.	Manhattan.	The Bronx.
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	11	Manhattan.....	11
The Bronx.....	75	The Bronx.....	23
Grand total.....	86	Grand total.....	34
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$615,850	Manhattan.....	\$917,400
The Bronx.....	\$48,850	The Bronx.....	\$246,590
Grand total.....	\$1,164,700	Grand total.....	\$1,163,990
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$101,435	Manhattan.....	\$187,325
The Bronx.....	11,800	The Bronx.....	7,850
Grand total.....	\$113,235	Grand total.....	\$195,175
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	558	Manhattan, Jan. 1 to date.....	902
The Bronx, Jan. 1 to date.....	1,586	The Bronx, Jan. 1 to date.....	1,796
Manh'n-Bronx, Jan. 1 to date	2,144	Manh'n-Bronx, Jan. 1 to date	2,698
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$74,094,821	Manhattan, Jan. 1 to date.....	\$70,968,800
The Bronx, Jan. 1 to date.....	14,896,300	The Bronx, Jan. 1 to date.....	19,102,954
Manh'n-Bronx, Jan. 1 to date	\$88,991,121	Manh'n-Bronx, Jan. 1 to date	\$90,071,784
Total Amt. Alterations:		Total Amt. Alterations:	
Manh'n-Bronx, Jan. 1 to date	\$10,300,722	Manh'n-Bronx, Jan. 1 to date	\$16,786,778

BROOKLYN.

CONVEYANCES.

1908.		1907.	
Nov. 5 to 11, inc.		Nov. 7 to 13, inc.	
Total number.....	562	Total number.....	604
No. with consideration.....	32	No. with consideration.....	32
Amount involved.....	\$267,985	Amount involved.....	\$255,648
Number nominal.....	530	Number nominal.....	572

Total number of conveyances.

Jan. 1 to date.....	23,409	Jan. 1 to date.....	29,745
Total amount of conveyances, Jan. 1 to date.....	\$15,378,324	Total amount of conveyances, Jan. 1 to date.....	\$17,943,385

MORTGAGES.

1908.		1907.	
Nov. 5 to 11, inc.		Nov. 7 to 13, inc.	
Total number.....	484	Total number.....	474
Amount involved.....	\$1,663,218	Amount involved.....	\$1,843,525
No. at 6%.....	256	No. at 6%.....	285
Amount involved.....	\$616,106	Amount involved.....	\$955,840
No. at 5½%.....	161	No. at 5½%.....	136
Amount involved.....	\$733,318	Amount involved.....	\$645,950
No. at 5%.....	46	No. at 5%.....	36
Amount involved.....	\$260,989	Amount involved.....	\$168,485
No. at 4½%.....	1	No. at 4½%.....	1
Amount involved.....	\$5,600	Amount involved.....	\$5,600
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$100	Amount involved.....	\$500
No. at 3%.....	20	No. at 3%.....	15
Amount involved.....	\$52,705	Amount involved.....	\$67,750
Total number of Mortgages, Jan. 1 to date.....	22,113	Total number of Mortgages, Jan. 1 to date.....	30,181
Total amount of Mortgages, Jan. 1 to date.....	\$77,038,346	Total amount of Mortgages, Jan. 1 to date.....	\$129,569,230

PROJECTED BUILDINGS.

1908.		1907.	
Nov. 5 to 11, inc.		Nov. 7 to 13, inc.	
No. of New Buildings.....	166	No. of New Buildings.....	97
Estimated cost.....	\$1,163,380	Estimated cost.....	\$568,510
Total Amount of Alterations.....	\$60,384	Total Amount of Alterations.....	\$71,664
Total No. of New Buildings, Jan. 1 to date.....	5,436	Total No. of New Buildings, Jan. 1 to date.....	7,752
Total Amt. of New Buildings, Jan. 1 to date.....	\$32,544,991	Total Amt. of New Buildings, Jan. 1 to date.....	\$59,958,133
Total Amount of Alterations, Jan. 1 to date.....	\$4,877,114	Total Amount of Alterations, Jan. 1 to date.....	\$5,956,567

THE WEEK.

It is a difficult thing to close any deal if confidence in the general situation is lacking. Up to the present time brokers were despondent. They did not see much hope ahead. When questioned about the future, every confidence was expressed that ultimately things would be straightened out, and everyone was anxiously awaiting the time when it would happen. Immediately after election this change seems to have taken place. The general feeling is more optimistic than for months past, and the brokers seem to have taken a new lease of life. Many deals were hanging fire, with provisional contracts, depending on the outcome of the election, and these are being closed up as rapidly as possible. As a general rule, brokers are looking forward to a big spring, when they expect not only a revival of the building industry, but also improvement in all branches of the business.

The budget of sales reported comprised some interesting parcels, and showed a decided broadening tendency of the market. While a few weeks ago activity was confined to certain sections, not so at the present time. Business is well distributed, and though the volume is not large, it compares favorably, nevertheless, with the corresponding period last year. As an instance, the sales reported last week amounted to 61, of which 11 were below 59th st, 36 above and 14 in the Bronx. In 1907, for the same week, the total sales were 32, of which 16 were below 59th st, 12 above and 4 in the Bronx. The total amount in mortgages was \$6,617,574, while the corresponding week last year showed that there had been invested in this class of security \$3,463,384. Taken altogether, certainly a better showing.

The sale of the large apartment house, known as the "Park Madison" figured prominently among the properties changing hands during the current week. It is a 5-sty structure, 49x100, at the southeast corner of Madison av and 25th st, with an "L" on 25th st, 25x98.9. This piece of land was owned by Benjamin Altman, who is a heavy realty owner in Manhattan. This section is rapidly changing its character. Business is coming on that avenue, old buildings being altered and new ones built to meet the requirements. Many firms feel that they cannot pay the large rents demanded on 5th av, and yet desire to get as near to that thoroughfare as possible; hence they take the next best thing. Some people contend that the side streets adjacent to 5th av are more desirable, while others hold to the opinion that the carriage trade favors an avenue, because it is in the direct line of

travel. The re-sale of a 3½-sty dwelling, No. 226 West 79th st, was also brought to a successful conclusion. This house is on an extra-wide street, and is near a subway station. There are many handsome apartments and dwellings in the vicinity. It is also a restricted block. Not long ago a certain firm attempted to build an automobile garage on a vacant plot near Broadway, but this project was abandoned when the restriction was looked into.

Washington Heights showed more sales reported than for many months. The large majority of the dealings was in vacant lots, and in several instances they fell into the hands of people who will ultimately improve them. There was a large movement last spring in the section along Broadway, north of 137th st, but of late the district has been comparatively abandoned. The change of ownerships along Broadway has been for the better, as builders have been able to dispose of their property to investors, which means that it is practically taken out of the market. The two lots on the north side of 178th st, located 100 feet west of St. Nicholas av, 50x100, was bought by A. Schwoerer, Jr. There is some question as to whether this deal will be closed. On the westerly half of the property is a frame dwelling, and there is a lease with some unexpired time. Title is to close about the first of February, providing the possession can be had. It is intended to erect a 5-sty flat on the site.

The northwest corner of Audubon av and 179th st, 50x100, also was sold for improvement. It is contemplated erecting a 5-sty flat on the premises. Audubon av came in for another sale. The property affected was the northeast corner of 172d st, 94.6x95. There are four 5-sty flats on the east of this corner, each with a frontage of 43.9 feet and a depth of 94.6 feet. The buildings are 82 feet in depth. The northeast corner of Broadway and 141st st also changed hands. It comprises a plot of four lots, and it is stated that it will be improved immediately.

There were a number of good loans put through, involving all classes of property, not only in Manhattan, but in the Bronx as well. There is a broader market in this branch of the real estate business than for many months past, and the principal complaint on the part of the money brokers is that good applications are hard to get, though money is plentiful. William A. Spencer made a loan of \$100,000 to James P. Logan on the property at the northeast corner of Canal and Greene sts, and known by the street Nos. 329 and 331 Canal st. This loan has three years to run from November 2, and bears interest at the rate of 5 per cent. On the same day another loan affecting this property was recorded. Eleanor P. T. Cenci made a loan of \$20,000 for a similar period at the same rate. The sale of this property has just been recorded, the stated consideration being \$200,000. This property was one of those recently included in the big partition suit instituted by the Spencer estate, but was withdrawn because a satisfactory offer was received at private sale.

THE AUCTION MARKET

WHILE a number of important parcels were put up at auction, still the interest expressed by purchasers was only passive. This branch of the realty market has not responded as quickly as its friends had hoped for, and prospective investors are hunting the field over for bargains at private sale, rather than in the salesroom.

At the stand of Joseph P. Day, on Monday last, the 13-sty apartment hotel, 70.10x100.5, located 216.8 feet east of 7th av, and known as the Hotel Somerset, was sold to Harold F. James, who represented the bondholders' committee, for \$343,315. The sale was the result of an action brought by the Title Guarantee & Trust Co., as trustee, against the Realty Investment Corporation et al. The amount due on the judgment was \$287,942.97, taxes and other charges aggregating \$7,384.29. The property was subject to a mortgage of \$315,000. On the same day, at the stand of Samuel Marx, No. 641 East 136th st, a 5-sty flat, 37.6x100, was sold to Herman Lubetkin for \$29,000. The amount due on the mortgage was \$27,437.33, taxes and other charges amounting to \$1,218.43.

There were three parcels put up in the salesroom on Tuesday, the first one being offered at the stand of D. P. Ingraham & Co., a 5-sty tenement and store, No. 165 Liberty st, 25x94, located 132.5 feet south of Spring st. The plaintiff made the highest bid, which was \$27,300. The amount due was \$17,497.71, taxes and other charges aggregating \$53.32. The other two parcels were put up by Joseph P. Day; the first, No. 13 East 98th st, a 5-sty tenement, 25x100, going to Edwin A. Weiss for \$23,000, and the second, a vacant plot, 25x100, on the west side of Edgecombe av, 150 feet south of 145th st, being knocked down to a party in interest for \$50,700.

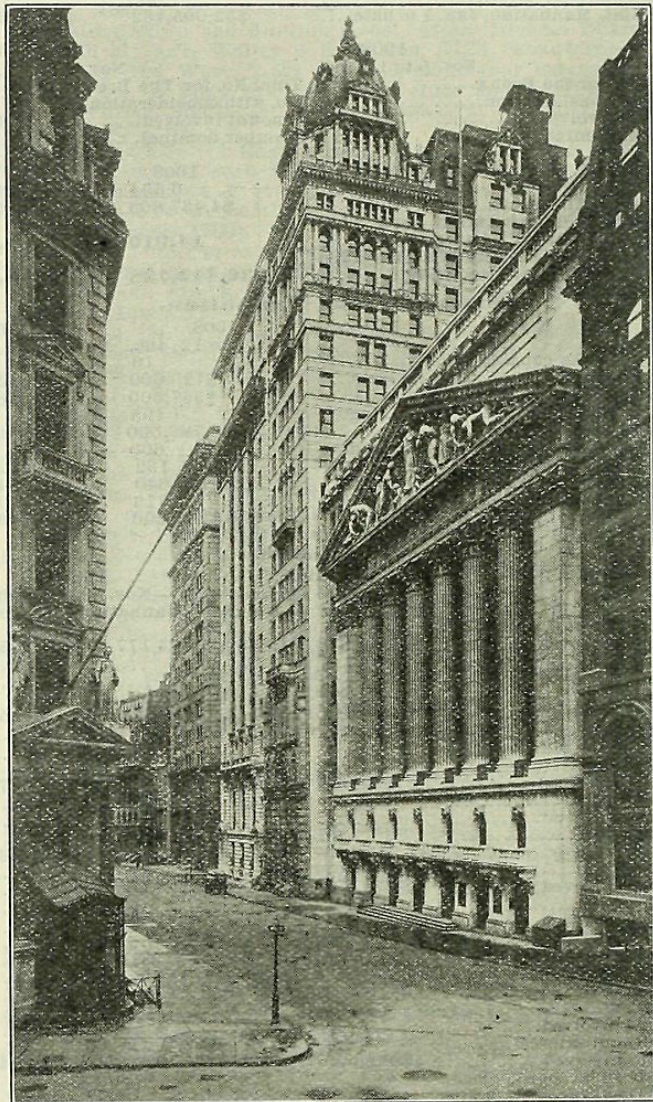
Wednesday was the gala day in the salesroom, all told, fifteen parcels being offered. The condition of the market can be readily seen when attention is drawn to the fact that of this number only three found their way into outside hands, while the remainder were knocked down to the plaintiffs in the various actions; to parties in interest or were withdrawn or adjourned for future dates.

BROAD STREET DEVELOPMENTS.

CURIOUS COMBINATION OF THE MODERN SKYSCRAPER AND THE OLD-STYLE MERCANTILE BUILDING.

THERE are few streets in Manhattan whose property is rated as high as on Broad st, although much of it remains unimproved, except for some of the old buildings which have long since been out-of-date. Its position is extremely favorable, being the main artery of lower Manhattan, with the possible exception of Broadway. Broad st, it will be remembered, starts at the water front, only one block east of Whitehall st, which is practically the continuation of Broadway.

The northern end of Broad st has been reconstructed with modern fireproof buildings, while the southern end still retains the old 3 and 4-sty structures that were in vogue 75 years ago. Looking south from Wall st the first building on the west is the Wilkes Building, which occupies a plot 58.10x84.10. The Stock Exchange adjoins on the south. This latter property is one of the finest in the world. The ground is valued by the city for taxation purposes at \$3,990,000, while the value of the



BROAD STREET LOOKING SOUTH.

building is placed at \$1,000,000. It has a frontage on Broad st of 137.10 feet, one of 14.7 feet on Wall st and 152 feet on New st.

Next comes the Commercial Co.'s Building, 45x155x54.8, also with a frontage on New st. This is an 18-sty fireproof structure, modern in every particular. This holding is assessed at \$1,150,000, while taken together with the improvements is stated by the city to be worth \$1,900,000. Adjoining on the south is another exceedingly handsome skyscraper, owned by the Sussex Realty Co., and occupies 76 feet on Broad st by 78 feet on Exchange pl. The northerly side is 80 feet, while the westerly side is irregular. It is assessed at \$1,250,000, and \$1,835,000 with improvements.

On the east side of Broad st, at the southeast corner of Wall st, is the Drexel Building, 113.5x82.7. Adjoining on the south is one of the oldest of Manhattan's large office buildings, and yet when all is said and done it is one of the most comfortable. It is known as the Mills Building and occupies a plot 163 feet by 126 feet on Exchange pl. The assessed valuation, without improvements, is \$3,464,000, and with improvements, \$4,100,000.

The southern end of the street will undoubtedly be rebuilt within the next few years. In fact there are strong indications that such a plan is under way. All that is needed is for some well-known property owner to make the first move and then it will be seen that others will quickly fall in line.

LAW DEPARTMENT

THE "UNWRITTEN LAW."

Much trouble is brought about in this world by hurried criticism and much trouble by hurried legislation, both arising from lack of sufficient knowledge of the facts underlying the situation in each case, and productive of the situation complained of, or making dangerous or unwise the Act proclaimed to be Law.

Germany proclaims, as a signatory Power, that it is time that an entente should be had with the now de facto Emperor of Morocco, Mulai Hafid, and that the defeated Emperor Abd-el-Aziz should be relegated to the trash-basket as Abd-el-Az was, and France shouts in the ear of England that Germany is seeking to curry favor with the coming man as the first to come out in his favor, and that no action should be taken till the new man gives specific promise to fulfil all the obligations of the retiring magnate; all which sounds very right and just till it is learned that Germany seeks no advantage other than to end a situation become intolerable to German merchants, viz., of procrastination brought about by the French government itself, to force inclusion of a lot of private loans made to the retired Emperor as public obligations of the new government, it long since having recognized the principle of assumption of all general obligations and debts to the signatory Powers.

And so it goes with many things but little understood, or intended to be publicly known, to be understood, by those who criticise. A just man under fire often holds his tongue from very contempt of the act charged or of the accuser, and behold it is imputed to him for admission!

So with the written law! A conscientious governor or people's leader confident of the People's support or known dislike of being put in the position of advocating abstract wrongdoing, brings forward a moral reform of existing low standards of mercantile custom or public habits, and demands, often with success, a law or laws seeking to remedy instant, the existing state of things, regardless of what may follow. For the People, or their representatives a Congress or Legislature may always be relied upon to pass without question any moral aphorism—to condemn liquor-selling on Sunday or any act of "Wall Street" or the sporting public which may be definitely classed as gambling. Too well we all remember as school children, how towards Christmas time the teacher would announce that a desire had been expressed to him for a school-meeting after the close of school hours, and how at that meeting the teacher would preside, and some boy get up and propose that a Christmas present for the teacher be bought!—was there a single negative vote? But again, was there not a passive veto recorded later in due course, when the subscriptions came to be collected in cash?

Figures of speech and illustration aside, can public morality be enforced by law, or the standards elevated beyond what, not the spoken vote, but the silent veto,—will permit? Will there not always exist among the people a silent code of morals or business conduct which with some will be high, with others low, and the general or average become and be regulated and be known as the "unwritten law."

Far from us or any editorial pen, the decrying of public effort to lift Humanity to higher levels, but shall we in that effort satisfy ourselves with the barren husk of legal conventions, unenforced, and incapable of being enforced? Shall we rail at a district attorney who admits openly the commission of a venial act of dice-throwing gambling, and justifies or at least excuses it on the ground that the whole world does it, and gets the "well-done" of a referee set to hear of his peccadillos and report to the governor coupling the report with the remark that while all society is busy gambling at bridge whist that throwing dice for drinks can scarcely be termed an unpardonable sin? Or shall we not better admit the Unwritten Law, try to learn its code, why it will in every excusable case let go free the man whose excusable passion sends to death the violator of his home, and at the same time justly criticise through public opinion the written law which by its "letter" allows a man to escape even the modified but just penalty dealt by the Unwritten law?

The Unwritten Law is a pretty good sort of law. It grew up through the decisions of courts from their earliest holding, based on verdicts from juries of men who knew and felt just how far public sentiment required and would enforce the regulation of individual conduct. Written, or Statute law, however, has come generally from the individual effort of some would-be reformer to better the world or his surrounding associates in a minute, not by preaching, but by legislation. Witness its results! smuggling made a crime, and yet practiced continuously till the people universally acknowledged the necessity of public revenue, and were led up to the necessity of its collection through Customs; taxation of personal property, a tax almost impossible of general collection, and almost universally "dodged," even by the right-minded citizen, because that by its impossibility of general enforcement it threw an undue burden on the few who might submit; human slavery justified as "property" by Pulpit and Legislator alike until

the Unwritten Law, with the Voice of a whole People acting as district-attorney, arranged it and nullified it forever.

The people are pretty fair minded and their Unwritten Law pretty square dealing—swerving a little this way or that, it is true, from time to time owing to local prejudice or temporary leanings—generally following a pretty regular and discernibly upward trend, and always far more readily ascertained and capable of logical justification and enforcement, than much of the Statutory enactment which seeks to lay down fourth dimensions for the regulation of well-meaning citizens who can understand and base the regulation of their conduct on but three. "Unwritten Law" will ever be the People's law, and Statutory enactment, so far as not sustained by the great mass of the people sought to be governed by it, be regarded and enforced—where enforced at all—more in a spirit of persecution than wise administration. The best way to treat such law is not, not to enforce it, but not to pass it at all!

LANDLORD AND TENANT.

To the Editor of the Record and Guide:

I have a lease of a building which provides that I cannot assign it without the consent of the landlord. Could he prevent my assigning it in case I should want to go out of business or should die, and my estate need to sell it? He might refuse to allow it to be assigned to the only person who would take it off my hands.

READER.

Answer.—The above question touches a situation which rarely arises in fact, but might readily become very acute, under many supposable circumstances. The general rule is that the lessor's consent must be had where such a covenant exists, the landlord having the undoubted general right to select the tenant to whom he is willing to lease his property. But so good an authority as the late Judge McAdam in his work on "Landlord and Tenant" states that "the policy of our law is against forfeiture by reason of breach of covenant not to assign without consent."

If subterfuge were to be employed an assignment to any one to which the landlord's consent could be obtained, would end the force of the covenant forever, the assignees consented to, being at liberty to assign to whom he please, and the covenant once waived being forever gone.

The assignment can also be effected by the execution of a mortgage on the lease, and suffering it to be foreclosed; the purchaser thereof at sheriff's sale becoming entitled to the possession of the property under the lease, without the landlord's power to prevent.

In one of the latest cases on appeal in the Supreme Court where assignment was made against the will of the lessor, the subject is discussed as follows: "The question arises as to the rights of the landlord in case of a breach of a covenant in the lease not to assign or sublet. The remedy in such cases seems to be either by an action for damages against the lessee or a re-entry or expulsion of the lessee, or those claiming under him, in case of a covenant in the lease giving the right to re-enter. The breach of the covenant, however, would not give the right to the landlord to forcibly interfere with the enjoyment of the use of the premises by the tenant, nor to forcibly eject any person who occupied the premises with his approbation. A landlord has no right to enter upon his tenant's premises during the term of the lease without the tenant's consent." This opinion given was in a suit by the landlord against the original tenant for rent, after the landlord's forcible eviction of the persons found on the premises after the assignment. The Court held that the question of whether the landlord had not himself unreasonably broken the lease by the action taken should have been submitted to the jury.

All this leads to the conclusion that the general rule still holds, from which may be deduced the moral to tenants that such binding covenants should not be lightly entered into. On the other hand may be drawn the emphasis of the Courts upon the theory that such consent to assignment reasonably requested may not with any expected approbation from the Courts be unreasonably withheld by the landlord.

We opine ourselves to the doctrine that, like the provision in building contracts that the architect's consent must first be had to any payment on the contract, that an unreasonable withholding of consent, once clearly evidenced to a jury, would be immediately swept away.—Editor.

DISPOSSESSING.

To the Editor of the Record and Guide:

Is there any law upon our statute books which permits a landlord to dispossess a tenant (who has a lease) for non-payment of rent and still hold him for rent on his lease. Can a landlord dispossess a tenant on a lease for same cause, rent the premises for whatever can be obtained and then hold dispossessed tenant for any deficiency that may have occurred.

DOUBTFUL.

Answer.—(1) The dispossession proceeding cancels the lease and all rent thereunder subsequently accruing—but leaves an enforceable claim for all arrears due up to the date of proceeding. (2) No; after dispossession proceedings the landlord deals with the premises as if the lease had ended at that date by its own terms.—Editor.

A DEED ANALYZED AND EXPLAINED

By WILLIAM A. GRETZINGER.*

THE ANALYSIS.

1. Premises Contains.

(1) Introduction. (2) Time. (3) Parties. (4) Domicile. (5) Title, occupation or description of parties. (6) Their relation to the transaction. (7) Testatum. (8) Consideration. (9) Kind of money. (10) Receipt. (11) Operative words by which the transfer is made and the manner of it shown. (12) Grantee. (13) Indispensible to pass a fee. (14) "Assigns," is pure dead form since A. D. 1290 (?), all fees being transferable. (15) Description of land conveyed. (16) Boundary of land conveyed. (17) Recital of prior title. (18) Alley privilege. (19) General words—appurtenance, etc., which pass without mention. Moreover, if fixtures or other things as to which there may be doubt, are desired to pass, they should be specified. Covers improvements and title.

2. Habendum.

(20) This clause is to define the estate which the grantee is to take. (22) "His heirs" indispensable to pass a fee. (23) "Assigns" is pure dead form since A. D. 1290 (?), all fee transferable.

3. Tenendum.

(21) "To hold" is a form which originated in conveyancing and still used in practice.

4. Declaration of Uses.

(24) Without this the use would be to him who furnished the consideration, or for lack of it to the use of the grantor.

5. Reservation and Reddendum.

(25) Specifying a new thing reserved to the grantor. Observe that it is a thing not existing before, otherwise it would be an exception to be sought in the premises. Being what did not exist separately in the grantor before it should be to him and his heirs to reserve in fee.

6. Condition.

(26) Which should be explicit, since deeds are construed most strongly against the grantor and therefore any condition in his favor will not be enforceable if doubtful.

7. Covenants.

(27) Which are clauses of agreement contained in a deed whereby any party stipulates for the truth of certain facts or binds himself to perform or give something to another. In variety they are too numerous to mention. But this deed contains all the usual covenants of warranty which are (28) Quiet enjoyment. (29) Warranty.

8. Conclusion.

(31) Testimonium clause. (32) Date by reference. (33) Signatures of parties. (34) Seal. (35) Attestation clause. (36) Signature of witnesses.

9. Receipt Which Contains.

(6) Relation to transaction. (8) Consideration. (33) Signatures. (37) Witnessing clause.

10. Certificate of Acknowledgment.

Though not strictly a part of the deed is an essential requisite before being recorded. The certificate is the instrument of the officer as to what was done before him. The acknowledgement is the act of the party to the deed stating to the officer that he made it freely for the purposes therein specified and contains (38) Date. (39) Title of officer. (40) Appearance. (41) Kind of conveyance. (42) Whose instrument. (30) Conclusion. (43) Signature of official. (44) Limitation of office. (34) Official seal.

11. Record.

This contains the book, page and where recorded.

THE INSTRUMENT.

THIS INDENTURE (1) made the fifth day of January in the year of our Lord one thousand nine hundred and eight 1908, (2) BETWEEN John Jones (3) of the City of Philadelphia and State of Pennsylvania (4), Builder (5) and Mary, his wife, (3), of the one part, grantor (6) and John Smith (3) of the said City and State (4), Contractor (5), of the other part, grantee (6).

WITNESSETH (7) that the grantor for and in consideration of the sum of One thousand dollars (8) lawful money of the United States of America (9), unto them well and truly paid by the grantee at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged (10) have granted, bargained and sold, released and confirmed and by these presents do grant, bargain and sell, release and confirm (11) unto John Smith (12) his heirs (13) and assigns (14).

ALL THAT CERTAIN lot or piece of ground Situate on the North side of Dauphin Street at the distance of one hundred and twenty-four feet westward from the West side of Coral Street, in the Thirty-first (formerly Nineteenth) Ward of the City of Philadelphia, containing in front or breadth on the said Dauphin Street seventy-two feet and extending in length or depth Northward between parallel lines at right angles with the said Dauphin Street eighty-six feet to a certain four feet side alley running Eastward and Northward into Arizona (formerly Ella) Street.

BOUNDED Northward by the said four feet wide alley, Southward by the said Dauphin Street, Eastward by ground now or late of William Hogg, Junior, and Westward by other ground now or late of William Hogg, Junior. (16).

*Mr. Gretzinger is Instructor in Conveyancing at the Central Branch Y. M. C. A., in Philadelphia, Pa. The form of the accompanying deed is a Pennsylvania one, but the main parts are in general use all over. The figures throughout the deed refer to the corresponding figures in the analysis.

BEING THE same premises which William Smith by Indenture bearing date the First day of December A. D. 1907 and recorded at Philadelphia in Deed Book W. S. V. No. 100 page 10 etc granted and conveyed unto the said John Jones in fee under and subject to building restrictions therein mentioned (17).

TOGETHER with the free and common use, right, liberty and privilege of the said four feet wide alley as and for a passage way and water course at all times hereafter forever, in common with the owners, tenants and occupiers of other lots bounding thereon (18).

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties privileges hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him the grantor as well at law as in equity, of, in and to the same (19).

TO HAVE (20) AND TO HOLD (21) the said lot or piece of ground hereinbefore described with the improvements thereon erected and the hereditaments and premises hereby granted, or mentioned and intended so to be with the appurtenances unto the grantee his heirs (22) and assigns (23) to and for the only proper use (24) and behoof of the grantee his heirs and assigns forever, RESERVING unto the said grantor any and all rights to any damages that may arise by reason of the change of said Dauphin Street (25).

UNDER AND SUBJECT NEVERTHELESS TO BUILDING RESTRICTIONS as therein mentioned (26).

(27) AND the said grantors for themselves, their heirs executors and administrators, do covenant, promise and agree, to and with the grantee his heirs and assigns, by these presents that they the said grantors and their heirs all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the grantee his heirs and assigns against them the said grantors and their heirs and assigns all and every person and persons (28) whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them shall and will warrant and forever defend (29).

IN WITNESS (30) whereof (31) the parties of the first part hath hereunto set their hands and seals. Dated the day (32) and year first above written.

Sealed (35) and delivered in the presence of us (37).

Samuel Smith (36)

John Jones (33) Seal (34)

Peter Doe (30)

Mary Jones (33) Seal (34)

RECEIVED, on the day of the date of the above Indenture, of the above named grantee the sum of One thousand dollars being the full consideration money mentioned.

John Jones (33)

Witnesses (36) at signing

Samuel Smith (38)

Peter Doe (30)

ON the First day of February A. D. 1908 (38) before me, the subscriber a notary public in and for the Commonwealth of Pennsylvania (39), residing in the City of Philadelphia personally appeared (40) the above named John Jones and Mary Jones, his wife and in due form of law acknowledged the above Indenture (41) to be their and each of their act and deed (42) and desired the same might be recorded as such.

WITNESS (30) my hand and official seal the day and year aforesaid

William A. Gretzinger (43)

Notary Public (40)

My commission expires Feb. 7, 1911. (44).

Seal (34)

RECORDED in the office for recording of deeds in and for the City and County of Philadelphia in Deed Book W. S. V. No. — page 105 etc.

WITNESS my hand and seal of office this fifth day of January A. D. 1908.

William S. Vare

Seal

SALE OF BUNGALOW LOTS.

In the Exchange Salesroom, Nos. 14-16 Vesey st, Bryan L. Kennelly will sell at public auction 34 bungalow plots, located at Oakdale, L. I. This property immediately adjoins the property owned by ex-Commodore Frederick G. Bourne, and is carefully restricted to private residences. Oakdale will be included in the zone of the Pennsylvania electric zone.

Transportation will be improved when the Suffolk and South Shore Trolley Companies run their cars over the new Queensboro Bridge. The fact that the Belmont tunnel will soon be freed from the present entanglements, and will be a decided help in handling the ever-increasing crowds. According to the present train schedule it takes 60 minutes, which will be materially reduced when the system is in operation. From the station to the water is 10 minutes and to the Motor Parkway terminal 6 minutes.

There will be no charge for title insurance, and 60 per cent. of the purchase price may remain on bond and mortgage, at the option of the purchaser.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Buys for Investment.

OLD SLIP.—Cammann, Voorhees & Floyd sold for Rudolph A. Breidenbach the 5-sty building 23 Old Slip, 26.8x19.7, adjoining the Arbuckle Building. Mr. Cammann signed the contract of sale, but immediately assigned it to the real purchaser, an investor. Title will be taken in 30 days.

21ST ST.—Louis Schrag and Joseph Oatman sold to Dr. George T. Jackson 143 West 21st st, bet. 6th and 7th avs, a 4-sty dwelling, 19.5x98.9.

21ST ST.—Henry S. Harper bought for occupancy from Isabella A. Lane, 131 East 21st st, a 4-sty and basement stone front dwelling on lot 33.4x98.9x irregular, fronting on Gramercy Park. The building is 75 ft. deep. The section is rapidly becoming a club and apartment house centre. A co-operative building is under construction.

25TH ST.—Warren McConihe sold for Franklin Bartlett to Leonard L. Hill the building, 32 West 25th st, 25x98.9. Mr. Hill is the present tenant in the building under an 8-year lease. It is built 58 ft. deep. Across the street is Trinity Chapel.

25TH ST.—Henry M. Weill sold for L. J. Kreshover to Chas. A. Gachot 248 West 25th st, a 4-sty dwelling, 15.6x98.9. Mr. Weill recently purchased this property at auction for Mr. Kreshover. The stated price being \$12,000. This sale was a partition one. The building is 50 ft. deep. Across the st is the Bethel Church.

36TH ST.—Frank K. Sturgis sold to C. Grayson Martin 3 West 36th st, a 4-sty dwelling, 25x100, adjoining the northwest cor of 5th av.

46TH ST.—Geo. R. Read & Co. sold for the estate of John R. Downey a 3-sty private stable 112 West 46th st, 25x100.5, to Richard Delafield. Adjoining on the east is public school 67. Across the st is the Hotel Remington, which is connected with the Hotel Portland on 47th st. The Church of St. Mary the Virgin is on this block.

56TH ST.—Henry D. Winans & May sold 26 West 56th st, a 5-sty American basement house, 20x100.5. The above firm sold this property in July, 1907, for Mr. George S. Hart, to Mr. Henry Seligman, who erected the present residence thereon from designs and under the supervision of Harry A. Jacobs, architect. The purchaser will occupy the premises as his private residence.

Estate Sells Holding.

BROADWAY.—The Ward estate sold 589 Broadway, running through to 160 Mercer st, 4 and 5-sty buildings, 28x200, bet Prince and Houston sts. The property has been in the Ward family for nearly a century.

MADISON AV.—Geo. R. Read & Co., in connection with Douglas Robinson, Chas. S. Brown & Co., sold for Benjamin Altman the 5-sty apartment house known as the "Park Madison," at the south-east cor of Madison av and 25th st, 49x100, with an "L" on 25th st, 25x98.9. Adjoining on the east is the Bennington, a 6-sty apartment, 50x88x100. Across the st is the Appellate Division of the Supreme Court. On the west of the av is Madison Square Park. Mr. Altman bought this property about 10 years ago. The present price paid is said to be approximately \$400,000.

Large Fifth Avenue Deal.

5TH AV.—A syndicate, represented by Alwyn Ball, Jr., and of which Henry Corn is a member, bought the property at the southwest cor of 5th av and 17th st, owned by Helen C. Juilliard, who bought it in 1905 and 1906. The properties are known as 114 and 116 5th av and 2 and 4 West 17th st. The plot has a frontage of 92 ft. on the av and 175 ft. on the st. At present the property is improved with a 7-sty building and the old Kingsland residence, and a private stable in the rear. The price paid for the land is said to have been in the neighborhood of \$1,000,000. The present buildings are going to be razed and a modern 18-sty store and office building erected on the site. The entire project will involve an outlay of approximately \$2,000,000. It is stated that about one-third of the space in the new building has been rented from the plans. There are only very few plots left in this part of the city which have not been already improved. The Judge Building is on this block.

5TH AV.—Helen C. Juilliard sold the southwest cor of 5th av and 17th st, 92x175, and known as 114 and 116 5th av. The property is improved with a 7-sty building, the old Kingsland mansion and a 3-sty stable in rear. The price is said to have been in the neighborhood of \$1,000,000. It is stated that the purchaser will erect an 18-sty building on the site. Burling Lane formerly ran through this property, before the city adopted the present system of streets. On this block is located the Judge Building. In this vicinity are several other well known mercantile structures.

NORTH OF 59TH STREET.

Sells Desirable Dwelling.

60TH ST.—Frederick T. Barry sold for Abraham Schwab 34 East 60th st, bet. Madison and Park avs, a 4-sty brownstone dwelling, 20x100.5.

66TH ST.—Edgar & Curtis sold 9 East 66th st for Mrs. Martha Mainzer. This is a 4-sty house, 28x100.5, situated bet the residences of Messrs. Wm. J. Schieffelin and William Baylis. The property was formerly held at \$225,000, but during the recent hard times the price was reduced to \$175,000. This sale is of unusual interest, as it shows that purchasers believe in residence property as an investment and have confidence in the future value of such property. This house is in the centre of the most exclusive part of the 5th av section, the 2 corners of 5th av being owned and occupied by Mrs. H. O. Havemeyer and Grant B. Schley. The purchaser will rebuild the house for his own occupancy and the total outlay will be between \$300,00 and \$400,000. In 1891 this property was sold for \$80,000.

66TH ST.—Tucker, Speyers & Co. sold for David E. Oppenheimer, 58 East 66th st, a 4-sty and basement dwelling, 20x100.5. The buyer will rebuild the house for his own use.

Handsome Residence Bought.

72D ST.—Pease & Elliman sold for Cornelius W. Clark, 152 East 72d st, a 4-sty high stoop brownstone dwelling, 20x74.4, to a client for investment. Last September Dr. B. Farquhar Curtis purchased the house adjoining at the southeast cor of Lexington av, through this brokerage firm. It is a 4-sty dwelling, 24x74.4. A synagogue is on the northeast cor. and the Hotel Premier, a 7-sty building occupies the northwest cor.

79TH ST.—F. & G. Pfloom resold for Alexander Henderson the 3½-sty limestone dwelling 226 West 79th st, 17x102.2, to a Mr. Morrison. These same brokers sold this premises early in October for John J. White to the present seller. It is only a short distance from the Aphorpe apartment house, and is located on an extra wide st. The First Baptist Church is on the northwest cor of Broadway and 79th st. The Lucerne apartment hotel is also on this block.

80TH ST.—Simon Kayton sold 125 East 80th st, located 110 ft. west of Lexington av. Joseph H. Hunt is the buyer.

84TH ST.—John P. Kirwan sold for John A. Proben 278 West 84th st, a 3-sty stone front dwelling, 16.8x62.6, about 34 ft. east of West End av, to Adeline Molyneaux.

86th Street Activity.

86TH ST.—Edward D. Farrell bought the new 6-sty American basement dwelling, 25x102.2, at 18 West 86th st, bet Central Park West and Columbus av. The property stands in the name of Lillian R. Fleischmann. It is built 65 ft. deep. On the west is a vacant lot, 112x102.2. Adjoining on the east and on the southwest cor of Central Park West is a 12-sty fireproof apartment, 102.2x150.

86TH ST.—Jennie Cohn sold 115 West 86th st, a 4-sty and basement stone front dwelling, 20x100.8, built 56 ft. deep. This block is entirely composed of private residences.

94TH ST.—W. D. Morgan sold for Mary W. Lillie 150 West 94th st, a 4-sty dwelling, 18x100.8, to William H. Cochran, who gives in exchange the lot 25x100 on the south side of Seaman av, east of Hawthorne st.

Flats in Trade.

98TH ST.—Nail & Parker sold for Otto Rehfeldt 57 and 59 West 98th st, two 5-sty double flats, 25x100 each, to Annie Roberts. This property was given in part payment for 30 West 136th st, a 6-sty 4-family new-law house, 37.6x100.

98TH ST.—Joseph D. Cronan sold for William J. Casey 148 and 150 West 98th st, two 5-sty single flats, 40x100.11. The Miskind-Feinberg Realty Co. is the buyer.

112TH ST.—Gibbs & Kirby sold for the Society of the New York Hospital to Alexander S. Wolfe 4 lots on the north side of 112th st, 225 ft. east of Broadway. The buyer will erect an apartment house on the plot.

136TH ST.—Nail & Parker sold for Annie Roberts 30 West 136th st, a 6-sty and basement 4-family new-law apartment house, 37.6 x100, to Otto Rehfeldt, who gave in part payment 57 and 59 West 98th st, two 5-sty double flats, 25x100 each.

AMSTERDAM AV.—Eugene S. Van Riper, associated with Gibbs & Kirby, sold for Mrs. Catherine McCrorken 201 West 101st st, northwest cor of Amsterdam av, a 5-sty flat, with stores, 95.3x 25.11. The house was built by Gunn & Grant. The Increment Realty Co. is the buyer.

AMSTERDAM AV.—Judson S. Todd resold the plot 96x125 at the northwest cor of Cathedral Parkway and Amsterdam av. Mr. Todd bought the property recently from John D. Crimmins.

CLAREMONT AV.—Gibbs & Kirby sold for the Society of the New York Hospital 84x60 on the west side of Claremont av, 225 ft. north of 116th st, to James C. McGuire. The same brokers have resold the property, together with a plot adjoining in the rear, making in all a plot 84x100, to Paterno Bros., for improvement with a high-class apartment house.

CLAREMONT AV.—Gibbs & Kirby sold for the Society of the New York Hospital, 120x70, on the west side of Claremont av, 107.6 ft. north of 116th st, to Franklin Pettit.

LENEX AV.—Heilner & Wolf sold to A. Rosenthal the two 5-sty flats with stores 146 and 148 Lenox av, bet. 117th and 118th sts, each 25x100.

LENEX AV.—Thos. L. Reynolds & Co. sold for Martinson & Nebur 471 Lenox av, a 5-sty double flat, 33x100, to Fannie Tuft. Title will pass in about 30 days.

LENEX AV.—The Penco Realty Co. sold 665 to 669 Lenox av, northwest cor of 143d st, two 6-sty apartment houses, 79.11x100, to Herman Cohen.

MADISON AV.—Reckling & Vallender sold, through Warren & Skillin, 1935 Madison av, near 125th st, a 4-sty stone front business building, 22x85. Mrs. Skillin is the purchaser.

RIVERSIDE DRIVE.—Gardner Wetherbee, of 241 West 72d st, sold the plot 50x150x irregular on Riverside Drive, 50 ft. north of 93d st. Mr. Samuel G. Bayne, president of the Seaboard National Bank, is the owner of the property on the cor of the Drive, and adjoining the piece just sold, and is the purchaser of the lots just sold.

5TH AV.—The estate of Alexander Blumenstiel sold the lot 25.2x 100 on 5th av, 75.6 ft. north of 95th st. Judge James W. Gerard is the buyer. It is stated that he will erect a dwelling on his new purchase for his own occupancy.

WASHINGTON HEIGHTS.

139TH ST.—The Burlington Realty & Construction Co. sold the new 6-sty elevator apartment house, at 602 to 606 West 139th st, 75x99.11, adjoining the southwest cor of Broadway. Title will pass about Dec. 1st. The St. Regis House is across the st. Adjoining on the west is a plot of 4 lots, vacant. In the rear is the Stockbridge, another 6-sty flat, 75x86x99.11.

148TH ST.—Thomas & Son sold for Mrs. Maud T. Mason the 3-sty and basement private dwelling 532 West 148th st, 15.6x99.11. The seller purchased this property on May 5th, 1908, from Daniel J. O'Connor, trustee for Owen Byrne, for \$13,400.

170TH ST.—Robt. B. Roosevelt, Jr., resold the plot 100x100 on the north side of 170th st, 100 ft. west of Amsterdam av.

A. Schwoerer, Jr., Buys.

178TH ST.—Sigmund Hirschberg sold the plot 50x100 on the north side of 178th st, 100 ft. west of St. Nicholas av. A. Schwoerer, Jr., is the buyer. On the westerly half of the lot there is a 2-sty frame house, lined with brick. Title is set to pass about February 1 next, but there is some question as to whether possession can be given, as the present tenant has a lease. Adjoining the property on the west is the Wadsworth, a 5-sty apartment house, 50x88x100.

180TH ST.—Louis Garfel, of 92 East Broadway sold 100x100 on the south side of 180th st, 95 ft. east of Audubon av. He bought this property in December last.

210TH ST.—W. J. Huston & Son sold for Francis C. Menair 100x 99.11 on the south side of 210th st, 100 ft. east of 10th av, to Robert Gordon, the coal dealer.

215TH ST.—Henry H. Dreyer sold to William Hurst, 50x119, at the southwest cor of 215th st and Park Terrace East.

AMSTERDAM AV.—W. D. Morgan and Cammann, Voorhees & Floyd sold for Marks & Mezy 1772 Amsterdam av, a 5-sty flat, with store, 25x100, 50 ft. south of 148th st.

AUDUBON AV.—Brody, Adler & Koch Co. sold the northeast cor of Audubon av and 172d st, 94.6x95. On the southeast cor is the Washington Heights United Presbyterian Church. Adjoining on the east of the properties just sold are four 5-sty flats, 43.9x94.6, each built to a depth of 82 ft.

AUDUBON AV.—Joseph D. Cronan sold for the Mishkind-Feinberg Realty Co. to Wm. J. Casey the northwest cor of Audubon av and 179th st, 50x100, for improvement with a 5-sty apartment house.

BROADWAY.—Adolph Lewisohn sold the plot of 4 lots at the northeast cor of Broadway and 141st st, 100x100. This is one of the few plots left in this neighborhood which are ripe for improvement. Adjoining on the north and east are rows of private dwellings.

Broadway Property in Demand.

BROADWAY.—The Chelsea Realty Co. sold the block front comprising about 12 lots on the east side of Broadway, bet 135th and 136th sts, with frontages of 199.10 ft. on Broadway, about 128 on 135th st and 178 on 136th st.

FT. WASHINGTON AV.—Hall J. How & Co. sold for the Fluri Construction Co. to the State Realty & Mortgage Co. 6 lots at the northeast cor of Fort Washington av and 180th st.

ST. NICHOLAS AV.—The Hudson Realty Co. sold the vacant block front on the west side of St. Nicholas av, bet 177th and 178th sts, 189x100. It is understood that the new owner, the Empire City Woodworking Co., will improve.

SEAMAN AV.—W. D. Morgan sold for Wm. H. Cochran 25x100 on the south side of Seaman av, east of Hawthorne st, to Mary W. Lillie, who gives in trade the 4-sty dwelling 150 West 94th st, 18 x100.8.

VERMILYEA AV.—W. J. Huston & Son sold for Francis C. Menair 50x125 on the west side of Vermilyea av, 100 ft. south of Ishman st, to Robert Gordon, the coal dealer.

BRONX.

GARDEN ST.—In part payment for the 2-family house on Ryer av, 25x100, located 45 ft. north of 180th st, D. Douglas gives to the Irvine Construction Co. 2 lots in Garden st, 265 ft. west of Southern Boulevard.

MINFORD PL.—Smith & Phelps sold for Dr. James Neil, 4 lots at the northwest cor of Minford pl and 172d st. The buyer, who is a builder, will immediately improve the plot with three 4-sty flats with two families on a floor.

TRAFALGAR PL.—H. Giebel sold the 2-family dwelling on the west side of Trafalgar pl, 175 ft. south of 176th st, 25x65, to J. B. Redell.

WOODLAWN ROAD.—Warch & White sold for J. Beneson 50x100 on Woodlawn road, 50 ft. west of Hull av.

149TH ST.—Smith & Phelps sold for the Moorehead Realty & Construction Co. 524 East 149th st, a 5-sty apartment, with stores, 40x88x100. This is the second house sold out of a row of five recently completed by the Moorehead Company.

155TH ST.—E. Sharum Co. sold to the Armor Realty Co. 274 East 155th st, a 4-sty tenement, 27.6x86.6.

163D ST.—Ruchti & Erdmann sold for Marie Schacht the 4-sty double flat 723 East 163d st, 25x90.

170TH ST.—Ruchti & Erdmann sold for Joseph Zeller the 3-family house 412 East 170 st, 16.8x100.

Frame Dwelling Disposed of.

184TH ST.—Ernst & Cahn sold for the Gotham Investors Co., in conjunction with J. J. Pittman, 614 East 184th st, a frame dwelling, 25x105.

186TH ST.—Ernst & Cahn sold for the Gotham Investors Co., to Leo Levinson 468 East 186th st, a 4-sty flat, 20x100.

BROOK AV.—E. Sharum Co. sold to the Armor Realty Co. 1006 Brook av, a 4-sty tenement, 26.6x160.

Plots in Demand.

COLLEGE AV.—Smith & Phelps sold for James Harris 4 lots on the west core of College av, 320 ft. south of 169th st, to a builder for improvement.

GLEASON AV.—M. M. Henning sold for M. G. Straus and W. G. Morrissey to Augusta Schneider 2143 Gleason av, a detached 2-family frame house, 25x100.

MERRIAM AV.—Bernard Smyth & Sons sold for the Whitehall Realty Co. 100x72 on the east side of Merriam av, 100 ft. north of 170th st.

OGDEN AV.—Bernard Smyth & Sons sold for the Whitehall Realty Co. 8 lots on the west side of Ogden av, 100 ft. north of 170th st, 100x72.

PUGSLEY AV.—Frank Gass sold the two 2-family houses, each 25x100, on the west side of Pugsley av, 125 ft. north of Westchester av, for the Vernon Park Realty Co. to Constanzo Perrella.

RYER AV.—The Irvine Construction Co. sold a 2-family house, 25x100, on Ryer av, 45 ft. north of 180th st, to G. Douglas, who gives in part payment 2 lots in Garden st, 265 ft. west of Southern Boulevard.

VYSE AV.—Smith & Phelps sold for Phelan & Benline the 3-sty brick two-family house 1217 Vyse av, 18.9x55x100. This is the third sold out of a row of 4 recently completed by the sellers. James Harris is the buyer. Title will be passed Nov. 16.

LEASES.

John H. Dye Co. rented for Morris B. Arnold the dwelling 69 West 10th st, for a term of years.

Huberth & Gabel leased for Millie Pelta to Julia Coster the 4-sty dwelling, 247 West 39th st.

Richard Heynemann leased 368 West 57th st, a 4-sty dwelling, for George T. Diefenthaler to Julius Strauss for a term of years.

Louis Becker & Co. leased for Alexander White for a term of years the 3-sty and basement private dwelling, 515 West 157th st.

Joseph Glick leased the 6-sty apartment house 332 East 51st st, 28x100, for a term of years at an aggregate rental of about \$20,000.

John N. Golding leased for George MacCulloch Miller for a long term of years the stable 15 East 39th st, 24x98.9. The building will be used for business purposes after extensive alterations.

Fishel, Adler & Schwartz leased 12 East 39th st, now used as a stable, for 10 years at \$1,500 a year. They will alter and use it for their business. Their present site has been taken by a clothing house.

Joseph Crowell leased to Nicholas V. Cantasano & Bro. the 5-sty building running through from 185 South st to 353 Water st, 33.6

x151, and has secured for the new lessees a renewal of the lease from the executors of the Davis estate.

Jesse C. Bennett & Co. leased for the estate of Zipporah Morrison and Edward Morrison 1455 Broadway, bet. 41st and 42d sts, a 20-ft. 4-sty building. The lease is for 21 years, with 3 renewal privileges, at an aggregate rental of \$1,260,000.

Duross Co. leased the 3-sty front and rear dwellings 7 Leroy st for James Clark to Mary Jacobs; also the 4-sty dwelling, 35 West 16th st, for Margaret Dillon to Grace Berlew and Ida M. Steiger; also the dwelling, 293 West 4th st, for a client to Margaret McEvoy, and the 3-sty dwelling, 29 Leroy st, for Mr. Roncoroni to Mrs. Kane.

J. Arthur Fischer leased for Eugene Flood the 4-sty English basement dwelling 216 West 40th st, to Menotti Romano. After alterations the building will be occupied as a restaurant; also for William Sperb to Attilio Baroni for 10 years the 3-sty building 104 West 43d st. The premises will be used as a restaurant after the completion of alterations.

SUBURBAN.

WHITE PLAINS, N. Y.—The Briarcliff Hotel property on Railroad av, at White Plains, has been sold to the Hupfel Brewing Co., which has given a lease on it for a long term of years. The property formerly belonged to Major Dot.

RIDGEWOOD, N. J.—A. H. Mattox Realty Co. bought a large tract in the Borough of Glen Rock, South Ridgewood, N. J., and will proceed immediately with the development of the property. Street improvement work has been begun, and contracts have been signed for the construction of several dwellings. Capt. A. H. Mattox is the president of the company and Alvah H. Stahl its vice-president.

UNCLASSIFIED SALES

The total number of sales reported is 76, of which 13 were below 59th st, 43 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 36, of which 10 were below 59th st, 15 above, and 11 in the Bronx.

The total number of mortgages recorded for Manhattan this week were 151, as against 182 last week, and in the Bronx 128, as against 121 last week. The total amount involved is \$5,004,753, as against \$6,617,574 last week.

The amount involved in the auction sales this week was \$1,376,130, and since January 1, \$49,544,096. Last year the total for the week was \$2,346,930, and from January 1, \$35,674,746.

WATER ST.—The Keane estate sold 233 and 235 Water st, two 5-sty store and loft buildings, 33.2x74x33x72.11, 66.7 ft. from Beekman st.

99TH ST.—Richtmeyer & Irving sold for the Stability Realty Co. 146 West 99th st, a 3-sty and basement dwelling, 15.4x82. The buyer is the Congregation Pincus Elijah, which has been occupying leased quarters at 203 West 100th st. The property will be extensively altered and used for a synagogue.

112TH ST.—The De Leon Realty Co. sold the 7-sty elevator apartment house known as the De Leon at 48 to 52 West 112th st, 72x100.11, 100 ft. east of Lenox av.

AMSTERDAM AV.—The Wechsler estate sold 940 and 942 Amsterdam av, a 5-sty apartment house with stores, 50x100, bet. 103th and 107th sts, to a Mr. Marks.

VYSE AV.—Smith & Phelps sold for Phelan & Benline the 3-sty brk dwelling 1223 Vyse av, 18.9x55x100. This completes the sale of the 4 houses recently constructed by Phelan & Benline, all of which were sold by the above brokers.

HUNT'S POINT AV.—The Geo. F. Johnson's Sons Co. sold a plot having a frontage of 802 ft. on Hunt's Point av, including the southwest cor of Garrison av, which is directly opposite the new Hunt's Point station of the N. Y., N. H. & H. R. R. The purchaser is the Hunt's Point Construction Co. A steam shovel is at work excavating the cellars for fifteen 4-sty apartment houses, with colonial fronts of varying styles. The buildings are to be set back 10 ft. from the street line, with terraced lawns from stoop to area line. The Geo. F. Johnson's Sons Co. also announce the sale of 12 additional lots to the Manida Co.; these lots are on Manida st, immediately in the rear of those sold to the Hunt's Point Construction Co. The Meehan Building Co. and the Manida Co. have forty-two 2-family houses in course of construction on Manida st.

REAL ESTATE NOTES

Simon, Steingut, real estate broker, has removed his office from 71 2d av to 769 Lexington av, northeast corner of 60th st.

J. W. Mooyer and Russell Marston, comprising the firm of Mooyer & Marston, have been elected members of the Real Estate Board of Brokers.

Chas. H. Schnelle, who has been located at 1326 Lexington av for several years past, has removed his office to the corner store at 1324 Lexington av.

Theodore C. Marceau took title to Nos. 548 and 550 5th av, 50.5x100. The transfer was made for a nominal consideration over a mortgage of \$608,000.

A real estate trader is wanted by a prominent real estate office for their sales department. Further particulars will be found on the Want and Offer page in this week's issue.

A building loan of \$40,000 was made by the Lawyers Title Insurance and Trust Co. to the Arc Realty Co. on the property, 100x121.3x irregular, on the east side of Vyse av, 50 ft. south of 181st st.

The title to No. 398 5th av, between 36th and 37th sts, 27.7x125, was transferred to Albert Simonson. The Title Guarantee and Trust Co. made a loan of \$400,000 for three years at 5 per cent. on the premises.

Michael Runnell resold four lots at Oakdale, Long Island, that he purchased at auction from W. K. Aston. A profit of



WANTS AND OFFERS



IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 596 Broadway, N. Y., or West End, N. J.

DESK ROOM, or share in suite of offices, to let to Engineer or Architect on reasonable terms. Address "ARCHITECT," c/o Record and Guide.

BIG BARGAIN

118 Rolls of Asbestos Insulating and Roofing Felt, (Johns-Manville, Boston Brand), at less than carload price. FRANK EBERHARD, 401 East 76th Street.

FOR SALE

Lime and Marble Quarries, Lime Kilns and Plant, situated in Massachusetts. For full information, address "W. A. M.," c/o Record and Guide, 11 East 24th Street.

WANTED—By a very active office for their Private Sales Department, a Real Estate trader. One who has had active experience in matching up will get the benefit of all the force of a busy office behind him. Write, stating experience.

"MATCHING," care Record and Guide.

ESTABLISHED Bronx office wants experienced salesman on commission. BOX 40, c/o Record and Guide.

AN EXPERIENCED real estate man wanted to organize a renting department for a large New York office. Must be a man of ability. In writing, state full particulars, giving age, experience, references, and salary expected. "X. Y. Z.," c/o Record and Guide.

BIDS WANTED.—Reliable contractors to bid on new Church Building to be erected in Verona, New Jersey. For particulars, apply to CLINTON D. BALDWIN, Bloomfield and Lakeside Aves., Verona.

YOUNG LADY, thoroughly experienced all branches real estate carding, mortgages, selling, renting, wants position with real estate office. Able to take full charge. Highest references. BOX 45, Record and Guide.

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25 per cent. was made by Mr. Runnell on his purchase. Mr. Leopold Hutter also resold a lot that he purchased at the same sale, realizing a profit of approximately 12 per cent.

The New Jersey-New York Real Estate Exchange will hold a members' meeting, followed by a "Dollar Dinner," on Thursday, Nov. 19, at 4 P. M. Among the speakers will be Mr. Calvin Tompkins, president of New Jersey Waterways Association, and ex-Governor E. C. Stokes. Their subjects will be of deep interest to real estate men.

Matthew Webb, Jr., and August R. Ohman rented offices in the Columbia Bank Building, 507 5th av, where they will conduct a general real estate business, under the name of the Ohman-Webb Co., Inc. Mr. Webb has been engaged in this field for a number of years, while Mr. Ohman is equally well known as a publisher of maps.

The lease affecting the property No. 302 5th av has been renewed by Duveen Brothers. This holding is at the northwest corner of 31st st. The lease also includes the adjoining building on the side street. The lease has 10 years to run and the annual rental is \$30,000. It is owned by the Dinsmore estate, of which Dumont Clarke and others are executors.

Among the transfers of the week appears one affecting the property Nos. 329 and 331 Canal st, at the northeast corner of Greene st, including Nos. 4 and 6 on that street. This property involves a plot 100.10x100.5x29.6x irregular, and is improved with a 6-sty mercantile structure. The stated consideration was \$200,000. It is assessed, with improvements, at \$140,000.

The Dash estate has decided to utilize part of their holdings at Broadway and 237th st, for an athletic field. The land to be used for this purpose lies along the easterly side of Broadway north and south of the proposed 237th st for a distance of about 400 ft. and runs east 320 ft. to Putnam av. This prop-

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS - \$9,500,000

160 BROADWAY, MANHATTAN

Title Department and Trust and Banking Department.

Brooklyn Branch, 188 Montague Street.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

BUNGALOW PLOTS

on Great South Bay, near Oakdale Station, L. I.

AT PUBLIC AUCTION

THURSDAY, NOV. 19, at 12 O'Clock,

Exchange Salesroom, 14 Vesey Street

Permanent Shore Rights on the Bay will be included in the sale. Property beautifully shaded and carefully restricted. Each plot contains 6 full city lots, 25 x 100 feet.

60% ON MORTGAGE, 3 YEARS AT 4%. Titles Guaranteed.

To Parkway Terminal at Lake Ronkonkoma, 6 minutes' run.

New York to Oakdale, 60 minutes. Station to Water, 10 minutes.

BRYAN L. KENNELLY, Auctioneer, 156 BROADWAY

Note.—The property forms part of the Peperidge Hall Estate and immediately adjoins "Indian Neck Farm," the magnificent home of ex-Commodore F. G. Bourne.

erty is only a short walk from Van Cortlandt Park terminus of the subway. Baseball, football and all track sports can be held on the grounds when finished.

The Property Owners' Improvement Association, recently formed in the Manhattan av section, has begun the work of carrying out its plans. A canvassing committee of ten has been appointed to obtain the name of every resident and property owner in the neighborhood. It is hoped that a large percentage of these will be enrolled on the list. Actual results have already been accomplished, though the organization is only a few weeks old. The officers report that they are much encouraged both as to the response to applications for membership as well as to the shaping of the various projects for the benefit of the neighborhood.

Announcement was made during the week that the Madison Square Garden was on the market for sale. As an investment the proposition has not been a success. There are very few attractions that can show in a building of this kind, the result being that the house is "dark" for the greater part of the year. The property is thought to be worth about \$3,500,000, based upon prices obtained for property in the immediate neighborhood. The company has a capital stock of \$2,000,000, and there is outstanding a bond issue of like amount. This square block has been devoted to amusements since 1871. It was thought, when the present building was put up, that the running expenses would be reduced materially by having a theatre in the structure, but this has not been the case. Real estate men believe that the razing of the Madison Square Garden means the sub-division of the property and that business buildings will be constructed on the site. Frank K. Sturgis is president of the company; Messrs. J. P. Morgan, D. O. Mills, Adrian Iselin, Jr., and many other prominent New Yorkers are on the board of directors.

PROPERTY OWNERS' SECTION.

CONDEMNATION PROCEEDINGS.

20TH AND 21ST STS.—Acquiring title for site for school purposes on northerly side 20th st and southerly side of 21st st, between 8th and 9th avs. Commissioners Edward W. Fox and William H. F. Wood have completed their estimate of loss and damage in this proceeding. Report or transcript of such estimate filed in office of Board of Education. Objecting parties will be heard at 258 Broadway on November 23.

178TH ST.—Opening and extending from Cedar av to easterly line of Putnam Division of N. Y. Central Railroad. Commissioners Julius Heiderman and Thos. J. Maguire have completed their estimate and assessment in this proceeding. Objections may be presented in writing on or before Dec. 1 at 90-92 West Broadway. Objecting parties will be heard on Dec. 2 at 2 P. M.

ASSESSMENTS.

121ST ST AND 3D AV.—Restoring asphalt pavement at northwest corner. Area of assessment: Northwest corner 121st st and 3d av, known as Lot 36, Block 1770. Assessment entered Nov. 7. Payable within 60 days.

71ST ST.—Regulating, etc., from west line of Exterior st to a point 150 ft. westerly. All persons claiming injury by the change of grade may present their claims in writing to Secretary Board of Assessors on or before Dec. 1. Blank forms can be obtained at 320 Broadway.

180TH ST.—Paving, etc., between Amsterdam av and Broadway. Area of assesment: Both sides of 180th st, from Amsterdam av to Broadway, and to extent of half the block at intersecting streets. Assessment entered Nov. 10. Payable within 60 days.

153D ST.—Regulating, etc., from Broadway to Riverside drive extension. All persons claiming injury by the change of grade may present their claims in writing to Secretary Board of Assessors on or before Dec. 1. Blank forms can be obtained at 320 Broadway.

140TH ST.—Regulating, etc., from Broadway to Riverside drive. All persons claiming injury by the change of grade may present their claims in writing to Secretary Board of Assessors on or before Dec. 1. Blank forms can be obtained at 320 Broadway.

139TH ST.—Regulating, etc., from a point 425 ft. west of Broadway to Riverside drive (avenue). All persons claiming injury by the change of grade may present their claims in writing to Secretary Board of Assessors on or before Dec. 1. Blank forms can be obtained at 320 Broadway.

201ST ST.—Paving with asphalt from easterly line of Academy st to a point 200 ft. east of the easterly line of 9th av. Proposed assessment completed and ready for examination.

202D ST.—Paving with asphalt from easterly line of 10th av to a point 200 ft. east of the easterly line of 9th av. Proposed assessment completed and ready for examination.

—Stocks have had their day. Purchasers of stocks now acquire a very much heavier percentage of speculative value than they did a few months ago. The risk is greater. The investment value has not been squeezed out of real estate by a few fortunate purchasers, and all the speculative value is there, too.

TAXPAYERS ELECT OFFICERS.

At the regular election of the United Real Estate Owners Association the following officers and Board of Counsel were chosen for the ensuing year: Thos. Krekeler, prest.; Chas. J. F. Bohlen, 1st vice-prest.; Dr. A. Korn, 2d vice-prest.; John Volz, treas.; Dr. Phil G. Becker, recdg. secty.; Henry Ruschmeyer, financial secty. Board of Counsel: Adolph Block, Ira J. Ettinger, William Hauser and John J. Pheelan.

The annual entertainment and reception of the owners' association will take place Jan. 18, at the Central Opera House. Great preparations for this event are now under way, including the publication of a pleasing souvenir book and programme, which was designed and is being printed under the direction of Chas. H. Schnelle.

JANITORS AS RENTING AGENTS.—In the more moderate priced apartments the janitor is a big factor in securing tenants. If the halls are clean and the brasses well polished more than half the battle is over. Even though the rooms may not suit in every respect, the tenant is very liable to think that many virtues will go with a cleanly janitor. In the large majority of cases this conclusion is quite correct. A janitor who is orderly is generally a satisfactory man all round.

A MISAPPLIED TERM.

SCIENTIFIC REALTY SPECULATION IN NO SENSE A GAMBLE.

Property owners, especially those who are frequently engaged in buying and selling real property, are oftentimes regarded as real estate gamblers, but that this term is not justly applicable to the class of purchasers alluded to is made clear by an opinion of a prominent real estate operator who recently affirmed that the growth and development of a great city presents many excellent opportunities for the legitimate purchasing of properties with the distinct purpose of reselling at a profit when the anticipated opportunity arrives, and that while this method of purchasing may not be termed investing, in the strict sense of the word, it nevertheless requires knowledge of the subject, constant application and, to result successfully, the exercise of keen foresight and vigilance, together with a willingness and ability, wherever necessary, to alter, rebuild or otherwise improve the purchase and an appreciation of how it may best be utilized. This he believes should be the accepted understanding of the term speculation, as applied to real estate, and should not be confused with that opprobrious and harmful expression—real estate gambling.

The authority referred to is likewise of the opinion that there exists the same difference between two such speculative operators as may be said to exist in the character and standing of a legitimate banker and a modern stock-gambling financier. He further contends that the era of ripe speculation which terminated in 1906 was responsible for the entry into realty and building circles of a number of these so-called speculators, who entered into contracts to purchase any reasonably cheap property offered, but only in event that they could obtain contracts of sale upon the payment of merely nominal deposits, with the privilege of long term of from 60 days to 6 months before they would be obliged to take title or forfeit their deposit. To use his own language:

"Many old-time owners who had bought legitimately at a time when land was comparatively cheap, in their desire to take advantage of the arrival of the opportunity they had foreseen upon which expectation they had based their purchase, readily consented to such contracts, and this feature of the market was largely responsible for the 'crop' of speculative talent that sprang up over night, brilliant examples of the element in the New York realty market that tried to place it on a par with a 'boom town' instead of recognizing the sturdy reliability that has long characterized the value of its properties, when conservatively bought, honestly and intelligently managed, and recognized and treated as any other standard investment, with the same cold, dispassionate demand for bare facts and statistics regarding it.

"These long-term contracts of purchase were practically but options, and while the fever of the period entered into and confiscated the brains of many buyers, and resulted in numerous 'quick' profits for a number of the more fortunate gamblers of the period, it was merely 'contract selling,' after all, and many of these contracts represented nothing definite in the minds of the buyers, excepting, perhaps, the speculative determination to procure a possible, and continue in the attempt, or, failing in this, to procure an extension, if possible, and continue in the attempt, or, still failing, to either forfeit the deposit and return the contract or procure the least possible necessary amount to obtain title and become a 'real owner.'"

OBJECT TO SEWER ASSESSMENT.

A large gathering of members of the Rent and Taxpayers' Alliance recently took place at Klinger's Hall for the purpose of considering the pending assessment for a temporary sewer in the Wakefield section, amounting to \$5 per running front foot. A committee of three was appointed to secure counsel, who will be instructed to institute proceedings looking toward a reduction in the sum each property owner will be called upon to contribute.

Other matters of importance were discussed, including the question of the trolley switch at 241st st, and the matter of running cars to the city boundary line. In this respect the taxpayers' association expressed itself by resolution condemning the underhanded manner in which permission was obtained from the local authorities to place a switch on White Plains rd at 241st st, against the wishes of the majority of property owners and rentpayers in that neighborhood. It was further resolved that the association insist upon the removal of the present inadequate cross-over switch to a point north of 242d st, and its substitution by a double cross-over switch in accordance with a signed petition lately presented to Borough President Haffen for action by the Board of Estimate.

DAYLIGHT CONTROLLED.

Oftentimes more attention is paid to the lighting of buildings by prospective tenants than to their location, and while owners and builders in the past have generally exerted intelligent efforts to meet the requirements in this direction, until recently

little if any thought has been given the control of daylight. A manufacturer out West, however, lately placed upon the market a device which is said to go a long way towards solving the problem. It consists of a window shade adjuster, as shown in the accompanying illustration, which dispenses with rods, bars and other paraphernalia which tend to complicate the working parts.

The adjuster is said to be noiseless and positive in operation and can easily be adjusted to new and old buildings. In new structures the window stops may easily be detailed suitable for the adjustable shade brackets and can be installed as cheap as others. The advantage claimed for the shade adjuster are: Better light, conserving the eyesight, better ven-

tilation and a more satisfactory window shading proposition in every respect.

Although the attachment is not generally used in these parts it is being installed in many of the great office buildings in Chicago as well as schools and other structures.

Another step toward regulating the control of daylight lies in the use of reversible or hinge opening windows. Both types are practical, although the latter may be preferred on account of its adaptability to various requirements. The hinged sash is so arranged that both upper and lower section can be opened into the room by simply standing on the floor, as you open and shut them like a door, and when closed they slide up and down in the usual way. One of the advantages of this sash is that it can be placed in any frame with small expense. Besides, it is practically dust proof.

It often happens that a building is flanked on either side by two taller structures, thus intensifying the darkness and rendering at least the lower portion undesirable for occupancy. In such a case the property owner will find it infinitely to his advantage to install prism glass in the sashes. Glass of this description is not expensive as many suppose; on the contrary, it costs about the same as ordinary glazing. A good idea of the magnifying power of prism glass may be had by a visit to one of the many business buildings so equipped in the wholesale dry goods district of Manhattan.

What difficulties cannot be overcome in the control of daylight through the medium of automatic shades and reversible or hinge opening sashes may be surmounted by the judicious installation of some form of magnifying glass. The necessity for a better regulation of daylight in city buildings is becoming more and more apparent, and it may safely be said that the influence of good light on the rent roll is of sufficient importance to warrant closer attention to the subject.

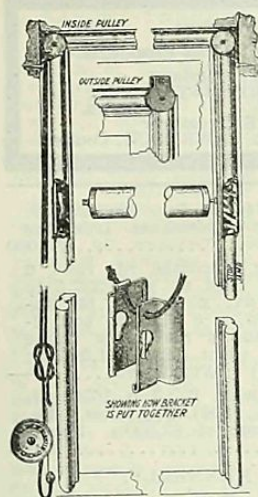
TROUBLES WITH THE TENANT.

The average flat or tenement owner is at all times subject to the dangers and annoyances incident to the ownership of improved investment property. Tenants often become unreasonable in their demands, and not infrequently their attitude toward the landlord in matters concerning the management of stores and apartments, repairs and the payment of rents, necessitates the invocation of the law.

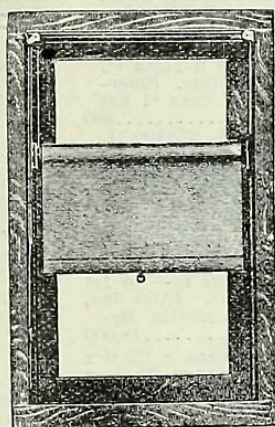
A great majority of landlords are familiar with the necessary procedure in obtaining redress where the obstreperous tenant is concerned, but there are occasions when this knowledge should include as well a good understanding of the proceedings necessary for the recovery of real property. For the benefit of interested property owners, the following general statement, partly relating to dispossession, or summary proceedings, may be of interest:

A tenant may be removed, if without the permission of his landlord he continues in possession, of the demised premises after the expiration of the term of his lease; or if, without permission, he remains in possession after the default in the payment of the rent, after a demand has been made or at least 3 days' notice in writing requiring the payment of the rent or the possession of the premises, has been served on him; or if the premises are used for illegal purposes.

Unless, however, the term expires on the 1st day of May, a



MECHANISM.



SHADE ADJUSTED.

monthly tenant in the City of New York shall not be removed from the premises demised to him unless, at least 5 days before the expiration of the term, a notice in writing is served on him, stating that the landlord wishes to terminate the tenancy, and that unless the tenant removes on the day on which his lease expires summary proceedings will be resorted to in order to remove him from the premises.

The application for the removal of the tenant, if made to a District Court, must be made to the court in the district in which the property or part of it is situated; must be made by the landlord or lessor of the premises; must be a written verified petition, describing the premises of which possession is claimed, and describing the interest of the petitioner therein. It must also state the facts which authorize the application and the removal of the person from possession, naming or designating the person against whom the proceeding is instigated, and requesting an order that he be removed accordingly.

OPPOSE OPENING OF 215TH ST.

Trouble is brewing concerning the proposition to open 215th st west of Broadway. It appears that some weeks ago one of the property owners in that neighborhood presented a petition for this purpose, and while it is not denied that a regularly opened street would be of benefit to property interests in the locality referred to the opposition maintains that if the thoroughfare is opened as planned it would necessitate making a deep cut in the hill, which would leave much valuable property some 60 feet above grade.

It is the desire of many lot owners that the grades be left as originally established, some time ago, which allows for the existence of steps as at present, leading to the crest of the bluff. By this arrangement all property in the affected district is reached by reasonable grades.

The matter was recently discussed at a meeting of the members of the Local Board of the Washington Heights District. In the meantime a model of the hill is being prepared which will show the grade of the cut as proposed.

Reginald P. Bolton of the Washington Heights Taxpayers' Association, referred to the proposition as an imposition. "If the grade is lowered as planned, much damage will result," said Mr. Bolton. "The cut will elevate bordering lands at least 70 feet above the present grade of Broadway and will be the means of great loss to owners in that neighborhood."

One large property owner in the old Drake tract points out that not only will the proposed cut affect property interests along 215th st, but owners of lots in the cross streets, such as Seaman av, Park Terrace East and Park Terrace West are likely to suffer considerable loss through the necessary re-grading of these streets which would follow.

Among the property owners of record in that vicinity may be mentioned Wm. B. Isham, A. L. Seward, Henry Degenhardt, John H. Hyde, John J. Lenihan, Thos. A. M. Stevenson, Chelsea Realty Corporation, Rose G. Allen and John J. Hart Co.

NEW FERRY TALKED OF.

A movement is on foot to increase the transit facilities between lower Manhattan and the upper Palisades section of Bergen County, New Jersey, through the operation of an additional ferry line. Those responsible for the agitation are principally well-to-do New York business men, whose places of residence are located in such places as Englewood, Leonia, Morsemere and Grantwood. It is held that much time can be saved by operating a boat between Edgewater on the Jersey side and some point in the down-town commercial district of the metropolis. The most convenient means of reaching lower Manhattan from the upper Palisades is at present via the Hudson River Ferry touching at 130th st. This method entails a tiresome walk to the subway station, with the exasperating delays consequent upon the use of the underground road. The effect of an improvement of this character would ultimately assist in establishing a firmer basis of real estate values along the Palisades ridge.

In alluding to the subject, Edward D. Paulin, president of the Leonia Heights Land Co., said, on Tuesday, that while he knew something of the plans for a new ferry, he was not in a position to reveal the names of the projectors. "Property owners in North Bergen need a more direct way of reaching down-town Manhattan," he said, "and a ferry such as proposed would meet all reasonable requirements, for a while at least."

Frank E. Knox, president of the Columbia Investment and Real Estate Co., owners of Grantwood, Morsemere and Ames Terrace, is of the opinion that the establishment of the proposed ferry would benefit realty interests not only in the places referred to, but as far west as Hackensack and the immediate surrounding territory.

—Railroads have made fortunes. Real estate has made fortunes. These have been the two great fortune makers. There is a greater opportunity for fortune to-day in real estate than in anything else. The "Opportunity Number" of the Record and Guide will be issued December 19.

JOSEPH P. DAY

REAL ESTATE

AUCTIONEER AND APPRAISER

MAIN OFFICE
31 NASSAU ST.,AGENCY DEPT.
932 EIGHTH AVENUE**BRYANT PARK REALTY CO., Inc.**

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

EDGAR J. LEVEY, President
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CHAUNCEY H. HUMPHREYS, Asst. Sec'y.
EDWIN A. BAYLES, Treasurer
WILLIAM N. HARTE, Counsel
Hon. ABRAHAM R. LAWRENCE, Counsel**NOTICE TO PROPERTY OWNERS.****HEARINGS FOR THE COMING WEEK.**

At 90-92 West Broadway.

Monday, Nov. 16.

Boston rd, opening, from White Plains rd to northern boundary city, at 2 p m.

Sputen Duyvil rd, opening, from Sputen Duyvil Parkway to Riverdale av, at 4 p m.

Benson av, &c, at 2 p m.

Paulding av, opening between 222d and 223d sts, at 12 noon.

Tremont av, closing from Aqueduct av to Sedgwick av, at 3 p m.

Canal pl, opening from 138th to 144th st, at 12 noon.

West 151st st, closing from Riverside Drive to Hudson River, at 3 p m.

A new street, opening between Bowery and Elm sts, at 4 p m.

West 161st st, opening from Broadway to Riverside Drive, at 1 p m.

Grand Boulevard (southerly), opening, at 4 p m.

Trafalgar pl, opening, from 175th to 176th st, at 3 p m.

Fairview av, opening from 11th av to Broadway, at 12 noon.

Tuesday, Nov. 17.

East 140th st, opening between Park av and Morris av, at 11 a m.

East 140th st (assessment), at 12 noon.

Northern av, opening north of 181st st, at 4 p m.

Zerega av, opening from Castle Hill av to Castle Hill av, at 1 p m.

Wednesday, Nov. 18.

Seaview av (Richmond), opening from Richmond rd to Southfield boulevard, at 2 p m.

Baychester av, opening from 4th av to Pelham Bay Park, at 10 a m.

Riverside Drive, widening between 139th and 142d sts, at 2 p m.

West 176th st, opening between Amsterdam and St Nicholas avs, at 2 p m.

Thursday, Nov. 19.

Riverside Drive, widening between 158th and 165th sts, at 11.30 a m.

Sewerage District No 43, at 2 p m.

West 178th st, opening between Broadway and Haven av, at 11 a m.

Friday, Nov. 20.

East 227th and 228th sts, opening, at 2 p m.

City Island Bridge, at 1 p m.

At 258 Broadway.

Monday, Nov. 16.

Broome st and Cleveland pl, rapid transit, at 10 a m.

Fort George, rapid transit, at 10 a m.

Loop No 3, at 11 a m.

Bridge 3, Section 3, at 2 p m.

Brooklyn Bridge, at 2 p m.

Loop No. 2, at 4 p m.

Tuesday, Nov. 17.

Clinton st police station, at 10 a m.

Brooklyn Bridge, at 10.30 a m.

Westchester av, rapid transit, at 11 a m.

Whale Creek, dock, at 1 p m.

Centre and Walker sts, rapid transit, at 2 p m.

Pier 51, at 3 p m.

Centre, White and Canal sts, rapid transit, at 4 p m.

Wednesday, Nov. 18.

Loop No 4, at 2 p m.

Thursday, Nov. 19.

Fort George, rapid transit, at 10 a m.

15th and 18th sts, dock, at 10.30 a m.

West 168th st, armory site, at 2 p m.

Brooklyn Bridge, at 2 p m.

Friday, Nov. 20.

Westchester av, rapid transit, at 11 a m.

Loop No 4, at 2 p m.

Bridge 3, Section 3, at 2 p m.

Broome st and Cleveland pl, rapid transit, at 2 p m.

15th and 18th sts, dock, at 2.30 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 13, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements Legal Sales.

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

JOSEPH P. DAY.

*Topping av, No 1762, e s, 275 s 175th st, 20x 95, 3-sty brk dwelling. (Amt due, \$2,492.58; taxes, &c, \$300; sub to a first mort of \$7,500.) Atlas Mortgage Co. \$8,696

*Topping av, No 1764, e s, 255 s 175th st, 20x 95, 3-sty brk dwelling. (Amt due, \$2,489.59; taxes, &c, \$300; sub to a first mort of \$7,500.) Atlas Mortgage Co. \$8,696

Broadway, s w cor 108th st, 91.6x101.9x44.8, vacant. (Sheriff's sale of all right, title, &c.) J Daum \$200

47th st, No 150, on map Nos 148 to 154, s s, 216.8 e 7th av, 70.10x100.5, 13-sty brk and stone hotel. (Amt due, \$287,942.97; taxes, &c, \$7,384.29; sub to a mort of \$315,000.) Harold F James, for Bondholders Committee. \$343,315

*St Nicholas av, No 728, e s, 337.4 n 145th st, 18.6x100, 4-sty stone front dwelling. (Sheriff's sale of all right, title, &c.) Exrs of Est of Simon Guterman \$800

98th st, No 213, n s, 210 e 3d av, 25x100.11, 5-sty brk tenement. (Amt due, \$18,016.55; taxes, &c, \$377.41.) Edwin A Weiss. \$23,000

Edgecombe av, w s, 150 s 145th st, 125x100, vacant. (Amt due, \$48,508.92; taxes, &c, \$1,200. Ritch, Woodford, Bovee & Butcher, for a client \$50,700

Av A n e cor 1st st, runs n 216 to 2d st x e 1st st | 400 to Westchester Creek x s e — to 1st 2d st | st x w 431 to beg. Unionport. (Amt due, \$16,894.10; taxes, &c, \$661.24.) Martin McHale \$18,000

Forest av | s e cor 168th st, runs s 123.6 x 168th st, No 750, e 57.1 x n 27.6 x w 30 x n 97.6 x w 31.10 to beg. 2-sty frame dwelling and 1 and 2-sty frame stable in rear. (Amt due, \$10,850.95; taxes, &c, \$431.44.) L Zeller. \$16,700

101st st, No 64, s s, 130 w Park av, 25x100.11, 5-sty brk tenement. (Amt due, \$2,886.79; taxes, &c, \$641.02.) M S Hayman, party in interest \$27,032

107th st, Nos 205 and 207, n s, 125 e 3d av, 50x100.11, two 4-sty brk tenements and stores. (Partition.) Herman E Warshauers. \$26,000

Av B, No 295, e s, 36 n 17th st, 37.4x100, 6-sty brk tenement and store. (Amt due, \$31,328.77; taxes, &c, \$934.89.) Joseph L Buttenweiser \$32,500

Av B, No 297, e s, 73.4 n 17th st, 37.4x100, 6-sty brk tenement and store. (Amt due, \$31,328.77; taxes, &c, \$934.89.) Joseph L Buttenweiser \$32,250

*Cannon st, No 92, e s, 143.5 s Stanton st, 34.1x100, 6-sty brk tenement and store. (Amt due, \$10,860.90; taxes, &c, \$899.49; sub to two prior mortgages aggregating \$48,500.) Nathan Kirsh \$50,800

*74th st, No 345, n s, 175 w 1st av, 25x98, 5-sty brk tenement and store. (Amt due, \$3,053.12; taxes, &c, \$370.80.) Giuseppe Miceli \$21,511

158th st, Nos 529 and 531, n s, 375 w Amsterdam av, 50x99.11, vacant. (Amt due, \$15,078.16; taxes, &c, \$322.80.) Adj sine die.

*101st st, Nos 406 to 412, on map Nos 406 to 410, s s, 100 e 1st av, 100.11x100, two 6-sty brk tenements and stores. (Amt due, \$30,642.32; taxes, &c, \$3,500; sub to prior mortgages aggregating \$67,500.) Aetna Mortgage Co. \$78,500

*3d av, No 4062, e s, 356.2 n 174th st, 33.6x 100x32.7x100, 5-sty brk tenement and store. (Amt due, \$7,535.91; taxes, &c, \$679.24; sub to a mort of \$26,000.) Joseph E Goldberg \$30,733

*3d av, Nos 4058 and 4060, e s, 323.2 n 174th st, 33x100, 5-sty brk tenement and store. (Amt due, \$7,543.67; taxes, &c, \$651.47; sub to a mort of \$26,000.) Louis Kramer. \$30,833

Aqueduct av E n e cor 183d st, 79.1x14.9x78x 183d st, No 75 | 27.10, 3-sty frame tenement and store. (Amt due, \$2,500.78; taxes, &c, \$588.89.) Withdrawn

3d av, No 4274, e s, 105.2 n 178th st, 50x102.1 x49.11x100, 6-sty brk tenement and store. (Amt due, \$12,917.19; taxes, &c, \$726.33; sub to a prior mort of \$35,000.) Louis B Rosenberg, party in interest \$49,013

3d av, No 4278, e s, 155.2 n 178th st, 50x104.1 x49.11x102.1, 6-sty brk tenement and store. (Amt due, \$12,924.69; taxes, &c, \$742.47; sub to a mort of \$35,000.) Louis B Rosenberg, party in interest \$49,013

*Wooster st, Nos 84 to 88 | e s, 51 s Spring st, Spring st, Nos 124 and 136 | runs s 75 x e 100.2 x n 98.10 x e 3.1 x n 27 to Spring st, x w 49.1 x s 51 x w 54.2 to beg, 7-sty brk loft

and store building. (Amt due, \$248,228.68; taxes, &c, \$3,690.93.) Germania Life Ins Co. \$230,000

Jerome av | n w cor Macombs rd, runs n Macombs road | 497.3 to 172d st, x w 332.5 to Inwood av | Inwood av, x s 100.1 to Macombs rd, x e 332.1 to beg, 2-sty frame dwelling and 1 and 2-sty frame buildings and vacant. (Amt due, \$11,053.82; taxes, &c, \$8,020.24.) Withdrawn

Jackson av, No 1045, w s, 253.3 n 165th st, 19.7x85. (Amt due, \$961.30; taxes, &c, \$108.23; sub to a mort of \$3,500.) Ferdinand Eidman \$6,075

BRYAN L. KENNELLY.

*Ferris av, w s, adj lands of St Joseph's Institute for Deaf Mutes, runs s 303.5 x w 1104.5 x n 234.1 x n e 627.10 x s e 147.6 x e 138.5 x n e 271.11 to beg. Unionport. (Amt due, \$23,469.31; taxes, &c, \$1,653.14.) (Corrects error in issue of Nov 7 when consideration was \$23,000.) Albert L Lowenstein. \$33,000

JAMES L. WELLS.

Katonah av, Nos 4319 to 4325 | s w cor 238th st, 238th st | 100x85, four 2-sty frame dwellings. (Amt due, \$4,119.60; taxes, &c, \$325; sub to four first mortgages aggregating \$8,684.) Gilbert P Brush. \$11,413

D. PHOENIX INGRAHAM.

35th st, No 46, s s, 325 e 6th av, 20x98.9, 4-sty stone front dwelling. (Partition.) Randall H Macdonald \$81,000

22d st, No 261, n s, 262.6 e 8th av, 18.9x98.9, two 1-sty brk and frame buildings. (Amt due, \$11,059.69; taxes, &c, \$164.12.) Withdrawn

*Elizabeth st, No 165, w s, 132.5 s Spring st, 25x94, 5-sty brk tenement and store and 3-sty brk tenement in rear. (Amt due, \$17,497.71; taxes, &c, \$563.32.) Edw F Burke. \$27,300

WM. KENNELLY, JR.

Fox st, No 764, e s, 180 n 156th st, 40x100, 5-sty brk tenement. (Amt due, \$28,454; taxes, &c, \$476.15.) Herman Moench. \$30,200

Fox st, No 766, e s, 220 n 156th st, 40x100, 5-sty brk tenement. (Amt due, \$28,459; taxes, &c, \$476.15.) Herman Moench. \$30,300

SAMUEL MARX.

136th st, No 641, on map No 661, n s, 101.11 w Cypress av, 37.6x100, 5-sty brk tenement. (Amt due, \$27,437.33; taxes, &c, \$1,218.43.) Herman K Lubetkin \$29,000

Av B, No 299, e s, 36 s 18th st, 37.4x100, 6-sty brk tenement and store. (Amt due, \$31,421.24; taxes, &c, \$934.89.) Joseph L Buttenweiser \$32,550

Total \$1,376,130
Corresponding week, 1907 \$2,346,930
Jan. 1st, 1908, to date \$49,544,096
Corresponding period, 1907 \$35,674,746

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Nov. 14.

No Legal Sales advertised for this day.

Nov. 16.

63d st, No 147, n s, 414.3 w Columbus av, 18.6 x100.5, 4-sty and basement brk dwelling. Blanche Walter agt Delia I Donihee et al; Chas D H Brower, att'y, 10 Wall st; Joseph P Morrissey, ref. (Amt due, \$13,739.51; taxes, &c, \$852.32.) Mort recorded May 29, 1900. By Joseph P Day.

Market st, No 73, w s, 58.7 n Cherry st, 26.9 x60x26x60, 5-sty brk tenement and store. Morris Rose agt Charles J Fox et al; Moses N Schleider, att'y, 103 Attorney st; Louis B Hasbrouck, ref. (Amt due, \$7,599.42; taxes, &c, \$380; sub to a first mort of \$17,500.) Mort recorded Oct 18, 1905. By Joseph P Day.

Market st, No 71, w s, 85.4 n Cherry st, runs n 27.7 x w 36.2 x n 3.7 x w 23.3 x s 31.11 x e 60.4 to beg, 5-sty brk tenement and store. Morris Rose agt Morris Lifschitz et al; Moses N Schleider, att'y, 103 Attorney st; Isham Henderson, ref. (Amt due, \$7,147.87; taxes, &c, \$380; sub to a first mort of \$17,000.) Mort recorded Oct 18, 1905. By Joseph P Day.

229th st, n s, 175 e White Plains rd, 100x114, Wakefield. N Y & Suburban Co-operative Building & Loan Ass'n agt Annie Kritzer et al; Robert H Bergman, att'y, 3219 3d av; Joseph P Morrissey, ref. (Amt due, \$5,035.57; taxes, &c, \$357.11.) Mort recorded April 11, 1905. By Joseph P Day.

97th st, No 117, n s, 175 e Park av, 25x100.11, vacant. Edward Boylston agt Portman Realty Co et al; R & E J O'Gorman, att'y's, 49 Chambers st; Hal Bell, ref. (Amt due, \$9,842.82; taxes, &c, \$326.03.) Mort recorded March 13, 1906. By Herbert A Sherman.

(Continued on page 945.)



OFFICIAL LEGAL NOTICES



SALE OF MACHINERY AND APPURTENANCES THERETO ON CITY REAL ESTATE.

AT THE REQUEST of the President of the Borough of Brooklyn, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the contents of the buildings standing within the lines of property acquired by the City of New York for street purposes in the

BOROUGH OF BROOKLYN.

BEING more particularly described as all of the remaining machinery, etc., now contained within or formerly occupying the buildings, parts of buildings, etc., standing within the lines of property acquired for the widening of Roebling street, from the Bridge Plaza at South Fourth street to Union avenue in the Borough of Brooklyn, said machinery, etc., consisting of two lots:

Lot No. 1. BEING the machinery, etc., that is now erected in the building situated at the northwest corner of Roebling and North Eleventh streets, formerly occupied and used for the purposes of the manufacture of paper.

Lot No. 2. BEING such machinery, etc., as was formerly erected in the building situated on the west side of Roebling street from North Ninth street to North Tenth street, formerly used for the purposes of the manufacturing of paint, and such of said machinery as is now remaining and is at present stored in the yard situated at the southwest corner of North Eleventh street and Roebling street, or elsewhere, the City of New York not assuming any responsibility for the absence or loss of any missing part or parts thereof:

All of which machinery is more particularly described upon a specific list now on file in the office of the Collector of City Revenue, Department of Finance, No. 280 Broadway, Borough of Manhattan.

By direction of the Comptroller the sale of the above described machinery and appurtenances thereto will be made, at public auction, under the supervision of the Collector of City Revenue,

MONDAY, NOVEMBER 16TH, 1908,

at 11 A. M., upon the premises.

For list of machinery and further particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance,
Comptroller's Office, October 30th, 1908. (7031)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.

List 237, No. 1. Sewers in Vermilyea avenue, between Two Hundred and Eleventh and Dyckman streets, and in Hawthorne street, between Broadway and summit east of Vermilyea avenue.

BOROUGH OF QUEENS.

List 108, No. 2. Sewer in First avenue (Lockwood street), from Webster avenue to Paynter avenue, First Ward.

List 111, No. 3. Temporary sewer in Nineteenth street, from the southerly side of Sixth avenue to a point about 250 feet southerly, Third Ward.

List 112, No. 4. Temporary sewer in Tenth avenue, from the Long Island Railroad bridge to Fourteenth street, and in Fourteenth street, from Tenth avenue to Eighth avenue, Third Ward.

List 123, No. 5. Sewer in Eighth avenue (Pomeroy street), from Grand avenue to Vandeventer avenue, First Ward.

List 126, No. 6. Sewer in Fourteenth avenue (Stemler street), from Vandeventer avenue to Grand avenue, First Ward.

List 128, No. 7. Sewer in Maple avenue, from Summit street to Lawrence street, Third Ward.

List 158, No. 8. Sewer in Fourth avenue (Rapelje street), from Broadway to Graham avenue, First Ward.

List 163, No. 9. Sewer in Halsey street, from Fulton avenue to Franklin street, First Ward.

All persons whose interests are affected by the above-named proposed 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, No. 320 Broadway, New York, on or before December 8, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,

PAUL WEIMANN,

JAMES H. KENNEDY,

Board of Assessors.

WILLIAM H. JASPER,

Secretary,

No. 320 Broadway.

City of New York, Borough of Manhattan,
November 5, 1908. (7066)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., now standing on property owned by the City of New York, acquired by it for bridge purposes in the

BOROUGH OF MANHATTAN.

BEING all those buildings, parts of buildings, etc., situated within the lines of property taken

\$12,500,000

NEW YORK CITY

Four (4%) Per Cent.

GOLD TAX EXEMPT STOCK AND BONDS

Issued in Coupon or Registered Form
Interchangeable at will after Purchase

To Be Sold Monday, Nov. 23, 1908,

At 2 o'clock P. M.

AS FOLLOWS:

\$12,000,000 Corporate Stock, Payable November 1, 1958

\$500,000 Assessment Bonds, Payable November 1, 1918

EXEMPT FROM ALL TAXATION

COUPON INTEREST PAYABLE

AT OPTION OF HOLDER

IN NEW YORK OR LONDON

THESE STOCKS AND BONDS ARE LEGAL INVESTMENTS FOR TRUST FUNDS

Send bids in a sealed envelope enclosed in the addressed envelope. A DEPOSIT OF TWO PER CENT. OF PAR VALUE MUST ACCOMPANY BID. Such deposit must be in money or certified check upon a New York State Bank, or Trust Company, or a National Bank. For fuller information see "City Record," published at Room No. 2, City Hall, New York.

Consult any Bank or Trust Company, or address

HERMAN A. METZ, Comptroller, City of New York

280 Broadway, New York.

for bridge purposes between Monroe street and the Bowery, and more particularly described as being all or part of the buildings known as 12 Bayard street, and the part of the respective buildings standing on city property, known as 6 Forsythe street, 8 Forsythe street, 77 Henry street, 125 Madison street, 132 Madison street, 53 Monroe street and 69 Monroe street; all of which buildings are more particularly described on a map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, the sale of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller on

TUESDAY, NOVEMBER 17TH, 1908,

at 11 a. m., on the premises.

For further particulars see City Record.

H. A. METZ,

Comptroller.

City of New York, Department of Finance,
Comptroller's Office, October 31st, 1908. (7173)

ADVERTISED LEGAL SALES.

(Continued from page 944.)

Nov. 17.

89th st, No 446, s s, 107 w Av A. 25x100.8, 4-sty stone front tenement. Richard Schimek agt Maurice Sandberg et al; Gustav Goodman, att'y, 346 Broadway; Frank A Spencer, Jr, ref. (Amt due, \$5,025.88; taxes, &c, \$748.75.) By Joseph P Day.

Cauldwell av/w s 100.4 n 165th st, 70x119.11 Boston rd | to Boston rd, x 82.11x163.11, vacant. Samuel Green agt Joseph A Richter et al; Edgar Whitlock, att'y, 2 Rector st; Adam Wiener, ref. (Amt due, \$3,919.53; taxes, &c, \$379.30; sub to a first mort of \$15,000.) Mort recorded Oct 17, 1906. By Joseph P Day.

83d st, No 166, s s, 149.8 w 3d av, runs s 162.2 x w 16.1 x n 50.2 x e .06 x n 52 x e 15.7 to beg, 4-sty stone front dwelling.

William McBrien agt Lena Holl et al; Archibald C Weeks, att'y, 30 Broad st; Wm E Morris, ref. (Amt due, \$2,113.18; taxes, &c, \$161.40; sub to a prior mort of \$7,000.) Mort recorded May 16, 1899. By Joseph P Day.

153d st, No 534, s s, 462.6 w Amsterdam av, 37.6x99.11, 5-sty brk tenement. Lydia B Koch agt Barnett Evans et al; Harris, Corwin, Gunnison & Meyers, att'ys, 150 Nassau st; Max Silverstein, ref. (Amt due, \$11,084.80; taxes, &c, \$1,415.06; sub to a first mort of \$40,000.) Mort recorded Jan 6, 1906. By Joseph P Day.

144th st, No 509, n s, 133.9 w Amsterdam av, 16.6x99.11, 3-sty brk dwelling. Henry B Kirkland agt Edgar Logan et al; Thomas W Butts, att'y, 51 Chambers st; Frederick W Sperling, ref. (Amt due, \$10,864.08; taxes, &c, \$621.67.) Mort recorded June 30, 1905. By Joseph P Day.

141st st, No 311, n s, 175 w 8th av, 25x99.11, 5-sty brk tenement. August Kuhn agt Lina Kreiselheimer et al; Geo H Rudolph, att'y, 141 Broadway; Chas L Cohn, ref. (Amt due, \$21,225.44; taxes, &c, \$416.22.) Mort recorded May 28, 1900. By Joseph P Day.

129th st, Nos 54 and 56, s s, 190 w Park av, 50x 99.11, 6-sty brk tenement. Henry Menken agt Meyer Abramson et al; Chas H Stoddard, att'y, 141 Broadway; Adam Wiener, ref. (Amt due, \$5,697.34; taxes, &c, \$2,402.25; sold sub to a mort of \$55,000.) Mort recorded June 30, 1905. By John L Parish.

119th st, Nos 524 and 526, s s, 323 e Pleasant av, 50x100.10, 6-sty brk tenement and store. Louis E Levy agt Jacob Bloch et al; Wm V Goldberg, att'y, 20 Broad st; William Klein, ref. (Amt due, \$14,193.07; taxes, &c, \$1,175.16; sub to a first mort of \$43,000.) Mort recorded March 9, 1906. By Joseph P Day.

2d av, No 2455, w s, 49.11 s 126th st, 25x105, 3-sty brk tenement and store. Ernestine Augner agt Dora Holzman et al; Harry G Hecht, att'y, 37 Wall st; Paul L Kiernan, ref. (Amt due, \$3,890.24; taxes, &c, \$246.76.) Mort recorded Dec 4, 1907. By Joseph P Day.

(Continued on page 946.)

ADVERTISED LEGAL SALES.

(Continued from page 944.)
Nov. 18.

Reade st, No 112 | n e cor West
West Broadway, Nos 111 and 113 | Broadway, 25x
61, 5-sty brk loft and store building.
Cromwell av | e s, intersec n w s Jerome av,
Jerome av | 287.6 x 135.10 x 253.5, gore, 1 and
2-sty frame stable and vacant.
Cromwell av, w s, 363.7 n Jerome av, 59.10x52.8
x28.10, vacant.
Jennie M Henderson et al agt Charles Fraser
et al; Leopold Leo, att'y; Richard M Henry,
ref. (Partition.) By Joseph P Day.
Madison av, No 1236 | s w cor 89th st, runs w
89th st No 22 | 138.10 x s 100.8 x e 63.10
x n 75 x e 75 x n 25.8 to beg, 7-sty brk hotel.
Edw V Loew Jr agt Franklin J Wood et al;
John V Irwin, att'y, 203 Broadway; Robert J
H Powell, ref. (Amt due, \$58,824.87; taxes,
&c, &c—; sub to two mortgages aggregating \$200,
000.) Mort recorded July 25, 1906. By Joseph
P Day.
146th st, Nos 525 and 527, old Nos 793 and 795,
n s, 200 e Brook av, 50x100, 5-sty brk tene-
ment. William Gratz et al exrs agt Edward
Greenberg et al; Stroock & Stroock, att'ys, 320
Broadway; Morris Cukor, ref. (Amt due, \$11,
693; taxes, &c, \$950; sub to a prior mort of
\$36,000.) Mort recorded April 26, 1906. By
Joseph P Day.
3d av, Nos 3684 to 3690 | s e cor 170th st, runs s
170th st | 89 x e 209 x s 50 x e
109.2 x n e 50 x n 120 x w 322 to beg, 2 and
3-sty frame hall and vacant. Mutual Life
Ins Co of N Y agt Louis A Scheuch et al;
Action No 1; James McKeen, att'y, 55 Cedar
st; Harriette M J Wood, ref. (Amt due,
\$62,701.09; taxes, &c, \$3,965.91.) Mort re-
corded July 14, 1904. By Joseph P Day.
4th st | n e cor 220th st, 50x105, Wakefield.
220th st | Theodore Wentz agt Jacob Wexler et
al; Harold Swain, att'y, 176 Broadway; Ash-
bel P Fitch, ref. (Amt due, \$8,280.87; taxes,
&c, \$270.48.) Mort recorded April 30, 1906.
By Bryan L Kennelly.
Sullivan st, No 142, w s, 175 n Prince st, 25x125,
7-sty brk tenement and store. Mary L Fraser
agt Max Bache et al; Frayer, Stotesbury &
Gregg, att'ys, 141 Broadway; Roger A Pryor,
ref. (Amt due, \$43,671.13; taxes, &c, \$962.55.)
Mort recorded Nov 19, 1906. By Joseph P
Day.
So Boulevard, No 978 | s e cor 136th st,
136th st, No 700, on map No 178 | 28.10 x 85.3 x 25
x 70.10, 4-sty brk tenement and store. Rosa-
lie A Oakley agt Franklin A Thurston et al;
R Floyd Clarke, att'y, 37 Wall st; Sylvester
L H Ward, ref. (Amt due, \$14,204.65; taxes,

&c, \$1,830.01.) Mort recorded Feb 17, 1893.
By Bryan L Kennelly.
217th st, n s, 200 e Pauding av, 50x114.4, Wake-
field. Rose Solinger agt Petrina Barone et al;
Joseph W Gottlieb, att'y, 29 Graham av,
Bklyn; Ashbel P Fitch, ref. (Amt due, \$4,
922.15; taxes, &c, \$86.21.) Mort recorded
March 10, 1908. By Joseph P Day.
Cedar st, w s, 100 s Chester av, 125x100, Eden-
wald. Chas H Love agt Joseph Goldberg et al;
Lawrence E French, att'y, 41 Park Row; Louis
F Doyle, ref. (Amt due, \$890.50; taxes, &c,
\$100.) Mort recorded Jan 25, 1907. By Jo-
seph P Day.
Concord av | s w cor 147th st, 150x100, vacant.
147th st | Julius T Staples agt Josephine A
Esler, et al; H M Collyer, att'y, 2527 Atlan-
tic av, Brooklyn; Arthur Hurst, ref. (Parti-
tion.) By Joseph P Day.
Nov. 19.
156th st, n s, 85 e Fox st, 15x100, vacant.
Sheriff's sale of all right, title, &c, which
Bronx Borough Realty & Construction Co had
on July 7, 1908, or since; Harry P Wood, att'y,
60 Wall st; Thomas F Foley, sheriff. By Jo-
seph P Day.
143d st, Nos 126 to 148, s s, 150 e 7th av, 250x
99.11, six 6-sty brk tenements. Sadie V
Levy agt Herman Pekelner et al; Arnstein &
Levy, att'ys, 128 Broadway; Henry B Ham-
mond, ref. (Amt due, \$6,586.85; taxes, &c,
\$5,606.89.) Mort recorded Feb 14, 1908. By
Joseph P Day.
Water st, Nos 220 and 222 | n w cor Beekman st,
Beekman st, Nos 115 to 119 | 56.9x63.4x50.9x57.7,
vacant. Annie J Gruner et al, trustees, agt
Geo P Macready et al; Bowers & Sands, att'ys,
31 Nassau st; Jermain Savage, ref. (Amt due,
\$27,224.05; taxes, &c, \$1,022.68.) Mort re-
corded Jan 10, 1907. By Joseph P Day.
So Boulevard | s w cor 185th st, runs s 30.4 x w
185th st | 113.2 x s 100 x w 75 x n 130 x
e 183.6 to beg, vacant. Augustus Gariess agt
Helen R Miller et al; Action No 2; Reuben
Mapelsden, att'y, 21 Park Row; Henry W Un-
ger, ref. (Amt due, \$12,054.48; taxes, &c,
\$1,708.59.) Mort recorded Jan 9, 1905. By
Joseph P Day.
So Boulevard | n w cor Grote st, 75.11x109.3x75x
Grote st | 120.11, vacant. Same agt same;
Action No 1; same att'y; same ref. (Amt
due, \$9,942.48; taxes, &c, \$2,299.33.) Mort re-
corded Jan 9, 1905. By Joseph P Day.
124th st, No 409, n s, 125 e 1st av, 25x100.11,
5-sty brk tenement and store. Agnes F Ulrey
agt Harry Abrams et al; Ferdinand E M Bull-
owa, att'y, 32 Nassau st; Louis F Doyle, ref.
(Amt due, \$14,071.72; taxes, &c, \$225.96.) Mort
recorded May 18, 1906. By Joseph P Day.
West st, No 127, e s, 64.2 s Fulton st, 20x51.6

x18x55.10, 5-sty brk tenement and store.
Chas E Appleby et al agt Louisa Suzzarini et
al; Cannon & Cannon, att'ys, 135 Broadway;
Henry J Goldsmith, ref. (Amt due, \$22,266.94;
taxes, &c, \$1,740.09.) Mort recorded July 3,
1896. By Samuel Marx.
Townsend av | s w cor Clifford pl, 40x140.1x40.2x
Clifford pl | 143.7, vacant. Henry F Radcliff
agt Mary E Radcliff et al; Wm E Weaver,
att'y, 299 Broadway; Henry W Herbert, ref.
(Partition.) By Joseph P Day.
Nov. 20.
7th av, No 2226, w s, 24.11 n 131st st, 25x75,
2 and 3-sty brk and frame tenement and store.
Josephine Corbett agt Peter C Fleming et al;
James A Deering, att'y, 135 Broadway; S L H
Ward, ref. (Partition.) By Joseph P Day.
Tinton av, late Beach av, e s, 148.11 s 156th st,
25.6x160.6x25x165.3, 1-sty frame building in
rear and vacant. Pietro Indello agt Harry Lehr
et al; Kilroe & Swarts, att'ys, 5 Beekman st;
Thomas F Foley, sheriff. (Sheriff's sale of all
right, title, &c, which Harry Lehr had on
May 11, 1908, or since.) By Joseph P Day.
Sherman av, w s, 130 n c l 166th st, 50x100, 3-
sty frame dwelling. Henry Roberts agt John
Monaghan et al; Appell & Taylor, att'ys, 90
West Broadway; Adam Wiener, ref. (Amt
due, \$5,331.44; taxes, &c, \$916.31.) Mort re-
corded Jan 2, 1902. By Joseph P Day.
107th st, No 64, s s, 103.9 w Manhattan av,
48.9x100.11, 7-sty brk tenement.
107th st, No 66, s s, 155.6 w Manhattan av,
48.9x100.11, 7-sty brk tenement.
107th st, No 68, s s, 205.3 w Manhattan av,
48.9x100.11, 7-sty brk tenement.
Edw W Browning agt New York Leasing Co;
H Schieffelin Sayers, att'y, 31 Nassau st;
Thomas F Foley, sheriff. (Sheriff's sale of
all right, title, &c, of leaseholds which N Y
Leasing Co had on July 18, 1908, or any time
thereafter.) By Joseph P Day.
Courtlandt av, No 620, e s, 50 n 151st st, 25x
100, 5-sty brk tenement and store. Emma
Boehme agt Mary Wirsing; Page & Booth,
att'ys, 165 Broadway; Thomas F Foley, sheriff.
(Sheriff's sale of all right, title, &c, which
defendant had on May 26, 1899, or since.) By
Joseph P Day.
Nov. 21.
No Legal Sales advertised for this day.
Nov. 23.
Macombs Lane | n w cor 152d st, 85.1x109.7x74.11
152d st | x69.2, vacant. Jennie Currier et
al agt Sarah Cohen et al; Pressinger & New-
combe, att'ys, 60 Wall st; David Milliken,
ref. (Amt due, \$6,808.80; taxes, &c, \$322.81;
sub to a prior mort of \$14,000.) Mort re-
corded Nov 3, 1904. By Joseph P Day.

REAL ESTATE RECORDS

Key to abbreviations:

- 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
- 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
- 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.
- 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found,

do not correspond with the existing ones, owing to their having been no official designation made of them by the Department of Public Works.

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

CONVEYANCES

November 6, 7, 9 10, 11 and 12. (No. 46.)

BOROUGH OF MANHATTAN.

Broome st, Nos 334 and 336, n s, 69.8 e Bowery, 40x93.8, 6-sty brk tenement and store. Meyer Rabiner et al to Solomon Spector. Correction deed. All liens. Nov 5. Nov 7, 1908. 2:424—40. A \$38,000—\$65,000. nom

Same property. Solomon Spector or Spector to Samuel N Berlin and Bernard Trosky. Mort \$63,750. Nov 5. Nov 7, 1908. 2:424. nom

Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7, 7-sty brk loft and store building. Van Schaick Realty Co to Bertha De Grode. Mort \$62,500. Nov 9. Nov 10, 1908. 2:482—41. A \$36,000—\$65,000. nom

Canal st, Nos 329 and 331 | n e cor Greene st, runs n 100.10 x e Greene st, Nos 4 and 6 | 100.5 x s 29.6 x w 34 x n w 10.8 x w 19.3 x s 85.4 to n s Canal st, x w 41.3 to beginning, 6-sty brk loft and store building. Wm A Spencer and ano EXRS Chas G Spencer to James P Logan. 1/2 part. Oct 22. Nov 6, 1908. 1:230—9. A \$75,000—\$140,000. 200,000

Same property. Wm A Spencer to same. 4-6 parts. Oct 22. Nov 6, 1908. 1:130. other consid and 100

Same property. Lorillard Spencer to same. 1-6 part. Oct 31. Nov 6, 1908. 1:230. other consid and 100

Canal st, n e cor Greene st, —x—. Greene st, No 8. Assignment of all right, title and interest to party wall agree- ment. Wm A Spencer and ano EXRS Chas G Spencer to James P Logan. Oct 22, 1908. Nov 6, 1908. 1:230. nom

Cannon st, Nos 122 to 126, e s, 150 s Houston st, 50x100, 6-sty brk tenement and store. Benjamin Leipzig et al to Joseph Freyer. All liens. Nov 9, 1908. 2:330—9. A \$32,000—\$75,000. other consid and 100

Cannon st, No 129, w s, 120 s Houston st, 20x100, 5-sty brk tene- ment. Hyman Rechtseit to Anna M Hill. All liens. Nov 9. Nov 12, 1908. 2:335—69. A \$10,000—\$18,000. other consid and 100

Cannon st, Nos 15 and 17, w s, 56 s Broome st, 44x71, two 5-sty brk tenements and stores. Samuel Graboys to S Graboys, a corpn. Mort \$38,000. Nov 9. Nov 10, 1908. 2:331—45 and 46. A \$21,500—\$36,000. nom

Cherry st, No 482, n s, 21 w Corlears st, 28x50, 6-sty brk tenement. Rebecca Kalt to Cora B Foster. Mort \$21,500 and all liens. Nov 7. Nov 9, 1908. 1:263—assessed with lot 25. A \$—\$. other consid and 100

Cherry st, Nos 129 to 135, s s, 121.6 e Catherine slip, 75x98, two 6-sty brk tenements and stores. Release mort. Wm J Courtney to Michael A Ropano or Rofrano. Nov 6. Nov 7, 1908. 1:250—78 and 80. A \$28,000—P \$28,000. nom

Cherry st, No 218, n s, 84.7 e Pike st, runs n 117.7 x e 19.7 x n 48.4 x e 17.10 x s 163.11 to st x w 37.7 to beginning, 6-sty brk tenement and store. Agatha Selkin to Wm R McGuire, of Brook- lyn. Q C. All liens. Nov 6. Nov 7, 1908. 1:255—6. A \$28, 000—\$75,000. nom

Christie st, No 189, w s, 175 n Rivington st, 25x100, 6-sty brk tenement and store. Lippe Scheinhous et al to Pasha Kapelewitz. All liens. Nov 6. Nov 7, 1908. 2:426—33. A \$20,000—\$32, 000. nom

Eldridge st, No 85, w s, 125 s Grand st, 25x100, 5-sty brk tene- ment and store. Israel M Oshinsky to Nathan Oshinsky. 1-5 part. All title. Oct 15. Nov 6, 1908. 1:306—26. A \$21,000—\$32,000. other consid and 100

Division st, Nos 50 and 52, the business thereat. Power of Attor- ney. Dora Rubin to Morris Rubin. Nov 9. Nov 12, 1908. —

Division st, Nos 37 and 37 1/2, on map No 37, s s, 442.6 e Catharine st, 25x68.6, 5-sty stone front tenement and store. Joseph Jacobs and Ida his wife to Ida Realty Co. Mort \$20,000 and all liens. Nov 7. Nov 9, 1908. 1:281—46. A \$18,000—\$27,000. nom

Dover st, Nos 34 to 40 | begins Front st, s e s, at s w s Dover st, South st, No 160 | runs s e along Dover st 142 to South st Front st, No 259 | x s w 23.3 x n w 69.7 x s w 11.4 x n w 35.11 x n e 12.4 x n w 37.2 to s e s Front st x n e 23.4 to begin-

- ning, one 4 and three 3-sty brk loft and store buildings. Ida M Otz, of Montclair, N J, to Fredk W Fieder, Jr. Nov 4. Nov 10, 1908. 1:107-1, 26 and 27. A \$30,900-\$42,000.
- Same property. Frederick W Fieder, Jr, to Floyd H Crane and Wm F Procter. Mort \$40,000. Nov 9. Nov 10, 1908. 1:107. other consid and 100
- Forsyth st, No 205, w s, 185 s Houston st, 28x66.7, 6-sty brk tenement and store. Henry Colman et al to Sarah Scheinhous. B & S. Oct 19. Nov 7, 1908. 2:422-24. A \$17,000-\$29,000. other consid and 100
- Forsyth st, No 207, w s, 157 s Houston st, 28x66.7, 6-sty brk tenement and store. Lippe Scheinhous and Henry Colman to Lena Colman. B & S. Oct 19. Nov 7, 1908. 2:422-23. A \$17,000-\$29,000. other consid and 100
- Fulton st, No 145, n s, abt 120 w Nassau st, —x—, 4-sty brk loft and store building.
- 61st st E, No 121, n s, about 200 w Lexington av, —x—, 4-sty and basement stone front dwelling.
- Assignment of 1/4 of property, real and personal, acquired under will of Henry P Samplers, their father. Mary J, Emma T and Martha J Samplers to Isidore H Samplers, of Park Hill, Yonkers, N Y. June 23. Nov 9, 1908. 1:89-4. A \$91,000-\$98,000, and 5:1396-9. A \$30,000-\$36,000. gift
- Gansevoort st, Nos 60 to 68, on map Nos 60 to 74 | s e cor Washington st, Nos 809 to 813 | Washington st, runs e 201.8 x s 87.1 x w 117.4 x n 13.6 x w 90.7 to Washington st, x n 72.6 to beginning, eight 5-sty brk tenements and stores, also all title to any land adj above on e, w and s as now in possession. Isabella Glass to Barbara L Glass. B & S. and correction deed. Mort \$—-. Aug 26. Nov 9, 1908. 2:643-41 to 48. A \$98,000-\$140,500. nom
- Greenwich st, Nos 491 and 493, e s, 130.6 n Canal st, 44x90, 3-sty brk and 3-sty frame (brk front) tenements and stores. James H Cruikshank to Alex W Fraser and Geo A Macdonald. Mort \$20,000. Nov 5. Nov 12, 1908. 2:594-21 and 22. A \$16,000-\$18,000. other consid and 100
- Same property. Geo A Macdonald and Alex W Fraser to Newtown Construction Co. Mort \$20,000. Nov 9. Nov 12, 1908. 2:594. nom
- Greenwich st, w s, extends from Carlisle to Albany st x65 on Albany st and 59.2 on Carlisle st.
- Carlisle st, No 1, adj above on west.
- Albany st, No 4, adj above on west.
- Agreement as to walls. Equitable Life Assur Soc of the U S with Emeline T Fletcher, of Oyster Bay, L I. Oct 28. Nov 7, 1908. 1:53. nom
- Greenwich st, No 483 (479), e s, 43 n Canal st, 21.9x90.
- Greenwich st, No 485 (481), e s, 64.9 n Canal st, 21.9x90.
- Greenwich st, No 487, e s, 86.6 n Canal st, 22x90.
- Greenwich st, No 489, e s, 108.6 n Canal st, 22x90.
- four 2-sty brk tenements and stores.
- Edwin A Ely to James H Cruikshank. B & S. Sept 1, 1908. Nov 10, 1908. 2:594-17 to 20. A \$33,000-\$36,000. other consid and 100
- Greenwich st, No 483, e s, 43 n Canal st.
- Greenwich st, No 481, adj above on south.
- Party wall agreement. Edwin A Ely and James H Cruikshank with Edward D Depew. Nov 7. Nov 11, 1908. 2:594. nom
- Henry st, No 322, s s, 200.7 w Jackson st, 25x95.1x25x95, 6-sty brk tenement and store. Philip Bodenstein to Israel Birnbach. 1/2 part. All title. Mort \$33,500. Nov 10. Nov 11, 1908. 1:267-60. A \$16,000-\$30,000. other consid and 100
- Hester st, Nos 127 to 131, n s, 60 w Forsyth st, 60.1x50, 6-sty brk tenement and store. Jacob Sternstein to J Sternstein, a corpn. Morts \$77,000. Nov 2. Nov 6, 1908. 1:305-35. A \$44,000-\$70,000. 100
- Isham st, w s, 50 s Vermilyea av, 50x100, vacant. Robt Gordon to Francis C Menair. 1/2 part. All title. Nov 6. Nov 9, 1908. 8:-2227-13. A \$7,000-\$7,000. nom
- Lewis st, No 159, n w s, 62.1 n 3d st, 21.4x75.6 to alley x22.1x 76.1, 4-sty brk tenement and store. Walter R Way et al HEIRS. &c, John W Thompson and Eliz H Way, dec'd, to Fred Otto, of Brooklyn. Mort \$8,000. Nov 9. Nov 10, 1908. 2:357-79. A \$8,000-\$10,000. nom
- Madison st, No 227 | n e cor Jefferson st, 23.10x80, 3-sty brk tenement and 2-sty brk tenement. Ellen C McManus to Nathan Deitz. Nov 10, 1908. 1:270-32. A \$23,000-\$28,000. nom
- Montgomery st, No 67, e s, 47.6 n Cherry st, 21.10x58.7x20.5x 57.5, 6-sty brk loft and stable. Jacob Prinsky to Mayer Cohen. Mort \$16,700. Nov 5. Nov 9, 1908. 1:259-57. A \$9,000-\$18,500. nom
- Montgomery st, No 57, e s, abt 20 s Monroe st, 18x60, part 6-sty brk tenement and store. Berliner & Greenberg to The Comet Co, a corpn. All liens. Nov 9. Nov 11, 1908. 1:259-part lot 51. A \$—-. other consid and 100
- Perry st, n s, 49.10 w Bleeker st, 0.1 1/2 x 58.4. Eliza Snodgrass and ano to M Bayard Brown. Q C. All title. Nov 9. Nov 12, 1908. 2:622. nom
- Rivington st, Nos 11 and 13, s s, 50 w Chrystie st, 50.2x99.9x50x 99.7, 6-sty brk tenement and store. Max Aronson to Regal Mortgage & Security Co, a corpn. Mort \$71,500. Nov 10, 1908. 2:425-23. A \$42,000-\$45,000. other consid and 100
- Rutgers st, No 54, w s, 17 s Monroe st, 25x107x24.11x106, 6-sty brk tenement and store. Hyman Korovsky to Annie Baranowski. Mort \$41,500. Nov 4. Nov 10, 1908. 1:255-29. A \$17,000-\$42,000. other consid and 100
- Suffolk st, Nos 65 and 67, w s, 59.10 n Broome st, runs n 40.2 x • w 75 x s 32 x e 25 x s 8.1 x e 50 to beginning, 6-sty brk loft and store building.
- Suffolk st, No 69, w s, 100 n Broome st, 25x100, 5-sty brk tenement and store and 3-sty brk tenement in rear.
- Davis Michelson to Lena Michelson. 1/2 part. All liens. Nov 10. Nov 12, 1908. 2:352-60 and 61. A \$56,000-\$91,000. other consid and 100
- Thompson st, No 67, w s, abt 195 s Spring st, 25x100, 6-sty brk tenement and store. Daniel Harris to Samuel Harris. B & S. 1-3 part. All title. Nov 9. Nov 10, 1908. 2:489-33. A \$14,500-\$31,000. 100
- Vesey st, No 45, s s, 175.1 w Church st, 25x81.5x24.9x81.5, 6-sty brk loft and store building.
- Vesey st, No 47, s s, abt 200.1 w Church st 25x82, 5-sty brk loft and store building.
- Henry O Heuer et al EXRS, &c, Henry Heuer dec'd to Joseph T B Jones. Morts \$120,000. Nov 2. Nov 12, 1908. 1:85-12 and 13. A \$72,900-\$104,000. 200,000
- Vesey st, No 45, s s, 175.1 w Church st, 25x85, 6-sty brk loft and store building. It being intended to convey Nos 45 and 47 Vesey st. Henry O Heuer et al EXRS, &c, Henry Heuer to Jos T B Jones. Q C. Nov 2. Nov 12, 1908. 1:85-13. A \$36,400-\$60,000. 100
- Washington Terrace, No 17, e s, 142 s 186th st, 19x62.6, 3-sty brk dwelling. Thos J Meehan to Corinne L Squire. Mort \$5,775 and all liens. Oct 31. Nov 7, 1908. 8:2156-44 1/4. A \$1,000-\$6,000. 100
- Washington st, No 807, e s, 78.6 n Horatio st, runs n 18.1 x e 91 x s 12.1 x w 7 x s w 5.7 x w 85.5 to beginning, 3-sty brk tenement and store. Cornelius C Freeborn HEIR Cornelius S Cooper to Garrett H Freeborn, of Brooklyn. Mort \$5,000. Aug 28. Nov 6, 1908. 2:643-40. A \$7,500-\$8,500. nom
- Water st, No 656, n s, 350 w Jackson st, 26x85.6x26x86.9, 4-sty frame brk front tenement and store and 4-sty brk tenement in rear. Moses Jaffe to Dean Holding Co. All title. B & S. Mort \$20,980.86 and all liens. Oct 31. Nov 6, 1908. 1:260-19. A \$9,000-\$16,000. nom
- White st, No 62, n s, 126 w Broadway, 23x110.3x23x109.11, 5-sty brk loft and store building. U S Trust Co of N Y TRUSTEE Benjamin Stephens to Wm H White of Cold Spring Harbor, L I. 1-3 part. Nov 9. Nov 11, 1908. 1:193-3. A \$36,000-\$58,000. 20,833.33
- Same property. Robt L Redfield EXRS, &c, Clemence L Stephens to same. 2-3 parts. Nov 10. Nov 11, 1908. 1:193. 41,666.67
- Wooster st, Nos 84 to 88 | e s, 51 s Spring st, runs e 54.2 x n 51 Spring st, No 134 and 136 | to s s Spring st x e 49.1 x s 27 x w 3.1 x s 98.10 x w 100.2 to Wooster st x n 75 to beginning, 7-sty brk loft and store building. FORECLOS, Nov 11, 1908. Geo W Clune referee to The Germania Life Ins Co of N Y. Nov 12, 1908. 2:486-11. A \$105,000-\$195,000. 230,000
- 2d st E, No 122, n s, 292.3 e 1st av, 24.8x121.11, 7-sty brk tenement and store. Release mort. Isabella Wilson to Tillie Heicklen. Oct 21. Nov 7, 1908. 2:430-46. A \$20,000-\$47,000. nom
- 10th st E, No 112, s s, 175 e 3d av, runs s 62.3 x s e 1.9 x n e — x n 57.5 to st, x w 18 to beginning, 5-sty brk tenement with all title to a triangular piece of land at s w cor above. Charlotte Istel to Saml H Stone. Mort \$11,500. Nov 10. Nov 11, 1908. 2:465-13. A \$10,000-\$17,000. nom
- 12th st E, No 427, n s, 244 w Av A, 24.3x103.3, 5-sty brk tenement and store and 3-sty brk tenement in rear. Giovanni Diguiseppe to Salvatore Giraldi. All liens. Nov 10, 1908. 2:440-46. A \$17,000-\$27,000. other consid and 100
- 13th st E, No 308, s s, 108 e 2d av, 25x103.3, 5-sty stone front tenement. Order of court cancelling deed dated Oct 18, 1899, and recorded in L 76, cp 8. Wm E Fay TRUSTEE, Anthony Gorman plaintiff agt James W Cameron defendant. Oct 30. Nov 9, 1908. 2:454-14. A \$18,000-\$26,000. supreme court order
- 14th st E, No 432, s s, 419 e 1st av, 25x94 to c l former Stuyvesant st x29.10x110.6, 6-sty brk tenement and store. Benjamin Kaufmann to Martin Goldfarb. Mort \$30,000. Sept 25. Nov 12, 1908. 2:441-23. A \$19,000-\$44,000. other consid and 100
- 15th st W, No 222, s s, 298.1 w 7th av, 24.9x86.6, 3-sty and basement brk dwelling. Andrew Nelson to Catherine L de St Just and Albertine Michaud as joint tenants. Mort \$12,000. Sept 11. Nov 10, 1908. 3:764-51. A \$11,000-\$14,000. other consid and 100
- 15th st W, No 224, s s, 322.10 w 7th av, 24.9x86.6, 3-sty and basement brk dwelling. Mary Tighe to Catherine L de St Just and Albertine Michaud as joint tenants. Mort \$9,000. Oct 30. Nov 10, 1908. 3:764-52. A \$11,000-\$14,000. other consid and 100
- 20th st W, No 9, n s, 245 w 5th av, 28.6x92, 12-sty brk and stone loft, office and store building. The Acme Building Co to Ida C Bracher. Morts \$162,561.85. July 27. Rerecorded from July 28, 1908. Nov 12, 1908. 3:822-28. A \$60,000—P \$120,000. other consid and 100
- 20th st W, No 430, s s, 424.6 w 9th av, runs s 91.11 x e 23.11 x n 81.7 x e 0.4 x n 10.4 to st, x w 24.5 to beginning, 3-sty and basement brk dwelling. Alex E Faber, Jr, et al to Rudolph C Faber. C a G. Sept 28. Nov 9, 1908. 3:717-59. A \$11,000-\$15,500. nom
- 21st st W, No 143, n s, 317.7 e 7th av, 19.5x98.9, 4-sty and basement stone front dwelling. Chas A Schrag to Louis Schrag. Mt \$18,000. April 16, 1907. Nov 9, 1908. 3:797-17. A \$17,500-\$21,000. other consid and 100
- 24th st W, No 43, n s, 241.8 e 6th av, 20.10x98.9, 4-sty stone front building and store. PARTITION, Sept 21, 1908. David B Cahn ref to Herbert R King. Mort \$35,000. Nov 10. Nov 11, 1908. 3:826-15. A \$34,000-\$43,000. \$9,900 above mort of 35,000
- Same property. Release dower. Eliz W King to same. Sept 19. Nov 11, 1908. 3:826. nom
- 26th st W, No 30, s w s, 300 s e 6th av, 25x98.9, 4-sty stone front dwelling.
- 26th st W, No 32, s w s, 281.6 s e 6th av, 18.6x98.9, 5-sty stone front dwelling.
- Wm L Sutphin to W L Sutphin Realty Co, a corpn. Morts \$52,000. Oct 26. Nov 11, 1908. 3:827-64 and 65. A \$70,000-\$81,000. 100
- 26th st W, Nos 137 and 139, n s, 400 w 6th av, 25x98.9, two 4-sty stone front tenements. Adolph Altman to Estelle Brooks of Augusta, Ga. Morts \$24,000. Nov 10. Nov 11, 1908. 3:802-19 and 20. A \$22,000-\$24,000. other consid and 100
- 31st st W, No 108, s s, 120.10 w 6th av, 20.10x94.8x21.8x90.6, 4-sty stone front tenement. Annie Hertzberg to Wilber C Goodale. 1/2 part. All title. Morts \$36,000 on whole. Nov 7, 1908. 3:806-48. A \$43,000-\$46,000. nom
- 31st st W, No 28, s s, 400 w 5th av, 25x98.9, 4-sty stone front building and store. Ella T wife of Geo W Rudkin to Geo W Rudkin. Mort \$40,000. Nov 9, 1908. 3:832-61. A \$75,000-\$83,000. other consid and 100
- 31st st W, No 108, s s, 120.10 w 6th av, 20.10x94.8x21.8x90.6, 4-sty stone front tenement. Hannah Graff to Wilber C Goodale. 1/2 part. All title. Mort \$36,000. Sept 17. Nov 9, 1908. 3:806-48. A \$43,000-\$46,000. nom
- 32d st E, No 225, n s, 300 w 2d av, 25x98.9, 5-sty brk tenement. Nathan Horwitz to Rachel Horwitz. 1/2 part. All title. Mort \$32,250. Nov 2. Nov 6, 1908. 3:913-13. A \$11,000-\$27,000. other consid and 100
- 34th st W, No 262, s s, 144.6 e 8th av, 14.6x98.9, 4-sty stone front dwelling. Blanche Lewis to Leo M Klein and Samuel Jackson. All title. Q C. Aug 8. Nov 7, 1908. 3:783-79. A \$30,000-\$32,000. nom
- 34th st E, No 222, s s, 313 w 2d av, 22x98.
- 34th st E, No 224, s s, 291 w 2d av, 22x98.
- 34th st E, No 226, s s, 269 w 2d av, 22x98.
- 34th st E, No 228, s s, 247 w 2d av, 22x98.
- Four 4-sty brk tenements and stores.
- James D Gagan to Austin E Pressinger. Mort \$55,000. Nov 2. Nov 10, 1908. 3:914-46 to 49. A \$64,000-\$64,000. nom
- 39th st W, No 532, s s, 450 w 10th av, 25x98.9, 5-sty brk tenement and store. Isidor Tachna to Louis Offner. B & S. Mort \$14,750. Nov 6. Nov 9, 1908. 3:710-52. A \$9,000-\$18,000. 100

44th st W, No 551, n s, 175 e 11th av, 25x100.5, 4-sty brk tenement. Mary R wife of John G Clugston to said John G Clugston. All liens. Nov 10. Nov 11, 1908. 4:1073-8. A \$9,000-\$13,500. gift

46th st W, No 606, s s, 125 w 11th av, 25x100.5, 5-sty brk tenement and store. Rubin Gordon to Herman Lubetkin. Mort \$22,000. Nov 2, 1907. Nov 9, 1908. 4:1093-38. A \$8,000-\$15,000. 100

47th st E, No 340, s s, 100 w 1st av, 20x100.5.

47th st E, No 342, s s, 80 w 1st av, 20x100.5. two 4-sty brk tenements and stores. Aaron Leviton to Ida Powers. Undivided right, title and interest. All liens. Nov 12, 1908. 5:1339-30½ and 31. A \$14,000-\$24,000. nom

47th st E, No 133, n s, 140 e Lexington av, 17.6x100.5, 3-sty stone front dwelling. Maze Realty Co to Margt M Lynch. Mort \$12,000. Oct —. Nov 12, 1908. 5:1302-25½. A \$10,500-\$15,000. other consid and 100

48th st W, No 222, s s, 331 e 8th av, 19x100.5, 3-sty stone front dwelling. Samuel Liebovitz to Juliet Turner. Mort \$16,000 and all liens. Nov 6. Nov 7, 1908. 4:1019-51. A \$26,000-\$27,000. nom

48th st E, No 319, n s, 250 e 2d av, 25x100.5, 5-sty brk tenement. Gussie Goldfarb to Gaetano Lopes and Gaetano Tantillo. Mort \$21,500. Nov 1. Nov 10, 1908. 5:1341-11. A \$9,000-\$22,000. other consid and 100

52d st E, No 44, s s, 200 e Madison av, 18x100.5, 5-sty brk and stone dwelling. Release mort. The Albany City Savings Instn to Edwrd H Wise. Nov 10. Nov 12, 1908. 5:1287-43½. A \$33,000-\$75,000. 21,500

52d st E, No 153, n s, 200 e Lexington av, 25x100.5, 5-sty brk tenement. Harry B Kyle to Henry G Block and Hieronymus Lehr. Nov 9, 1908. 5:1307-28. A \$15,000-\$21,500. other consid and 100

55th st E, No 21, n s, 95 w Madison av, 16.8x100.5, 5-sty and basement stone front dwelling. John A Ely et al EXRS, &c, John A Ely, deceased, to Fanny R G Ely, of Lyme, Conn. Nov 5. Nov 10, 1908. 5:1291-13. A \$40,000-\$45,000. 62,500

56th st W, No 240, s s, abt 145 e 8th av, —x—, 4-sty brk and stone front dwelling.

82d st W, No 322, s s, abt 115 e Riverside Drive, —x—, 4-sty stone front dwelling; also Land in South Orange, N J, and Middleburgh, Schoharie Co, N Y. Certified copy last will of John M Scribner. June 19, 1903. Nov 10, 1908. 4:1027-59. A \$29,000-\$33,000. 1244-88. A \$10,000-\$22,000.

56th st E, Nos 345 and 347, n s, 100 w 1st av, 39.4x124.2x39.5x121.6.

56th st E, Nos 341 and 343, n s, 129.4 w 1st av, 39.4x126.9x39.5x124.1. two 6-sty brk tenement and stores. Isaac Solinger to Joseph Golding. All liens. Nov 5. Nov 11, 1908. 5:1349-20 and 22. A \$34,000-\$94,000. other consid and 100

56th st E, Nos 345 and 347, n s, 100 w 1st av, 39.4x124.2x39.5x121.6-sty brk tenement and stores.

56th st E, Nos 341 and 343, n s, 139.4 w 1st av, 39.4x126.9x39.5x124.1, 6-sty brk tenements and stores. Release mort. Sender Jarmulowsky to Joseph Golding. Q C. Nov 9. Nov 10, 1908. 5:1349-20 and 22. A \$34,000-\$94,000. 17,000

Same property. Joseph Golding to Isaac Solinger. Morts \$24,000. Nov 5. Nov 10, 1908. 5:1349. other consid and 100

56th st E, Nos 411 and 413, n s, 174 e 1st av, 40x94.7x40.1x97.2, 6-sty brk tenement and store. Morts \$17,000.

56th st E, Nos 415 and 417, n s, 214 e 1st av, 40x91.11x40.1x94.7, 6-sty brk tenement. Morts \$36,000.

Jacob Bloch et al to Samuel H Raphael. Nov 9. Nov 10, 1908. 5:1368-8 and 10. A \$24,000-\$88,000. 89,700

57th st E, No 415, n s, 123.1 e 1st av, 16.8x100.4, 3-sty and basement store front dwelling. Justus F Poggenburg et al to the Poggenburg Estate Co, a corp. Mort \$7,000. Nov 9. Nov 11, 1908. 5:1369-5½. A \$6,500-\$9,000. other consid and 100

57th st E, No 130, s s, 45 w Lexington av, 22.6x25.5, 4-sty and basement stone front dwelling. Sarah M Odell, of Yonkers, N Y, to Odell Realty Co, a corp. of N J. Morts \$7,000. Nov 5. Nov 7, 1908. 5:1311-59½. A \$12,000-\$16,000. nom

64th st E, No 228, s s, 205 w 2d av, 25x100.5, 6-sty brk tenement. Lena Kramer to Sarah Weinstein. Mort \$30,100 and all liens. Nov 9. Nov 10, 1908. 5:1418-33. A \$12,000-\$32,500. nom

70th st W, No 259, n s, 191.1 e West End av, 16.11x100.5, 4-sty brk dwelling. Harry S Hout to Francis J Welton. Morts \$20,000. Nov 9. Nov 10, 1908. 4:1162-9. A \$10,000-\$20,000. nom

71st st E, No 127, n s, 260 e Park av, 20x102.2, 5-sty stone front dwelling. Geo W Kemp to Margaret H Kemp wife Geo W Kemp. B & S. Mort \$30,000. Nov 11. Nov 12, 1908. 5:1406-12. A \$28,000-\$50,000. 100

72d st E, No 174, s s, 183.4 w 3d av, 16.8x102.2, 4-sty and basement stone front dwelling. Chester Darling and Helen F his wife to Deborah J Darling. Nov 12, 1908. 5:1406-45½. A \$16,000-\$21,000. nom

72d st E, No 152, s s, 24 e Lexington av, 20x74.4, 4-sty and basement stone front dwelling. Cornelius W Clark to Realty Purchasing and Mortgage Corp. Mort \$21,000. Nov 9. Nov 10, 1908. 5:1406-53. A \$20,000-\$27,000. other consid and 100

73d st E, No 112, s s, 107 e Park av, 17x102.2, 4-sty brk dwelling. Cordelia M Schnitzer to Jane F Hoyt. Nov 9, 1908. 5:1407-68. A \$20,000-\$28,000. other consid and 100

74th st E, No 494, s s, 100 w Av A, 25x102.2, 5-sty brk tenement. Clara M Olmsted to Chas H Richter, of Brooklyn. 1-3 part. All title. Mort 1-3 of \$5,000. Oct 31. Nov 7, 1908. 5:1468-29. A \$8,000-\$21,000. nom

76th st E, No 10, s s, 200 e 5th av, 21.11x102.2, 5-sty brk dwelling. Dora Schiffer widow to James C Brady. Mort \$50,000. Nov 11. Nov 12, 1908. 5:1390-64. A \$66,000-\$90,000. nom

78th st W, No 315, n s, 152 w West End av, 16x100, 4 and 5-sty brk dwelling. Ida B Dodge to Daisy M G Jacobsen. Mar 17. Nov 10, 1908. 4:1186-67. A \$11,000-\$23,000. nom

79th st W, No 159, n s, 336 e Amsterdam av, 14x102.2, 5-sty brk dwelling. Margt Frohman to Daniel Frohman. Oct 30. Nov 6, 1908. 4:1210-14½. A \$11,500-\$21,000. nom

80th st W, No 135. Assignment of interest and bill of sale of law library, &c. Thomas McAdam to George Ross. Dec 15, 1903. Nov 12, 1908. Misc. nom

81st st E, No 303, n s, 100 e 2d av, 25x102.2, 5-sty brk tenem't and store. Sarah Sherman to Margaret Graham. Mort \$31,200. Oct 15. Nov 7, 1908. 5:1544-5. A \$9,000-\$21,000. nom

82d st E, Nos 526 and 528, s s, 264.8 w Av B or East End av, 33.4x102.2, 6-sty brk tenement and store. David Keren et al to Fani Schiffman. Mort \$41,000. Nov 6, 1908. 5:1578-38. A \$10,500-\$41,000. nom

82d st E, No 513, n s, 207 e Av A, 29.8x102.2, 4-sty stone front tenement. Wilbur F Rockwell, of Bloomfield, N J, to The Na-

tional Butchers & Drovers Bank of N Y. B & S. Nov 10, 1908. 5:1579-9. A \$9,500-\$17,500. other consid and 100

82d st E, Nos 526 and 528, s s, 264.8 w East End av, 33.4x102.2, 6-sty brk tenement and store. Fani Schiffman to Mae Connell. Mort \$41,000. Nov 7, 1908. 5:1578-38. A \$10,500-\$41,000. other consid and 100

83d st E, No 606, s s, 123 e East End av (Av B), 25x80.3x25x76.10, 5-sty brk tenement. Johanna Kern et al to Bernhard Bloch. Mort \$4,000. Nov 9. Nov 11, 1908. 5:1590-18. A \$7,000-\$16,000. other consid and 100

84th st E, No 437, n s, 219.2 w Av A, 15.7x102.2, 3-sty stone front dwelling. Louis E Meyer to Robt L Geo W and Edward F Meyer. Q C. Nov 10. Nov 11, 1908. 5:1564-16. A \$5,500-\$7,500. 2,210

85th st W, n s, 125 e Riverside Drive, 75x102.2, vacant. Riverside Drive Realty Co to Chas E McManus. Morts \$65,000. Sept 1. Nov 7, 1908. 4:1247-part lot 1. other consid and 100

88th st W, No 160, s s, 287 e Amsterdam av, 18x100.8, 3-sty and basement stone front dwelling. Eda Mead to Walter H Mead. May 4. Nov 12, 1908. 4:1218-52½. A \$9,000-\$17,500. other consid and 100

91st st W, No 309, n s, 175 w West End av, 25x62.11 to s s of an old lane (closed), x25x61.6, with all title to land to e l of said old lane, 5-sty brk and stone dwelling. Lucy M Lynch to John H Lynch. Oct 27. Nov 9, 1908. 4:1251-50. A \$12,000-\$31,000. nom

97th st E, No 225, n s, 225 w 2d av, 24.6x100.11, 5-sty brk tenement and store. FORECLOS, Nov 4, 1908. Wm T Keleher ref to Norbert Landau. Mort \$12,000. Nov 10. Nov 11, 1908. 6:1647-15. A \$9,000-\$19,000. 4,000

98th st W, Nos 57 and 59, n s, 100 e Columbus av, 50x100.11, two 5-sty stone front tenements. Otto Rehfeldt to Annie Roberts. Morts \$39,000. Oct 30. Nov 11, 1908. 7:1834-5 and 6. A \$24,000-\$50,000. other consid and 100

Same property. Annie Roberts to Henry M Rosenbaum. Morts \$49,000. Nov 10. Nov 11, 1908. 7:1834. other consid and 100

98th st E, No 67, n s, 275 e Madison av, 25x100.11, 5-sty brk tenement. Meyer Jacobs to Esther Jacobs. Mort \$23,358. Nov 5. Nov 12, 1908. 6:1604-32. A \$9,000-\$25,000. other consid and 100

98th st E, Nos 156 and 158, s s, 100 w 3d av, 50x100.11, two 4-sty stone front tenements. Joseph Horowitz to Moses A Horowitz. ½ part. Mort \$20,000. Oct 16. Nov 6, 1908. 6:1625-41 and 42. A \$16,000-\$32,000. other consid and 100

99th st E, Nos 58 and 60, on map No 58, s s, 187.4 e Madison av, 37.7x100.11, 6-sty brk tenement and store. Bella Altman to Simmons Realty & Construction Co. Morts \$49,500. Oct 2. Nov 10, 1908. 6:1604-44. A \$14,000-\$47,000. nom

99th st W, No 146, s s, 294.2 e Amsterdam av, 15.4x82.3x15.4x81.6, 3-sty and basement brk dwelling. Lewis A Ackley to Stability Realty Co. Mort \$5,500. Nov 4. Nov 6, 1908. 7:1853-52½. A \$5,000-\$8,000. other consid and 100

100th st E, Nos 203 and 205, n s, 100 e 3d av, 50x100.8, two 5-sty brk tenements and stores. Moses Kinzler to Leah K Ray. Morts \$37,000. Nov 4. Nov 11, 1908. 6:1650-5 and 6. A \$18,000-\$39,000. other consid and 100

100th st E, No 209, n s, 175 e 3d av, 25x100.8, 5-sty brk tenement. Samuel Grossman or Grossmann to Leah K Ray. Morts \$17,250. Nov 4. Nov 11, 1908. 6:1650-8. A \$9,000-\$20,000. other consid and 100

103d st E, Nos 139 and 141, n s, 294 e Park av, 31.4x100.11, two 3-sty brk and stone dwellings. Samuel Klepner to Fannie Goldberg. Mort \$14,350. Oct 26. Nov 10, 1908. 6:1631-13 and 13½. A \$13,000-\$15,000. other consid and 100

104th st E, No 163, n s, 225 w 3d av, 25x100.11, 4-sty brk tenement. Mabel Orem to Rosie Eigenmacht and Ida Jacobowitz. Mort \$16,400 and all liens. Nov 9, 1908. 6:1632-27. A \$10,000-\$15,000. other consid and 100

105th st E, Nos 428 to 432, s s, 438 e 1st av, 75x100.11, 1-sty brk and frame buildings. Heyman Cohen et al to Cohen & Lehman, Inc. Morts \$22,000. Oct 31. Nov 10, 1908. 6:1698-29 to 31. A \$18,000-\$20,500. other consid and 100

105th st E, Nos 211 and 213, on map Nos 211 and 215, n s, 138.4 e 3d av, 40.10x100.11, 6-sty brk tenement and store. Nathan Sadowsky to Kalman Sadowsky. B & S. All liens. Nov 6. Nov 7, 1908. 6:1655-7. A \$15,000-\$52,000. nom

106th st E, No 346, s s, 104.4 w 1st av, 25.4x100.11, 4-sty brk tenement and store. Clemente Marro to Giovannina wife of Clemente Marro. All title. Q C. Nov 10. Nov 11, 1908. 6:1677-31. A \$9,000-\$16,000. nom

107th st W, No 66, s s, 148.9 e Columbus av, 48.9x100.11, 7-sty brk tenement. Julius Janowitz to Harry E Baer of Mt Vernon, N Y. Morts \$65,000. Nov 2. Nov 11, 1908. 7:1842-57. A \$23,400-\$72,000. 100

107th st E, No 339, n s, 71.10 w 1st av, 28.2x75.6, 5-sty stone front loft and store building. Peter Pandolfino to Abraham Spies. Mort \$17,000. Nov 7. Nov 10, 1908. 6:1679-22½. A \$7,000-\$16,000. other consid and 100

108th st E, No 218, s s, 262 e 3d av, 24.6x100.11, 4-sty brk tenement. Salvatore Costello to Nellie Beninato. Morts \$12,600. Nov 10. Nov 11, 1908. 6:1657-38. A \$8,000-\$16,000. nom

109th st W, n s, 150 w Columbus av, 100x71.10, vacant. Cathedral Realty Co to Leon Sobel. Mort \$93,000. Nov 11. Nov 12, 1908. 7:1864-23 to 26. A \$44,000-\$44,000. other consid and 100

109th st W, n s, 150 w Columbus av, 100x—. Cathedral Parkway (110th st), s s, 150 w Columbus av, 100x—. Restriction agreement. Cathedral Realty Co with Chas E Levy. Feb 28. Nov 12, 1908. 7:1864. nom

109th st E, Nos 11 to 17, n s, 172.6 e 5th av, 72.6x100.11, two 6-sty brk tenements. Chas I Weinstein to Abraham D Weinstein. Morts \$98,000. Nov 2. Nov 7, 1908. 6:1615-9 and 10. A \$37,000-\$100,000. 100

109th st E, No 337, n s, 200 w 1st av, 25x100.11, 6-sty brk tenement and store. Release dower. Theresa wife of Louis Leiman to Julia Sherowitz. Oct 30. Nov 9, 1908. 6:1681-18. A \$7,000-\$30,000. 100

112th st E, No 245, n s, 100 w 2d av, 25x100.11, 4-sty brk tenement. Rosa Englander, of Bayonne, N J, to Ida Sussman, also of Bayonne, N J. Mort \$13,500. Nov 9. Nov 11, 1908. 6:1662-20. A \$8,000-\$16,000. nom

112th st E, Nos 63 and 65, n s, 249.6 e Madison av, 39.9x100.11, 6-sty brk tenement and store. Joseph Jacobs and Ida his wife to Ida Realty Co. Mort \$43,000 and all liens. Nov 7. Nov 9, 1908. 6:1618-31. A \$17,500-\$50,000. nom

114th st W, No 57, n s, 125 e Lenox av, 25x100.11, 5-sty brk tenement. Harry L Rosen to Max Blau. Mort \$24,000. Nov 9. Nov 10, 1908. 6:1598-7. A \$13,000-\$25,000. other consid and 100

114th st W, No 18, s s, 191.4 w 5th av, 17.8x100.11, 3-sty and basement stone front dwelling. Yetta Kraner to Nancy Krakower. Mort \$12,500. Nov 11, 1908. 6:1597-43½. A \$9,000-\$12,500. nom

- 115th st E, No 225, n s, 273.6 e 3d av, 16.4x100.10, 3-sty stone front dwelling. Henry Rosenthal to Samuel A Borenstein. B & S. All liens. Nov 10. Nov 11, 1908. 6:1665-12. A \$6,000—\$9,000. 100
- 116th st E, No 71, n s, 50 e Madison av, 30x100, with all title to strip 30x0.10 adj on rear, 5-sty brk tenement and store. Caccia Reich to Dora Alexander. ½ part. All title. Mort \$36,500. June 8. Nov 11, 1908. 6:1622-23. A \$18,000—\$34,000. nom
- 116th st E, Nos 408 and 410, s s, 95 e 1st av, 37.3x100.10, two 3-sty stone front dwellings. Raphael Marrazzi to John La Spina. Mort \$22,000. Nov 12, 1908. 6:1709-43 and 44. A \$12,000—\$19,000. other consid and 100
- 117th st E, No 52, s s, 91 e Madison av, 19x100.11, 5-sty brk tenement. Joseph Eisenberg to Clara wife of Joseph Eisenberg. Mort \$15,100. Oct 20. Nov 9, 1908. 6:1622-49. A \$8,500—\$16,000. other consid and 100
- 117th st E, No 335, n s, 200 w 1st av, 25x100.11, 4-sty brk tenement and store. Giuseppe Lifrieri to Paulina Lifrieri. Mort \$15,500. July 25. Nov 11, 1908. 6:1689-18. A \$8,000—\$14,000. 100
- 119th st E, No 513, n s, 223 e Pleasant av, 20x100.10, 3-sty stone front dwelling. Clemente Marro to Giovannina wife of Clemente Marro. All title. Q C. Nov 10. Nov 11, 1908. 6:1816-10. A \$4,500—\$7,000. nom
- 121st st W, No 265, n s, 607 w 7th av, 17x100.11, 3-sty and basement stone front dwelling. Charlotte Istel to Saml H Stone. Mt \$8,000. Nov 10. Nov 11, 1908. 7:1927-7. A \$8,100—\$12,000. nom
- 125th st W, No 520, s s, 254 w Amsterdam av, 27x100.11. Release assignment of rents recorded Aug 16, 1907. The Royal Bank of N Y to Morris H Feder and Louis Levin. Nov 10. Nov 12, 1908. 7:1979. nom
- 125th st E, No 340, s s, 168.9 w 1st av, 18.9x100.11, 3-sty brk dwelling. Jeanie Duncan to Henry E Duncan of Rye, N Y. C a G. Nov 6, 1908. 6:1801-31½. A \$7,500—\$10,500. 9,000
- 125th st W, No 516, s s, 200 w Amsterdam av, 27x100.11, 5-sty brk tenement and store. Max Tepper to Gustav Immisch. Morts \$29,750 and all liens. Nov 9. Nov 10, 1908. 7:1979-41. A \$10,500—\$26,000. other consid and 100
- 127th st E, Nos 164 and 166, s s, 151 w 3d av, 53.5x99.11, two 6-sty brk tenements and stores. Simon Schwartzberg et al to Eva Roth. Mort \$74,000. Sept 10. Nov 7, 1908. 6:1775-43 and 44. A \$21,000—\$68,000. other consid and 100
- 128th st W, No 18, s s, 200 w 5th av, 17.6x99.11, 3-sty and basement stone front dwelling. Cath Demarest to Max Lowenstein. Nov 5. Nov 6, 1908. 6:1725-44. A \$8,000—\$13,000. other consid and 100
- 129th st W, No 56, s s, 135 e Lenox av, 27.6x99.11, 5-sty stone front tenement. Fani Schiffman et al to Jennie H Morrison. Undivided interests. Morts \$27,500 and all liens. Oct 29. Nov 7, 1908. 6:1726-66. A \$13,000—\$30,000. nom
- 129th st W, Nos 547 and 549, n s, 76.4 w Old Broadway, 75x99.11, two 6-sty brk tenements. Stability Realty Co to Frank Dietz, Jr. Mort \$83,000. Nov 5. Nov 6, 1908. 7:1984-7 and 9. A \$30,000—\$94,000. other consid and 100
- 129th st W, Nos 547 and 549, n s, 76.4 w Old Broadway, 75x100, two 6-sty brk tenements. Bernhard Klingenstein to Stability Realty Co. B & S. All liens. Oct 19. Nov 6, 1908. 7:1984-7 and 9. A \$30,000—\$94,000. nom
- 133d st W, No 514, s s, 250 w Amsterdam av, 25x99.11, 5-sty brk tenement. James Wynne to Charles Wynne. Mort \$25,000. Nov 4. Nov 6, 1908. 7:1986-105. A \$8,000—\$22,000. other consid and 100
- 133d st W, No 121, n s, 219 w Lenox av, 27x99.11, 5-sty brk tenement. Monie Klein to Alex C Quarrier. Morts \$30,000. Nov 9, 1908. 7:1918-22. A \$11,800—\$25,000. other consid and 100
- 133d st W, No 155, n s, 275 e 7th av, 25x99.11, 5-sty stone front tenement. Oscar Lowinson to Charles Lewin. Morts \$22,500. Nov 10. Nov 12, 1908. 7:1918-13. A \$11,000—\$22,000. other consid and 100
- 136th st W, No 30 (34), s s, 410 e Lenox av, 37.6x99.11, 6-sty brk tenement. Release mort. Dwight McDonald and ano to Annie Roberts. Oct 3. Nov 10, 1908. 6:1733-53. A \$16,000—\$44,000. other consid and 100
- Same property. Release judgment. Benj F and James C Thomas to same. Nov 9. Nov 10, 1908. 6:1733. nom
- 136th st W, No 30, s s, 410 e Lenox av, 37.6x99.11, 6-sty brk tenement. Annie Roberts to Otto Rehfeldt. Mort \$30,000. Nov 9. Nov 11, 1908. 6:1733-53. A \$16,000—\$44,000. other consid and 100
- 137th st W, Nos 42 and 44, s s, 447.6 w 5th av, 37.6x99.11, 6-sty brk tenement. Henrietta S Lederer to Joseph Lazarus and Wm Worth. Mort \$38,375. Oct 31. Nov 9, 1908. 6:1734-55. A \$14,000—\$46,000. other consid and 100
- 139th st W, No 231, n s, 387.1 e 8th av, 18.2x99.11, 4-sty brk dwelling. Robt C MacElrath to Stability Realty Co. Mort \$13,000. Nov 4. Nov 6, 1908. 7:2025-16½. A \$5,500—\$12,000. other consid and 100
- 143d st W, n s, 125 w Broadway, 75x99.10, vacant. Jesse W Ehrich to Leo M Klein and Samuel Jackson. Mort \$18,000. Nov 2, Nov 7, 1908. 7:2090-24 to 26. A \$24,000—\$24,000. other consid and 100
- 150th st W|n s, 100 w 7th av, 150x199.10 to 151st st, vacant. 151st st W| Herman Wronkow to Fannie Hamlin. Mort \$96,000. Oct 1. Nov 10, 1908. 7:2036-22 to 27 and 38 to 43. A \$67,000—\$67,000. other consid and 100
- 154th st W, No 410, s s, 111.9 w St Nicholas av, 20x99.11, 3-sty stone front dwelling. Trust deed. Meta L wife Emil Stern to Title Guarantee & Trust Co in trust. B & S. Nov 25, 1907. Nov 10, 1908. 7:2068-30. A \$5,200—\$18,000. nom
- 156th st W, Nos 512 to 522, s s, 150 w Amsterdam av, 150x99.11, three 6-sty brk tenements. Samuel L Zuckerman to the Comet Co, a corpn. Morts \$133,000 and all liens. Nov 9. Nov 11, 1908. 8:2114-26 to 30. A \$60,000—P \$61,500. nom
- 165th st W, No 460, s s, 325 e Amsterdam av, runs s 73.9 x n w 25.2 x s 32.1 x e 50 x n 102.6 to st, x w 25 to beginning, 3-sty frame dwelling. PARTITION. April 23, 1908. Geo J Gillespie ref to Edw F Maloney. Oct 29. Nov 9, 1908. 8:2111-22. A \$5,500—\$8,000. 9,000
- 178th st W, No 505, n s, 100 w Amsterdam av, 57x100, 5-sty brk tenement. Herman Cohen to Philip Krauss. Nov 11, 1908. 8:2152-24. A \$13,500—\$56,000. other consid and 100
- 178th st W, No 505, n s, 100 w Amsterdam av, 57x100, 5-sty brk tenement. Philip Krauss to Herman Cohen. Mort \$45,000. Nov 11, 1908. 8:2152-24. A \$13,500—\$56,000. other consid and 100
- 182d st W, Nos 612 and 614, s s, 100 w St Nicholas av, 50x70, 5-sty brk tenement. Earl G Pier to Newton Holding Co. Mort \$41,000. Nov 6. Nov 7, 1908. 8:2165-9. A \$10,000—\$36,000. other consid and 100
- 184th st W, n s, 275 w Amsterdam av, 25x99.11, vacant. 8:2156-30. A \$6,000—\$6,000.
- St Nicholas av|s w cor 185th st, 79.11x150, vacant. 8:2166-13 to 185th st W | 18. A \$46,500—\$46,500.
- Douglas Robinson and ano TRUSTEE Douglas Robinson, dec'd, for Fanny M Robinson to said Douglas Robinson, of Herkimer Co, N Y. 1-12 part. Oct 14. Nov 12, 1908. nom
- 210th st W, s s, 100 e Amsterdam av, 25x99.11.
- 210th st W, s s, 125 e Amsterdam av, 75x99.11, vacant. Francis C Menair to Robt Gordon. ½ part. All title. Mort \$5,500. Nov 6. Nov 9, 1908. 8:2206-9 to 12. A \$12,000—\$12,000. nom
- 214th st W, s s, 75 e 9th av, 225x99.11, vacant. FORECLOS, Oct 7, 1908. Jeremiah A O'Leary ref to Mark L Kelley. Oct 7. Nov 9, 1908. 8:2194-9 to 17. A \$23,000—\$23,000. 31,000
- 217th st W, n e s, 75 n w Park Terrace East, 50x100.
- Park Terrace East|n w s, at s w s 215th st, 50.1x114.4x50x119.10. 215th st
- 217th st W, or Park Terrace North, n e s, 125 n w Park Terrace East, 25x100, vacant.
- F William Sohns to Henry H Dreyer. Mort \$6,000. Sept 18. Nov 11, 1908. 8:2243, 303, 304, and 339. A \$10,000—\$10,000. 100
- Av A, No 1624, e s, 68.2 s 86th st, 17x73.6, 3-sty stone front dwelling. Cecil Frankel to Morris Lewy and Jennie his wife, tenants by entirety. Mort \$6,000. Nov 9. Nov 11, 1908. 5:1582-51½. A \$6,500—\$8,000. other consid and 100
- Av B, Nos 228 to 232 | s w cor 14th st, 68.11x95, two 6-sty brk 14th st, Nos 542 and 544 | tenements and stores. Terra Firma Building Co to Robert Cochenhalter. All liens. Nov 4. Nov 10, 1908. 2:407-29 and 31. A \$56,000—\$129,000. 100
- Av C, No 215, w s, 23 n 13th st, 22.10x63, 5-sty brk tenement and store. Julius Rosenthal to Mary Levin of Brooklyn. Mort \$16,000. Nov 5. Nov 6, 1908. 2:396-36. A \$11,000—\$16,000. other consid and 100
- Av C, No 156, e s, 23.4 s 10th st, runs s 20.10 x e 83 x n 20.6 x w 23 x n 0.4½ x w 60 to beginning, 5-sty brk tenement and store. Mary F Stanley to Carolina Greenfeld. Mort \$20,500. Nov 9, 1908. 2:379-7. A \$13,000—\$19,000. nom
- Bloomingtondale road (closed), plot bounded e by e s said road, w by w s of said road, n by n line farm conveyed by Alley et al to McGown Mar 22, 1804, which line crossed said road between present 135th and 136th sts, and s by s line of said farm, vacant, Wm E Dunning to Chelsea Realty Co, all title as HEIRS of Andrew McGown. Q C. All liens. May 22, 1907. Nov 6, 1908. 7:1988—part of lots 74, 76 and 78. 50
- Bowery, No 359, e s, 23 s 4th st, runs e 34 x s e 40.10 x s 14 x w 70.8 to st, x n 21 to beginning 3 and 4-sty brk tenement and store. Francis Bartlett TRUSTEE Caroline B Sears to Henry M Sears TRUSTEE Caroline B Sears late of Beverly, Mass. Nov 4. Nov 9, 1908. 2:459-8. A \$13,000—\$20,000. nom
- Broadway|n w cor 163d st, runs w 125 x n — to 164th st, x e 125 163d st | to Broadway, x s — to beginning, vacant. Waunegan 164th st | Realty Co to Henry T Bulman Co. Mort \$81,714.28., Nov 5. Nov 6, 1908. 8:2137—part lot 110. A \$—\$. other consid and 100
- Broadway|s w cor 162d st, 97.7x100, 6-sty brk and stone tene-162d st | ment. Henry T Bulman to Waunegan Realty Co. Mts \$192,000. Nov 5. Nov 6, 1908. 8:2137-26. A \$—\$. other consid and 100
- Claremont av, w s, 416.6 s 119th st, 84x64.6 to c l Old Bloomingdale road, x85.7x47.11 with all title to said old road, vacant. James C McGuire to Porterfield Construction Co, a corpn. B & S and C a G. Mort \$35,000. Nov 9. Nov 10, 1908. 7:1990—part of lots 10 and 13. other consid and 100
- Claremont av, w s, 416.6 s 119th st, 84x100, vacant. Porterfield Construction Co to Paterno Bros, a corpn. Mort \$35,000. Nov 9. Nov 10, 1908. 7:1990—part of lots 10, 13, 15 and 61. other consid and 100
- Claremont av, w s, 416.6 s 119th st, 84x64.6 to c l Old Bloomingdale road, x85.7x47.11, with all title to said road, vacant. The Society of the New York Hospital to James C McGuire. B & S. Nov 4. Nov 9, 1908. 7:1990—parts lots 10, 13, 15 and 17. other consid and 100
- Columbus av |s e cor 65th st, runs e 100 x s 25.5 x w 86.10 65th st, No 68 | to e s Broadway x n w 26.2 to e s Columbus Broadway, No 1936 | av x n 2.10 to beginning, 5-sty brk tenement and store. The Waubun Co to Sidney Maddock, of Palm Beach, Fla. All liens. Nov 11. Nov 12, 1908. 4:1117-61. A \$75,000—\$100,000. other consid and 100
- Edgecombe av, No 46 |s e cor 137th st, 19.10x90, 3-sty brk dwelling. 137th st, No 324 | Frank T Ludlow to Mabel N Crawford, of Elizabeth, N J. Morts \$17,500. Nov 10, 1908. 7:1960-63. A \$12,000—\$21,000. other consid and 100
- Fort Washington av|s e cor 170th st, 126.5x90.8x126.1x95, va-170th st | cant. The Leo Co to John P Leo. B & S. Mort \$27,000. Nov 5. Nov 6, 1908. 8:2138-134. A \$34,000—\$34,000. other consid and 100
- Lenox av, No 471, w s, 91.2 s 134th st, 33.8x100, 5-sty brk tenement and store. Henry Martinson et al to Fanny Toch. Morts \$43,000. Nov 4. Nov 7, 1908. 7:1918-32. A \$24,000—\$30,000. nom
- Lenox av, No 433, w s, 50 s 132d st, 50x75, 6-sty brk tenement and store. Max Lowenstein to Catharine Demarest. Mort \$65,000. Nov 4. Nov 6, 1908. 7:1916-33. A \$33,000—\$65,000. other consid and 100
- Lexington av, Nos 1630 to 1636 |n w cor 103d st, 100.11x30, 4-sty 103d st | brk tenement and store. Samuel Jaffe to Rachel Mekler. Mort \$37,000. Nov 9. Nov 10, 1908. 6:1631-16. A \$22,500—\$35,000. other consid and 100
- Lexington av, Nos 1791 and 1793, e s, 68 n 111th st, 32.11x100, 6-sty brk tenement and store. Edwin Sommerich to Samuel N Berlin and Bernhard Trosky, all of Brooklyn. All title. Mort \$47,000. May 23, 1907. Nov 9, 1908. 6:1639-24½. A \$16,000—\$47,000. nom
- Same property. Samuel N Berlin et al to Solomon Spektor. Mts \$47,000. Nov 5. Nov 9, 1908. 6:1636. 100
- Lexington av, Nos 690 and 692, w s, 65.5 s 57th st, 35x90, 4-sty brk stable. Sarah M Odell, of Yonkers, N Y, to Odell Realty Co, a corpn of N J. Mort \$20,000. Nov 5. Nov 7, 1908. 5:1311-56. A \$25,000—\$33,000. nom
- Madison av, No 928|s w cor 74th st, 80x18, 4-sty stone front dwell-74th st | ing. Chas A Person to Therese Schmiedler. Mort \$50,000. Nov 11. Nov 12, 1908. 5:1388-56. A \$60,000—\$70,000. other consid and 100
- Madison av, No 422, w s, 59.5 s 49th st, runs w 27 x s 4.7 x w 42.8 x s 23.5 x e 69.8 to av x n 28 to beginning, 4-sty stone front dwelling. 1-6 part. 5:1284-55. A \$52,000—\$60,000.
- 184th st W, n s, 275 w Amsterdam av, 25x99.11, vacant. 1-12 part. 8:2156-30. A \$6,000—\$6,000.
- St Nicholas av|s w cor 185th st, 79.11x150, vacant. 1-12 part. 185th st | 8:2166-13 to 18. A \$46,500—\$46,500.
- Douglas Robinson and ano TRUSTEES Douglas Robinson, dec'd, for Fanny M Robinson et al to Henry B Wolryche-Whitmore

- TRUSTEE Douglas Robinson, dec'd, for Harriet D Wolryche-
Whitmore. Oct 14. Nov 12, 1908. nom
- Madison av, No 259, e s, 26.6 s 39th st, 25x115, 4 and 5-sty stone
front dwelling. City Real Estate Co to James Speyer. B & S.
Nov 10, 1908. 3:868-55. A \$87,500-\$112,000.
other consid and 100
- Madison av, No 1822, w s, 80.11 s 119th st, 20x75, 3-sty stone
front dwelling. Barney Estate Co to Alter M Brody. Mort \$10,-
000. July 14. Nov 6, 1908. 6:1745-54. A \$10,000-\$14,000.
other consid and 100
- Madison av, No 928, s w cor 74th st, 80x18, 4-sty stone front dwell-
ing. Therese Schmeidler to Chas A Person. Mort \$10,000.
Nov 10, 1908. 5:1388-56. A \$60,000-\$70,000.
other consid and 100
- Madison av, No 1935, e s, 44 n 124th st, 22x85, 3-sty stone front
tenement and store. Lulu Quigg to Rosamond T Skillin. Mort
\$16,735. Nov 10, 1908. 6:1749-22. A \$16,000-\$24,000.
other consid and 100
- Madison av, No 1523, e s, abt 55 s 104th st, —, 3-sty brk dwell-
ing. Wm N Fleischmann to E A Manice & Co. Assignment of
all title, &c. Nov 11, 1908. 6:1609-53. A \$8,500-\$10,500.
nom
- Manhattan av, No 439, n w cor 118th st, 100.11x100, 7-sty brk
118th st, No 351, tenement and store. Geo D Gregory to
Maud H Wilson, of Brooklyn. Mort \$195,000. Nov 9. Nov 11,
1908. 7:1945-11. A \$65,000-\$230,000.
nom
- Same property. Maud H Wilson to Remsen Realty Co, a corpn.
of Brooklyn. Morts \$207,000. Nov 10. Nov 11, 1908. 7:1945.
nom
- Old Bloomingdale road, plot begins 225 n 116th st and 100 e River-
side Drive, runs n 84 x e 52.9 to c l said old road x s w 85.9 x w
35.4 to beginning, vacant. Release mort. George Noakes to Por-
terfield Construction Co. Nov 9. Nov 10, 1908. 7:1990-15 and
part of lot 61. 5,000
- Pleasant av, No 344, e s, 50.8 n 118th st, 25.3x76, 5-sty brk tene-
ment and store. Morris Garfinkel to Harry Levin. 1/2 part.
Mort \$19,500 and all liens. Nov 6. Nov 7, 1908. 6:1815-3. A
\$7,000-\$18,000. other consid and 100
- Riverside Drive, n w cor 161st st, 106.1x333.10 to e s of N Y C &
161st st, H R R R Co x 101 to n s 161st st x 285, vacant.
Riverside Drive, s w cor 161st st, 100.9x260.1 to e s of N Y C &
H R R R Co x n 101.6 to s s 161st st x 268.5 to beginning, vac-
ant.
Arthur H Lewis et al to Leo M Klein and Samuel Jackson. 1-5
part. Morts \$180,000 and all liens. Nov 2. Nov 7, 1908.
8:2135-116 and 96. A \$45,000-\$45,000. other consid and 100
- Same property. Jesse W Ehrich to same. 1-5 part. Morts \$180,-
000 and all liens. Nov 2. Nov 7, 1908. 8:2135.
other consid and 100
- St Nicholas av, n w cor 180th st, 219.6 to s s 181st st, x100, va-
cant. Catharine Reilly to Holland Holding Co. Nov
181st st, 10, 1908. 8:2162-63. A \$115,000-\$115,000.
other consid and 100
- St Nicholas av, n w cor 180th st, 100x100, vacant. Holland Hold-
ing Co to Emanuel M Krulewitch. B & S. Mort
\$68,000. Nov 10. Nov 12, 1908. 8:2162-part of lot 63. 100
- Vermilyea av, w s, 100 s Isham st, 25x125, vacant. Francis C
Menair to Robert Gordon. 1/2 part. All title. Nov 6. Nov 9,
1908. 8:2236-21. A \$3,000-\$3,000. nom
- Vermilyea av, n s, 125 w Isham st, 25x125, vacant. Francis C
Menair to Robert Gordon. Nov 6. Nov 9, 1908. 8:2236-22.
A \$3,000-\$3,000. nom
- West End av, No 872 (772), e s, 60.11 s 103d st, 20x80, 3-sty and
basement stone front dwelling. John D and Frank J McBarron
as EXRS James W McBarron to John D McBarron, all of. Nov 5,
Nov 7, 1908. 7:1874-64. A \$13,500-\$22,000. 28,500
- Same property. Frank J McBarron et al to same. 6-7 parts. All
title. Nov 5. Nov 7, 1908. 7:1874. nom
- West End av, Nos 28 to 34, s e cor 61st st, 100.5x100, four 5-
61st st, No 252, sty brk tenements and stores. Phil-
ip W Hessberg to Rae Brill. Mort \$69,000. Nov 15, 1907. Nov
6, 1908. 4:1152-61 to 64. A \$36,000-\$72,500.
other consid and 100
- 1st av, Nos 1940 and 1942, n e cor 100th st, 63.5x50, 6-sty brk
100th st, No 401, tenement and store. Berliner &
Greenberg to the Comet Co, a corpn. Mort \$56,000. Nov 9.
Nov 11, 1908. 6:1694-1. A \$17,000-\$50,000.
other consid and 100
- 1st av, No 27, w s, 50 s 2d st, 25x100, 5-sty brk tenement and
store. Mort \$23,000.
- 10th st E, No 329, n s, 195.6 w Av B, 25x94.8, 5-sty brk dwelling.
Mort \$16,000.
- Oswin Stuhmer to Caroline M wife of Oswin Stuhmer. Nov 4.
Nov 6, 1908. 2:443-32. A \$21,000-\$31,000, and 404-41. A
\$20,000-\$28,000. 100
- Same property. Caroline M Stuhmer to Bretstun Realty Co. Mts
\$39,000. Nov 5. Nov 6, 1908. 2:443 and 404. 100
- 2d av, No 2493, w s, 74.11 s 128th st, 25x75, 5-sty brk tenement
and store. Chas C Rollin to Betty Hamburger. Mort \$17,500.
Nov 2. Nov 9, 1908. 6:1792-25. A \$8,000-\$16,000. 100
- 2d av, No 2456, e s, 19.11 s 126th st, 26.8x100, 5-sty stone front
tenement and store. Louis Eigenmacht et al to Margaret Gra-
ham. Mort \$26,300. Nov 9, 1908. 6:1802-50. A \$11,500-
\$25,000. nom
- 2d av, No 1881, n w cor 97th st, 24.11x100, 5-sty brk tenement
97th st, No 237, and store. Nathan Orlans to Max Gluckman, of
Brooklyn. All title. Mort \$32,000. Nov 9. Nov 10, 1908.
6:1647-21. A \$20,000-\$33,000. 100
- 2d av, No 1881, n w cor 97th st, 24.11x100, 5-sty brk tenement
97th st, No 237, and store. Max Gluckman and Bertha his wife
of Brooklyn, to Gezella Gluckman, N Y. 1/2 part. Mort \$32,200.
Nov 11. Nov 12, 1908. 6:1647-21. A \$20,000-\$33,000. 100
- 2d av, Nos 1467 and 1469, w s, 51.6 n 76th st, 52.8x100x52.10x100,
two 4-sty brk tenements and stores. Israel Lebowitz to Mary
E Walsh. Q C. Nov 11. Nov 12, 1908. 5:1431-23 and 24. A
\$31,500-\$48,000. other consid and 100
- 3d av, No 1711, n e cor 96th st, 51.11x100, 6-sty brk tenement
96th st, No 201, and store. Moritz Klein et al to Wm G Scott, of
Wayne, Passaic Co, N J. Mort \$122,500. Sept 28. Nov 6, 1908.
6:1646-1. A \$42,000-\$95,000. other consid and 100
- 5th av, Nos 538 and 540, w s, 50 s 45th st, 50.5x100, 5-sty brk and
stone office and store building. Felix Isman Incorporated to Theo
C Marceau. Morts \$608,000 and all liens. Nov 6. Nov 10, 1908.
5:1260-38. A \$575,000-\$60,000. other consid and 100
- 5th av, No 398, w s, 76.11 n 36th st, runs n 27.7 x w 120 x s 5.9 x
w 5 x s 21.10 x e 125 to beginning, 6-sty brk and stone office and
store building. Adelaide R Read et al EXRS, &c, John Downey
to Albert Simonson. Nov 9. Nov 10, 1908. 3:838-46. A \$345,-
000-\$370,000. nom
- 6th av, Nos 454 to 458, e s, 49.4 s 28th st, 58.9x100, 2, 3 and
4-sty brk and frame restaurant. A Harding Hartshorn to Bar-
gain Investing Co, a corpn. Mort \$200,000. Nov 7. Nov 11,
1908. 3:829-5. A \$190,000-\$210,000. other consid and 100
- 8th av, No 2350, n e cor 126th st, 24.11x100, 5-sty brk tene-
126th st, No 271, ment and store. Maria T McCormick to Frank
E Gore. Nov 9, 1908. 7:1932-1. A \$27,000-\$47,000.
other consid and 100
- 9th av, n e cor 206th st, 24.11x100, vacant. Andrew J Larkin to
206th st, Sumner Deane. Mort \$5,500. Nov 6. Nov 11, 1908.
8:2187-1. A \$6,000-\$6,000. other consid and 100
- 9th av, n e cor 206th st, 24.11x100, vacant. Jacob Rosborg to
206th st, Sumner Deane. Mort \$4,340. May 29, 1907. Re-re-
corded from Oct 4, 1907. Nov 6, 1908. 8:2187-1. A \$6,000-
\$6,000. nom
- 11th av, Nos 466 and 468, e s, 24.9 s 38th st, 49.4x100, two 5-sty
brk tenements and stores. Aaron Nurick to Aaron Snitow and
Moritz Kraiser. 1-3 part. Morts \$39,000. Nov 10. Nov 12,
1908. 3:709-69 and 70. A \$20,000-\$40,000. other consid and 100
- 11th av, No 464, e s, 74.1 s 38th st, 24.8x100, 5-sty brk tenement
and store. Aaron Snitow et al to Aaron Nurick. 2-3 parts.
Morts 2-3 of \$19,500. Nov 1. Nov 12, 1908. 3:709-71. A
\$10,000-\$20,000. other consid and 100

MISCELLANEOUS.

- General release. Chas M Preston as recvr N Y Bldg Loan Bank-
ing Co to Paul Worms. Feb 26. Nov 6, 1908. nom
- Power of attorney. Pietro Cerra to Antonio Cerra. Oct 12, 1908.
Nov 12, 1908.
- Power of attorney. Cerra Realty & Construction Co to Antonio
Cerra. Sept 12. Nov 12, 1908.
- Power of attorney. Bessie Lichstein to I Lichstein. Oct 10.
Nov 12, 1908.
- Power of attorney. Louis Soul to Alex Smith. Sept 28. Nov 6,
1908.
- Power of attorney. Peter G Gerry, of Newport, R I, to Robert L
Gerry, of Newport, R I. Oct 29. Nov 6, 1908.
- Reassignment for benefit of creditors. Malcolm C Warner to Jos
C Morris and John McKay. Mar 14, 1898. Nov 12, 1908. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the
new Annexed District (Act of 1895).

- *Arthur st, n s, 200 e Tilden av, 50x100, Laconia Park. Arthur
J Mace and ano EXRS Malinda G Mace to Jennie North. Mort
\$450 and all liens. Oct 3. Nov 9, 1908. 500
- *Beech st, w s, 225 s 152d st, runs s 46.5 x s w 9.7 x w 91 x n 50
x e 100 to beginning. Hudson P Rose Co to Achillo Bosco. Nov
9. Nov 10, 1908. nom
- *Bridge st, s e cor Barker av, 349 to Elliott av x 285 to Union st
Barker av, x 287 to Barker av x 281, Westchester. Rachel
Union st, Shweitzer to Esther Lidz. 1/2 part. All liens. Oct
29. Nov 12, 1908. other consid and 100
- Bristow st, n w cor 170th st, 55.3x48.4x9.3x15.11, vacant. Sam-
170th st, uel Roberts to Chas H Sproessig, Jr. Mort \$—.
Nov 7. Nov 9, 1908. 11:2963. other consid and 100
- *Bronx terrace, e s, 284 n 224th st, 50x105, Wakefield. Henry J
Huemmer to Frank Mc Garry. Nov 2. Nov 9, 1908. other consid and 100
- *Cedar st, n w cor Cornell av, 37.6x100, Arden property at West-
chester. Release mort. Annie V Taylor to Mary F Daly. June
13. Nov 10, 1908. nom
- Dawson st, No 874, e s, 618.6 n Longwood av, 40.7x100, 5-sty brk
tenement. FORECLOS, Nov 5, 1908. Harvey T Andrews ref to
Lambert Suydam, Jr. Mort \$27,000. Nov 6, 1908. 10:2702.
7,000
- Fox st, No 1036, late Barretto st, e s, 235.9 n 165th st, 37.6x100,
5-sty brk tenement and store. Louis Stern to Charles Aranowitz.
Mort \$27,000. Nov 5. Nov 6, 1908. 10:2726. other consid and 100
- Fox st, No 1034, late Barretto st, e s, 198.2 n 165th st, 37.6x100,
5-sty brk tenement and store. Louis Stern to Bertha Essman.
Mort \$27,000. Nov 5. Nov 6, 1908. 10:2726. other consid and 100
- Fox st, late Barretto st, w s, 112.6 n 169th st, runs w 69.8 x s w
169th st, 50.3 to n e s 169th st, x n w 30 x n e 65.7
x e 84.11 to Fox st, late Barretto st, x s 30 to beginning, vacant.
Bernhard Bloch to Alexander Lesser and Johanna Kern. Mort
\$4,000. Nov 10. Nov 11, 1908. 10:2719. other consid and 100
- Fox st, w s, 204 s 167th st, 25x100, vacant. Walter E Brown and
Mary L his wife to Irene C Brown. Mort \$2,000. Oct 6. Nov
11, 1908. 10:2717. other consid and 100
- *Fillmore st, w s, 205 n Columbus av, 50x100. Henry H Andereya
to Chas Ringelstein. Nov 6. Nov 9, 1908. other consid and 100
- Fox st, Nos 548 and 552, s s, 158.11 e Prospect av, 80x115, two 5-
sty brk tenements. Adolph Pawel to Samuel Mayers Realty Co.
Mort \$68,000 and all liens. Mar 26. Nov 10, 1908. 10:2683.
other consid and 100
- Same property. Same to same. Q C. All liens. Nov 9. Nov 10,
1908. 10:2683. other consid and 100
- Fox st, No 540, s s, 98.11 e Prospect av, 40x115.
Fox st, No 544, s s, 158.11 e Prospect av, 40x115.
two 5-sty brk tenements.
Release claims, etc. Royal Bank of N Y to Adolph Pawel and
Morris H Feder. Q C. Nov 2. Nov 10, 1908. 10:2683. other consid and 100
- *Green lane, e s, 528 s Levere av, 102.4 to n s 5th st, x103.11
5th st, x103x100.5. Henry Fuldner to Geo E and Archi-
bald G Buckenham. Nov 9, 1908. other consid and 100
- Harlem River terrace, w s, 500.5 s of s s 192d st, and w s of Bai-
ley av as measured along w s of Bailey av and w s of said Ter-
race, 27.3x128.4x25x139, vacant. Nellie O'Connor to Bernheimer
& Schwartz Pilsener Brewing Co. Mort \$900. Nov 6, 1908.
11:3238. nom
- *Horton st, s s, 204 from Main st, runs s 274.6 x e along n s of
East st 214.6 x n 270 to av x w 219.6 to beginning, City Island.
Release dower. Sarah J Freestone widow to Sadie A, F Mott and
Delia H, Wm A, Robt W, Sampson W and Frances N Freestone
all HEIRS Sampson W Freestone. Nov 6. Nov 7, 1908. nom
- Home st, n s, 86.5 e Longfellow av, 50x100, vacant. Morris Gar-
finkel to Harry Levin. Mort \$4,645 and all liens. Nov 6. Nov
7, 1908. 11:3006. other consid and 100
- *Jackson st, e s, lot 422 map Unionport, 50x108. Wm J Navan to
Jacob Roeder. Oct 8, 1889. Nov 12, 1908. 515
- *Jackson st, e s, part lot 421 same map, begins at lot 422, 50x108,
Charles Thorn to same. Mort \$400. May 3, 1892. Nov 12,
1908. 700
- Kelly st, s e cor 163d st, 50x103.8x59.10x100, vacant. Elmore
163d st, Realty Co to Meehan Construction Co. Nov 5. Nov 6,
1908. 10:2711. other consid and 100
- *Lane along Wm P Cooks property at s e cor land of Oswald Ber-
gen, runs e along lane 84 x n 29.2 x w 84 x s 25.5 to beginning,
City Island. Mary A Banta to Geo C Banta. Feb 28, 1907. Nov
12, 1908. other consid and 100

- Lorillard pl, No 2348, e s, 71.7 n 3d av, 25x100, 3-sty frame tenement. Release mort. The Park Mortgage Co to John Morrone or Marrone. Nov 4. Nov 10, 1908. 11:3054. nom
- Lorillard pl, or st, Nos 2375 and 2377, w s, 175.7 s 187th st, 50x100, except part for pl. 3-sty frame dwelling and vacant. Cath A Rayens to James P Marren, of Brentwood, L I. Mort \$5,000. Nov 11, 1908. 11:3055. other consid and 100
- *Magenta st, n s, 168 e White Plains road, 25x96.3. Gaetano Dorio to Giuseppe Scotellaro. Nov 5. Nov 6, 1908. other consid and 100
- Minford pl, e s, 225 n 172d st, 150x100, vacant. James T Barry to Edward A and Arthur J Barry. Oct 24. Nov 10, 1908. 11:2977. nom
- *Osgood st (Pell pl), e s, 91 n 242d st, 33.4x100. Rose K Feely to James F Kelly Co. Nov 2. Nov 11, 1908. nom
- *Poplar st, n s, 200 w Main st, runs n 147 to land N Y, N H & H R R Co, x n w 190 x s 58.3 x n e 140 x s 104.6 to st, x e 50 to beginning, Westchester. Michael Rauch to Thomas H O'Neil, of Westchester. Mort \$7,000. Nov 9, 1908. other consid and 100
- *Saw Mill lane, n s, plot bounded n by land Wm Carr, w by land James Bathgate and east by land Robert Givan, &c, contains 51 638-1,000 acres and known as "Saw Mill Lane Farm." Road from Westchester to Eastchester, w s, at s e cor land hereby intended to be described and land of Israel H Watson, and runs to Saw Mill lane, and lands of Geo H Pearsall as shown on lands of James Watson at Westchester, irreg x irreg, except plot at N Y, Westchester & Boston R R, at line between lands of Stedman & Landon, and runs to Saw Mill lane, contains 53 acres. Saw Mill lane, n s, at w s road from Isaac Corsas's dwelling to Village of Westchester, contains about 53 acres. Road from Eastchester to Westchester, w s, 1.748 s w Boston road, contains 4 22-100 acres, except strip 60 ft wide on Eastchester road, w s, at line between lands of Westchester and Bronx Realty Co and John Stickney estate, and contains 3 474-100 acres; also excepts parcels which were conveyed to N Y, Westchester & Boston Railway Co by Worthington Whitehouse by deed recorded Oct 4, 1906. Worthington Whitehouse to Walter H Barry, of Brooklyn. Oct 22. Nov 11, 1908. other consid and 100
- Tiffany st, No 925, w s, 205 s 163d st, 35x105, 4-sty brk tenement. Meehan Construction Co to Cordelia Wechsler. Mort \$16,000. Nov 4. Nov 6, 1908. 10:2711. other consid and 100
- *Union st s w cor Elliott av, 49.9x109.4x15x105, Westchester. Re-Elliott av lease mort. Alfred Rossier to Joseph C Morris and John McKay. Apr 29, 1898. Nov 12, 1908. 206.44
- *Washington st, e s, abt 212 s Washington pl, 25x100. Frank Dellbor to Giovanni Morano. Mort \$2,500. Nov 9, 1908. other consid and 100
- *6th st, n s, 175 e Av B, 30x108, Unionport. FORECLOS, July 2, 1908. Walter G Merritt referee to Cath E Lynch. Mort \$2,500. Oct 27. Nov 7, 1908. 1,000
- *7th st, s s, 130 w Av C, 25x108, Unionport. Chas W H Arnold to Edward O'Flaherty. Mort \$3,300. Nov 2. Nov 6, 1908. other consid and 100
- *10th st, s s, 100 w Av E, 100x103x100x104, Unionport. Jacob Hirsch to Michael G Wahl. Mort \$1,100. Oct 28. Nov 6, 1908. other consid and 100
- 138th st, No 610, s s, 402 w Cypress (Trinity) av, 37.5x100, 5-sty brk tenement and store. Release judgment. Abraham Ruth to Clara Jaffe and Maria G Gifuni. Oct 14. Nov 10, 1908. 10:2550. omitted
- 150th st, No 251, n s, 150 w Morris av, 25x118.5, 3-sty frame tenement and store. Michele Lauda to Beatrice Difiglio. Mort \$4,000 and all liens. Nov 4. Nov 11, 1908. 9:2440. nom
- 152d st, Nos 278 and 280, s s, 70.3 e Morris av, 50x117.4x50x117.5, 6-sty brk tenement and store. Caroline M Stuhmer to Oswin Stuhmer. Morts \$65,625 and all liens. Nov 4. Nov 6, 1908. 9:2411. 100
- 152d st, No 299, n s, 575 w Courtlandt av, 25x100, 4-sty brk tenement. Frances Meiner to Michele Del Guidice. Mort \$8,500. Oct 5. Nov 6, 1908. 9:2412. 100
- 153d st, No 381, n s, 237.6 e Courtlandt av, 37.3x100, 6-sty brk tenement. Moritz L and Carl Ernst to Michael O'Grady. Mort \$38,000. Oct 2. Nov 6, 1908. 9:2400. nom
- 153d st, No 377, n s, 200 e Courtlandt av, 37.6x100, 6-sty brk tenement and store. Chas F Dilberger to Emma wife of Chas F Dilberger. Mort \$38,000. Nov 6. Nov 9, 1908. 9:2400. nom
- 153d st, No 381, n s, 237.6 e Courtlandt av, 37.3x100, 6-sty brk tenement. Michael O'Grady to Emma wife of Chas F Dilberger. Morts \$38,000. Nov 6. Nov 9, 1908. 9:2400. other consid and 100
- 160th st, No 768, old No 946, s s, 73.6 w Tinton av, 23.3x118.1, 2-sty frame dwelling. Adolph E Klotz to Dora Kann. Mort \$3,000. Nov 5. Nov 10, 1908. 10:2656. other consid and 100
- 163d st, No 727 (927), on map No 723, n s, 19 e Jackson av, 25x86.4, 4-sty brk tenement. Maria Schacht to Joseph Zeller. Mort \$14,200. Nov 2. Nov 6, 1908. 10:2649. 100
- *172d st, w s, 181 s Gleason av, 50x100. Bronxland Realty Co to Sophia Gorsch. Mort \$990. Nov 11. Nov 12, 1908. other consid and 100
- 172d st, No 451, n s, 90 e Park av, runs e 40 x n 129.11, x w 30 and 10 x s 99.11 to beginning (2), probable error, 2-sty frame dwelling and vacant. Samuel L Feiner to Elias Van Velzen. Mt \$7,000. Oct 30. Nov 9, 1908. 11:2905. other consid and 100
- *173d st, No 569 East. Mort \$4,450.
- Herschel st, No 103 (Washington av), s w s, 303.9 s e Halsey pl, 39.5x112.7x27.1x105.9, Cebrie Park. Mort \$3,500.
- Herschel st, No 104, s w s, 278.5 s e Halsey pl, 25.3x105.9x25x101.9. Mort \$3,500.
- Herschel st, No 105, s w s, 253.1 s e Halsey pl, 25.4x101.9x25x97.10. Mort \$3,500.
- Herschel st, No 106, s w s, 227.10 s e Halsey pl, 25.4x97.10x irreg x97.10. Mort \$3,500.
- Herschel st, No 109, s w s, 151.11 s e Halsey pl, 25.4x94.10x irreg x94.10. Mort \$3,500.
- Herschel st, No 111, s w s, 101.3 s e Halsey pl, 25.3x90.10x25x86.11. Mort \$3,500.
- Norwood Heights Realty and Construction Co to Chas F Gordes, of Oradell, N J. Oct 27. Nov 10, 1908. other consid and 100
- 177th st, No 61, n s, 155 w Morris av, 20x100, 2-sty brk dwelling. Clement H Smith to Leonard J Langbein of Brooklyn. Mort \$7,000. Oct 31. Nov 6, 1908. 11:2828. nom
- 177th st, No 70, old No 376, s s, abt 70 w Morris av, —x—, 2-sty frame dwelling. Hannah C Wibirt decd (by will) to Ralph P Hovey her nephew. Dec 19, 1902. Nov 9, 1908. 12:2827. —
- 178th st, n s, 100 w Hughes av, runs n 101.3 x w 84.3 x s 51 and 50.2 to st, x e 85.10 to beginning, vacant. Elisa V Delice et al to John McNulty. Oct 28. Nov 6, 1908. 11:3068. other consid and 100
- 181st st, s s, 150 w Grand av, 37.11x125.11x59.4x120.2, 2-sty frame dwelling and 2-sty frame stable in rear. FORECLOS, Oct 2, 1908. S Howard Cohen ref to Cecilia C Miller. Nov 5. Nov 6, 1908. 11:3206. 6,050
- 182d st, No 614, s s, 127.5 w Hughes av, runs s 105.1 x w 22 x s 0.11 x e 50 x n 5.10 x w 3.11 x n 93.6 to st x w 25 to beginning, 2-sty frame dwelling. Harry Cahn to Junius J Pittman. ½ part. Mort \$4,000 on whole. Nov 12, 1908. 11:3070. other consid and 100
- 183d st, n e cor Loring pl, 104.3x150.10x110.4x178.6, vacant. Henry S Van Duzer to Wm C Bergen. Nov 6. Nov 12, 1908. 11:3225. other consid and 100
- 186th st, No 468, s s, 280 e Park av, 20x100, 4-sty brk tenement. Gotham Investors Co to Leo Levinson. Mort \$10,000. Nov 10. Nov 11, 1908. 11:3039. 100
- 198th st, No 245, n e s, 25.11 n w Briggs av, 25.10x90.9x25x84, 3-sty frame tenement. Geo D Kingston to William Kelly. Mort \$7,000. Nov 10. Nov 11, 1908. 12:3302. omitted
- 201st st, late Maple av | s e cor Anthony av, now Grand Grand Boulevard and Concourse | Boulevard and Concourse, 84.11 x99x108.10x101, except part for Grand Boulevard and Concourse, vacant. Chas W Backus EXR Peter Backus to William and Edward Michel. Mort \$2,000. Oct 31. Nov 6, 1908. 12:3306. 3,900
- Same property. Chas W Backus et al to same. Mort \$2,000. Oct 31. Nov 6, 1908. 12:3306. other consid and 100
- 202d st, n s, 145.11 e Grand Boulevard and Concourse, 50x100, vacant. Lucy J Stevens to Alexander Stevens. Oct 23. Nov 10, 1908. 12:3308. 100
- *215th st, s s, 250 w Tilden av, 25x100, Laconia Park. A Shatzkin & Sons to Giuseppe Greco. Mort \$600. Sept 19. Nov 12, 1908. other consid and 350
- *221st st, n e cor Carpenter av, 50x105, Wakefield. William Kelly to Geo D Kingston. Mort \$1,500. Nov 10. Nov 11, 1908. other consid and 100
- *230th st, s s, 105 w 6th av, 100x114, Wakefield. Harry Bauman to Andrea Sergio. Mort \$2,200. Nov 6, 1908. other consid and 100
- *230th st, s w cor Barnes av, 105x114, Wakefield. Paul Schrull to Ida Schrull. Mort \$5,000. Nov 6. Nov 7, 1908. nom
- *232d st, late 18th av, s s, 355 e 6th st, 25x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Peter Anderson. Aug 26. Nov 6, 1908. 100
- *Av A | s w cor 15th st, 108x205, Unionport. Henry Stuckhardt 15th st and Louisa his wife to Augustus Stuckhardt. ½ part. Mort \$2,500. Nov 6. Nov 9, 1908. nom
- *Av D, w s, 33 s 8th st, 25x100, Unionport. Gustav Killenberg to Joseph Zacharzowsky. Mort \$4,500. Sept 30. Nov 6, 1908. other consid and 100
- Alexander av, No 165 | n w cor 135th st, 16.8x70, 3-sty and base-135th st, No 321 | ment brk and stone tenement and store. Richard O'Connor to Richard W O'Connor. Mort \$6,000 and all liens. Nov 2. Nov 10, 1908. 9:2311. nom
- Alexander av, No 295, w s, 33.8 s 140th st, 16.6x70, 3-sty and basement brk dwelling. Anna W Van Doren to Louis O Van Doren. All liens. Jan 2, 1903. Nov 12, 1908. 9:2314. nom
- Bainbridge av, No 2781, w s, 470.7 n 196th st, 25x100, except part of roadbed of former Williamsbridge road, 2-sty frame dwelling. Gustav J Fox to Lillian wife of Gustav J Fox. Mort \$7,500. Nov 2. Nov 6, 1908. 12:3295. nom
- Bainbridge av, No 2925, w s, 101.10 s 200th st, runs w 100 x s 20 x e 8.9 x s 25 x e 100 to av, x n 45.10 to beginning, 2-sty frame dwelling. Wm C Bergen to Phebe and Maud G Rauch, joint tenants. Mort \$8,500. Nov 5. Nov 6, 1908. 12:3297. other consid and 100
- *Barnes av, n w cor 239th st, 50x99x50x96. Joseph Zacharzowsky to Gustav Killenberg. Mort \$1,120. Sept 30. Nov 6, 1908. nom
- Belmont av, w s, 280.2 n 181st st, 49.5x80.7x49.5x79.3, vacant. Sarah Cohen to Belmont Bond & Mortgage Co. Mort \$3,500. Aug 29, 1908. Rerecorded from Aug 31, 1908. Nov 7, 1908. 11:3082. nom
- Same property. William Seidman to Cerra Realty & Construction Co, a corp. Q C. Nov 6. Nov 7, 1908. 11:3082. nom
- Belmont av | n w cor 186th st, 50x87.6, vacant. FORECLOS, Oct 186th st | 15, 1908. Sylvester L H Ward referee to James G Wentz. Mort \$1,200. Oct 16. Nov 12, 1908. 11:3074. 4,000
- Brook av, No 1006, e s, 123.1 s 165th st, 26.6x155.11x25x164.9, 4-sty brk tenement. Armor Realty Co to Roger W Sharam, of Muskogee, Oklahoma. All liens, all of. Nov 5. Nov 9, 1908. 9:2386. nom
- Same property. Abraham Gabriel to Armor Realty Co. ¼ part. Q C. Aug 28. Nov 9, 1908. 9:2386. nom
- *Barnes av, w s, 100 n 223d st, 28x205, Wakefield. Sol Beringer to Pauline Block. C a G. Mort \$9,000 and all liens. Nov 6. Nov 9, 1908. 100
- Bailey av | e s, abt 358 s 238th st, 66.8x154.6 to Cannon pl, x60.10 Cannon pl | x—, vacant.
- Bailey av | e s, abt 423 s 238th st, 66.8x133 to Cannon pl x61x132, vacant.
- Release dower. Anna L Bachmann widow to Combined Securities Co. Nov 4. Nov 7, 1908. 12:3258. nom
- Burnside av, No 213, n s, 57.11 w Anthony av, 18.8x75.9x18.3x81.9, 3-sty frame tenement. John J Montgomery to Barbara A Montgomery. Mort \$4,700. Oct 8. Nov 10, 1908. 11:3156, 3161. nom
- Bryant av, No 1312, old No 1412, e s, abt 127.4 n Freeman st, 25x100, 2-sty frame dwelling. Gottfried Simek et al to Geo App. Nov 2. Nov 10, 1908. 11:2999. other consid and 100
- *Bassett av, w s, 325 s Saratoga av, 25x100.
- Stillwell av, e s, abt 400 n Saratoga av, 25x100.
- Release mort. John J Brady to Hudson P Rose Co. Nov 9. Nov 10, 1908. 600
- *Cedar av, n s, 26 e Elm st, 25x100, Laconia Park. Release mort. Wm G Wood and ano TRUSTEES Maria Wood to Michele Bimonte. Nov 5. Nov 10, 1908. 300
- Crotona av, e s, 25 n 178th st, 50x100, vacant. Bernard Bray to Timothy J Rafferty. Mort \$2,000. Nov 10, 1908. 11:3092. other consid and 100
- Creston av, No 2756, e s, 536.2 n 196th st, 25x97, 2-sty frame dwelling. Frederick Eichin to Herman Jacobs. Mort \$6,000. Nov 9. Nov 11, 1908. 12:3315. other consid and 100
- Creston av, No 2757, w s, 494.9 n 196th st, 16.11x100.4, 2-sty frame dwelling. Johanna A Koster widow to Bridget L Fox. Mort \$2,000. Nov 11, 1908. 12:3318. other consid and 100
- Cambreleng av, Nos 2424 and 2426, e s, 45 s 188th st, 50x80, two 2-sty frame dwellings. Benj Jaffe to Dean Holding Co. Mort \$12,482. Oct 31. Nov 6, 1908. 11:3090. nom
- College av, No 1037, w s, 172 n 165th st, 22x92.6, 3-sty brk dwelling. Marcus L Osk et al to Elizabeth C Murphy. Mort \$9,000. Oct 31. Nov 6, 1908. 9:2437. other consid and 100
- *Doon av, e s, 175 n Randall av, 25x100, Edenwald. Land Co C of Edenwald to Salvatore Cacciatore, of Brooklyn, N Y. Nov 5. Nov 6, 1908. nom

Davidson av | n w cor 177th st, runs n 100 x w 132.9 to e s 177th st, runs s, s e and e along there, n e and n s 177th st, on curve 247.4 to beginning.

Davidson av | w s, 100 n 177th st, runs w 132.9 to n e s 177th st, Tremont av | x n w 86.8 to e s Tremont av, x n 52.7 x e 228.2 to w s Davidson av, x s 145.1 to beginning.

177th st, n s, 105.4 w Jerome av, runs w 64.8 to e s Davidson av, x n 239.4 x e — x s — to beginning, vacant.

Release mort. Fordham Morris INDIVID by Hermann H Cammann his ATTY et al to Leo M Klein. Q C. Oct 28. Nov 6. 1908. 11:2862.

*Elliott av | s w cor Union st, 105x—x100x49.9, Williamsbridge. Union st | Mary E Morris DEVISEE Joseph G Morris to John McKay. All title, dower right, &c. Nov 11. Nov 12, 1908. 75

Elton av, No 723 | n w cor 155th st, 25x99.6, 4-sty brk tenement 155th st, No 441 | and store. Caroline Wall to Louis Wiebke. Mort \$21,000. Nov 11. Nov 12, 1908. 9:2377.

other consid and 100

*Edison av, e s, 300 s Tremont road, 50x100, Tremont Terrace. Giuseppe Liferi to Paulina Liferi. Mort \$4,000. July 24. Nov 11, 1908. nom

Elton av, No 763, w s, 25 s 157th st, 39.6x100, 6-sty brk tenement. Samuel Goldschmidt to Julie Knittel. All liens. Nov 6, 1908. 9:2378. nom

*Ferris av, or road from Westchester to Ferry Dock, w s, at east end of stone wall at s line land St Josephs Institute, runs s along av 303.5 x s w 1,104.5 to Westchester Creek x n w 234.10 to a ditch x n e 627.10 and 147.6, 138.5 and 271.11 to beginning, with all title to lands under water of said creek, &c, Throggs Neck. FORECLOS, Nov 2, 1908. Louis B Hasbrouck referee to Albert L Lowenstein. Mort \$10,000. Nov 5. Nov 7, 1908. 23,000 over and above mort for 10,000

Franklin av, No 1205, n w s, abt 140 s 168th st, 17.2x80x16.8x83.7; also strip between old and new lines of av, 2-sty frame dwelling. Rebecca Stamler to Simon Tarbes. Mort \$5,000. Nov 6. Nov 10, 1908. 10:2611. 100

Grand av, No 2250 | n e cor Buchanan pl, 25x100, 2-sty frame dwelling. Buchanan pl | dwelling.

Also property in Brooklyn as follows: Denyse st, n e s, 211 n w Smith av, 50x100, said sts now known as Fort Hamilton av and 101st st.

Elizabeth Hughes to Wilhelmina Neumann. 4-10 parts. Oct 9. Nov 12, 1908. 11:3196. nom

Grant av, w s, 375 s 167th st, 20x100, vacant. Northside Realty and Impt Co to Abraham Watman. All liens. Nov 6. Nov 11, 1908. 9:2452. other consid and 100

Grand av, No 2314, e s, 100 n North st, 25x100, 2-sty brk dwelling. Release mort. Geo I Treyz to Ida L Perry, of Cooks Falls, N Y. Nov 10. Nov 11, 1908. 11:3198. nom

Same property. Ida L Perry to James J Ryan of Brooklyn. All liens. Nov 10. Nov 11, 1908. 11:3198. nom

Garrison av, s w cor Whittier st, 25x100, vacant. Meehan Construction Co to James F Meehan. Nov 5. Nov 6, 1908. 10:2762. other consid and 100

Grant av, No 948, e s, 111.6 n 163d st, 23.10x105, 3-sty brk dwelling. Wm E Diller to Anna L E Frees. Mort \$9,000. Oct 29. Nov 6, 1908. 9:2446. nom

Hoe av, e s, 110 s Bancroft st, 200x100, vacant. Release mort. Mutual Life Ins Co to American Real Estate Co. Nov 4. Nov 6, 1908. 10:2749. 11,000

Same property. American Real Estate Co to the Gaines-Roberts Company, a corpn. Nov 6, 1908. 10:2749. other consid and 100

Hughes av | n e cor 179th st, 66.5x95x80.9x96, vacant. 179th st |

Belmont av | n w cor 179th st, 81.7x11.9x80.9x1.8, vacant. 179th st |

Belmont Bond & Mortgage Co to Vinsente La Torre and Dionysio Basile. Morts \$20,619.49. Oct 17. Nov 7, 1908. 11:3080. nom

*Hobart av, w s, 525 s Waterbury av, 20x71.6. Hudson P Rose Co to John Miller. Sept 1. Nov 7, 1908. nom

Hull av, No 3257, w s, 111.7 n 207th st, 50x100, 2-sty frame dwelling. Gesine M C Sievers to Emma C Zeidler. Nov 10. Nov 11, 1908. 12:3347. nom

Hughes av, e s, 165 n 189th st, 25x87.6, vacant. Geo E Stonebridge to Gaetano Ambriola. All liens. Nov 11. Nov 12, 1908. 11:3078. other consid and 100

Hughes av | n e cor 188th st, 25x87.6, except part for st, vacant. 188th st | Tommaso Giordano to Salvatore Pulici. Morts \$15,000. Nov 9. Nov 10, 1908. 11:3076. other consid and 100

Jackson av, No 751, w s, 50 n 156th st, 25x77.8x25x77.5, 5-sty brk tenement. Lena Holl to Eberhard Pantle. Morts \$19,000. Nov 4. Nov 6, 1908. 10:2636. 100

Longfellow av, e s, 317.5 n Garrison av, runs e 8 x n 21.11 to land Harlem River & Portchester R R, x w 25 x to st, x s 6.9.

Longfellow av, w s, 269.5 n Garrison av, runs n 6 to land said R R, w 23.11 x e 22.3 to beginning, vacant.

Release mort. Mutual Life Ins Co and Hunts Point Realty Co. May 27. Nov 11, 1908. 10:2755 and 2759. nom

Same property. Hunts Point Realty Co to Harlem River and Portchester R R Co. Morts on this and other property \$500,000. May 27. Nov 11, 1908. 10:2755 and 2759. nom

Longfellow av | w s, 307.3 n 167th st, runs s w 200 to e s Bryant av | Bryant av x n 82.7 to e s West Farms road West Farms road | x again n 59.5 x e 90.11 x n e 91.7 to Longfellow av x s 75 to beginning, vacant. Benj M Tucker to Cath A wife John H Lavelle. Mort \$6,000. Oct 26. Nov 10, 1908. 10:2754. 100

Same property. Release judgment. Same to same. Nov 7. Nov 10, 1908. 10:2754. nom

Mapes (Johnson) av, old s e s, 692.11 n e Tremont av (Locust av), 26x150.2, except part for av, vacant. Lawrence Collins et al HEIRS, &c, Michael Collins to Julia A Collins, of Rockville Centre, L I; also HEIR of Michael Collins. B & S and C a G. Oct 30. Nov 10, 1908. 11:3108. nom

McLean av, No 522 | s w cor Webster av, 27.10x82.11x34.3x80.11, Webster av | 3-sty frame tenement and store. Athanasios Crickellas to Geo Schweppenhauser. ½ part. Mort \$6,400. Nov 4. Nov 9, 1908. 12:3398. other consid and 100

Merriam av, w s, 120.4 s 169th st, 52.8x91.11x50x100.

Woodycrest av, s w cor 172d st, 54.9x91.5x60.5x91.5, vacant. Joseph H Cronin to Timothy L Cronin of Elmira, N Y. Mort \$4,112.50. Nov 9, 1908. 9:2529—11:2873. 100

Morris av, No 1857, w s, 53.8 n 176th st, 17.10x95, 3-sty brk dwelling. Release mort. Wm W Johnson and ano TRUSTEES Alvin J Johnson for Virginia H Montague to James J Raisbeck. Nov 2. Nov 10, 1908. 11:2827. 5,000

Morris av, No 1857, w s, 53.8 n 176th st, 17.10x95, 3-sty brk dwelling. James J Raisbeck to Caterina Conteri. Oct 1. Nov 6, 1908. 11:2827. 9,000

*Morris Park av | s e cor Fillmore st, 50.1x103.4x50x104.3, except Fillmore st | part for av, Van Nest. David Cahn et al to Catharine Gerlich. All liens. Nov 5. Nov 7, 1908. nom

Napier av | n e cor 233d st, 328.2x100.5x300.3x101.1, except part 233d st | for 233d st, 2-sty frame dwelling and vacant. Thomas E Munday son of Peter Munday to Susan Munday widow of Peter Munday. Mort \$10,000. Oct 29. Nov 6, 1908. 12:3365. nom

Pelham av, Nos 561 and 563, n s, 50 w Hoffman st, 50x93, 2-sty brk garage. Henry E Hein TRUSTEE in bankruptcy of Universal Cement Brick & Block Co to Joseph Liebertz. Nov 6. Nov 7, 1908. 12:3273. 13,000

Pelham av, Nos 561 and 563, n s, 50 w Hoffman st, 50x93, 2-sty brk garage. Joseph Liebertz to Southern Boulevard Realty Co. Nov 6. Nov 7, 1908. 12:3273. nom

*Pugsley av, w s, 50 s Benedict av, 50x94.9x50x96.6. Jacob Cohen to Vernon Park Realty Co. Morts \$8,000. Nov 2. Nov 6, 1908. other consid and 100

*Rosedale av, e s, 75 n Merrill st, 25x100. Sophia Rabinovitch to Morris A Rabinovitch. All liens. June 2. Nov 7, 1908. nom

*Road from Eastchester Church to the Public Landing, e s, adj lands of Guion, Coburn and Duncombe, at Eastchester, contains 5 15-100 acres. Geo H Lester to Clement H Smith. 1-9 part. Mort \$9,000 and all liens. Oct 29. Nov 7, 1908. nom

Stebbins av, No 1245, w s, 80 s 169th st, 20x59.4x23.8x58, 3-sty frame tenement. Agnes A Hunter to William Huebener and Martha his wife, tenants by entirety. Nov 10. Nov 11, 1908. 10:2694. other consid and 100

Southern Boulevard, No 1216, e s, 138.10 n Lyon or Home st, 25x 113.11x25x112.1, 2-sty brk tenement and store and 1-sty brk building in rear. Rudolph Weissker to Fredk T Rohrich. Morts \$14,500. July —, 1908. Nov 11, 1908. 11:2979. other consid and 100

Stebbins av, e s, at n w s Westchester av, runs n along Stebbins av 70.7 x e 100 to Westchester av x s e — to beginning, gore, vacant. Charlotte F Trowbridge to Jesse W Ehrich. Q C. Nov 10. Nov 12, 1908. 10:2698. 2,500

Southern Boulevard, e s, 150 n Tiffany st, 33.4x100, vacant. Release mort. The N Y Trust Co to Tully Construction Co. Nov 5. Nov 9, 1908. 10:2733. 13,380

Southern Boulevard, No 2437, on map No 2431, w s, 356.4 n 187th st, 18.7x75.3x48.4x78.1, 3-sty brk dwelling.

Southern Boulevard, No 2435, on map No 2429, w s, 337.7 n 187th st, 18.9x78.1x18.6x81. 3-sty brk dwelling.

Henry E Hein TRUSTEE in bankruptcy of the Universal Brick and Block Co to Joseph Libertz. Nov 6. Nov 10, 1908. 11:3115. 2,550

Southern Boulevard, w s, 243 s Westchester av, runs w 116.9 x s 50.1 x w 4 x s 150 x e 4.9 x e again 123.4 to st, x n 200 to beginning, vacant. Release mort. Mutual Life Ins Co to American Real Estate Co. Nov 4. Nov 6, 1908. 10:2725. 13,875.60

Same property. American Real Estate Co to The Gaines-Roberts Co, a corpn. Nov 5. Nov 6, 1908. 10:2725. other consid and 100

Topping av, No 1762, e s, 275 s 175th st, 20x95, 2-sty brk dwelling. FORECLOS, Nov 9, 1908. Arthur M Levy ref to Atlas Mortgage Co. Mort \$7,500 and all liens. Nov 10, 1908. 11:2799. 1,000

Topping av, No 1764, e s, 255 s 175th st, 20x95, 2-sty brk dwelling. FORECLOS, Nov 9, 1908. Arthur M Levy to Atlas Mortgage Co. Mort \$7,500. Nov 10, 1908. 11:2799. 1,000

Valentine av, s e s, 180.9 n e 198th st, or Travers st, 50x98.10x50x 99.1, vacant. Charlotte Salm to Abraham Kaufman. Mort \$3,500. Nov 5. Nov 7, 1908. 12:3302. other consid and 100

Same property. Abraham Kaufman to William Regelmann. Nov 6. Nov 7, 1908. 12:3302. other consid and 100

Vyse av, e s, 50 s 181st st, runs s 100 x e 121.2 x n 43.4 x e 1.10 x n 6.8 x w 25 x n 49.11 x w 99.5 to beginning, vacant. Release mort. Knickerbocker Trust Co to Joseph Fried. Nov 6. Nov 7, 1908. 11:3133. 9,672.83

Valentine av, No 2196, e s, 262.10 n 181st st, 16.8x116.8x16.8x 116.11, 2-sty frame dwelling. Joseph Kornhauser to Peter A Smith. Mort \$3,750. Nov 5. Nov 6, 1908. 11:3144. nom

Vyse av, e s, 50 s 181st st, runs s 100 x e 121.2 x n 43.4 x e 1.10 x n 6.8 x w 25 x n 49.11 x w 99.5 to beginning, vacant. Joseph Fried to Arc Realty Co. B & S. Nov 7. Nov 10, 1908. 11:3133. other consid and 100

Westchester av | n w cor Hoe av, runs n 191.11 x w 76.11 x s Hoe av | 101.11 x e 11 x s 78.10 to n s Hoe av, x e 48 to beginning, vacant. Release judgment. Benj M Tucker to Daniel Houlihan. Nov 7. Nov 9, 1908. 10:2751. nom

Westchester av | n w cor Rogers pl, runs n along pl 133.10 x w Rogers pl | 74.11 x s 100 x w 100 x s 156.11 to n s of av x n e 215.11 to beginning, vacant. Tenure Realty Co to Geo F Johnson. Morts \$34,250. Oct 30. Nov 12, 1908. 10:2698. other consid and 100

Westchester av, n w cor Rogers pl, runs n 133.9 x w 74.11 x s 100 x w 99 x — 156.11 to av, x e 215.11 to beginning. Release easement. Jesse W Ehrich with Karoline Spaeth and Tenure Realty Co. All title. Oct 28. Nov 12, 1908. 10:2698. nom

Washington av, e s, 199.9 n 169th st, 51.2x100x51.2x105.5, vacant. Samuel Williams et al to Isaac Haft. 1-3 part. All liens. Oct 28. Nov 12, 1908. 11:2910. nom

Webster av | s e cor 187th st, 145.3x100x144.8x—, vacant. C Adel-187th st | bert Becker to John Rendall. Nov 2. Nov 9, 1908. 11:3031. other consid and 100

Washington av, No 1138, s e s, 115 s w 167th st, late 5th st, 91.6x134, except part for av, 2-sty frame dwelling, and vacant. Henry Hackmann et al to Grace E Fowler. Nov 7. Nov 11, 1908. 9:2371. nom

Same property. Grace E Fowler to Henry Hackmann and Eliz C Rottger, as joint tenants. C a G. Nov 7. Nov 11, 1908. 9:2371. nom

Wales av, Nos 460 and 462, e s, 200 s 147th st, 50x100, 2-sty frame dwelling and vacant. John F Rau to Johannes Ruff. B & S and C a G. Nov 7. Nov 9, 1908. 10:2576. other consid and 100

Wales (Tinton) av, Nos 460 and 462, e s, 200 s 147th st, 50x100, 2-sty frame dwelling and vacant. Johannes Ruff to John F Rau, Boro of Queens. Nov 7. Nov 10, 1908. 10:2576. other consid and 100

*Waterbury av, w s, 175 n Layton av, 25x100. The Lohbauer Park Impt Co to Annie Dushin. Correction deed. June 18. Nov 10, 1908. 700

*West Farms road, s s, abt 211 w Bronx Park av, 53.7x146.11x50x 164.5, except part for West Farms road. Adeline Grossman to Domestic Realty Co. Nov 5. Nov 6, 1908. other consid and 100

Wales av, Nos 676 and 678, e s, 202.5 s 155th st, runs e 108.7 x s w 17.1 x s 22.9 x w 100 to av x n 37.6 to beginning, 6-sty brk tenement.

Wales av, Nos 672 and 674, e s, 239.11 s 155th st, runs e 100 x s 37.6 x w 39.1 x w 6.3 x s 2.2 x w 54.3 to av x n 37.6 to beginning, 6-sty brk tenement and store.

Dawson Realty Co to Harry Levin. Mort \$69,000. Nov 6. Nov 7, 1908. 10:2654. other consid and 100

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*Waterbury av, s e cor Waterbury av, 17.11x84.7x30.7x76.11. John A Pleines to Geo A Steinmuller. B & S. Mort \$420. Nov 6. Nov 7, 1908. 100

Wales av, Nos 684 to 690 | s e cor 155th st, late Dawson st, runs 155th st, Nos 750 to 758 | s 164.11 x e 69.9 x n 53.7 and 61.3 to st x w 116.5 to beginning.

155th (Dawson) st, s s, 116.5 e Wales av, runs s 61.3 x s e 15 x e 2 x n 100 to st x w 42 to beginning, three 6-sty brk tenements and stores.

155th st, No 766, s s, 158.5 e Wales av, 37.5x100, 6-sty brk tenement.

Wales av, Nos 680 and 682, e s, 164.11 s 155th st, runs e 84.9 x s 39.6 x s w 20.5 x w 108.7 to av x n 37.6 to beginning, 6-sty brk tenement.

Dawson Realty Co to Dora Garfinkel. Mort \$246,000. Nov 6. Nov 7, 1908. 10:2654. other consid and 100

*Agreement as to erection of platform abt 100 ft n Cross st, City Island, City N Y, by Commissioner of Docks with Louisa A Pell. Oct 20. Nov 11, 1908. nom

*Plot begins 340 e White Plains road at point 195 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris av. Regent Realty Co to Ike Melnik. Nov 2. Nov 10, 1908. nom

Plot begins 41.10 e Loring pl and 175.11 n 183d st, and runs e 68.6 x s 4.3 x w 68.5 to beginning, vacant. Wm D Peck to Wm C Bergen. Nov 10. Nov 12, 1908. 11:3225. nom

LEASES

Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

November 6, 7, 9, 10, 11 and 12.

BOROUGH OF MANHATTAN.

Baxter st, No 42, south store. Dominic Gaussa and ano to Vincenzo Rinaldo; 5 years, from May 1, 1908. Nov 10, 1908. 1:166.

Canal st, No 342, cor store. Chris Brandt to Max Stone; 1 7-12 years, from Sept 1, 1908. Nov 12, 1908. 1:210. 1,020

Canal st, No 342 all. John J Sullivan TRUSTEE John J Worden Church st, No 233 | to Max Stone; 5 years, from Apr 1, 1910. Nov 12, 1908. 1:210. 3,600

Catherine st, No 81. Surrender lease. Filomela Albano to Jacob Horowitz. All title. Oct 14. Nov 9, 1908. 1:253. 646.50

Christopher st, No 154, all. Margaret O'Neil to Owen Treanor; 5 years, from Nov 1, 1908. Nov 10, 1908. 2:604. 1,200 and 1,500

Clinton st, No 109, n w cor Delancey st, store and basement. Morris Weinstein and ano to Nicholas Pappas; from Nov 1, 1908, to May 1, 1914. Nov 6, 1908. 2:348. 3,600 to 4,400

Elizabeth st, No 7, all. Nathan Hutkoff to Giovanni Pascucci; 3 years, from Nov 1, 1908. Nov 12, 1908. 1:201. 3,720

Front st, No 290 | all. Anna M and Geo J Wardenburg TRUSTEES Geo Wardenburg to Herbert P Connors; 6 1/2 years, from Nov 1, 1908. Nov 9, 1908. 1:108. 2,850 to 3,140

Grand st, No 480, cor store and 5 rooms above. Louis Lebowitz to Blum Hat Co; 3 5-12 years, from Dec 1, 1908. Nov 12, 1908. 2:336. 1,080

Houston st, Nos 304 and 306 East. Surrender lease. Rosie Bromfield to Adolf Leichter. All title. Nov 2. Nov 6, 1908. 2:384. 1,100

Spring st, s e cor Crosby st. Declaration as to payment of rent under lease. S Langsdorf & Co as tenants and the J E Olson Realty Co as landlord. Nov 6. Nov 10, 1908. 2:482. 1,000

Washington st, No 825, e s, 31.9 n Gansevoort st, 24x82.2x23.11x 83.7, the lot. Wm W Astor to Jacob Kulla; 20 years, from May 1, 1907. Nov 6, 1908. 2:644. taxes, &c, and 1,000

Washington st, No 795, store, &c. Maria M Bahreburg to Claus Richt and ano; 5 years, from July 1, 1908. Nov 12, 1908. 2:642. 960 and 1,200

5th st, No 515 East. Assign lease. Samuel Haupt and ano to Henry Horowitz. Mort \$2,900. June 25, 1906. Nov 11, 1908. 2:401. nom

5th st, No 318 East. Surrender lease. Henry Eisenstadt to Nathan Frank and Weill Realty Co. All title. Nov 4. Nov 6, 1908. 2:446. nom

9th st, No 621 East. Assign lease. Benj Wittes to Elias Ludmerer. Nov 9, 1905. Nov 9, 1908. 2:392. 350

10th st, No 86 East. Surrender lease. Reginald H Smith to Sarah M F Webster et al EXRS and TRUSTEES. &c. of Hamilton Fish dec'd et al. All title. May 28, 1901. Nov 9, 1908. 2:555. nom

14th st, No 4 East, all. Rutherford Realty Co to Solomon Milkman; 1 5-12 yrs, from Sept 1, 1908. Nov 12, 1908. 2:571. 13,500

20th st, No 309, n e s, 150 n w 8th av, 25x91.11. Consent to assign lease. Clement C Moore to Chas W Cushier and Edward Bassett et al EXRS Margt A Bassett. Oct 29. Nov 6, 1908. 3:744. 744

Same property. Assign lease. Edward Bassett et al EXRS Margt A Bassett to C Walter Cushier. All liens. Oct 30. Nov 6, 1908. 3:744. 2,000

23d st, n s, 283.6 e from line equi-distant bet 9th av and 10th av, 22.4x117.6. Consent to assign lease. Kath E Moore to Jessie and Harriet A Inglis. Sept 24. Nov 11, 1908. nom

Same property. Assign lease. Harriet A Inglis, of Bernardsville, N J, to Jessie Inglis, of Bernardsville, N J. Sept 24. Nov 11, 1908. nom

24th st, s s, 121 w 9th av, runs s 55 x e 21 x s 19.9 x e 6.4 x s 6 x w 35.4 x n 80 to st x — 8 to beginning. Consent to assign lease. Francis L Ogden to Jessie and Harriet A Inglis. Sept 24. Nov 11, 1908. 3:721. nom

Same property. Assign lease. Harriet A Inglis, of Bernardsville, N J, to Jessie Inglis, of Bernardsville, N J. Sept 24. Nov 11, 1908. 3:721. nom

24th st, No 137, n s, 50 e Lexington av, 22x98.9. Surrender lease. Elizabeth Ruride INDIVID and EXTRX Wm H Ruride to Fricke Realty Co. All title. Q C. Nov 10. Nov 11, 1908. 3:880. nom

27th st, Nos 109 and 111, n s, 140 w 6th av, 40x98.9, all. Mar-mac Construction Co to Wm B Riker & Son Co; 21 years, from Feb 1, 1909. Nov 9, 1908. 3:803. taxes, &c, and net \$14,500 and 15,000

28th st, Nos 131 and 133 West, all. Tarrytown Building Co to Alexander Warendorff; 21 years, from Nov 1, 1908. Nov 12, 1908. 3:804. taxes, &c, and 14,000

35th st, No 56 West. Assign lease. Hugo Floriday to Ida Von Orelle. All title. Oct 23. Nov 12, 1908. 3:836. nom

35th st, No 56 West. Assign lease. Herald Square Cafe Co to Hugo Floriday. All title. Sept 28. Nov 12, 1908. 3:836. nom

40th st | s s, 125 w 11th av, runs s 98.9 x w 124.11 x s 98.9 to 39th st | 39th st, x w 300.1 x n 197.6 to 40th st, x e 425 to beginning, 29 lots. Chas E Appleby, of Glen Cove, L I, to Joseph, Moses and Arthur Stern, firm Joseph Stern & Sons; 10 years, from May 1, 1915. Nov 11, 1908. 3:685. taxes, &c, and rent as fixed by appraisal

46th st, No 344 East, store, basement and 2d floor. Alexander Herzog to Harry Von Arx; 5 years, from Nov 1, 1908. Nov 11, 1908. 5:1338. 1,200

46th st, No 306 East. Surrender lease. Joseph Carnevale to Henry C and Frances M Finck, of Lindenhurst, Suffolk Co, N Y. All title. Oct 31. Nov 11, 1908. 5:1338. nom

49th st, Nos 122 and 124 West | Hotel Bristol. Thos A Howell to 48th st, Nos 129 and 131 West | Ewen Hathaway and J Waterman Taylor; 21 years, from Nov 1, 1908. Nov 7, 1908. 4:1001. taxes, &c, and 30,000

50th st, No 70 West, all. Ernest M Schoffner and ano TRUSTEES P J Schoffner to Edward S and Fanny Foley; 3 years, from Nov 1, 1908; privilege of 2 years renewal. Nov 9, 1908. 5:1265. 3,000

61st st, No 204 West, store, &c. Abraham R Harnash to Victor I Shapiro; 3 years, from May 1, 1908. Nov 9, 1908. 4:1152. 780

79th st, No 161 West, 5-sty dwelling. A V H Ellis to W Benton Crisp; 1 year, from Oct 1, 1908. Nov 10, 1908. 4:1210. 1,320

86th st, No 162 East, store, &c. Schroeder Ice Co to August Ceroini; 5 years, from May 1, 1908. Nov 10, 1908. 5:1514. 540

93d st, Nos 53 to 57 West, all. Eliz P wife Henry A Robbins to Hoyt & De Mallie, a corpn; 5 years, from Nov 11, 1908, with 5 years renewal at \$10,000. Nov 12, 1908. 4:1207. 8,700

101st st, No 304 East, store, &c. Assign lease. David Ichkowitz to Bennie Stechenfeld. Oct 26. Nov 11, 1908. 6:1672. 100

115th st, No 14 East. Assign lease. Sam Davis to Victor Rosenberg. Dec 9, 1907. Nov 7, 1908. 6:1620. nom

118th st, Nos 520 and 522 East. Assign lease. John F Juhase to Arthur Jost. Nov 9. Nov 10, 1908. 6:1716. nom

118th st, Nos 520 and 522 East, 3 rooms on 1st floor. Joseph and Otto Huber to John F Juhase; 1 year, from Oct 1, 1908. Nov 10, 1908. 6:1716. 1,080

125th st, s e cor Lexington av, 35x100.11, all. Harry Levey to Rosie Grant; 3 months, from May 1, 1909. Nov 7, 1908. 6:1773. for term, 600

152d st, No 557 West, all. Francis P Prial to Henry W Lloyd; 2 5-12 years, from May 1, 1908. Nov 12, 1908. 7:2084. 1,000 and 1,200

Av A, e s, 96.2 n 3d st, 24x100, the lot. James R Roosevelt et al TRUSTEES William Astor, dec'd, for John J Astor to Henry Loh; 19 1/2 years, from Nov 1, 1907. Nov 7, 1908. 2:399. taxes, &c, and 1,150

Av B, No 32, north store. Jacob Janos and ano to Louis Fleisler; 5 years, from Aug 1, 1909. Nov 10, 1908. 2:398. 960

Av B, No 32. Surrender lease. Louis Fleisler to Jacob and Morris Janos. Oct 28. Nov 10, 1908. 2:398. 100

Av C, No 156, south store, &c. Mary F Stanley and Adolph Kronengold her ATTY to W Weintraub; 2 1/2 years, from Nov 1, 1908. Nov 10, 1908. 2:379. 420

Av D, No 152, south store. Louis Shulsky to Barney Azwolinsky; 7 1/2 years, from Nov 1, 1908. Nov 9, 1908. 2:367. 816

Broadway, No 2291, store. Samuel Jackson and ano to Patrick F Kenny and ano; 5 years, from May 1, 1908. Nov 6, 1908. 4:1230. 1,400

Broadway, No 2243, store, &c. Julia Schwarz to Victor Laurencie; 5 years, from June 1, 1908. Nov 9, 1908. 4:1228. 1,800 and 2,000

Broadway, No 3429, store and basement. Estelle F Taylor to "Huylers," a corpn; 8 11-12 years, from Nov 1, 1908. Nov 12, 1908. 7:2087. 1,600 to 2,300

Broadway, s e cor 65th st, —x—. Assign lease. The Waubun Co to Sidney Maddock, of Palm Beach, Fla. Nov 11. Nov 12, 1908. 4:1117. nom

Broadway, No 1612, n e cor 49th st. Assign lease. Max Roth et al to Henry G Avidan. Nov 5. Nov 12, 1908. 4:1021. nom

Broadway, s w cor 96th st, 100x125. Assign lease. Leo M Klein et al to Jesse W Ehrlich. 1-3 part. Nov 6. Nov 7, 1908. 4:1243. other consid and 100

Same property. Assign lease. Same to Henry Blumenthal. 1-3 part. Nov 6. Nov 7, 1908. 4:1243. other consid and 100

Lenox av, No 471, south store, &c. Fanny Toch to Henry Martinson and ano; 5 years, from April 1, 1910. Nov 9, 1908. 7:1918. 1,200

Lenox av, n w cor 116th st, office No 6. Simon E Bernheimer and ano to Louis Silverman; 4 years, from April 1, 1908. Nov 6, 1908. 7:1901. 750

Same property. Assign lease. Louis Silverman to Edward Silverman. All title. Sept 19. Nov 6, 1908. 7:1901. nom

Lexington av, No 695, s e cor 57th st. Assign lease. Frank Simmons to Thos J and Richard J O'Brien. Oct 8. Nov 7, 1908. 5:1311. nom

Lenox av, Nos 508 and 510, store and basement. McKinley Realty & Construction Co to Paul Witthaus; 4 years and 10 1/2 months, from Nov 15, 1908. Nov 12, 1908. 7:1919. 1,500 to 2,000

Park av, No 1741, n e cor 121st st, store, &c. Anna C Larney to John E Hopenstall and ano; 5 years, from Nov 1, 1908. Nov 9, 1908. 6:1770. 1,100 to 1,300

2d av, Nos 1857 to 1863. Surrender lease. Jacob Blumberg to Morris Freundlich et al EXRS, &c, Adolph Platky. All title. Oct 31. Nov 6, 1908. 5:1541. nom

2d av, No 2306. Surrender lease. Giovanni Messina to Samuel Cohen and ano. All title. Oct 26. Nov 11, 1908. 6:1795. nom

2d av, No 2093. Surrender lease. H Koehler & Co and Benj M Abraham to Benjamin Abraham. Nov 6. Nov 9, 1908. 6:1657. nom

HECLA IRON WORKS

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2d av, No 2093, corner store. Benjamin Abraham to Michael Bastone; 5 years, from Dec 1, 1908; privilege 3 years renewal. Nov 9, 1908. 6:1657..... 1,200

2d av, No 2093. Assign lease. Michael Bastone to H Koehler & Co. Nov 6, 1908. 6:1657..... nom

3d av, No 2007, n e cor 110th st, store, &c. Morris Weinstein to Harry Warschauer; 5 years and 4½ months, from Dec 15, 1908. Nov 12, 1908. 6:1660..... 1,300 and 1,400

3d av, No 1105, e s, 50.5 s 65th st, 25x105. Assign lease. Julius Schweitzer to Harry Shwitzer. All title. Morts \$12,000. Oct 30, 1908. 5:1419..... 5,500

4th av, s w cor 23d st, space on ground floor and basement. Isl- and Realty Co to The Millington Co; 7 3-12 years, from Feb 1, 1908. Nov 6, 1908. 3:851..... 4,000 to 5,000

Same property. Consent to sub lease. Same to same. April 25, 1908. Nov 6, 1908. 3:851.....

Same property. Assign lease. The Millington Co to The Milling- ton Renting Co. Oct 30, 1908. 3:851..... nom

5th av, No 302, n w cor 31st st, 30x100, all.....

31st st, No 3, n s, 100 w 5th av, 25x98.9, all.....

Dumont Clarke et al EXRS, &c. Wm B Dinsmore to Joel J and Henry J Duveen, of firm Duveen Brothers; 10 years, from May 1, 1906. Nov 10, 1908. 3:833..... 30,000

5th av, No 329. Surrender lease. Darsa J Densmore and ano to Henry de F Weekes and ano TRUSTEES Chas H Isham. All title. Oct 30, 1908. 3:862..... nom

6th av, No 41..... n w cor, all. Clara T Tennille to Lorenzo

4th st, No 159 West. A Cuneo et al; 10 years, from Nov 1, 1908. Nov 11, 1908. 2:592..... 3,500 to 4,000

6th av, No 987. Assign lease. Henry Bottjer to George Bonhag. Mort \$2,500. Nov 6, 1908. 4:1008..... nom

6th av, No 94, s e cor 8th st, store, &c. Ellen S Williams et al to John J Quinn; 10 years, from May 1, 1908. Nov 12, 1908. 2:553..... 4,260

6th av, No 176, 3 upper floors. Philip Smith to Raffaele Paganelli et al; 4 8-12 years, from Jan 1, 1909. Nov 7, 1908. 2:576..... 1,200

7th av, No 2268, ground floor and basement. Chas F Coy to Edw J Whipple and ano; 5 years, from Nov 1, 1908. Nov 6, 1908. 7: 1939..... 1,380

7th av, No 2295, 2d and 3d floors. Julia T Feist to Chas J Peters; 1 year from Dec 1, 1908. Nov 9, 1908. 7:1919..... 600

7th av, No 2299, s e cor 135th st.....

135th st, Nos 186 and 188 West.....

Agreement as to lease of space for steam, etc. Norwood Hold- ing Co with Wm Whitehead of Asbury Park, N J; 1 year, from Sept 1, 1908, or from year to year as per agreement. Nov 11, 1908. 7:1919..... nom

8th av, No 2301, south store. Universal Operating Co to Max Lub- ner; 1 year and 11½ months, from Nov 15, 1908. Nov 7, 1908. 7:1950..... 1,020 and 1,080

9th av, No 127, s w cor 18th st, store, &c. Henry V A Parsall to Bernard Fitzsimons; 2 1-12 years, from Sept 1, 1909. Nov 9, 1908. 3:715..... 2,000

BOROUGH OF THE BRONX.

138th st, s w cor Alexander av, 75x73.3.....

138th st, s s, 75 w Alexander av, 25x100.....

Subordination of lease to mort. Benj Newman and ano with Frank Cecil. Nov 1, 1908. 9:2313..... nom

138th st, — s, 75 w Alexander av, 2d floor of the 2-sty building. Benjamin Newman and ano to John G Welle; 1½ years, from Dec 1, 1908. Nov 6, 1908. 9:2313..... 900

171st st, No 504 East, s w cor 3d av, stores, &c. Charles Meyer to Patsy and Tony Criscuolo; 3 years, from Nov 1, 1908. Nov 11, 1908. 11:2911..... 900 and 960

Brook av, No 493, n w cor 147th st, store.....

147th st, No 469 East. Korge. All title. Mort \$4,000. Nov 12, 1908. 9:2296..... 1,260 to 2,200

Sadie Silverman to George Korge; 8 years, from May 1, 1909. Nov 10, 1908.

Brook av, No 493, n w cor 147th st. Assign lease. George Korge to John D Haase. Mort \$4,000. Nov 9, 1908. 9:2292..... nom

Brook av, No 493.....

147th st, No 469 West. Korge. All title. Mort \$4,000. Nov 12, 1908. 9:2296..... nom

Hughes av, No 2243. Assign lease. Frederick Cook to Anthony Zwickert. Sept 8, 1908. 11:3071..... nom

Melrose av, No 924. Assign lease. Patrick T Delaney to Joseph A Kopp. Oct 14, 1908. 9:2384..... nom

Prospect av, No 703, s w cor 155th st, the two west stores front- ing on East 155th st. Philipp Steuernagel to Geo J Merle; 4 9- 12 years, from Aug 1, 1908. Nov 6, 1908. 10:2675..... 360 and 420

3d av, No 2940, south store. Jacob Rinder to Domenico Castelli; 3 years, from May 1, 1909. Nov 10, 1908. 9:2362..... 780

MORTGAGES

November 6, 7, 9 10, 11 and 12.

BOROUGH OF MANHATTAN.

Abeloff, Saml to Kate Weidler. 51st st, Nos 306 to 310, s s, 120 w 8th av, 60x100.5; Hester st, Nos 137 to 143, n w cor Chrystie st, No 75, runs n 50.2 x w 102.9 x s 25.2 x w 1.4 x s 25.4 to n s Hester st, x e 104.1 to beginning. Prior mort \$102,000. Nov 6, 1908. 3 years, 6%. 4:1041; 1:304. 12,800

Adler, Louis N and Meyer A Bernheimer with Abraham Bernhei- mer. 116th st, No 28 West. Subordination agreement. Oct 29, 1908. 6:1599. nom

Altman, Adolph to TITLE GUARANTEE & TRUST CO. 26th st, Nos 137 and 139, n s, 400 w 6th av, 25x98.9. Nov 6, due, &c, as per bond. Nov 7, 1908. 3:802. 19,000

Altman, Bella of Borough of Queens, N Y, to Ida Harris. 99th st, Nos 58 and 60, on map No 58, s s, 187.4 e Madison av, 37.7x 100.11. May 12, due Nov 1, 1908, 6%. Nov 10, 1908. 6:1604. 3,000

Black, John, of Brooklyn, N Y, to Florence E Morris. Pearl st, No 42, s s, 113.2 w Broad st, 25x54.6. Nov 11, 3 years, 6%. Nov 12, 1908. 1:8. 1,000

Beaman, Jennie B, of Princeton, Mass, to TITLE GUARANTEE & TRUST CO. 126th st, No 69, n s, 160 e Lenox av, 17.11x99.11. Nov 11, due, &c, as per bond. Nov 12, 1908. 6:1724. 5,000

Brevort Construction Co to Wm L Condit. 11th st, No 55, n s, 356.9 w Broadway, 27x103.3. Nov 10, 5 years, 5%. Nov 12, 1908. 2:563. 125,000

Same to same. Same property. Certificate as to above mort. Nov 10, 1908. 2:563.

Baer, Harry E and Bertha M to Julius Janowitz. 107th st, No 66, s s, 148.9 e Columbus av, 48.9x100.11. Prior mort \$50,000. Nov 2, due, &c, as per bond. Nov 11, 1908. 7:1842. 15,000

Borst, Chas of Clinton, N Y, to Frances Schwab extrx, &c. Noah Schwab. 117th st, No 419, n s, 186 e Amsterdam av, 18x100.11. Nov 10, due, &c, as per bond. Nov 11, 1908. 7:1961. 19,000

Brothers, Abram to Madoc Epstein. Grand st, No 478, n s, 25 w Willett st, 25x100. Prior mort \$——. Oct 20, due May 1, 1911, 6%. Nov 10, 1908. 2:336. 8,000

Bastone, Michael to H Koehler & Co. 2d av, No 2093. Assigns lease by way of mortgage. Nov 6. Given as collateral security. —%. Nov 10, 1908. 6:1657. 1,000

Bloch, Jennie with Saml Rothschild. 107th st, No 67 West. Ex- tension mort. Nov 9, 1908. 7:1843. nom

Berkman, Davis to Joseph F Cohen. Market st, Nos 31 and 33, w s, 50 n Madison st, 50x88. Prior mort \$76,000. Nov 9, 1908. 2 years, 6%. 1:277. 7,000

Same to Morris Kashowitz. Same property. Prior mort \$80,000. Nov 9, 1908, installs, 6%. 1:277. 1,300

Block, Henry G and Hieronymus Lehr to Elias Kempner. 52d st, No 153, n s, 200 e Lexington av, 25x100.5. P M. Nov 9, 1908. 3 years, 5%. 5:1307. 16,000

Block, Henry G and Hieronymus Lehr to Harry B Kyle. 52d st, No 153, n s, 200 e Lexington av, 25x100.5. P M. Prior mort \$16,000. Nov 9, 1908, installs, 6%. 5:1307. 5,000

Beeton, Cath M wife Frank C to Margt A wife Fredk Beeton. 7th av, No 177, e s, 69 n 20th st, 23x80. Prior mort \$——. Oct 20, due Oct 1, 1909, 5%. Nov 9, 1908. 3:796. 3,000

Baird, James to Wm H Rockwood and ano exrs Wm H Sherman. 115th st, No 225, n s, 362.6 w 7th av, runs w 18.9 x n 100.11 x e 6.3 x s 10.10 x n (?) 13.1 x s 9.4 to beginning. Nov 7, due, &c, as per bond. Nov 9, 1908. 7:1831. 6,000

Brady, Mary E to TITLE GUARANTEE & TRUST CO. 27th st, No 330, s s, 428 e 9th av, 22x98.9. Nov 6, due, &c, as per bond. Nov 9, 1908. 3:750. 5,500

Burnham, Williams & Co as proprietors Baldwin Locomotive Works with Erie Railroad Co. Rolling stock equipment agreement. Oct 10, due Oct 5, 1909, —%. Nov 7, 1908. General mort. 246,334.40

Beacon Realty Corp to COUNTY TRUST CO. Certificate as to mort for \$37,500 on land in White Plains, N Y. Nov 5. Nov 7, 1908.

Blumenthal, Henry to Jesse W Ehrich. Broadway, Nos 2551 to 2557, s w cor 96th st, No 250, 100.8x125. Leasehold. P M. Prior mort \$4,000. Nov 2, due, &c, as per bond. Nov 7, 1908. 4:1243. 8,500

Bernheimer Belle G et al as exrs, &c. Jacob L Bernheimer with Rae Brill. West End av, No 34, s e cor 61st st, No 252, 25x100. Extension mort. Nov 4, 1908. 4:1152. nom

Bull, Mary A, Chas C, and Jas E exrs, &c. Richd H Bull with SEA- MENS BANK FOR SAVINGS, City N Y. Murray st, No 79. Ex- tension mort at increased interest from 4 to 4½%. June 30, 1908. 1:132. nom

Bull, Mary A, Chas C, and James E exrs, &c. Richard H Bull with SEAMENS BANK FOR SAVINGS in City N Y. White st, No 40. Extension mort at increased interest from 4 to 4½%. June 30, 1908. 1:193. nom

Bendien, George to the N Y TRUST CO. 2d av, No 2419, w s, 20 n 124th st, 27x80.6. Nov 5, 3 years, 5%. Nov 6, 1908. 6:1789. 18,000

Butler, John W with TITLE INS CO of N Y. Amsterdam av, Nos 529 to 535, and 86th st, No 176 West. Subordination agreement. Nov 4, 1908. 4:1216. nom

Bulman (Henry T) Co to Waunegan Realty Co. Broadway, n w cor 163d st, 99.11x125. P M. Prior mort \$190,000. Nov 5, due, &c, as per bond. Nov 6, 1908. 8:2137. 37,642.86

Bulman (Henry T) Co to Waunegan Realty Co. Broadway, s w cor 164th st, 99.11x125. P M. Prior mort \$190,000. Nov 5, due, &c, as per bond. Nov 6, 1908. 8:2137. 37,642.86

Brody, Alter M to Barney Estate Co. Madison av, No 1822, w s, 80.11 s 119th st, 20x75. P M. Prior mort \$10,000. Nov 1, in- stalls, 6%. Nov 6, 1908. 6:1745. 1,500

Beatty, Saml to William L Fawcett. 10th av, No 128, s e cor 18th st, Nos 460 to 464, runs e 100 x s 47.4 x w 25 x n 22.4 x w 75 to av, x n 24 to beginning. ¼ part. All title. Nov 6, 1908, due, &c, as per bond. 3:715. gold, 300

Cohen, Heyman and Saml Lehman to Aaron Newmark. 105th st, Nos 428 to 432, s s, 438 e 1st av, 75x100.11. Prior mort \$——. Oct 20, demand, 6%. Nov 10, 1908. 6:1698. 5,000

Cunningham, Wm J and Margt wife Geo S Shannon, and Eliz and John F Cunningham heirs Patrick Cunningham to Geo S Shannon. Mulberry st, No 235, w s, 241.9 n Spring st, runs w 50.3 x w 21.8 x w 26.6 x n 25.1 x e 26.2 x e 21.7 x e 50.3 to st x s 25.2 to be- ginning. Nov 10, due Oct 30, 1909, 6%. Nov 12, 1908. 6:1754. 1,000

Corvan, Thomas G with BOWERY SAVINGS BANK. 54th st, Nos 122 and 124 West; 53d st, Nos 123 and 125 West. Extension mort at increased interest from 4 to 4½%. Nov 9. Nov 11, 1908. 4:1006. nom

Cammann, Henry L with Lulu Quigg. Madison av, No 1935. Ex- tension mort. Oct 16, 1908. 6:1749. nom

Cathedral Realty Co to ALBANY SAVINGS BANK. 109th st, n s, 150 w Columbus av, 100x71.10. Nov 11, 1908, 5 years, 5%. 7:1864. gold, 93,000

Same to same. Same property. Certificate as to above mort. Nov 11, 1908. 7:1864.

Clark, Isabel R to W Irving Clark. Pearl st, No 317, n w s, abt 45 n Ferry st, 22.2x100x16.6x100. Oct 27, 7 years, 4½%. Nov 10, 1908. 1:105. 15,000

Cruikshank, James H to Edwin A Ely. Greenwich st, No 487, e s, 86.6 n Canal st, 22x90; Greenwich st, No 489, e s, 108.6 n Canal st, 22x90. P M. Sept 1, 2 years, 5%. Nov 10, 1908. 2:594. 20,000

THE GEORGE A. JUST CO.**239 VERNON AVENUE
LONG ISLAND CITY NEW YORK****IRON WORK****FOR
BUILDINGS**

- Crombie, Isabel H wife. Thos J to GERMAN SAVINGS BANK of N Y. 84th st, No 105, n s, 122.4 w Columbus av, 22.4x102.2. Nov 5, due Nov 9, 1911, 5%. Nov 9, 1908. 4:1215. 2,000
- Carnes, Mason to Rose Glazier. 4th st, Nos 2 to 20, s w cor Lafayette st, Nos 384 to 388, runs s 73.11 x w 98 x n 27.5 x w 177.2 to e s Broadway, Nos 692 and 694, x n 45.3 to st, x e 275.3 to beginning. Sept 1, due June 25, 1910, 6%. Nov 10, 1908. 2:531. 10,000
- Cruikshank, James H to Edwin A Ely. Greenwich st, No 483, e s, 43 n Canal st, 21.9x90; Greenwich st, No 485, e s, 64.9 n Canal st, 21.9x90. P M. Sept 1, 2 years, 5%. Nov 10, 1908. 2:594. 20,000
- Corvan, Thos G to THE BOWERY SAVINGS BANK. 53d st, Nos 123 and 125, n s, 300 w 6th av, runs n 200.10 x w 50 x s 100.5 x e 10 x s 100.5 to n s 53d st x e 40 to beginning. Nov 9, 1908, 5 years, 4½%. 4:1006. 20,000
- Colman, Henry and Lippe Scheinhous to Solomon Scheinhous. Forsyth st, No 207, w s, 157 s Houston st, 28x66.7. Prior mort \$25,000. Oct 19, 5 years, 6%. Nov 7, 1908. 2:422. 3,000
- Cuddihy, Edw J to TITLE GUARANTEE & TRUST CO. Lexington av, No 644, w s, 80.5 n 54th st, 20x70. Oct 29, due, &c, as per bond. Nov 7, 1908. 5:1309. 14,000
- Cohen, Isaac to General Theological Seminary of the Protestant Episcopal Church in the U S. 3d av, Nos 686 and 688, w s, 25.1 n 43d st, 50.3x100. Nov 2, 10 years, 5%. Nov 6, 1908. 5:1298. 80,030
- Dieges, Chas J to LAWYERS TITLE INS & TRUST CO. 152d st, No 588, s s, 84 e Broadway, 16x74.11. Nov 6, 5 years, 5%. Nov 7, 1908. 7:2083. 8,000
- Duncan, Jeanie and Effie with John C Bremer and ano exrs, &c, John H Bremer. 8th av, No 2357, w s, 75 n 126th st, 24.11x100. Extension of mort for \$17,500 at interest increased from 4½% to 5%. Aug 12, Nov 9, 1908. 7:1953. nom
- Deitz, Nathan to Ellen C McManus. Madison st, No 227, n e cor Jefferson st, No 33, 23.10x80. P M. Nov 10, 1908, due, &c, as per bond. 1:270. 20,000
- Donaghy, Mary A to Wm Asher. 41st st, No 120, s s, 260 w 6th av, 20x98.9. Prior mort \$40,000. Nov 11, 1908, due May 11, 1910, 6%. 4:993. 6,000
- Duer, Sophie L to The Five Points House of Industry, a corpn. 78th st, No 127, n s, 80.5 w Lexington av, 17.1x102.2. Nov 12, 1908, 3 yrs, 4½%. 5:1413. 10,000
- Dupignac, Frank J as trustee for Katharine G Felt with Paul Worms. 114th st, No 55, n s, 150 e Lenox av, 25x100. Extension mort. June 30, 1905. Nov 12, 1908. 6:1598. nom
- Eberhardt, Matilda to Joseph A Adler. 22d st, No 450 s w s, 345 s e 10th av, 20x98.8. Nov 12, 1908, 5 yrs, 5%. 3:719. 3,000
- Engel, Helene V to Abraham Goldsmith et al exrs Saml Scholle. 3d av, No 1693, s e cor 95th st, Nos 200 and 202, 25.2x100. Nov 11, 1908, 5 years, 5%. 5:1540. 25,000
- Englander, Rosa wife of Herman, of Bayonne, N J, to Herbert F Schwarz. 112th st, No 245, n s, 100 w 2d av, 25x100.11. Nov 9, 5 years, 5%. Nov 10, 1908. 6:1662. 12,000
- Same and Matilda Meyer with same. Same property. Subordination agreement. Nov 10, 1908. 6:1662. nom
- Ely, Fanny R G of Lyme, Conn, to N Y LIFE INS AND TRUST CO. 55th st, No 21, n s, 95 w Madison av, 16.8x100.5. P M. Nov 9, 3 years, 4½%. Nov 10, 1908. 5:1291. 50,000
- FARMERS LOAN AND TRUST CO with Waunegan Realty Co. Solomon Friedman and Dora Schiffer exrs Alfred Schiffer and Solomon Friedman and Isaac Friedenheit. Broadway, s w cor 165th st, —x— to Fort Washington av; Broadway, n w cor 163d st, runs w 125 x n — to s s 164th st, x e 125 to Broadway, x s — to beginning. Agreement apportioning mort dated June 5, 1906. Oct 30, Nov 6, 1908. 8:2137. nom
- Freaney, James G to American Mortgage Co. 10th av, No 387, w s, 43.10 n 32d st, 19.1x80. Nov 5, 3 years, 5%. Nov 6, 1908. 3:704. 6,500
- Fleischmann Realty and Construction Co to Edwin Mayer et al as trustees. Amsterdam av, w s, 63.8 n 175th st, runs n 540.2 x w — x s 535.2 x e — to beginning; Audubon av, e s, 98.9 n 175th st, runs n 528.10 x e — x s — x w 5 x s — to av x w — to beginning, except Amsterdam av, w s, 105.8 s 178th st, runs w 100 x n 6.4 x e 100.2 to beginning, also excepts Amsterdam av, w s, 63.8 n 175th st, runs n 16.4 x w 100 x s 5.2 x e — to beginning; also excepts Amsterdam av, w s, 199.10 n 175th st, 30x100; also Audubon av, e s, 199.10 n 175th st, 30x95; also Audubon av, e s, 229.10 n 175th st, 30x100; also except part for 177th st; also lots 9 to 20, 68 to 82, 121, 130, 153, 161, 116, 114, 105, 106, 183 to 187 amended map Cammann estate. Prior mort \$—. July 1, due July 1, 1909 and 1910, 6%. Nov 10, 1908. 8:2132. 11:3212, 3218, 3225 and 3234. gold bonds, \$87,650
- Same to same. Same property. Certificate as to above mort. Oct 29, Nov 10, 1908. 8:2132 and 11:3212, 3218, 3225 and 3234.
- Floy, Grace S, of Elizabeth, N J, to Sarah A Floy. 124th st, No 307, n s, 100.6 e 2d av, 18.3x100.11. P M. Oct 31, 3 years, 5%. Nov 10, 1908. 6:1801. 3,000
- FARMERS LOAN AND TRUST CO with Davis Rosenkrentz. 136th st, No 236, s s, 386.8 w 7th av, 17.6x99.11. Extension mort. April 15, Nov 9, 1908. 7:1941. nom
- Freid, Isidor to Maude E Hewitt. 10th st, No 86, s w s, 160 n w 3d av, 20x92.6. Leasehold. Nov 9, 5 years, 6%. Nov 10, 1908. 2:555. 4,500
- Fieder, Fredk W, Jr, to Ida M Otz. Front st, No 259, s e s at s w s Dover st, Nos 34 to 40, runs s e 142 to South st, No 160, x s w 23.3 x n w 69.7 x s w 11.4 x n w 35.11 x n e 12.4 x n w 37.2 to s e s Front st, x n e 23.4 to beginning. P M. Nov 9, 5 years, 6%. Nov 10, 1908. 1:107. 40,000
- Fischer, Barnet to Chas Kanzer. Cannon st, No 86, e s, 150 n Rivington st, 25x100. Prior mort \$28,000. Nov 10, 4 years, 6%. Nov 11, 1908. 2:329. 8,000
- Flanagan, John J and Joseph A, firm Flanagan Bros, to Lorenzo A Cuneo and ano. Greenwich st, Nos 231 to 235. Store lease. All title. Prior mort \$—. Oct 23, 18 months, —%. Nov 11, 1908. 1:127. 6,500
- Fricke Realty Co to North American Mortgage Co. 24th st, No 137, n s, 50 e Lexington av, 22x98.9. Nov 10, 1 year, 6%. Nov 11, 1908. 3:880. 30,000
- Same to same. Same property. Certificate as to above mort. Nov 11, 1908. 3:880.
- Fraser, Robt C to Mortimer Laski. 131st st, No 54, s s, 247.6 w Park av, 17.6x99.11. Prior mort \$—. Nov 6, due, &c, as per bond. Nov 11, 1908. 6:1755. 700
- Fluri Construction Co to Owners Syndicate Co. Broadway, w s, 133.2 s 181st st, runs w 147.4 x n 2.7 x w 12.6 x s 193.7 to n s 180th st, x e 127.4 to Broadway, x n 96.1 to beginning. Prior mort \$195,000. Nov 10, due, &c, as per bond. Nov 11, 1908. 8:2176. 5,000
- Same to same. Same property. Certificate as to above mort. Nov 10, Nov 11, 1908. 8:2176.
- Same to same. Same property. Prior mort \$217,000. Nov 10, due, &c, as per bond. Nov 11, 1908. 8:2176. 7,000
- Same to same. Same property. Certificate as to above mort. Nov 10, Nov 11, 1908. 8:2176.
- Same to same. Same property. Certificate as to two mort for \$50,000 each. June 12, Nov 11, 1908. 8:2176.
- Goldfarb, Martin to Marcus Rosenthal. 14th st, No 432, s s, 419 e 1st av, 25x94.2 to e l former Stuyvesant st x 29x110.6. Prior mort \$—. Nov 9, due May 9, 1910, 6%. Nov 12, 1908. 2:441. 6,000
- Garner, James E to MUTUAL LIFE INS CO of N Y. 28th st, No 220, s s, 246.10 w 7th av, 16.8x98.9. Nov 11, 1908, due, &c, as per bond. 3:777. 9,000
- Goldberg, Fannie wife of and Samuel to Clarence E Cate. 103d st, Nos 139 and 141, n s, 294 e Park av, 31.4x100.11. Prior mort \$14,350. Nov 10, demand, 6%. Nov 11, 1908. 6:1651. 5,000
- Gassenheimer, Sidney and Emanuel Hoffman to American Mortgage Co. 141st st, No 229, n s, 175 w 7th av, 25x99.11. Nov 11, 1908, 5 years, 5%. 7:2029. 15,030
- Green, Saml with LAWYERS TITLE INS AND TRUST CO. Bayard st, No 61, s s, 272.2 w Bowery, 25x90. Agreement as to share ownership in mort. Nov 4, Nov 10, 1908. 1:163. nom
- Giolito, Oreste to Casalini Vittoria. 9th st, Nos 19 and 21 West. Leasehold. All title. Nov 5, due May 28, 1909, 6%. Nov 10, 1908. 2:573. 1,000
- Gagan, James D with Hannah C Daniell and ano exrs Geo J Daniell. 34th st, Nos 222-228 East. Extension mort. Oct 29, Nov 9, 1908. 3:914. nom
- Gordon, Robert to Francis C Menair. Vermilyea av, w s, 100 s Isham st, 25x125; Vermilyea av, n s, 125 w Isham st, 25x125. P M. Nov 6, 5 years, 5%. Nov 9, 1908. 8:2236. 2,500
- Gore, Frank E to N Y SAVINGS BANK. 8th av, No 2350, n e cor 126th st, No 271, 24.11x100. P M. Nov 9, 1908, due, &c, as per bond. 7:1932. 40,000
- Geoghegan, Eliz to Lucius H Beers trustee Robt and Jane Stewart. 50th st, No 223, n s, 245 e 3d av, 20x90. Nov 9, 1908, 1 year, 5%. 5:1324. 1,000
- Geringer, Gussie to LAWYERS TITLE INS & TRUST CO. 51st st, No 349, n s, 125 w 1st av, 25x100.5. Nov 6, 5 years, 5%. Nov 7, 1908. 5:1344. 20,000
- Same and Rachel Jacoby with same. Same property. Subordination agreement. Nov 6, Nov 7, 1908. 5:1344. nom
- Glanckoff, Oscar to Saml Abelloff. 51st st, Nos 306 to 310 West, and Hester st, Nos 137 to 143, and Chrystie st, No 75. Certificate as to reduction of mort. Nov 6, 1908. 4:1041, 1:304. —
- Geissman, Leopold to Samson Lachman. Abington sq, No 18 (Hudson st), w s, 84.10 s 12th st, 38.4x68.6x33.8x72.4. Prior mort \$22,000. Nov 6, 1908, 3 years, 6%. 2:624. 4,500
- Goldsohl, Jeanette to TITLE INS CO of N Y. Amsterdam av, Nos 529 to 535, s e cor 86th st, No 176, 102.2x30. Nov 6, 1908, 5 years, 4½%. 4:1216. 60,000
- Heineman, Sevilla widow and Jacob W Riglander with the BANK FOR SAVINGS, N Y. Broad st, Nos 46 to 52, and New st, Nos 46 to 50. Extension of mort for \$600,000 at 4½%. Sept 22, Nov 6, 1908. 1:24. nom
- Heicklen, Tillie to David Meyeroff. 2d st, No 122, n s, 292.3 e 1st av, 24.8x121.11. Given as collateral security for 2 notes of \$500 each. Prior mort \$—. Nov 6, due May 6, 1909, 6%. Nov 7, 1908. 2:430. 1,000
- Hurwitz, Abraham to Jennie L Ruffin. Goerck st, No 31, w s, 125 n Broome st, 25x100; Madison st, No 340, s s, 95.3 e Scamnel st, 24.7x96x27.4x96; also all title to any estate, real or personal of which Rebecca I and Isaac N Hurwitz died seized. ¼ part. All title. Nov 6, due May 1, 1910, 6%. Nov 7, 1908. 2:327, 1:266. 1,000
- Hoyt, Jane F to LAWYERS TITLE INS & TRUST CO. 73d st, No 112, s s, 107 e Park av, 17x102.2. P M. Nov 9, 1908, 3 years, 5%. 5:1407. 27,000
- Hvass, Charles to Anna Heidenheimer. 106th st, No 9, n s, 125 w Central Park West, 25x100.11. Nov 1, 4 years, 4½%. Nov 9, 1908. 7:1842. 24,000
- Hopkins Holding Co to LAWYERS TITLE INS & TRUST CO. 144th st, Nos 203 and 205, n s, 100 w 7th av, 50x99.11. Nov 9, 1908, 5 years, 5%. 7:2030. 44,000
- Same to same. Same property. Certificate as to above mort. Nov 9, 1908. 7:2030.
- Heicklen, Tillie with Rachel Rudinsky. 2d st, No 122, n s, 292.3 e 1st av, 24.8x121.11. Agreement modifying terms of mort dated Oct 14, 1908. Nov 6, Nov 7, 1908. 2:430. nom
- HUDSON CITY SAVINGS INST with John J Moorhead. Manhattan av, No 101, n w cor 104th st, 19.11x50. Extension mort. Oct 6, Nov 9, 1908. 7:1840. nom
- Hyams, Ottilie to Gerson Hyman. 2d av, No 2365. Leasehold. Nov 2, 3 years, 6%. Nov 10, 1908. 6:1786. 3,000
- Holland Holding Co to Cath Reilly. St Nicholas av, s w cor 181st st, 119.6x100. P M. Nov 10, 1908, 2 years, 5%. 8:2162. 117,000
- Holland Holding Co to Cath Reilly. St Nicholas av, n w cor 180th st, 100x100. P M. Nov 10, 1908, 2 years, 5%. 8:2162. 68,000
- Hafner, Wm to Augustus F Holly. 129th st, Nos 152 and 154 s, 152.6 e 7th av, 49.8x99.11; Amsterdam av, Nos 998 and 1000, w s, 60.10 n 109th st, 40x100. Nov 10, installs, 6%. Nov 11, 1908. 7:1881; 1913. 3,500
- Heller, Anton as exr Katharina Koeber to Margaretha Metzmeier. 86th st, No 323, n s, 295 w 1st av, 25x100.8. Nov 11, 1908, 3 years, 6%. 5:1549. 1,000
- Heuer, Diedrich with UNION TRUST CO of N Y. Vesey st, No 45, s s, 175.1 w Church st, runs s 81.5 x w 24.9 x n 25.2 x n 80 to st x e 50 to beginning, all title to Vesey st, s s, 175.1 w Church st, 25x85. Subordination agreement. Nov 2, Nov 12, 1908. 1:85. nom
- Hayes, Geo B to Susan McV Hemenway as extrx John H Hinton. Dyckman st (Hudson av), n e s, abt 650 n w F st, and being lots 48 and 49 map (No 208) of Geo J S Thompson, 50x100. Nov 9, due Nov 1, 1913, 5½%. Nov 10, 1908. 8:2247. 7,500

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS

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OFFICE AND WORKS
525-535 W. 26TH ST.
TELEPHONE, 1835-6 CHELSEA

- HOME LIFE INS CO to whom it may concern. Broadway, s e cor 124th st, 100.11x175. Declaration as to 2 mortg for \$150,000 each, and that mort recorded in L 224 page 146 shall be a prior mort to that mort recorded in L 224 page 151. Nov 5. Nov 12, 1908. 7:1978.
- Inness, Julia G. of Ellenville, N Y, to TITLE GUARANTEE AND TRUST CO. 86th st, No 314, s s, 219.6 w West End av, 21.7x 102.2. Nov 11, 1908, due, &c, as per bond. 4:1247. 20,000
- Isman, Felix with Theo C Marceau. 5th av, Nos 538 and 540. Extension mort. Nov 9. Nov 10, 1908. 5:1260. nom
- Joachim, Augusta to Simson Wolf and ano exrs Herrman Schiffer. Columbus av, No 965, e s, 50.5 n 107th st, 25.3x100. Prior mort \$—. Nov 6, 5 years, 5%. Nov 7, 1908. 7:1843. 27,000
- Jacoby, Rachel with Gussie and Isaac Geringer. 51st st, No 349, n s, 125 w 1st av, 25x100.5. Subordination agreement. Nov 6. Nov 7, 1908. 5:1314. nom
- Johnson, Martha F F to LAWYERS TITLE INS AND TRUST CO. 85th st, No 119, n s, 264 w Columbus av, 18x97.6. Nov 9, 3 yrs, 5%. Nov 11, 1908. 4:1216. 15,000
- Jones, Joseph T B to UNION TRUST CO. Vesey st, Nos 45 and 47, s s, 175.1 w Church st, runs s 81.5 x w 24.9 x n — x w 25.2 x n 80 to st x e 50 to beginning, all title to Vesey st, s s, 175.1 w Church st x s 85 x w 25 x n 85 x e 25 to beginning. P M. Nov 2, 5 years, 5%. Nov 12, 1908. 1:85. 110,000
- Krulowitch, Emanuel M to State Realty & Mortgage Co. St Nicholas av, n w cor 180th st, 100x100. Building loan. Nov 10, 1 year, 6%. Nov 12, 1908. 8:2162. 90,000
- Same to same. Same property. Building loan. P M. Prior mort \$90,000. Nov 10, 1 year, 6%. Nov 12, 1908. 8:2162. 42,000
- Kessler, Cora to whom it may concern. 70th st, No 259, n s, 191.1 e West End av, 16.11x100.5. Certificate as to reduction of mort. Nov 9. Nov 10, 1908. 4:1162.
- Krauss, Philip to Mary J Kingsland. 178th st, No 505, n s, 100 w Amsterdam av, 57x100. P M. Nov 11, 1908. 5 years, 5%. 8:2152. 45,000
- Keen, Joseph, of Yonkers, N Y, to Maria M Baltz. 45th st, Nos 49, n s, 345 e 6th av, 18.9x100.5. Nov 9, due Dec 1, 1913, 5%. Nov 10, 1908. 5:1261. 53,000
- Kraemer, Sarah to LAWYERS TITLE INS AND TRUST CO. 124th st, No 436, s s, 225 e Amsterdam av, 25x100.11. Nov 5, 5 years, 5½%. Nov 6, 1908. 7:1964. 22,000
- Same and Bernard Sinsheimer with same. 124th st, No 436, s s, 225 e Amsterdam av, 25x100.11. Subordination agreement. Oct 28. Nov 6, 1908. 7:1964. nom
- Kulla, Jacob to Agnes Young. Washington st, No 825, e s, 31.9 n Gansevoort st, 24x82.2x23.11x83.7. Leasehold. Nov 6, 1908. 5 years, 6%. 2:644. 15,000
- Koss, Chas G exr Mary A A Woodcock. 122d st, No 212, s s, 175 w 7th av, 15x100.11. Certificate as to reduction of mort. Nov 12, 1908. 7:1927. nom
- Luqueer, Lea et al as exrs Mary A A Woodcock with Gertrude R Smith. 122d st, No 212, s s, 175 w 7th av, 15x100.11. Extension mort. Nov 12, 1908. 7:1927. nom
- Logan, James P to Wm A Spencer. Canal st. Nos 329 and 331. n e cor Greene st, Nos 4 and 6, runs n 100.10 x e 100.5 x s 29.6 x w 34 and 10.8 and 19.3 x s 85.4 to Canal st. x w 41.3 to beginning. P M. Equal lien with mort for \$20,000. Nov 2, 5 yrs, 5%. Nov 6, 1908. 1:230. 100,000
- Same to Eleanor P T Cenci. Same property. P M. Equal lien with mort for \$100,000. Nov 2, 5 years, 5%. Nov 6, 1908. 1:230. 20,000
- Lillenthal, Lillie B with Louis and Stella Sabbatella. 114th st, No 425 East. Extension mort. Nov 4. Nov 6, 1908. 6:1708. nom
- Lloyd, Wm and Edward Driscoll to Jacob Froehlich Cabinet Works. Lexington av, No 2028 s w cor 124th st. Store lease. Prior mort \$3,500. Nov 2, demand, —%. Nov 6, 1908. 6:1772. Note, 2:636
- Larkin, Andrew J, of Borough of Richmond, N Y, to Alfred W Hoyt. 9th av, n e cor 206th st, 24.11x100. Nov 6, 1908, due, &c, as per bond. 8:2187. 5,500
- Lillenthal, Lillie B with Rae Brill. West End av, No 34, s e cor 61st st, No 252, 25.5x100; West End av, No 30, e s, 50.5 s 61st st, 25x100; West End av, No 28, e s, 75.5 s 61st st, 25x100. Extension 3 mortg. Nov 4. Nov 6, 1908. 4:1152. nom
- Livingston, George with Ella J Kavanagh. 23d st, No 254 West. Extension two mortg. July 3, 1907. Nov 11, 1908. 3:772. nom
- Lewy, Morris to Cecil Frankel. Av A, No 1624, e s, 68.2 s 86th st, 17x73.6. P M. Prior mort \$6,000. Nov 9, 3 years, 4½%. Nov 11, 1908. 5:1582. 500
- Lingard, Kath G to Richd J Stainton. 110th st, No 54, s s, 20 e Madison av, 16.8x100.11; 110th st, No 56, s s, 36.8 e Madison av, 16.8x100.11; Morningside av East, No 25, e s, 81.7 s 117th st, 19.4x100. Nov 11, 1908, due Mar 11, 1909, 6%. 6:1615 and 7:1943. 700
- LAWYERS TITLE INS & TRUST CO with Emilie Hamburger et al trustees Jos W Hamburger. Baxter st, Nos 120 and 122, w s, 125 e Hester st, 50x90. Extension mort. Oct 29. Nov 11, 1908. 1:207. nom
- Lecouver, Alice L wife of and Robert to Simeon E Cohn. Vesey st, No 51, s s, abt 180 e Greenwich st, 25x82. Prior mort \$40,000. Nov 10, 1908, 3 years, 6%. 1:85. 3,000
- Lopes, Gaetano and Gaetano Tantillo to Gussie Goldfarb. 48th st, No 319, n s, 250 e 2d av, 25x100.5. P M. Prior mort \$17,800. Nov 1, due May 1, 1912, 6%. Nov 10, 1908. 5:1341. 3,700
- McCormick, Jane to Kathryn Neilly. Manhattan av, No 535, w s, 48.5 n 122d st, 15x80. Nov 4, 3 years, 5%. Nov 6, 1908. 7:1949. 8,500
- Martini, Alwin to James F Milliken. 37th st, No 331, n s, 400 e 9th av, 25x98.9. Prior mort \$13,500. Nov 6, 1908, 1 year, 6%. 3:761. 1,500
- Morgenthau (Henry) Co and Robt E Simon with Henry T Bulman. Broadway, s w cor 162d st, 97.7x100. Agreement as to additional loan of \$5,000, &c. Nov 4. Nov 6, 1908. 8:2137. nom
- Maher (James S) Construction Co to EMPIRE CITY SAVINGS BANK. Vestry st, No 35, s s, 151.8 w Hudson st, 24.10x98.9x24x 101.8. Nov 6, 3 years, 5½%. Nov 7, 1908. 1:219. 32,500
- Same to same. Same property. Certificate as to above mort. Nov 6. Nov 7, 1908. 1:219.
- Same and Henry Powell and Jacob E Ryttenberg with same. Same property. Subordination agreement. Nov 6. Nov 7, 1908. 1:219. nom
- McBarron, John D to TITLE GUARANTEE & TRUST CO. West End av, No 872, e s, 60.11 s 103d st, 20x80. Nov 6, due, &c, as per bond. Nov 7, 1908. 7:1874. 17,000
- Middle Town Realty Co to JEFFERSON BANK. 8th av, No 2851, n w cor 152d st, 42x100. Nov 5, demand, 6%. Nov 7, 1908. 7:2046. 12,000
- MUTUAL LIFE INS CO of N Y with Dudley Homes Co. 51st st, Nos 545 and 547, n s 200 e 11th av, 50x100.5. Extension mort. Oct 27. Nov 7, 1908. 4:1080. nom
- McGuire, James C to Society of the New York Hospital. Claremont av, w s, 416.6 s 119th st, runs w 47.11 to e 1 Old Bloomingdale road x s w 85.7 x e 64.6 to av x n 84 to beginning. P M. Nov 4, 2 years, 5%. Nov 9, 1908. 7:1990. 35,000
- McDermott, John to Lawrence McDermott. Perry st, No 8, s s, 107.8 w Greenwich av, 22x95. Prior mort \$10,500. Nov 5, due Jan 1, 1910, 6%. Nov 10, 1908. 2:612. 4,000
- Marinus, Katherine to LAWYERS TITLE INS AND TRUST CO. Madison av, No 1645, s e cor 110th st, No 52, 100.11x20. Nov 10, 1908, 5 years, 5%. 6:1615. 30,000
- Meyer, Robt L, Geo W, Louis E and Edw F Meyer devisees Geo W Meyer to American Mortgage Co. 84th st, No 437, n s, 219.2 w Av A, 15.7x102.2. Nov 10, 1908, 5 years, 5%. 5:1564. 6,000
- McManus, Chas E to Riverside Drive Realty Co. 85th st, n s, 125 e Riverside Drive, 75x102.2. P M. Sept 1, 1 year, 5%. Nov 7, 1908. 4:1247. 19,000
- Marks, Joel to ROYAL BANK of N Y. 7th av, No 2312, s w cor 136th st, No 200, 25x100; 7th av, No 2310, w s, 25 s 136th st, 37.5 x100; 7th av, No 2308, w s, 62.5 s 136th st, 37.5x100. Assign rents to extent of \$5,500. Nov 9. Nov 10, 1908. 7:1941. 5,500
- McWilliam, Sarah A, Robert and Wm H exrs John McWilliam with SEAMENS BANK FOR SAVINGS in City N Y. 96th st, No 16 West. Extension of mort. Oct 30. Nov 11, 1908. 4:1209. nom
- MERCANTILE TRUST CO with Moses Barnett. 125th st, No 11 East. Extension mort at increased interest from 4½% to 5%. Nov 4. Nov 11, 1908. 6:1750. nom
- Nugent, Robt A to Lizzie Nugent. Amsterdam av, Nos 520 to 524, n w cor 85th st, No 201, 49.4x100x53.4x100. June 4, 3 years, 6%. Nov 12, 1908. 8:2156. 15,000
- Newtown Construction Co to Geo A Macdonald and ano. Greenwich st, Nos 491 and 493, e s, 130.6 n Canal st, 44x90. Prior mort \$20,000. Nov 9, due, &c, as per bond. Nov 12, 1908. 2:594. 20,000
- North American Mortgage Co with Theo E Hergert, a corpn. 53d st, Nos 422 to 432, s s, 294 e 1st av, 125x148.3x126.10x126.7. Extension of mort for \$96,000 at 6%. Nov 10. Nov 11, 1908. 5:1364. nom
- Oshansky, Louis and Max Kuschner to Lewis Q Jones. Monroe st, No 100, s s, 26.5 e Pelham st, 25.6x94.1. Nov 9, 5 years, 5%. Nov 10, 1908. 1:255. 25,000
- Otto, Fred, of Brooklyn, to John T Way et al. Lewis st, No 159, n w s, 62.1 n 3d st, 21.4x75.6 to alley, x22.1x76.1. P M. Nov 9, 1 year, 5%. Nov 10, 1908. 2:357. 8,000
- Otis Elevator Co with Maria M Baltz. 45th st, No 49 West. Subordination of mechanics lien to mort. Nov 9. Nov 11, 1908. 5:1261. nom
- Openhym, Christine G, Augustus W and Robt B Hirsch as exrs Adolph Openhym with Max Schwartz. 6th st, No 341 East. Extension mort. Oct 29. Nov 7, 1908. 2:448. nom
- Paton, Morton S to Chas Weiland. Reade st, No 131, s s, 25x75; Chambers st, No 149, n s, 25x75. Certificate as to receipt for payment of \$2,000 on account of mort. Nov 6. Nov 12, 1908. 1:140. 4,000
- Pye, John E, of Lakewood, N J, to John M Gibson. St Nicholas av, No 346, e s, 75.9 n 127th st, 25.2x76.4x24.11x80.1. Oct 30, due, &c, as per bond. Nov 6, 1908. 7:1954. 4,000
- Petrie, Albert W J with Moncure Burke et al exrs, &c, Walter G Berg. 5th av, No 2149. Subordination agreement. Nov 5. Nov 7, 1908. 7:1756. nom
- Parkin, Augusta with Bertha Levy. Norfolk st, No 99. Extension mort. Oct 28. Nov 9, 1908. 2:353. nom
- Pattern Realty & Construction Co to JEFFERSON BANK. 92d st, Nos 155 and 157, n s, 235.4 w 3d av, 42.8x100.11. Nov 7, 1 year, 6%. Nov 9, 1908. 5:1521. 5,000
- Power, Hearn J and Peter to MUTUAL LIFE INS CO of N Y. 99th st, No 260, s s, 100 e West End av, 25x100.11. Nov 9, 1908, due, &c, as per bond. 7:1870. 22,000
- Same to Desire Rouaud and ano. Same property. Prior mort \$22,000. Nov 9, 1908, 2 years, 6%. 7:1870. 1,000
- Power, Peter to Thos L Green. 99th st, No 260 West. Assignment of rents to extent of \$800 at 6%. Nov 10, 1908. 7:1870. nom
- Pooler, Louis J to Philip Lehman. 65th st, No 17, n s, 89 w Madison av, 25x100.5. Nov 11, 1908, 5 years, 4%. 5:1380. 40,000
- Person, Chas A to LAWYERS TITLE INS & TRUST CO. 74th st, s w cor Madison av, No 928, 18x80. Nov 11, 1908, 5 years, 5%. 5:1388. 50,000
- Paterno Bros, a corpn, to Porterfield Construction Co. Claremont av, w s, 416.6 s 119th st, 84x100. P M. Nov 9, due, &c, as per bond. Nov 10, 1908. 7:1990. 20,000
- Plancer, Fishel to Matthew M Black. Goerck st, No 102, e s, 221.7 n Rivington st, 25x98.10. Prior mort \$23,500. Oct 31, due Nov 1, 1909, 6%. Nov 11, 1908. 2:324. 1,000
- Quinn, John J to Lion Brewery. 6th av, No 94, s e cor 8th st. Saloon lease. Nov 2, demand, 6%. Nov 12, 1908. 2:553. 6,000
- Renwick, Wm C, of Summit, N J, and Edw J Brockett, of East Orange, N J, and John G Steenken trustees Wm R Renwick with Baruch Israeli. 106th st, Nos 160 and 162 East. Extension 2 mortg. May 23. Nov 12, 1908. 6:1633. nom
- Realty Purchasing & Mortgage Corpn to Cornelius W Clark. 72d st, No 152, s s, 24 e Lexington av, 20x74.4. P M. Prior mort \$21,000. Nov 9, due, &c, as per bond. Nov 10, 1908. 5:1406. 2,500
- Roberts, Annie to Samuel Grossman et al. 98th st, No 57, n s, 125 e Columbus av, 25x100.11. P M. Prior mort \$22,000 on this and other property. Nov 10, 2 years, 6%. Nov 11, 1908. 7:1834. 5,000
- Roberts, Annie to Samuel Grossman et al. 98th st, No 59, n s, 100 e Columbus av, 25x100.11. P M. Prior mort \$22,000 on this and other property. Nov 10, 2 years, 6%. Nov 11, 1908. 7:1834. 5,000
- Realty Mortgage Co to Leo M Klein, Saml Jackson and Carrie Levis. Broadway, Nos 2551 to 2557, s w cor 96th st, No 250, 100.8x125. Extension mort. Oct 31. Nov 7, 1908. 4:1243. nom

JOHN C. ORR CO.,

SASH, DOORS, BLINDS AND HOUSE TRIM

India, Java and Huron Sts. and East River
City of New York, Borough of Brooklyn

Telephone
948 Greenpoint

Rasche, John to Anthony Irsch. 150th st, No 536, s s, 340 w Amsterdam av, 15x99.11. Nov 10, 5 years, 5%. Nov 11, 1908. 7:2081. 9,000

Rubin, Hermina to Simon T Herskowitz. Ludlow st, No 116, e s, 175 n Delancey st, 25x87.6. Prior mort \$25,000. Sept 24, demand, 6%. Nov 6, 1908. 2:410. 8,000

Rosenkrentz, Davis with St Lukes Hospital. 3d st, No 230 East. Extension mort. Oct 20, 1908. Nov 9, 1908. 2:385. nom

Rosenkrentz, Davis to St Lukes Hospital. 3d st, No 234 East. Extension mort. Oct 20. Nov 9, 1908. 2:385. nom

Rofrano, Michael A to ALBANY SAVINGS BANK. Cherry st, Nos 133 and 135, s s, 159.2 e Catherine slip, 37.5x98x37.6x98. Nov 6, 5 years, 5%. Nov 7, 1908. 1:250. gold, 39,000

Rofrano, Michael A to ALBANY SAVINGS BANK. Cherry st, Nos 129 and 131, s s, 121.6 e Catherine slip, 37.8x98x37.6x98. Nov 6, 5 years, 5%. Nov 7, 1908. 1:250. gold, 39,000

Roberts, Annie to GERMAN SAVINGS BANK in City N Y. 136th st, No 30, s s, 410 e Lenox av, 37.6x99.11. Nov 10, 1908, due Nov 1, 1911, 5½%. 6:1733. 30,000

Rosenberg, Julius with Clara R Bacon. 50th st, No 554 West. Extension of mort for \$20,000 at 5½%. Oct 26. Nov 10, 1908. 4:1078. nom

Ray, Leah K to LAWYERS TITLE INS & TRUST CO. 100th st, No 205, n s, 125 e 3d av, 25x100.8. Nov 11, 1908, 5 years, 5%. 6:1650. 17,000

Ray, Leah K to LAWYERS TITLE INS & TRUST CO. 100th st, No 209, n s, 175 e 3d av, 25x100.8. Nov 11, 1908, 5 years, 5%. 6:1650. 17,000

Seidman, Louis and Louis N Adler with Herrman B Grossman. 116th st, Nos 109 and 111, n s, 131 e Park av, 35.8x100.11. Subordination agreement. Sept 21. Nov 12, 1908. 6:1644. nom

Southern Farm & Home Co to PETERSBURG BANKING & TRUST CO as trustee. Consent to mort for \$50,000 on land in Sussex Co, Va. Nov 7. Nov 12, 1908. Genl mort. nom

Stone, Max to Lion Brewery. Canal st, No 342. Saloon lease. Nov 6, demand, 6%. Nov 12, 1908. 1:210. 2,000

Sloss, Carrie to Rufus I Shea. 12th st, Nos 713 and 715, n s, 183 e Av C, 50x103.3. Nov 11, 3 years, 5%. Nov 12, 1908. 2:382. 10,000

Smith, Gertrude R to Percival Wilds. 122d st, No 212, s s, 175 w 7th av, 15x100.11. Prior mort \$13,000. Nov 12, 1908, 1 year, 6%. 7:1927. 1,000

Stern, Nathan to Otto Stein. 123d st, Nos 449 and 451, n s, 87.11 w Pleasant av, 50x100.11. Prior mort \$10,000. Nov 11, 2 yrs, 6%. Nov 12, 1908. 6:1811. 5,000

Sobel, Leon to Emma W Cone. 109th st, n s, 150 w Columbus av, 100x71.10. P M. Prior mort \$93,000. Nov 11, due Mar 1, 1914, 6%. Nov 12, 1908. 7:1864. 19,500

Schley, Eliz B to MUTUAL LIFE INS CO of N Y. 5th av, Nos 845 and 847, on map Nos 845 and 846, s e cor 66th st, 55.5x100. Prior mort \$—. Nov 10, due, &c, as per bond. Nov 12, 1908. 5:1380. 150,000

Sharlow, Thomas to BROOKLYN SAVINGS BANK. 42d st, No 442, s s, 275 e 10th av, runs s 98.9 x w 25 x s 98.9 to 41st st, Nos 439 and 441, x e 50 x n 197.6 to 42d st x w 25 to beginning. Nov 12, 1908, 5 years, 5%. 70,000

Silverman (C M) & Son, Inc, to E Matilda Ziegler et al exrs, &c, William Ziegler. Broadway, s e cor 162d st, Nos 566 and 568, 99.11x100. Nov 12, 1908, due Jan 1, 1912, 5%. 8:2120. 170,000

Stoops, Marie E to John J Colligan. 22d st, No 267, n s, 200 e 8th av, 25x98.9. Nov 5, due Sept 16, 1910, 6%. Nov 6, 1908. 3:772. 1,500

Scott, Wm G, of Wayne, County of Passaic, N J, to Moritz Klein and ano. 3d av, No 1711, n e cor 96th st, No 201, 51.11x100. P M. Sept 28, due Oct 1, 1911, 6%. Nov 6, 1908. 6:1646. 2,500

Shapiro, Victor I to Lion Brewery. 61st st, No 204 West. Saloon lease. Nov 2, demand, 6%. Nov 9, 1908. 4:1152. 1,304

Solinsky, Louis to David L Hirschfeld. Henry st, Nos 149 to 153, n e cor Rutgers st, No 13, 25x104. Prior mort \$—. Nov 10, 3 years, 5%. Nov 11, 1908. 1:284. 12,000

Solinger, Isaac to Joseph Golding. 56th st, Nos 345 and 347, n s, 100 w 1st av, runs n 121.6 x n w 39.5 x s 124.2 to st, x e 39.4 to beginning. P M. Prior mort \$38,000. Nov 5, 5 years, 6%. Nov 10, 1908. 5:1349. 12,000

Same and Dora Golding with same. Same property. Subordination agreement. Nov 10, 1908. 5:1349. nom

Solinger, Isaac to Joseph Golding. 56th st, Nos 341 and 343, n s, 139.4 w 1st av, runs n 124.1 x n w 39.5 x s 126.9 to st, x e 39.4 to beginning. P M. Prior mort \$38,000. Nov 5, 5 years, 6%. Nov 10, 1908. 5:1349. 12,000

Same and Dora Golding with same. Same property. Subordination agreement. Nov 10, 1908. 5:1349. nom

Simonson, Albert to TITLE GUARANTEE AND TRUST CO. 5th av, No 398, w s, 76.11 n 36th st, runs n 27.7 x w 120 x s 5.9 x w 5 x s 21.10 x e 125 to beginning. P M. Nov 9, due, &c, as per bond. Nov 10, 1908. 3:838. 400,000

Schile, John J to Magdalena Schmitt and ano trustees Geo Schmitt. 149th st, No 547, n s, 266.8 e Broadway, 16.8x99.11. Nov 9, 3 years, 5%. Nov 10, 1908. 7:2081. 10,000

Seligman, Jacob R, of Newark, N J, to Edmund J Levine et al exrs, &c, Julius Levine. 59th st, No 230, s s, 230 w 2d av, 18x100.5. Nov 9, 5 years, 5%. Nov 10, 1908. 5:1332. 12,000

Seikevitz, Isaac E to Baile Gordon. Ludlow st, No 17, w s, 175.7 n Canal st, 25x88.5. Prior mort \$—. Nov 5, 3 years, 6%. Nov 10, 1908. 1:298. 4,000

Schwarz, Fanny with Lewis Q Jones. Monroe st, No 100. Subordinate agreement. Nov 9. Nov 10, 1908. 1:255. nom

Schermerhorn, Maria I, Geo S, Chas A and Edw E with SEAMENS BANK FOR SAVINGS in City N Y. Walker st, Nos 43 and 45. Extension mort. Oct 27. Nov 9, 1908. 1:193. nom

Schmeidler, Henry with Chas A Person. 110th st, Nos 12 to 18 East. Extension mort. Oct 28. Nov 9, 1908. 6:1615. nom

Sherowitz, Julia to Albert Sherry. 109th st, No 337, n s, 200 w 1st av, 25x100.11. Oct 1, due May 1, 1911, 6%. Nov 9, 1908. 6:1681. 3,500

Smith, Harmon to TITLE GUARANTEE & TRUST CO. 145th st, No 413, n s, 200 w St Nicholas av, 19x99.11. Nov 9, 1908, due, &c, as per bond. 7:2060. 9,000

Stuyvesant Mfg & Impt Co with Phoebe A D Boyle and ano exrs John Boyle. 1st av, Nos 1965 and 1967, s w cor 101st st, No 340, 63.11x50. Extension mort. Nov 2. Nov 7, 1908. 6:1672. nom

Stuyvesant Mfg & Impt Co with Louis L Seaman. 1st av, Nos 1965 and 1967, s w cor 101st st, No 340, 63.11x50. Extension mort. Nov 2. Nov 7, 1908. 6:1672. nom

Smith, Elbert O with Sarah E Crane. 183d st, No 560, s s, 231.3 e St Nicholas av, 18.9x104.11. Extension mort. Oct 29. Nov 9, 1908. 8:2154. nom

Taylor, James W exr Sarah Taylor with John Forsythe. West End av, No 632, e s, 61.5 s 91st st, 19x100. Extension mort at increased interest from 4½ to 5%. Nov 6. Nov 10, 1908. 4:1238. nom

Todd, James to John Burke. 30th st, No 311, n s, 170 w 8th av, 20x98.9. Nov 10, due, &c, as per bond. Nov 11, 1908. 3:754. 4,000

Weil, Saml with U S LIFE INS CO. Broadway, n w cor 180th st, 96.1x127.3. Subordination agreement. Nov 11, 1908. 8:2176. nom

Wilson, Maud H, of Brooklyn, N Y, to Geo D Gregory. Manhattan av, No 439, n w cor 118th st, No 351, 100.11x100. P M. Nov 9, 5 years, 6%. Nov 11, 1908. 7:1945. 12,000

Wallach, Frank with Abraham Feldman and George Wolf. 98th st, No 65, n s, 250 e Madison av, 25x100.11. Extension of mort for \$20,000 at interest increased from 4½% to 5½%. Oct 31. Nov 11, 1908. 6:1604. nom

Wise, Edward H to COLUMBIA TRUST CO. 52d st, No 44, s s, 200 e Madison av, 18x100.5. Nov 5, 5 years, 5%. Nov 9, 1908. 5:1287. 70,000

Wallach, Karl M to Tillie Heicklen. 2d st, No 122. Assign rents. Nov 6. Nov 7, 1908. 2:430. nom

Winslow, Francis D with Beulah A B Malcom. 52d st, s s, 107 w Park av, 18x100.5. Extension of mort for \$40,000 at 5% and 4½%. Nov 6. Nov 12, 1908. 5:1287. nom

Zasuly, Mollie to Frieda Aronson. Columbia st, No 77. Assign rents to secure notes. Nov 6. Nov 10, 1908. 2:334. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Alexander Development Co to Frank Cecil. Alexander av, Nos 231 to 235, s w cor 138th st, 73.3x75; 138th st, s s, 75 w Alexander av, 25x100. Prior mort \$—. Nov 1, 1 year, 6%. Nov 11, 1908. 9:2313. 14,000

Same to same. Same property. Certificate as to above mort. Nov 11, 1908. 9:2313. —

Armstrong, Eliza A to TITLE GUARANTEE & TRUST CO. Keppeler av, w s, 75 s 235th st, 25x100. Nov 11, 1908, due, &c, as per bond. 12:3369. 1,000

Amanna, Salvatore to Cristina Cornetta. Villa av, e s, 121.6 s Van Cortlandt av, 50x122.1x50x121. Nov 4, 5 years, 6%. Nov 6, 1908. 12:3311. 12,000

Arbuco, Angelo to Douglas Brown. Harlem River Terrace, e s, 528.2 s 190th st, prolonged, runs s 25 x e 78.5 x n — x w 68.2 to beginning. Oct 28, 5 years, 6%. Nov 6, 1908. 11:3236. 2,350

Arc Realty Co to LAWYERS TITLE INS AND TRUST CO. Vyse av, e s, 110 s 181st st, 20x121.2. Building loan. Nov 9, due May 1, 1914, 6%, until completion of building and 5½% thereafter. Nov 10, 1908. 11:3133. 8,000

Same to same. Vyse av, e s, 50 s 181st st, 20x98.11x20x99.5. Building loan. Nov 9, due May 1, 1914, 6%, until completion of bldg, and 5½% thereafter. Nov 10, 1908. 11:3133. 8,000

Same to same. Vyse av, e s, 70 s 181st st, 20x98.6x20x98.11. Building loan. Nov 9, due May 1, 1914, 6%, until completion of building and 5½% thereafter. Nov 10, 1908. 11:3133. 8,000

Same to same. Vyse av, e s, 130 s 181st st, 20x121.2x20x121.2. Building loan. Nov 9, due May 1, 1914, 6%, until completion of building and 5½% thereafter. Nov 10, 1908. 11:3133. 8,000

Same to same. Vyse av, e s, 90 s 181st st, runs s 20 x e 121.2 x n 3.3 x e 1.11 x n 6.8 x w 25 x n 9.11 x w 98.6 to beginning. Building loan. Nov 9, due May 1, 1914, 6%, until completion of building and 5½% thereafter. Nov 10, 1908. 11:3133. 8,000

Same to same. Vyse av, e s, 50 s 181st st, 100x121.2x100x99.5 n s. Certificate as to five mort for \$8,000 each. Nov 9. Nov 10, 1908. 11:3133. —

App, Geo to Gottfried Simek et al. Bryant av, No 1312, old No 1412, e s, abt 127.4 n Freeman st, 25x100. P M. Oct 28, due, &c, as per bond. Nov 10, 1908. 11:2999. 3,000

Austin, Cora B to Maud M Slaughter. Kingsbridge road, e s, 125 n Nindham pl, 37.6x112x37.9x106.11, except part for road. Nov 4, 3 years, 5½%. Nov 7, 1908. 12:3256. 4,500

Ambriola, Gaetano to Geo E Stonebridge. Hughes av, e s, 165 n 189th st, 25x87.6. P M. Nov 11, due June 11, 1909, 6%. Nov 12, 1908. 11:3078. 1,000

Bergen, Wm C to Henry S Van Duzer. Loring pl, n e cor 183d st, 175.11x68.5x150.10x104.3. Nov 10, 1 year, 5%. Nov 12, 1908. 11:3225. 22,500

*Bruno, Angelo to Lolla Bruno. Tompkins st, e s, 200 n 152d st, 25x100. July 20, 1 year, 4%. Nov 12, 1908. 200

Brennan, Cath E to Charles Koker. Summit av, No 909, w s, 206.6 s Cross st, 24.3x110.1 to e s Sedgwick av x24.3x116.4, except part for Summit and Sedgwick avs. Nov 6, 5 years, 5½%. Nov 9, 1908. 9:2523. 8,000

Brown, Harriet W with Eliz Schwarzler. 173d st, s s, 270.1 e Webster av, 28.1x100x27.11x100. Extension mort. Oct 31. Nov 9, 1908. 11:2897. nom

Belmont Bond & Mortgage Co with James G Wentz. Belmont av, w s, 329.7 n 181st st, 49.5x79.3x49.5x80.7. Subordination agreement. Nov 5. Nov 7, 1908. 11:3082. nom

*Broschert, David and John H Sienken to Katie Herold. Lafayette st, w s, — n Railroad av, and being lot 217 map No 222 of sec 4 St Raymond Park, 25x100. Oct 30, 3 years, 6%. Nov 6, 1908. 5,000

Bell Apartment Hotel Co, a corpn, to KNICKERBOCKER TRUST CO as trustee. Fox st, e s, 200 n Home st, 80x100. P M. Prior mort \$50,000. Deed of trust. Nov 2, 20 year gold bonds, 6%. Nov 10, 1908. 11:2974. 36,000

Same to same. Same property. Certificate as to above mort. Nov 2. Nov 10, 1908. 11:2974. —

*Bible, Thomas to Eliza G Ketchum. Zulette av, n s, 150 w Mapes av, Westchester. Building loan. Nov 10, 1908, 3 yrs, 6%. 4,000

*Barry, Walter H, of Brooklyn, N Y, to TITLE GUARANTEE & TRUST CO. Saw Mill lane, n s, plot bounded n by land Wm Carr, w by land James Bathgate, and e by land Robt Givan, &c, contains 51 638-1,000 acres, and known as Saw Mill Lane Farm; road from Westchester to Eastchester, w s, at s e cor land hereby intended to be described and land of Israel H Watson and runs to Saw Mill lane and lands Geo H Pearsall as shown on lands James Watson at Westchester, irreg x irreg, except plot at N Y,

MAPLEDORAM & CO.

REAL ESTATE BROKERS

Bay Ridge Property

Our Specialty

FIFTH AVE. AND 79th ST.
BROOKLYN, N. Y.

TELEPHONE, 724 BAY RIDGE

Westchester & Boston R R, at line bet lands Stedman and Landon and runs to Saw Mill lane, contains 53 acres; Saw Mill lane, n s, at w s road from Isaac Corsas dwelling to Village of Westchester, contains abt 53 acres; road from Eastchester to Westchester, w s, 1.748 s w Boston road, contains 4 22-100 acres; except strip 60 ft wide on Eastchester road, w s, at line bet lands Westchester & Bronx Realty Co and John Stickney estate, and contains 3 474-100 acres; also excepts parcels which were conveyed to N Y, Westchester & Boston Railway Co by Worthington Whitehouse, by deed recorded Oct 4, 1906. Oct 22, due, &c, as per bond. Nov 11, 1908. 500,000

*Same to Sound Realty Co. Same property. Prior mort \$500,000. Oct 22, due, &c, as per bond. Nov 11, 1908. 131,556.85

Baldo, Giuseppe with Angelo Gnazzo and ano. Villa av, e s, 82.6 n 204th st, 50x131.4x50x130.6. Agreement as to additional loan of \$560. Nov 10, 1908. 12:3311. nom

Bloch, Bernhard with Helena Revel guardian Edna Revel. Fox st, late Barretto st, w s, 112.5 n 169th st, runs n 69.8 x s w 50.3 to n s 169th st x n w 30 x n e 65.7 x e 84.11 to Fox st late Barretto st x s 30 to beginning. Extension 2 morts. Oct 30. Nov 11, 1908. 10:2719. nom

Corn, Joseph to Lottie Schwartz. Kelly st, e s, 200 n 156th st, 25x100. Aug 3, due Aug 1, 1914, 3%. Nov 7, 1908. 10:2708. 3,000

Cerra Realty & Construction Co to James G Wentz. Belmont av, w s, 280.2 n 181st st, 49.5x80.7x49.5x79.3. Building loan. Nov 5, demand, 6%. Nov 7, 1908. 11:3082. 20,000

Same to same. Same property. Certificate as to above mort. Nov 5, Nov 7, 1908. 11:3082.

*Coburn, James G to Geo A Braman. Marian st, e s, 100 n 240th st, 50x100, Washingtonville. Oct 3, 3 years, 6%. Nov 7, 1908. 3,500

Conteri, Catterina to John L Ewell. Morris av, No 1857, w s, 53.8 n 176th st, 17.10x95. P M. Oct 1, 3 years, 5%. Nov 6, 1908. 11:2827. 5,000

Same to James J Raisbeck. Same property. P M. Prior mort \$5,000. Oct 1, installs, 6%. Nov 6, 1908. 11:2827. 3,000

*Dillon, M J Regina to Thomas Bolton. Poplar st, s s, 306.5 w Main st, 31.8x114x29.6x111.8. Nov 10, 3 years, 6%. Nov 11, 1908. 4,000

Difiglio, Beatrice to Michele Lauda. 150th st, No 251, n s, 150 w Morris av, 25x118.5. Prior mort \$4,000. Nov 4, due, &c, as per bond. Nov 11, 1908. 9:2440. 2,500

Davis, Frank H to Elise Freifeld of Brooklyn. Sedgwick av, w s, 204.5 n Bailey av, 37.8x100; also lots 10, 11, 125 and 126 map Kingsbridge Real Estate Co being the Bailey Estate property at Kingsbridge of 272 lots. Nov 5, 1 year, 6%. Nov 6, 1908. 11:3237. 5,000

Donnelly, Michael T to John Devine. 160th st, No 281, n s, 101 e Morris av, 65x110. Nov 5, 3 years, 5½%. Nov 6, 1908. 9:2420. 4,000

Ehrich, Jesse W to Bertha Eck. Stebbins av, n e cor Westchester av, runs n 199.4 x e 30 x s 178.1 to Westchester av x w 36.9 to beginning. Nov 11, 3 years, 6%. Nov 12, 1908. 10:2698. 8,000

Ersfeld, Rosa to Louisa Ganzenmuller. Decatur av, w s, 300 n Mosholu Parkway, 22.3x112x43.1x110. Nov 6, due Jan 1, 1912, 5½%. Nov 7, 1908. 12:3332. 5,500

*Ehrenberg, Fredk with Frank Knauer. Tremont road, n e cor Robin av, 50x100, Tremont Terrace. Extension mort. Nov 5, Nov 6, 1908. nom

Fath, Anna to Bronx Security & Brokerage Co. 133d st, s s, 229 w Willow av, 16.8x100. Nov 6, installs, 6%. Nov 9, 1908. 10:2561. 400

Friedrich, Philipp to LAWYERS TITLE INS & TRUST CO. Tinton av, e s, 319.10 n 161st st, 22.7x100. Nov 9, 1908, 5 years, 5½%. 10:2668. 5,000

Same and Henry and Mary Finck with same. Same property. Subordination agreement. Nov 6. Nov 9, 1908. 10:2668. nom

*Farago, Felix to Eliz K Dooling. Baker av, n s, 225 e Garfield st, two lots, each 25x100. Two morts, each \$4,000. Nov 7, 3 years, 5½%. Nov 10, 1908. 8,000

*Same to same. Mead st, s s, 225 e Garfield st, 25x100, Van Nest Park. Nov 7, 3 years, 5½%. Nov 10, 1908. 4,000

Foley, Adelaide wife of and John J to Henry Wendt. Nelson av, e s, 189.11 n 165th st, 15.10x92.8x15.10x92.2; Nelson av, e s, 205.9 n Devos st, 15.10x93.1x15.10x92.8. Prior mort \$—. Nov 6, 1908, 1 year, 6%. 9:2513. 500

Foley, Julia R and Michael to Annie T Maher. Old Albany Post road, e s, 444.10 n Bailey av, 25.8x114.11x25x106.5. Nov 1, 1906, 2 years, 5%. Nov 6, 1908. 12:3262. 250

Fox, Bridget L to Johanna A Koster. Creston av, No 2757, w s, 494.9 n 196th st, 16.11x100.4. P M. Prior mort \$2,000. Nov 11, 1908, 1 year, 6%. 12:3318. 2,150

*Frey, Louis, Jr, to Manhattan Mortgage Co. Columbus av, n s, 25 w Hancock st, 25x100. Nov 11, 1908, 3 years, 5½%. 4,000

Fredericks, William to Peter Ruger. Teller av, No 1348, s e s, 524.1 n e 169th st, 25x80.5x25x80.7. Nov 12, 1908, due Nov 1, 1911, 5½%. 11:2782. 5,500

*Gorsch, Sophia to Bronxland Realty Co. 172d st, w s, 181 s Gleason av, 50x100. Building loan. Prior mort \$2,300. Nov 11, due, &c, as per bond. Nov 12, 1908. 3,500

*Same to same. Same property. P M. Prior mort \$990. Nov 11, due, &c, as per bond. Nov 12, 1908. 1,310

*Guillotte, Philias with Manhattan Mortgage Co. Columbus av, n s, 25 w Hancock st, 25x100. Subordination agreement. Nov 7. Nov 11, 1908. nom

Gaines-Roberts Co, a corpn, to American Real Estate Co. Hoe av, e s, 110 s Bancroft st, 200x100. P M. Nov 5, 1 year, 5%. Nov 6, 1908. 10:2749. 32,000

Same to same. Southern Boulevard, w s, 243 s Westchester av, runs w 116.9 x s 50.1 x w 4 x s 150 x e 4.9 and 123.4 to st, x n 200 to beginning. P M. Nov 5, 1 year, 5%. Nov 6, 1908. 10:2725. 57,750

Gareiss, Harry D to Lillie M Scheele. 206th st, No 331, s s, 89.11 w Perry av, 25x100. Nov 6, 1908, due July 1, 1909, 6%. 12:3342. 1,000

Golden, Louisa wife of John to BOWERY SAVINGS BANK. 170th st, No 689, n e s, 80.2 n w Boston road, runs n e 84 x w 25.9 x s w 70.8 to st, x s e 22 to beginning; Lafayette st, s s, 110 w Prospect av, 20x54.3x21.1x61.1. Nov 10, 1908, 5 years, 5%. 11:2937. 5,000

German Real Estate Co to TITLE GUARANTEE & TRUST CO. Martha av, s w cor 239th st, 27.11x100. Building loan. Nov 6, 3 years, 6%. Nov 7, 1908. 12:3387. 4,000

Same to same. Same property. Certificate as to above mort. Nov 6. Nov 7, 1908. 12:3387.

Same to same. Martha av, w s, 27.11 s 239th st, 23x100. Building loan. Nov 6, 3 years, 6%. Nov 7, 1908. 12:3387. 2,800

Same to same. Same property. Certificate as to above mort. Nov 5. Nov 7, 1908. 12:3387

Same to same. Martha av, w s, 72.11 s 239th st, 22x100. Building loan. Nov 6, 3 years, 6%. Nov 7, 1908. 12:3387. 2,750

Same to same. Same property. Certificate as to above mort. Nov 5. Nov 7, 1908. 12:3387

Same to same. Martha av, w s, 50.11 s 239th st, 22x100. Building loan. Nov 6, 3 years, 6%. Nov 7, 1908. 12:3387. 2,750

Same to same. Same property. Certificate as to above mort. Nov 7, 1908. 12:3387.

*Halley Land & Impt Co to Jacob Heller and ano. Lots 65, 66, 67 and 68 and lots 42, 43, 59 and 60 map 95 lots of party 1st part. Consent to 2 morts, aggregating \$1,800. Nov 5. Nov 7, 1908.

Huebener, William to Agnes A Hunter. Stebbins av, No 1245, w s, 100 s 169th st, runs w 59.4 x n 23.8 x e 58 to av x s — to beginning. P M. Nov 10, due, &c, as per bond. Nov 11, 1908. 10:2694. 4,500

Hanlon, Charles, Frank and Jos T to TITLE GUARANTEE & TRUST CO. Washington av, s e s, 340 s w 167th st, 25x134. Nov 6, due, &c, as per bond. Nov 12, 1908. 9:2371. 5,000

Hapke, Wilhelm to Ebling Brewing Co. Robbins av, s e s, 75 s w 150th st, late Uncas st, 25x105, except part for av. Prior mort \$4,000. Nov 11, 1908, demand, 6%. 10:2641. 1,000

Same to American Mortgage Co. Same property. Nov 9, 3 years, 5½%. Nov 11, 1908. 10:2641. 4,000

Herz, Hermine to MAIDEN LANE SAVINGS BANK. Trinity av, e s, 450 s 156th st, 25x75.5x25x76.6. Nov 9, due, &c, as per bond. Nov 12, 1908. 10:2635. 12,000

Holland, Eliz L to Anthony Smyth. Tiebout av, e s, 70 s 189th st, 42.1x100. Nov 11, 3 years, 5½%. Nov 12, 1908. 11:3022. 2,800

Kelly, William to Geo D Kingston. 198th st, No 245, n e s, 25.11 n w Briggs av, 25.10x90.9x25x84. P M. Prior mort \$7,000. Nov 10, 3 years, 6%. Nov 11, 1908. 12:3302. 1,900

Kine, Eliz to Charles Kine. Alexander av, e s, 80 n 135th st, 20x 81.6. Prior mort \$7,000. Nov 10, due, &c, as per bond. Nov 11, 1908. 9:2298. 700

Kann, Dora wife of and Bernhard to Chas H Herche as trustee Lizzie Herche. 160th st, No 968, old No 946, s s, 73.6 w Tinton av, 23.3x118.1. Nov 9, 5 years, 5½%. Nov 10, 1908. 10:2656. 4,000

Kopp, Joseph A to A Hupfels Sons. Melrose av, No 924. Saloon lease. Oct 14, demand, 6%. Nov 6, 1908. 9:2384. 2,580

Krakouer, Philip with Chas B McKay. Washington av, Nos 1591 and 1593. Extension mort. Nov 4. Nov 7, 1908. 11:2904. nom

*Knower, Bertha C to Manhattan Mortgage Co. 2d st, s s, 175 e Washington av, 25x150, Westchester. Nov 9, 1908, 3 years, 5½%. 4,000

Keller, George to Kate Mordecai and ano trustees Allen L Mordecai. Prospect av, No 970, e s, 289 s 165th st, 75x182.10x78.3 x160.8. Nov 9, 1908, 3 years, 5½%. 10:2690. 22,500

La Torre, Vinsente and Dionysio Basileto to Belmont Bond & Mortgage Co. Hughes av, n e cor 179th st, 66.5x95x80.9x96; Belmont av, n w cor 179th st, runs n e along w s Belmont av 81.7 x w 11.9 x s 80.9 to st x e 1.8. P M. Oct 17, due, &c, as per bond. Nov 7, 1908. 11:3080. 10,619.49

Levin, Harry to Morris Garfinkel. Wales av, Nos 676 and 678, e s, 202.5 s 155th st, runs e 108.7 x s w 17.1 x s 22.9 x w 100 to av x n 37.6 to beginning; Wales av, Nos 672 and 674, e s, 239.11 s 155th st, runs e 100 x s 37.6 x w 39.1 x w 6.3 x s 2.2 x w 54.3 to av x n 37.6 to beginning. P M. Nov 6, due, &c, as per bond. Nov 7, 1908. 10:2654. 5,000

*Lahrman, George to TITLE GUARANTEE & TRUST CO. Morris Park av, s w cor Lincoln st, 50x100. Building loan. Nov 6, demand, 6%. Nov 7, 1908. 10,000

*Lavecchia Construction Co to Manhattan Mortgage Co. 4th av, n w cor 226th st, late 12th av, 114x105, Wakefield. Nov 6, 1908, due June 1, 1909, 6%. 16,000

*Same to same. Same property. Certificate as to above mort. Nov 5, 1908. nom

Lawrence, Kronenberger Construction Co to Wm Schmitz and ano. Seabury pl, e s, 312.6 s 172d st, 37.6x100. Certificate as to mort for \$10,000. Nov 7. Nov 10, 1908. 11:2977.

Lawrence Kronenberger Construction Co to Wm Schmitz and ano. Seabury pl, e s, 312.6 s 172d st, 37.6x100. Prior mort \$12,500. Nov 9, due Jan 1, 1910, 6%. Nov 10, 1908. 11:2977. 10,000

Lesser, Alexander and Johanna Kern to Bernhard Bloch. Fox st, late Barretto st, w s, 112.6 n 169th st, runs w 69.8 x s w 50.3 to n e s 169th st x n w 30 x n e 65.7 x e 84.11 to Fox st, late Barretto st x s 30 to beginning. P M. Prior mort \$4,000. Nov 9, 4 years, 6%. Nov 11, 1908. 10:2719. 4,500

LAWYERS TITLE INS & TRUST CO to Morris Weinstein. Mohegan av, s w cor 180th st, 118x70. Extension mort at increased interest from 5½% to 6%. June 13. Nov 10, 1908. 11:3118. nom

*Leske, Emil to Mary L Knox. 226th st, late 12th st or av, s s, 255 e White Plains road, 25x114, Wakefield. Nov 10, 3 years, 5½%. Nov 11, 1908. 4,000

*Same to same. 226th st, late 12th st, s s, 230 e White Plains road, 25x114. Nov 10, 3 years, 5½%. Nov 11, 1908. 4,000

Levenson, Ede and Geo Pfister to Abraham Goldsmith et al exrs Saml Scholle. 3d av, Nos 2673 to 2677, w s, 50.9 n 142d st, 50.3 x100. Nov 11, 3 years, 5%. Nov 12, 1908. 9:2323. 35,000

Logue, Annie M to TITLE GUARANTEE & TRUST CO. Prospect av, e s, 50 n 169th st, 25x100. Nov 10, due, &c, as per bond. Nov 12, 1908. 11:2970. 4,000

Lang, Raymond to Isabella Reilly. 169th st, n s, 81.11 w Prospect av, 20.2x120.3x19.1x113.9. Oct 27, 3 years, 5%. Nov 12, 1908. 10:2682. 3,000

Lent, Wm D with John Finger. Tremont av, n e cor Washington av, 44.1x93.5x43.7x100.1. Extension mort. Nov 6. Nov 11, 1908. 11:3043. nom

Lavelle, Cath A wife John H to Benj M Tucker. Longfellow av, w s, 307.3 n 167th st, runs s w 200 to e s Bryant av x n 82.7 to West Farms road x n 90.11 x n e 91.7 to Longfellow st x s 75 to beginning. P M. Oct 26, due Nov 10, 1909, 6%. Nov 10, 1908. 10:2754. 7,000

*Lorillard, Jacob et al children and devisees Frances U Lorillard with J Frederic Kernochan trustee for Mary J Livingston will Joseph Kernochan and J Frederic Kernochan and Josephine Whitney as trustees Stephen S Whitney. Plot begins at high water mark at s w cor of the point now or late called Old Ferry Point,



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- adj lands now or late of Elijah Ferris, contains 6 acres and 30 rods; also water privileges, &c. Extension of mort recorded in L 374 mp 359 or 753 mp 67, Westchester Co. Sept 24, 1908. Nov 12, 1908. nom
- Marrazzi Construction Co to Giuseppe Franco. 150th st, Nos 231 to 237, n s, 300.1 w Morris av, runs n 23 x e 0.1 x n 95.5 x w 100 x s 118.5 to st x e 99.11 to beginning. Nov 12, 1908, 3 years, 6%. 9:2440. 6,760
- Same to same. Same property. Certificate as to above mort. Nov 12, 1908. 9:2440.
- *Miller, John W to Wm D Dayton. Fordham av, n s, adj land Wm D Dayton, runs n 100 x w 60 x s 100 to av x e 60 to beginning, City Island. Nov 10, 3 years, 6%. Nov 12, 1908. 3,000
- Manhattan Mortgage Co with LAWYERS TITLE INS & TRUST CO. Brook av, s e cor 137th st, 40x100. Agreement as to share ownership in mort. Oct 31, Nov 9, 1908. 9:2264. nom
- Murray, Mary A widow to Eleanor Goll. 154th st, No 383, n s, 250 e Courtlandt av, 25x100. Nov 9, 1908, 3 years, 6%. 9:2401. 1,000
- *Morano, Giovanni to Laura Iannuccilli. Washington st, e s, abt 212 s Washington pl, 25x100. Prior mort \$2,500. Nov 9, 1908, 2 years, 6%. 1,000
- McNulty, John with TITLE GUARANTEE & TRUST CO. Crotóna av, s w cor 175th st, 99.5x26.4. Subordination agreement. Oct 30, Nov 9, 1908. 11:2944. nom
- Meehan, James F to Meehan Construction Co. Garrison av, s w cor Whittier st, 25x100. P M. Nov 5, 3 years, 5%. Nov 6, 1908. 10:2762. 1,200
- Mandel, George with Louis Stern. Jackson av, Nos 1176 and 1178, e s, 50x87.6. Extension mort. Nov 5. Nov 6, 1908. 10:2652. nom
- Same with same. Jackson av, e s, 155.6 n Home st, 50x87.6. Extension mort. Nov 5. Nov 6, 1908. 10:2652. nom
- Michael, Wm H to Wm P Breidenbach. Bronx st, n w cor 179th st, 41.9x61.1x40.10x62.9. Nov 9, 3 years, 6%. Nov 10, 1908. 11:3140. 3,500
- Morrone or Marrone, John to the Park Mortgage Co. Lorillard pl, No 2348, e s, 71.7 n 3d av, 25x100. Nov 4, 3 years, 5%. Nov 10, 1908. 11:3054. 5,000
- *Melnik, Ike to Regent Realty Co. Plot begins 340 e White Plains road at point 195 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Nov 2, 2 years, 5½%. Nov 10, 1908. 1,175
- Montague, Peter J to LAWYERS TITLE INS AND TRUST CO. Wales av, n w cor 152d st, runs n 58.5 x still along av — x n w 49.9 x s 101.5 to n s 152d st, x e 25 to beginning. Nov 10, 1908. 5 years, 5½%. 10:2644. 18,000
- Same and Frank Jelinek with same. Same property. Subordination agreement. Nov 6. Nov 10, 1908. 10:2644. nom
- Meehan (James F) Co with Conrad Heberer. Southern Boulevard, e s, 150 n Tiffany st, 100x100. Subordination agreement. Nov 4. Nov 6, 1908. 10:2733. nom
- Mulhare (T) Construction Co to North American Mortgage Co. Mapes av, w s, 249.4 n 180th st, 26x100. Oct 30, 1 year, 6%. Nov 6, 1908. 11:3110. 10,000
- Same to same. Same property. Certificate as to above mort. Oct 30. Nov 6, 1908. 11:3110.
- Miller, Cecilia C to John H Judge. 181st st, s s, 150 w Grand av, 37.1x125.11x59.4x120.2. P M. Nov 5, 1 year, 5½%. Nov 6, 1908. 11:3206. 5,000
- McNulty, John to Elisa V Delice. 178th st, n s, 100 w Hughes av, runs n 101.3 x w 84.3 x s 51 x s 50.2 to st, x e 85.10 to beginning. P M. Nov 4, 2 years, 5%. Nov 6, 1908. 11:3068. 10,000
- Marrazzi Construction Co to John La Spina. 150th st, Nos 235 and 237, n s, 300.11 w Morris av, runs n 23 x e 0.1 x n 95.5 x w 50 x s 118.5 to st x e 49.11 to beginning. Prior mort \$—. Nov 10, 3 years, 6%. Nov 11, 1908. 9:2440. 8,000
- Same to same. Same property. Certificate as to above mort. Nov 11, 1908. 9:2440.
- McGuire, James H to Chas S Kohler. Morris av, w s, 103 n Mt Hope pl, 22x95. Prior mort \$4,000. Oct 27, 2 years, 6%. Nov 11, 1908. 11:2827. 600
- *Norwood Heights Realty & Construction Co to Hugo C Cook. Washington av, w s, 101.3 s e Halsey pl, 25.3x90.10x25x86.11. Dec 4, 1907, 2 years, 5%. Rerecorded from Dec 5, 1907. Nov 12, 1908. 3,500
- *Same to same. Same property. Certificate as to above mort. Dec 4, 1907. Nov 12, 1908.
- *Norwood Heights Realty & Construction Co to Joseph Stolz. Herschel st, No 104, s w s, 278.5 s e Halsey pl, 25.3x105.9x25x101.9. Certificate as to above mort. May 29. Nov 11, 1908.
- Noble & Gauss Construction Co to Jessie Strauss. 179th st, s s, 50 e Park av, 2 lots, each 33x85. 2 mortg, each \$2,500; 2 prior mortg, \$12,000 each. Nov 4, due, &c, as per bond. Nov 11, 1908. 11:3035. 5,000
- Nardillo, Sebastino to Fredk Meyer. 203d st, late Rockfield st, n s, 350 e Marion av, 25x127.3. Prior mort \$4,980. Nov 8, due, &c, as per bond. Nov 9, 1908. 12:3309. 1,152
- *North, Jennie to Arthur J Mace and ano exrs Malinda G Mace. Arthur st, n s, 200 e Tilden av, 50x100, Laconia Park. P M. Oct 3, 3 years, 6%. Nov 9, 1908. 450
- NORTHERN BANK of N Y with Kate Mordecai and ano trustees Allen L Mordecai. Prospect av, No 970, e s, 289 s 165th st, 75x182.10x78.3x160.8. Subordination agreement. Nov 6. Nov 9, 1908. 10:2690. nom
- *O'Connor, Nellie F and Mary J Feahan to Katharina Gass. 218th st, late 4th av or st, Nos 32 and 34, n s, 355 w 4th av, 50x114. Wakefield. Nov 9, 1 year, 6%. Nov 12, 1908. 500
- Pulici, Salvatore to Tommaso Giordano. Hughes av, n e cor 188th st, 25x87.6, except part for st. P M. Nov 10, 1908, 4 years, 6%. 11:3076. 5,000
- Regelmann, William to Abraham Kaufman. Valentine av, s e s, 180.9 n e 198th st, 50x98.10x50x99.1. P M. Nov 6, due May 6, 1909, 6%. Nov 7, 1908. 12:3302. 6,250
- Same to same. Same property. Prior mort \$—. Nov 6, due May 6, 1909, 6%. Nov 7, 1908. 12:3302. 7,500
- Ridal, Annie with Helen Mathews. 176th st, n s, 175 w Fleetwood av, 25x125. Agreement correcting mort dated Mar 12, 1908. Nov 6, 1908. 11:2827. nom
- *Ringelstein, Charles to George Hauser. Fillmore st, w s, 205 n Columbus av, 25x100. Nov 6, due Jan 1, 1912, 5½%. Nov 9, 1908. 4,000
- *Same to same. Fillmore st, w s, 230 n Columbus av, 25x100. Nov 6, due Jan 1, 1912, 5½%. Nov 9, 1908. 4,000
- Rueth, Joseph to MUTUAL BANK. Brook av, s w cor 163d st, 50.1x58.4x113.2x79. Prior mort \$31,000. Nov 9, 1908, due, &c, as per bond. 9:2384. 10,000
- Rendall, John to C Adelbert Becker. Webster av, e s, 37.3 s 187th st, 3 lots, each 36x100. 3 P M mortg, each \$3,500. Nov 2, 3 years, 6%. Nov 9, 1908. 11:3031. 10,500
- Same to same. Webster av, s e cor 187th st, 37.3x100. P M. Nov 2, 3 years, 6%. Nov 9, 1908. 11:3031. 5,000
- Rosing, Heyman and Morris Damsky to James M Anderson trustee James W Anderson. Wendover av, n e cor Bathgate av, 25.3x 101.5x25x97.10. Nov 5, 3 years, 5%. Nov 6, 1908. 11:2919. 25,000
- Rafferty, Timothy J to Bernard Bray. Crotóna av, e s, 25 n 178th st, 50x100. P M. Nov 10, 1908, due May 10, 1910, 5%. 11:3092. 5,000
- Ruhe, August F with Peter Ruger. Teller av, No 1348. Subordination agreement. Nov 4. Nov 12, 1908. 11:2782. nom
- Robinson, David to MUTUAL ALLIANCE TRUST CO, a corpn. Jackson av, e s, 316.11 s 165th st, 31.9x75x31.11x75. Prior mort \$8,000. Sept 22, 1 year, 6%. Nov 12, 1908. 10:2649. 2,000
- *Radice, Vito to Nicola Pierro. 227th st, s s, 355 e White Plains road, 25x114. May 28, due July 1, 1911, 4%. Nov 11, 1908. 500
- Rendall, John to BRONX BOROUGH BANK. Webster av, s e cor 187th st, 145.3x100x144.8x100. Nov 2, given as collateral security for payment of debts, —%. Nov 9, 1908. 11:3031. 30,000
- Schaeffer, Amos to John C Rodgers. Loring pl, No 2271, w s, 39.11 n from north line land Wm S Phillips, runs w 114.11 x n 40 x e 112.4 to pl x s 40.1 to beginning. Prior mort \$12,000. Nov 6, 1 year, 5%. Nov 9, 1908. 11:3225. 1,500
- Smith, Clement H to Warren J Mitchell. Washington av, No 1923, w s, 110.10 n Tremont av, 25x83.9x25x83.10. Prior mort \$10,000. Nov 6, 3 years, 6%. Nov 9, 1908. 11:3034. 3,000
- Stevens, Matilda L to Leopold Loewus. Morris av, late Madison av, w s, 100 n 177th st, 41x108x41x108. Prior mort \$3,000. Nov 7, 2 years, 6%. Nov 9, 1908. 11:2828. 4,500
- Siemon, Magdalena with Moritz L Ernst and ano. 153d st, No 625 East. Extension mort. Oct 15. Nov 7, 1908. 9:2400. nom
- Southern Boulevard Realty Co to Regent Realty Co. Pelham av, Nos 561 and 563, n s, 50 w Hoffman st, 50x93. P M. Nov 6, 3 years, 6%. Nov 7, 1908. 12:3273. 19,000
- *Schrull, Ida to August Minklei. 230th st, s w cor 4th av, 105x 114, Wakefield. Prior mort \$5,000. Nov 6, 1 year, 6%. Nov 7, 1908. 300
- *Steiniger, Mary L to Geo W Smith. Evelyn pl, n s, 100 e Mayflower av, 50x—x—, Westchester. Nov 6, 3 years, 6%. Nov 10, 1908. 500
- Treanor, Mary to H Koehler & Co. 137th st, n s, 256.9 e St Anns av, also 601.11 w Cypress av, runs e 25 x n 100 x w 25 x s 100 to beginning. Nov 9, 1908, 1 year, 6%. 10:2550. 1,000
- Tremberger, Geo to Jacob S Carvalho. 165th st, s s, 150 e Stebbins av, 25.6x72.6x50.4x68.2. Nov 9, due Feb 2, 1909, 6%. Nov 10, 1908. 10:2698. 1,500
- Tully Construction Co to Conrad Heberer. Southern Boulevard, e s, 150 n Tiffany st, 33.4x100. Nov 5, due, &c, as per bond. Nov 6, 1908. 10:2733. 16,000
- Same to same. Same property. Certificate as to above mort. Nov 5. Nov 6, 1908. 10:2733.
- Watman, Abraham to Northside Realty & Impt Co. Grant av, w s, 375 s 167th st, 20x100. P M. Prior mort \$—. Nov 6, 2 yrs, 6%. Nov 11, 1908. 377.75
- Wynne, Cath L to Tenure Realty Co. Westchester av, n w cor Rogers pl, runs n along pl 33.10 x w 176 x s 128.8 x e 40 x n e along n s of av 166.11 to beginning, with all title to gore, adj above being 48.11 on av x40 on n s and 98.3 on w s. Certificate as to reduction of mort. Nov 11. Nov 12, 1908. 10:2698.
- Williamson, Smith with William and Edward Michel. 201st st, late Maple st, s e cor Grand Boulevard and Concourse, late Anthony av, 84.11x99x108.10x101. Extension mort. Nov 5. Nov 6, 1908. 12:3306. nom
- Weber, Ewald to John H Ruschmeyer. Oakland pl, s s, 100 e Clinton av, 23.6x100x23.4x100. Nov 9, 5 years, 5%. Nov 10, 1908. 11:3094. 3,700
- Widder, Barbara to TITLE GUARANTEE AND TRUST CO. Topping av, w s, 345 n 174th st, 25x95. Nov 6, 1908, due, &c, as per bond. 11:2798. 2,000
- Wechsler, Cordelia to Meehan Construction Co. Tiffany st, No 925, w s, 205 s 163d st, 35x105. Prior mort \$—. Nov 4, 3 years, 6%. Nov 6, 1908. 10:2711. 5,000
- Zwickert, Anthony to A Hupfels Sons. Hughes av, No 2243. Saloon lease. Sept 8, demand, 6%. Nov 6, 1908. 11:3071. 2,500
- Zanderer, Sophia to Minnie Ladell. Washington av, No 1728, e s, 25 s 174th st, 25x89.8x25x89.8. Nov 9, 1908, due, &c, as per bond. 11:2915. 1,050
- Zeidler, Emma C to TITLE GUARANTEE & TRUST CO. Hull av, No 3257, w s, 111.7 n 207th st, 50x100. P M. Nov 10, due, &c, as per bond. Nov 11, 1908. 12:3347. 5,000
- Same to Gesine M C Sievers. Hull av, w s, 111.7 n 207th st, 50x 100. P M. Prior mort \$5,000. Nov 10, 3 years, 6%. Nov 11, 1908. 12:3347. 2,800

JUDGMENTS IN FORECLOSURE SUITS.

Nov. 5.

24th st, No 146 East. Solon L Frank agt Jules Wolf et al; Elditz & Hulse, att'ys; Louis A Britt, ref. (Amt due, \$26,638.88.)
 Lenox av, n e cor 113th st, runs n 201.10 to 114th st, x e 125 x s 201.10 x w 125 to beg. Sphinx Realty Co agt Herman Harris; House Grossman & Vorhaus, att'ys; Louis B Hasbrouck, ref. (Amt due, \$27,335.)

Nov. 6.

Arthur av, w s, 244 n West Farms rd, 25x125. Joseph E Butterworth agt Francesco De Voto et al; Wm D Cameron, att'y; Lester W Eisenberg, ref. (Amt due, \$7,264.56.)
 78th st, s s, 238.4 e 3d av, 40x102.2. Isaac Cohen agt Philip Cohen et al; W Bennett Marx, att'y; Arthur D Truax, ref. (Amt due, \$13,009.61.)

Nov. 7.

Road or public drive, s s, intersec w s Broadway, 48.4x32.6x29. Park Mortgage Co agt Clara C Thayer; Fetterich, Silkman & Seybel, att'ys; Geo E Welles, ref. (Amt due, \$2,417.53.)
 79th st, n s, 223 e Av A, 225x102.2. Joseph Hammerschlag agt Herman Cohen et al; Nash & Jones, att'ys; Edw J Maroney, ref. (Amt due, \$17,111.88.)

St Nicholas av, w s, 51.9 n 156th, runs w 86 x s 49.11 to 156th st, x w 25 x n 99.11 x e 97.3 x s 51.10 to beg. Susan Van Praag agt Louis C Nicoll; Henry H Kaufman, att'y; Joseph P Morrissey, ref. (Amt due, \$50,676.93.)

Nov. 9.

Crimmins av, Nos 313 & 315. Louis Zuckerkandel agt Max Helfstein et al; Max Silverstein, att'y; Job E Hedges, ref. (Amt due, \$1,899.)
 7th av, w s, 49.4 s 42d st, 49.4x100. Chas A Cowen & Co agt Timothy F Paddell; James W McIlhinney, att'y; Arthur C Patterson, ref. (Amt due, \$158,625.71.)

3d av, e s, 264 s 170th st, 50x209.6.
 3d av, e s, lot 86, map of Village of Morrisania, 25x209.5.

Max Hirshkind agt Cecilia Bensen; Louis Wertheimer, att'y; Edw L Patterson, ref. (Amt due, \$11,208.39.)

29th st, No 409 East. Fannie Schumacher agt Pasquale Pati et al; Leventhal & Goldstein, att'ys; Wm C Reddy, ref. (Amt due, \$3,481.50.)

Audubon av, e s, 81.10 s 178th st, —x—. Sol Friedman agt Elm Realty Co; Wolf, Kohn & Ullman, att'ys; Harvey T Andrews, ref. (Amt due, \$5,827.37.)

Nov. 10.

3d av, w s, 150.3 s 171st st, 232.3x162.10. Wm G Gaston agt John D Crimmins; Wm C Orr, att'y; Geo E Weller, ref. (Amt due, \$70,741.67.)

Cambreling av, s e cor 189th st, 100x145.8x 100x148.5; Joseph P. Schwab agt Wm Wainwright; Paul M Crandell, att'y; Louis B Hasbrouck, ref. (Amt due, \$5,500.)

West End av, No 42. Harry Hein et al agt Moss Realty et al; Chas A Strauss, att'y; John H Judge, ref. (Amt due, \$6,177.60.)

Bassford av, No 2325. Emilia B Hendrickson agt Thomas F Costello; Moss Laimbeer, Marcus & Wells, att'ys; Chas L Hoffman, ref. (Amt due, \$2,599.65.)

West End av, No 46. Francis Hein agt Moss Realty Co; B Gerson Oppenheim, att'y; John H Judge, ref. (Amt due, \$4,079.18.)

West End av, No 44. Mamie Cowen agt same; Strouse & Strauss, att'ys; John H Judge, ref. (Amt due, \$4,012.25.)

Nov. 11.

Lenox av, s e cor 138th st, 99.11x100. Lafayette Trust Co agt Silberberg & Saul, Inc.; Almet R Latson, att'y; J Campbell Thompson, ref. (Amt due, \$31,893.20.)

Belmont av, w s, 270.5 n Pelham av, 25x87.6. Thomas Foy agt Margaret Lyons et al; Grant & Squires, att'ys; Warren S Burt, ref. (Amt due, \$6,039.)

LIS PENDENS.

Nov. 7.

21st st, s s, 320 w 5th av, 50x92. John P Kane Co agt Twenty-first Street Building & Construction Co; action to foreclose mechanics lien; att'ys, Shepard & Houghton.

Nov. 9.

Westchester av, late road leading from New York to Westchester, s s, — e Av B, adj land of William Post, containing 8 acres, 2 rods and 26 perches 35-12 of a fraction, Bronx. Sarah D Munn agt Louis Wechsler; ejectment proceedings; att'ys, Kirby & Wood. Same property. Same agt Margaretha Moltzen; ejectment proceedings; att'ys, Kirby & Wood. Same property. Same agt Christian Moltzen et al; ejectment proceedings; att'ys, Kirby & Wood.

Morris av, n e cor Burnside av, 113.9x100x100x 100.11. John Kientsch agt Lochinvar Realty Co; action to foreclose mechanics lien; att'ys, Herman, Hirschman & Weil.

Nov. 10.

148th st, Nos 303 and 305 East.

149th st, Nos 295 and 297 East. Joseph Avallone agt Nicola Biondi et al; accounting, &c; att'y, H C Knoepfel.

Audubon av, n e cor 186th st, 139.10x270.

11th av, s e cor 186th st, 157.10x150x irreg; three actions.

Daniel Harris agt John F Comey et al; counterclaim; att'y, M E Gossett.

216th st, n s, between 6th and Tilden avs, Lot 467, map of Laconia Park, Bronx. Nina Muller agt Rosario Spitaleri et al; action to foreclose mechanics lien; att'y, S Baker.

84th st, No 210 West. Emil Dreyfus et al agt Ester Cashman; action to restrain, &c; att'ys, Cohen, Creevey & Richter.

Nov. 11.

114th st, No 41 West. Mitchel Valentine agt Morris Smith et al (action to reform satisfaction of mortgage); att'y, J P Duff.
 Broadway, w s, 104.8 n 30th st, runs w 234.5 to 6th av, x s 42.2 x e 248.5 x n 40 to beg. Albert I Sire agt John W Hazlett et al (action to set aside deed, &c); att'y, W I Stone.

Nov. 12.

Goerck st, e s, 85 n Grand st, 25x100. Adelaide Z Newins agt Thomas Corker et al (action to recover dower right); att'y, W L Ransom.

173d st, No 521 West. Mayer S Auerbach agt Helen Burns (notice of attachment); att'y, M Stern.

Nov. 13.

54th st, n s, 150 e 2d av, 25x100.5; two actions; Margareta Klein agt Louis Vogel; actions to recover 1-3 part and set aside deed; att'y, A P Wagener.

Hamilton st, No 9.

Madison st, No 108.

Peck Slip, No 43.

Madison st, s s, lot 470, map of Rutgers Estate.

Mary K Carroll agt Daniel J Kane; action to declare trust, &c; D J Donovan.

Foreclosure Suits, Attachments and Chattel Mortgages Affecting Real Estate will be found on page 933.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments.

The judgments filed against corporations, etc., will be found at the end of the list.

Nov.

7 Albrecht, Charles & Samuel Alphin—Himoff

Machine Co. 209.27

7 Aaronson, James & John Rosenberg—I Hol-

lander 174.15

9 Arkenan, Otto—S F Fromm 272.12

9 Almond, Daniel—Traders Commercial Co. 296.09

9 the same—the same 295.50

9 Altieri, Angelo & Charles Lock—W Rosen-

baum et al 236.24

9 Agrid, Sale—Boston Ins Co. 53.23

9 Altstedter, Morris—Pittsburgh Plate Glass

Co. 676.17

10 Accardi, Joseph & John C Hackett—People,

&c. 100.00

10 Accardi, Joseph & Alfonso Baratta—the

same 100.00

10 Accardi, Salvatore & Alfonso Baratta—the

same 100.00

10 Armour, Adelaide D—H M Spencer 18.60

10 Arlitz, Oscar C—Aeolian Co. 399.21

10 Arrighi, Garry—R J Turnbull 454.41

10 Arata, Stefano—S Piana 87.41

10 Alexander, Abraham—State Bank 41.74

11 Anderson, George—S Daniel 42.73

11 Alexander, Gompert & Sarah Grotzky—J

Kaplan et al 152.11

11 Aguado, Pierre—M Cordona admrx. 10,696.88

11 Anzovino, Ottavio & Allesandro Faiella—A

Hupfel's Sons Inc. 500.72

11 Anzonvino, Ottavio—the same 371.92

12 Albert, Gussie—S W Freedman 179.91

12 Almask, Thomas M—City of N Y 58.54

12 Albert, George—the same 78.96

12 Allen, Teresa—the same 58.54

21 Adams, Louis B—Pursell Mfg Co. 163.51

12 Ayres, Elmer E—Title Guarantee & Trust

Co. 70.70

13 Ainslee, Geo H—C H Schub 145.17

13 Amico, Angelo & Giuseppe Monte—M N

Clement 500.00

13 Aievoli, Filosseno & Elpidio Martucci—Peo-

ple, &c. 1,000.00

13 Aarons, William—H Garfinkel 26.75

13 Adams, Lucius B—Goodfield Realty Co. 275.73

7 Brous, Philip & Herman—H B Clafin Co. 78.49

7 Bos, Marius F—Dickinson Distributing Co. 82.49

7 Bibbo, Samuel—W Craig 119.47

7 Barney, Marshall A—W Schmidt 96.53

7 Bush, Paul R—American Brass & Copper

Co. 223.08

7 Bonagura, Rosina & Frank Musarro—People,

&c. 2,000.00

7 Bonagura, Rosina & Frank Poggioli—the

same 3,000.00

9 Bishop, Henry—E L Mahnen 179.41

9 Bloch, Emanuel—B Kreizer 79.75

9 Bourne, Robert W—N Y Telephone Co. 29.38

9 Belsito, Frank—Fisk Rubber Co. 194.04

9 Brull, Jacob—Butler Bros 114.08

10 Burtinsky, Nathan—L Thoma 206.08

10 Bodri, Christ—E J Rieser 329.72

10 Bevan, Isabel F—Charles & Co. 311.10

10 Berland, Eva—L Weiner et al 863.92

10 Brennan, James—N Schellenberg et al. 37.55

10 Borden, Wm J—D Cohn 42.47

10 Ball, Ernest H—E M Post et al. 141.00

10 Brown, Walston R—M D Saxe 722.43

10 Bolam, Florence—M H Grossman et al. 105.29

10 Bevan, Isabel F—Aaron Buchsbaum Co. 568.20

10 Burke, John—American Ice Co. 61.86

11 Bug, George—Interborough Rapid Transit

Co. 107.88

11 Bader, John L—A A Gordon 176.25

11 Baron, Solomon L—Penn Fire Ins Co. 21.44

11 Brown, Thomas—S Shimamura et al. 115.87

11 Burtinsky, Nathan—H Davidson 447.91

11 Brick, Samuel R—City of N Y 119.62

11 Bedell, Samuel R—the same 59.01

11 Bennett, Frank—the same 220.65

11 Bedell, Elmer T—the same 59.01

11 Bruun, Adolph W—Compagnie Commerciale

des Colonies (Societe Anonyme) 108.75

11 Blitzer, Isaac—M Salzman Co. 127.20

11 Borfan, Sindel—D Kamsler 50.01

11 Berningham, Edw J—E T Davis 793.73

11 Brenner, Harry & Wm P Brainin—S Desser

11 Berley, Hyman—L Dashew 31.50

11 Brown, Wardell E & Harris B Conlin—J A

Gifford et al 86.91

12 Baylis, Alex F—City of N Y 58.84

12 Bowne, Louisa A—the same 119.22

12 Bash, Winfield S—N Y Telephone Co. 74.59

12 Brous, Philip & Herman—United Dry Goods

Co. 370.52

12 Brown, Lizzie—J Gordon 51.79

12 Blumenthal, George—T Galligan 45.52

12 Blum, Jacob, admr—M Scheu 902.25

12 Brull, Jacob—O Goetz 236.08

12 Bowne, Harry C—City of N Y 78.96

12 Brown, Daniel—the same 78.96

12 Brady, Arthur C—Everglade Cypress Lum-

ber Co. 225.36

12 Brumwasser, John—B Okrent 13.13

12 Borman, Ignatz—L Rotter et al 50.53

12 Baccari, Alfonso & Michael Gallo—L Baum-

gold et al 268.55

13 Baron, Clara—J J Rosenberg 29.65

13 Brown, Louis & Morris Taub—F Grossman

et al 242.25

13 Butcher, Harry C—M H Gatchel 197.35

13 Bouker, De Witt, Jr—City of N Y 118.22

13 Barnett, Cornelius—the same 119.22

13 Birnbaum, Camille—Waldorf-Astoria Hotel

Co. 1,642.82

13 Bjur, Wm L—L Russell 1,344.04

13 Bromell, Katherine C—L Puffer 37.66

13 Branower, Alex & Aaron—Erie R R Co. 12.41

13 Brockmann, Moritz—W Kemble 1,447.23

13 Berlin, David J—A Regalsky 14.65

13 Babcock, Frederick D E G Smith 107.80

13 Billington, Reno R—I Drapkin 29.65

13 Beyer, Edw R—City of N Y 58.84

13 Baird, Wm A—G I Wilson et al 13.15

13 Bauman, Max—Young Petoff Sick & Benevo-

lent Society 50.00

7 Cohen, Rubin—J Bernstein 281.00

7 Caldor, Schoma—J C Schneider 24.86

7 Cebulsky, Jacob—Titlle Guarantee & Trust

Co. 78.77

7 Cohen, Wolf or William—M Abramson 127.10

7 Cotter, John L—C Bloch 61.45

9 Carroll, Geo A—Smith Gray & Co. 76.21

9 Chinasi, Solomon & Isaac L Rice—City of

N Y 126.85

9 Clug, Mandel—Butler Bros. 32.39

9 Colt, Russell G—Everall Bros. 120.35

9 Clifford, Georgie—E Greenbaum et al 26.91

9 Cohen, Harris—J J Clark & Co. 77.01

9 Candee, Fernando—State Bank 33,109.03

9 Comargo, Thomas C—P Summers 121.42

10 Carberry, John F—N Schellenberg et al 136.45

10 Crawford, Carrie—C M O'Connor 29.76

10 Cohn, Albert L & James A Simmons—

Phipps Munds Realty Co. 257.25

10 Cohn, Albert L—the same 122.70

10 Cleverly, Wm H—P Karlsruler et al 29.66

10 Cross, Henry S—G H Schrock et al 285.48

10 Constantine, Andrew M—F Boslet 21.41

10 Crosby, Wilson R—A S Goldman 69.31

10 Cornell, James H—C A Lock 25.41

11 Cohen, Joseph & Brooklyn Heights Im-

provement Co—Amboy Terra Cotta Co. 219.81

11 Carey, Ellen admrx—City of N Y 20.12

11 Campb ll, Thomas—J Schneider et al. 128.92

11 Chrysler, Penbrook C—L Greenberg 98.59

11 Cary, Caroline B—Pritz et al 299.93

11 Caligiuri, Pasquale

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7 Erwin, Ernest—C W Wicks et al.....52.38	7 Hamilton, Frank C—Twelfth Ward Bank of City of N Y.....563.46	7 Lowenstein, Jacob—J Shyer.....247.89
7 Esterbrook, Hugh E—O J Gude Co of N Y.....288.91	7 Henderson, James C S—A L Lowenstein.....1,417.92	7 L'Asperches, Salvat—Title Guarantee & Trust Co.....37.82
7 Essmann, Joseph H—I Rollin.....39.89	7 Heath, Fred H—J Talcott.....104.81	7 Lieberman, Nellie S—C A Gould.....76.38
9 Ellian, Haeg—F E Rosebrock & Co.....239.93	9 Hooke, Wm T—E Weber.....91.37	7 Lennon, Robert—L Weber.....595.67
11 Elman, Samuel D—American Woolen Co of N Y.....419.41	9 Humeston, Frederick H—Alsens American Portland Cement Works.....156.06	7 Leclercq, Margaret S—E H Gates.....557.96
11 Ettlinger, Louis N—M Perez et al.....821.04	9 Haefflin, Joseph A—Harlem Constructing Co.....10.00	9 Lilenfeld, Samuel—M Malawista.....209.22
11 Ewing, Joseph—F L Bill.....122.58	9 Hrbek, Chas E—Bigelow Varnish Co.....85.42	9 Liehy, Morgan P—J D Taylor.....149.80
11 Eisman, Celia—G Simonowitz.....42.65	9 Hirsch, Julius—H Hirsch.....59.31	9 Lamb, Anna & James D—I Slass.....119.65
12 Eichenbaum, Morris—M Sturtz.....22.67	9 Hertzman, John S—L Laudheim.....115.99	9 Laprete, Tony—L Doelger et al.....343.32
12 Eisenberg, Abraham M—M Tischler.....29.79	9 Hooke, Wm T—Illinois Leather Co.....546.96	9 Levine, Joseph & Samuel Barron—N Lopow.....101.27
12 Epstein, Samuel & Joseph Jacobs—M Kind et al.....88.67	10 Harawitz, Abraham—N Y Telephone Co.....48.20	10 Lichtenstein, Julius—M Fraade.....costs 17.31
12 Ellenbogen, David—Butler Bros.....89.94	10 Hoffbauer, Carl—the same.....33.72	10 Laheney, Thomas & James E & J E Laheney Co—Riverside Bank.....581.84
12 Emkens, Fred H—H S Cornish.....59.67	10 Herzberg, Joseph—the same.....38.69	10 Livingston, Sol J—Dept of Health.....41.03
13 Egidio, — & Alexander Frascolla—Highland Varnish Co.....148.35	10 Hernstein, A Livingston—the same.....51.61	11 Lippman, Joseph & Philip Katz—R Gottlieb.....67.90
7 Fletcher, Harry L—A Hillman Co.....78.01	10 Herman, Abraham—the same.....36.10	11 Langsam, Hyman—Phoenix Soapstone Co.....106.06
7 Flynn, Chas S—L Bachrach.....47.65	10 Haney, Wm J—J M McCunn et al.....578.27	11 Levin, Abraham A—Alcolm Co.....176.91
9 Fuchs, Joseph—Murtha & Schmohl Co.....3,437.04	10 Hirsch, Julius—L Oppenheim et al.....41.36	11 Levy, Julius, Equity Building & Contracting Co & Louis D Prager—B Narotzky.....302.41
9 Fraleigh, Frank & John H—Hayes Rubber Co.....76.92	10 Hulof, Albert H—A S Richey et al.....51.24	11 Luce, Clarence—Styles & Cash.....33.70
9 Friedman, Jacob—Spear & Co.....120.15	10 Hunkley, Sylvester B—Schwarzschild & Sulzberger Co et al.....costs, 62.51	11 Lewis, Horatio W—N Y Telephone Co.....31.31
9 Feldman, Benny—N Y Telephone Co.....38.83	10 Holden, Warren B—L S Van Winkle et al.....29.66	11 Levy, Jacob—the same.....24.77
9 Friedland, Joseph H—the same.....89.30	11 Haeselin, Chas A—A Jackson.....34.72	11 Lubliner, Rose—D L Korn.....59.94
9 Firestone, Rosie—New Amsterdam Casualty Co.....costs, 58.43	11 Heppenheimer, Leo & Max—Mechanics Bank of Brooklyn.....6,667.23	11 Lampkin, Geo W—J P Slater.....230.17
9 Field, Chas J—W C C Mehlbach.....210.41	11 the same—Manufacturers National Bank of Brooklyn.....7,121.64	11 Logan, Andrew—E Logan.....costs, 107.56
9 Flower, Julia—W Brennan.....112.01	11 Hall, Essie—George Ringler & Co.....3,647.51	12 Lurie, Samuel, Sadie Wellner—Hyman I Halprin—State Bank.....140.32
9 Fuller, Frank A—E Meyer.....154.41	11 Herrick, Fred C—Charles Schribners Sons.....94.08	12 Leslie, Thomas K—G R Sutherland.....51.54
10 Feinman, Abraham—N Y Telephone Co.....40.17	11 Hooke, Walter G—M D O'Keefe et al.....367.34	12 Lynch, Michael—C First et al.....87.88
10 Fontana, Pietro, Joseph & Avery M Walsh—American Radiator Co.....612.95	11 Hill, Percy—J J Kiley et al.....32.69	12 Leibowitz, William—J Greenberg et al.....548.41
10 Freedman, Joseph—H Borges.....costs, 102.23	11 Harris, Herman H & Samuel Siegel—Colebrook Co.....531.27	12 Lehr, Eva V—J Stewart et al.....costs, 17.72
10 Fradde, Chas B—Hencken & Willenbrock Co.....285.03	11 the same—J Liddle.....324.77	12 Leavitt, Rufus W—City of N Y.....119.22
10 Francalini, Alfredo F—H J Sanders.....96.74	11 the same—John Liddle Cut Stone Co.....531.27	12 Lippman, Israel—P Steinmann et al.....1,351.95
10 Froelich, Pauline—B Stearns.....374.65	11 Hamburger, Barnett—S Periman Painting & Decorating Co.....563.30	12 Lacher, Herman—N Y Telephone Co.....60.05
10 Ferry, Geo W—H M Spencer.....117.13	12 Haacke, Hermann L—J W Cochran et al.....164.65	12 Laney, Emma J—City of N Y.....119.22
10 Fischedick, Vincenzo—Twenty-third Ward Bank of City of N Y.....526.78	12 Harris, Herrman—C F Rump & Sons.....220.63	12 Lippman, Louis—H Singer.....77.07
10 Fiske, Geo B—L Cohen.....1,232.75	12 Havens, Emma J—G P Sutherland.....46.85	12 Lagowitz, Samuel—S Press.....30.37
10 Fritzel, William & Elizabetha—M E Rich.....1,589.38	12 Hirsch, Julius—S Grotzinger et al.....96.89	13 Lippman, Morris—D J Allen Co.....177.76
11 Froelich, Charles & Mary Fisch, trustee—City of N Y.....207.37	12 Hochstadter, Oscar J—C Sarchan.....114.15	13 Miller, Leo—J King.....102.37
11 Feinberg, Herman & Henry F—P Wais.....146.81	12 Harris, Geo H—S W Brady.....102.20	13 Lacs, Jennie—F Rinhard.....10.76
11 Finger, Joseph—G Guarneri.....59.40	12 Herbst, Joseph H—J Cohen.....342.68	13 Logan, Edgar—Baker Voorhis & Co.....30.16
12 Friedland, Walter M—J R Roosevelt et al.....130.29	12 Hopper, Isaac A—I Gray.....1,155.92	13 Lerner, Schulman & Rosie—People, &c.....500.00
12 Falkenheim, Charles—the same.....221.92	12 Hoeft, J Frederick—A Hallanan.....costs, 114.45	13 Lapham, John G & Julia G—Saks & Co.....62.01
12 Frank, Louis—B Doblin.....126.03	12 Harper, Edw L—N Cohen.....2,774.13	13 Lankenau, John—Hencken & Willenbrock Co.....168.75
12 Freed, Max & David E Newman—Lafayette Trust Co.....330.97	12 Handschur, Henry E & Felix L—Fairbanks Co.....122.97	13 Lechtman, Benjamin—City of N Y.....38.72
12 Farrell, Martin F—City of N Y.....133.85	13 Hurley, Frank C—L Wertheim Coal & Coke Co.....205.52	13 Levy, Barnett & Abraham Chanovitt—A Herrman et al.....328.26
12 Farina, Antonio—Times Square Automobile Co.....172.15	13 Hoar, Denis—I Klatzkie.....33.41	13 Leis, Isaac W—A Rosenblum.....41.80
12 Fuchs, Joseph—Continental Coautchone Co.....128.66	13 Horowitz, Lazarus & Samuel—A J Bates & Co.....231.10	13 Lynott, Edw J—D A Patten.....6,006.00
13 Frischman, Herman—H Grubin.....194.71	13 Hackett, Orlando J—E Meyer.....103.97	7 Marshall, Raymond W—John A Roebblings Sons Co of N Y.....160.53
13 Frank, Louis—H Delinsky.....509.41	13 Hungelmann, Paul—J R Stout.....50.67	7 Marx, Herman—M Lindenbaum.....64.72
13 Farmer, Edward—H S Cornish.....59.67	13 Horwitz, Joseph—Browning King & Co.....87.35	7 Miller, David—Benrobert Co.....costs, 140.41
13 Feinstein, Edith—K J Amend et al.....costs, 109.78	13 Hardy, Margaret—Simpson Crawford Co.....124.15	7 Marcus, Simon, Arnold Realty Co & Henry W Mayer—Metropolitan Bank.....9,180.14
13 Feist, Louis, Leo Werschner, Nathan Sondheimer, Albert Sondheimer & Ludwig Beer—S D Moers et al.....costs, 119.32	13 Harris, Simon B & Mark—S Kridel et al.....3,005.35	7 McDonald, John B—H Mulligan.....1,331.23
13 Feinstein, Louis—Consolidated Chandelier Co.....345.81	13 Holder, Frederick D, Joseph D Forbes & Suzanne H Schumacher—J W Browne.....2,870.97	9 Maggio, Vincenzo—A Rossello.....208.81
13 Fein, Samuel—H Katz et al.....176.25	7 Jaret, Albert—Neal & Brinker Co.....91.56	9 Maher, James—T J Dennis.....39.61
13 Fuehrman, Henry T J & Charles Iffer—Aetna Life Ins Co.....71.47	7 Jennings, Joseph D—Whittlesey & Whitaker, Inc.....186.39	9 Mohun, John L—P Thomson.....171.91
13 Fleet, Chapin S—L Bornstein.....costs, 105.53	9 Jeanson, Alex—Chas H Brown Paint Co.....94.55	9 Mackey, Wm F—Banks & Co.....127.27
13 Feinberg, Barney—R T Cochran et al.....69.66	10 Judge, John E—N Y Telephone Co.....50.02	9 Morris, Isidore—C F Reuben.....1,900.78
7 Gallo, Saverio & Albert Telese—People, &c.....3,000.00	10 Jordan, Walter E—J G Perez.....73.51	10 Madow, John—American Farm Products Co.....191.16
7 Goldman, Bernard—M Miller.....1,957.65	10 Jacobson, Mark—W T Purdy et al.....270.36	10 Martin, John H—F H Hettling.....322.66
7 Gottlieb, Elsie & Henry Weiss—N Y Telephone Co.....49.53	11 Jaffe, Benjamin & Marx Spector—A Weiskittel & Son Co.....536.56	10 Murphy, Emily M—A Weinstock.....81.65
9 Goldsmith, Frederick E—the same.....77.90	12 Johannes, Jacob—City of N Y.....78.96	10 Mulligan, Thomas F—American Ice Co.....79.64
9 Gordon, Nathan—the same.....37.23	13 Joseph, Abraham A—Brown-Creone Co.....26.92	10 Margolis, Jacob & Bernhard Forman—R Perlman Painting & Decorating Co.....262.81
9 Gordon, Jacob—the same.....39.91	13 Johnson, Alex—J O F Hill.....515.83	10 McNamara, Joseph D & Clarence C Wheeler—J S Scully.....146.55
9 Graham, Juliet G, James N Webb & George Mundorf exrs—I S Rosenberg.....940.80	13 Johnson, Wm H—E Isaacs.....83.93	10 Malone, Frank E—F Kiernan.....175.31
9 Greenstein, Samuel—S Weingrad.....272.00	13 Jacobsen, August—L Jacobsen.....308.09	10 Meyer, Julius, Sadie & Henry—Ignatz M Rottenberg.....170.66
9 Graham, James F—Horace L Day Co.....227.65	7 Koransky, Aaron S—R Marsh.....331.51	10 Monaco, Pietro—B Simon.....312.42
9 Gallo, Michele—H Didisheim et al.....312.92	7 Koronengold, Adolph—L J Muhlfelder.....92.90	10 Masor, Barret—Fagan Iron Works.....1,499.65
10 Goldberg, Hyman & Morris Levy—A S Piereson et al.....52.96	7 Keiran, Patrick J—Number One Hundred & Eleven Broadway.....1,481.95	10 Maddi, Ignazio—J M Delaney et al.....353.37
10 Garlick, Nathan—N Y Telephone Co.....24.24	7 Klumpp, Geo W—H M Susswein et al.....59.66	10 McNamara, Joseph D & Clarence C Wheeler—J S Scully.....146.55
10 Gianakakos, Constantine G & Deonios K Mackris—J Gammis.....120.00	7 Kohn, Harris—A Hoffman.....181.51	11 Maltz, Ezra—H N Appel.....59.65
10 Galef, Hyman—C Appel.....101.64	9 Kramer, Ferdinand & Bertha—J M Rein-schreiber.....113.41	11 Mathews, Wilbur K—Trust Co of America.....401.70
10 Goodman, Frederick F Inc—A H Cross.....161.69	9 Keyes, Joseph W—R J Hickson.....162.86	11 Murphy, Maurice—City of N Y.....57.33
11 Golding, Samuel—S E Kellar Lumber Co.....524.41	9 Kennedy, John J—Kratsonyi & Kmetz Import Co.....44.58	11 Mallay, Margaret extrs—the same.....3,523.43
11 Gutman, Henry—Galland Cohn Hall Co.....173.87	9 Kropp, Charles—Regent Realty Co.....66.15	11 Martin, Leonard—the same.....222.48
11 Goldman, Kalman & Samuel Nohlstaedter—A Legkowitz.....412.15	9 Koch, Caroline—Jeremiah Skidmore's Sons.....114.08	11 MacDonald, Wm S—the same.....119.26
11 Gilbert, Edw L—W R H Martin et al.....117.94	9 Kelly, Fannie H—E R Shields.....114.47	11 McKensie, Henry D—H E Parker.....111.91
11 Graft, Samuel—O L Katz.....40.50	9 Kesner, Geo R—J Levine.....29.41	11 McCarthy, John—City of N Y.....120.54
11 Garfein, Aaron—E H Fickinger.....154.15	9 Kirk, Leonard G—B Crystal.....costs, 121.92	11 McMahon, George—the same.....219.93
12 Gentile, Vincent—City of N Y.....78.96	9 Kessler, Alfred, Rudolph E F Flinsch & Wm K Gillett—J D Herklotz et al.....1,073.38	11 Melillo, Felice—Sonn Bros Co.....325.43
12 Gayer, Louis—the same.....78.96	10 Klein, Fannie—Interborough Rapid Transit Co.....108.88	11 Minaldi, John A—F Scandiffo et al.....179.59
12 Gobber, Frederick—J P Lueffgen.....47.42	10 Kandel, Charles—I Schatz.....122.94	11 Martin, Wm F—Wm J Dixon & Co.....142.01
12 Greene, Edwin S—B F Field.....142.55	10 Kingsland, Arthur—S Lederer et al.....164.91	11 Mangel, Henry—H B Pinkham et al.....68.18
12 Gleich, Harry—Waldorf-Astoria Cigar Co.....49.25	10 Kelsey, Arthur J & Oscar A Michel—J Landsberger.....339.46	11 McArthur, Alex P—W B Hatch.....4,028.75
12 Goldsmith, Bernard—H Singer.....128.21	10 Korolisch, Louis—State Bank.....30.71	11 Muller, William—M Machk.....98.17
12 Gilchrist, Wm K trus—J Gerhard et al.....costs, 71.72	10 Kehoe, John—City of N Y.....37.68	12 Mulla, Joseph—City of N Y.....78.96
12 Geiger, Morice—E Lemberger.....699.08	11 Krach, James F—N Y Telephone Co.....29.82	12 Morrison, James M—the same.....119.22
13 Grinnell, Benjamin F—H S Blake.....118.17	11 Kilkenny, Patrick & Bernard McLoughlin—S P Jones et al.....185.06	12 Mosher, Robert W—F Addieg.....132.64
13 Grabler, Moses—E Quat.....29.66	11 Klonfor, Jessie C—M Kurzman et al.....51.13	12 Meyn, Henry—L Gretsch & Co.....131.64
13 Guarcello, Vincenzo—J E Bates et al.....136.49	11 Kennelley, Dennis—J J Melloy.....49.72	12 Meyers, John F—City of N Y.....78.96
13 Gruenberg, Aaron & Gazelle & Isidor Nurnberg—Corn Exchange Bank.....162.86	11 Keiser, Jacob—L Richter et al.....98.89	12 Mills, Geo C—the same.....58.84
13 Goldstein, Nathan & Joseph Nappelbaum—People, &c.....500.00	11 Karpincus, Abraham—M Baxter.....222.65	12 Montgomery, William—Acker, Merrill & Condit Co.....31.78
13 Gordon, Samuel—M Lange.....13.03	11 Klein, Jacob—A Bernhard et al.....34.53	12 Miller, Edward—H Dahn.....453.67
13 Gellis, Harry—A Suderov.....443.16	11 Kearney, Frederick H—S K Jacobs.....161.91	12 Mont, Robert R & Blanche—J J & W Stolls.....178.85
13 Goodman, Edmund L & Henry G Hershsfeld—H G Dyar.....costs, 102.87	12 Kemp, Chas G—G R Sutherland.....261.46	12 Mackin, Chas D—A Phylfe.....74.41
7 Harris, Herman—A M Langfeld et al.....349.05	12 Klanstendfeld, Wolf—H Singer.....36.66	12 MacDonald, Lawrence & Thomas J Hamill—P Leonard.....250.00
7 Hellman, Morris L—M E Scheiblich et al.....229.88	12 Kleinfeld, Moses—R C Salter.....144.28	12 McDonald, Thomas—City of N Y.....58.84
7 Herring, Geo T—D Henry et al.....162.79	12 Kuhlman, Charles—City of N Y.....58.54	12 McManus, Patrick—the same.....78.96
	13 Kriesberg, Samuel—J E Bates et al.....303.83	12 McNeil, Miss A E—J N Adam & Co.....180.17
	7 Kerin, Daniel J—W Johnsons.....costs, 112.70	12 McManus, Patrick—the same.....78.96
	7 Lehman, William—Trust & Deposit Co of Onondaga.....292.57	12 McCabe, John—National Lead Co.....148.41
		12 McDonnell, John—City of N Y.....78.96
		12 McCarty, Maggie E—Metting & Hauser.....96.66
		12 McCauly, Clara—J Luhrs.....118.77
		13 Markewich, Samuel—P Schwartz.....16.41
		13 Mindlin, Henry & Louis Rosenman—J Schindler.....445.60
		13 Meyer, Caroline—McKinley Realty & Construction Co.....104.31

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tion.

13 Miller, Edward-L Stern	215.61	10 Romer, Chas J & Melissa B Ogden exrs- R E Belknap	costs, 38.82	11 Schwartz, Louis-W Blau	285.52
13 the same-the same	214.31	10 Ryan, Peter J-John Perkl Iron Works...	5,226.68	11 Silber, Beckie gdn-T A Maguire et al...	costs, 76.15
13 the same-the same	214.31	10 Rosenfeld, Gittel-S Levy et al	434.15	12 Suydam, Henry-City of N Y	78.96
13 the same-the same	214.31	10 Robinson, Douglas & Adrian H Joline recvrs -J Lamhut	900.00	12 Schleth, Gustave A-the same	119.22
13 Martin, John H-S Welling Van Saun	102.61	10 Reichardt, Joseph-H L G Stapler	1,117.32	12 Schepper, Abraham-J R Roosevelt et al	206.86
13 Mullikan, R Ogle-City of N Y	58.84	10 Reutershan, Joseph-E Banger	22.03	12 Salkin, Eliz E-T Galligan	82.12
13 Miner, John-the same	78.34	10 Rocke, Joseph-L Kipnes	64.11	12 Steller, Andrew -A Weiskittel & Son Co	158.93
13 Meryash, Louis-Voska, Foelsch & Sidel (Inc.)	341.01	10 Rutan, Wm E-Empire State Surety Co	120.45	12 Serena, Samuel, pres-J M Bellman	260.91
13 Marshall, Chas H-G W Simers, Jr	351.01	11 Rose, Alfred E-L Hervey	62.33	12 Salomon, Louis-J Greenberg et al	285.69
13 Murray, Daniel P-City of N Y	58.84	11 the same-the same	514.49	12 Sondheim, Leopold-F Simon et al	41.32
13 MacIntosh, James-City of N Y	219.93	11 Rockmore, David W-N Kruskal	116.72	12 Sonneborn, Selma-A J Herzig	51.73
13 McKenna, John-the same	119.22	11 Roach, Maurice A-J J O'Connor	57.60	12 Steig, Samuel-Janitschek Co, Inc	29.93
13 Moulds, William-H Frank	12.91	11 Rheim, Gaston R-H Lobel	388.26	12 Sichter, David-M Kind et al	126.75
13 Magagons, Everet-P H Ohmeis & Co	costs, 91.08	11 Rugg, Omer M-City of N Y	219.93	12 Spachiner, Leopold-Rider Ericsson En- gine Co	37.81
13 Mitchell, Chas F as atty-N Elias	395.00	11 Ryan, Wm P-the same	219.93	12 Starke, Frederick-City of N Y	58.84
13 Negri, Guisepp-M Sarubbi	340.51	11 Ryan, Mary admrx-the same	60.34	12 Selleck, W Raymond-J Shepherd Clark Co	260.09
13 Nappi, Saverio-G Neumeyer et al	54.05	11 Riley, Chas B-the same	219.93	12 Shapiro, Aaron S & Philip D-T B Roose- velt, Jr	3,621.42
10 Neis, Ludwig, admr-N Y C & H R R R Co	costs, 137.79	11 Robinson, Frank A-the same	219.93	13 Sieghardt, Max-N Y Telephone Co	41.01
11 Newland, James-W Maddern	348.80	11 Rendle, Arthur E-Wilson Co	718.08	13 Stegeman, John C-the same	76.28
11 Nellis, Andrew C-City of N Y	79.76	11 Rosenberg, Morris-N Y Telephone Co	33.26	13 Siegel, Joseph-the same	26.52
11 Nolze, Fred-N Y Telephone Co	35.81	11 Robinson, Chas L-the same	73.59	13 Siegel, Abraham-the same	26.81
11 Nolden, Chas A-the same	25.96	11 Rakoff, Henry A-Commercial Travelers Mutual Accident Assn of America	costs, 91.65	13 Sloboff, Joseph-the same	29.49
12 Noble, Herbert T-City of N Y	121.10	12 Reysen, August-City of N Y	78.96	13 Sandiford, James-the same	31.58
12 Nelson, Theo S-E B Ecclesine	394.33	12 Robert, Alma-N Y Telephone Co	49.87	13 Sterck, Edgar-the same	106.60
12 Newman, John-City of N Y	209.24	12 Reiss, Mort-the same	45.00	13 Straus, Sadie-the same	26.65
12 Neville, Augustus-the same	219.93	12 Ramson, Franklin-the same	31.49	13 Solomon, Morris-J Scholl et al	93.29
13 Newman, Randolph M & Rhoda-Joy Courts Realty Co	191.91	12 Romoser, John P-the same	41.49	13 Smith, Amber C-N Y Telephone	36.66
7 Oppenheim, Benjamin-Employers Liability Assurance Corp, Ltd	210.34	12 Rosenthal, Alex S & Julius C-the same	81.91	13 Schwartz, Tobias-L Wiernik	109.03
7 O'Connor, John J Jr-S Sonn et al	29.34	12 Ruderfer, Louis-the same	26.37	13 Singer, Samuel-A Dalin et al	162.26
7 Oberwalder, Joseph & Robert Clark-People, &c	500.00	12 Regan, John-the same	59.44	13 Simonson, Daniel-S A Dickey	30.84
9 O'Shea, Robert-G Doheny	30.38	12 Repp, Christian-L Oppenheim	250.08	13 Silberstein, Philip-G I Lawrence & Greg- ory Co	62.27
10 Olenin, Alexis-Hub Foundry & Plating Co	54.15	12 Rosenthal, Morris-Neidlinger Bros	75.80	13 Sacco, Joseph-R Dinkelspiel	121.40
10 O'Reilly, Michael-T O'Reilly	154.51	12 Rosenthal, Solomon-S J Belfer	224.40	13 Schram, August-Perfection Cigar Co	77.91
11 Oxnard, James G-City of N Y	212.32	12 Reisenburger, Emil-City of N Y	78.96	13 Schwartz, Joseph L-M Krauss et al	112.15
11 Ornitz, Davis-N Y Telephone Co	25.90	12 Reilly, Charles-City of N Y	costs, 163.15	13 Sidawsky, Harris L-M Malawista	77.12
12 O'Donnell, James & John indiv & admr, Eliza, John & Rebecca-P M Carolan	costs, 140.63	12 Roth, Nathan-L Spingarn	354.55	13 Schwartz, Herman & Bernard D-Egyptian Laxquer Mfg Co	22.77
12 O'Reilly, Owen-City of N Y	119.22	12 Ross, Louis H-German Exchange Bank	573.75	13 Spengeman, Edw W-E Meyer	53.46
12 O'Rourke Engineering Construction Co- Knickerbocker Trust Co	209.97	13 Ryan, John-Continental Commission Co	88.41	13 Sakolsky, Harris-N B Berman	76.81
13 O'Brien, Arthur P-A Powell et al	34.00	13 Rosenbaum, Adolph & John Hunick-M Goodman	169.50	13 Swift, Hugh J-City of N Y	58.84
13 Owens, Albert H-American Radiator Co	35.70	13 Rubinsky, Moses & Anthony Kelly-People, &c	500.00	7 Thomann, Louisa M-P M Archdeacon et al	122.76
13 Olmstead, Emil E-Board of Education, &c	costs, 66.35	13 Rosendorff, Louis-A Ostermann	22,003.29	7 Tatji, Frederick-Fox River Butter Co	30.01
13 Oppenheimer, Henry-S F Hayward	18,501.14	13 Relkin, Edwin A, Edw Miller & Harry Weisberg-L Stern	318.06	7 Tahafarro, Edwin T-Locust Farms Co	47.50
7 Parish, Wm H & Edw J Fullam-K Barnum et al	406.48	13 Robinson, John B-F Kuhn	64.41	9 Trenholm, Frank-L H Rogers Jr	421.41
7 the same-E Bradley Currier Co	406.42	13 Robinson, Douglas & Adrian H Joline, receivers-J Hyden	224.67	9 Tuttle, Lemar K-E A Sichel	427.40
7 the same-J P Hansen	532.85	13 the same-B Greenhaus	650.00	9 Trowbridge, Henry W-W H Williams	142.51
7 the same-D Miller	1,605.60	13 the same-E Harrington	400.00	10 Thompson, Paul-Huntingfield Construction Co	322.81
7 Petzoldt, Bernhard-E Winer	285.21	13 the same-M Saroghan	550.00	11 Tompkins, Kenneth E-City of N Y	219.93
7 Potruch, Aaron, Nellie also Samuel Gross- man-John E Orr Co	558.22	13 Robinson, Douglas & Adrian H Joline, recrs-S Field	400.00	11 Turner, Abraham-the same	426.43
7 the same-the same	1,088.41	7 Shea, John-T A Bingham	costs, 56.85	11 Toomey, Cornelius P-Harcourt Realty Co	75.66
9 Physioc, Joseph A-N Cohen	128.15	7 Seaman, George & Samuel Tischler-W R Stewart et al	320.15	11 Tamlyn, Francis E-Douglas & Zeeman	33.54
9 Pearce, John K-Saks & Co	159.94	7 Schepper, Abraham-A Rothstein	34.65	12 Turner, Samuel M-City of N Y	78.96
9 Pinne, David-Magee & Crosbie Co	127.18	7 Seaman, Richard F B-M S McConihe	393.43	12 Turner, Merwin W-the same	78.96
9 Penna, Guisepp-N Y Importation Co	73.43	7 Staegman, Agnes-Bennett Sloan & Co	138.34	12 Towns, Mirabeau L-B F Knause	5,480.24
9 Plunkett, James E-Z Meg Pratt	costs, 90.71	9 Sire, Meyer L-Studebaker Bros Co of N Y	37.78	12 Taussig, Julius & Rudolf-National Cigar Stands Co	72.90
9 Peck, Bayard L-J M Gergahty	costs, 82.39	9 Saxton, Maude-Mechanics & Traders Bank of City of N Y	1,300.18	12 Todfield, Mayer-G Rosenmann	332.15
9 Perley, Frank L-L Shubert	costs, 102.90	9 Swoboda, Albert C-Northern Bank of N Y	180.13	12 Traub, Adolf-City of N Y	78.96
10 Palacios, Augustino-M A Craven	44.41	9 Schuler, Christian H-S L Bruck et al	114.51	12 Teger, Karl-A Margolis	25.90
10 Power, Wm J-W M Furey	151.66	9 Schepis, Frank-L E Dodd recvr	122.74	12 Trisdorfer, Martin H-D Ruslander	142.50
10 Price, Joseph-Trautman Bailey & Blompey	255.56	9 Shapiro, Sam-J Reitman	46.95	12 Tebbs, Robert W-N Y Telephone Co	41.34
11 Pfafflo, Henrietta-J Wolffe	9.91	9 Shapiro, Hyman-C Polansky	232.56	12 Thierier, Charles-the same	39.90
11 Polito, Joe-O Offenber	42.65	9 Silipigni, Domenico-A Rosello	452.99	13 Taylor, Herbert H-City of N Y	58.84
11 Powers, Francis B-K Kelly	145.01	9 Savarese, Andrew-G F Lawrence & Greg- ory Co	14.01	13 Thompson, Arthur C & Alex-the same	119.62
11 Pizer, Solomon-M Leland	254.21	9 Southmayd, John F-Fisk Rubber Co	41.65	13 Thompson, Frank A & Fred C-the same	119.22
11 Patterson, James D-E Hunter	124.74	9 Strong, Harry A-A L Auerbach	131.97	13 Townsend, Arthur R & Edw W Henck-A T Beach	costs, 160.05
11 Pfluger, Frank-City of N Y	219.93	9 Southurick, Ernest & Martin F Conly People, &c	500.00	13 Uberaco, Angelo & Guisepp Ala-People, &c	300.00
11 Powell, Thomas-the same	39.98	9 Stephens, Eugene-J M Hitzrot	77.36	13 Uhlein, Henry-City of N Y	58.85
11 Place, Margaret L-the same	86.57	10 Schuenmann, Hermine-D Hertz	162.22	13 Ungaro, Guisepp & Stefano Zirpoli-Peo- ple, &c	1,000.00
11 Pasnik, Alex M-N Olinger et al	50.76	10 Sheinfeld, Max-J Bayer	156.38	13 Underhill, Alex J-Victor Chemical Works	51.93
11 Price, Joseph-Higgins & Seiter	129.19	10 Segal, Jacob-J Loen	60.92	7 Viverito, Gaetano-Coney Island & Brook- lyn R R Co	costs, 113.92
11 Platt, John G, Jason Coal Co & Nathaniel Jason-L Weinschenk	325.66	10 Siegel, Louis-D Schumer	36.72	9 Vandegriff, James A-I V Hale	262.09
12 Pearce, Geo E-City of N Y	78.96	10 Spector, Max & Michael Smith-Harblson Walker Refractories Co	296.16	11 Vessell, Albert-American Woolen Co of N Y	332.00
12 Peebles, Pauline J-L Goldberg	29.41	10 Scheveer, Franz-D Sand	40.31	12 Vandine, Comella R-City of N Y	78.96
12 Powers, Joseph P-City of N Y	119.22	10 Schnugg, Francis J-G J Pflugheber	45.61	12 Vigorito, Joe-S W Freedman	44.66
12 Perowski, Marie-P Messenkopf	costs, 67.85	10 Stolzenberger, Louis B-M Blosvoren	60.66	12 Van Schaick, Singleton-Brooks Bros	66.38
13 Peters, Michael-E Quat	73.18	10 Spitz, Harry-M Epstein	195.70	13 Vanderveer, Benj B-M T Donovan	169.41
13 Polstein, Joseph-M Goldstein	129.41	10 Schimel, Harry, Pincus Tarnafker & Na- than Koss-Fourteenth St Bank	123.88	13 Van Allen, Catherine A-City of N Y	78.96
13 Polosky, Philip & Rubin Plafsky-People, &c	500.00	10 Sherman, Jacob-Adolph Spear & Co	144.41	13 Van Brunt, James H-the same	119.22
10 Quinn, Geo B-B A Hannan	55.00	10 the same-the same	144.41	13 Valentine, Henry M-J Goodfriend et al	204.11
10 Quinn, Geo B-the same	75.89	10 Staub, Otto T-J H Applegate	92.91	7 Wilson, William-J Seeman et al	146.56
7 Ryan, Edw H & Arthur J-Geo C Flint Co	336.65	10 Schapiro, Abram-State Bank	74.19	7 Wisely, Joseph A-A Kaufman et al	74.91
7 Rendle, Arthur E-Construction News Co	327.71	10 Segal, Hyman-the same	71.71	7 Wolf, Max-United Dressed Beef Co	556.81
7 Rosenberg, Charles* & Jacob-S J Rode et al	365.75	11 Schmidt, Max-Michaelis & Lindeman	71.91	7 Werstein, Saul-S Gordon	39.65
9 Rosendorff, Louis J-Weber Bunke Lange Coal Co	74.76	11 Stallo, Edmund K-Hewitt Motor Car Co	83.74	9 Whlton, Edw W-S J Goldsmith	385.46
9 Russell, Geo P-C Beaghen	52.41	11 Seeber, George-City of N Y	69.76	9 Whitney, Edith-O Hitchens et al	201.15
9 Ruggiero, Vincenzo & Antonio-T P How- ley	325.67	11 Scott, John R, Mary E, Garretson & Abra- ham W Applegate exrs-the same	73.75	9 Weil, Louis A & David Heymannson-P J De- vine	88.01
9 Rheinisch, Helena & Louis-Olin J Stephens Inc	67.15	11 Sturman, John H G-the same	119.26	9 Whewell, Waite-Olin J Stephens Inc	153.56
9 Robinson, Douglas & Adrian H Joline recvrs -J B Feltenstein	400.00	11 Streeter, Benjamin E-the same	49.18	9 Woodbury, Charles & Mortimer Wisdom Jr-J T Sturdevant	24.41
9 the same-S Feltenstein	100.00	11 Simmons, Edw J-the same	219.93	9 Woodward, George-J Paplan	71.91
9 Rosen, Louis & Morris, Rudolph Talsky, Morris Talsky & Joseph Spantzek-S Kos- hitz	224.45	11 Smeltzer, Paul-the same	99.12	9 Weinland, Louis & Joseph Shufro-McEwan Bros	1,581.83
9 Robinson, Douglas & Adrian H Joline exrs -J Maguire	64.72	11 Spiro, Samuel-E Lemberger	764.29	9 Weiss, Adam-Schwarzschild & Sulzberger	184.34
9 Rosen, Louis & Morris-S Koshitz	224.45	11 Stoever, Mary-C Vogt Jr et al	361.29	9 Weschsler, J Chas-S Mandel	costs, 91.94
9 Rashid, Rasheed-A Tadross et al	321.64	11 Schwarz, Charles-S Neucett	51.41	10 Weiss, Jacob-J C Allen	11.97
9 Riesel, Wm A-J R Smith & Nettle Co	33.61	11 Schwartz, William & Zeller Petreanu-N Y Telephone Co	38.71	10 Wittko, Josef-D Brandenburg	235.22
9 Radford, Isaac M-Hamilton Bank of N Y City	234.77	11 Smith, Harry A-City of N Y	219.93	10 Winter, Ignatz-Rutherford Rubber Co	157.16
9 Rau, Seymour L-E A Morrison et al	257.89	11 Schapiro, Isaak & Fanny Lenke-Bowery Bank of N Y	263.91	10 White, Abraham-Mark Cross Co	270.44
9 Reiss, William-T H Van Brunt et al	70.00	11 Schneider, Max L-American Woolen Co of N Y	167.53	10 Wineburgh, Max-S W Frucht	342.15
9 Rosendorff, Samuel-D Kratenstein	902.75	11 Spiegethal, Theo L-J B Chasseaud	87.21	11 Wohlt, Peter-Alcolm Co	44.41
9 Rendle, Arthur E-C T Rowley	2,065.02	11 Swift, John-J M Ferguson et al	178.80	11 Wolfelt, Morris-M Nathan	289.39
10 Rivkin, Max M-H Rudnick et al	34.41	11 Suarez, Primo B-A H Busby	151.77	11 Waxman, Abraham & Martin A-Alcolm Co	202.74
		11 Steinfeld, Max-F Scandiffo et al	136.66	11 Wood, Alfred A-W Friedlander	95.41
				11 Whitney, Belle A-E B Halsey	234.35

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

11 Wray, Albert A—W R H Martin et al.	49.19
11 Wechsler, David & Morris Jurist—W C Little	60.11
11 Williams, Joseph—B K Bloch	290.15
12 Wald, Phillip & Ernst Rosenberger—R Isaacs	266.76
12 Weinfeld, Louis E—R Wolff et al.	67.66
12 Wax, Benjamin—State Bank	41.95
12 Walker, Anna F—R M Davis	77.27
12 Ward, Henry M—E Moore	68.96
12 Woods, Thomas—L K Larmouth	298.39
12 Wickman, Chas E—City of N Y	119.22
12 Weinger, Morris—J E Bates et al.	749.03
12 Wollbrink, Frank—U T Hungerford Brass & Copper Co	114.04
12 Walsh, Thomas—City of N Y	219.93
12 Woodhull, John W—Aeolian Co	33.17
12 Weinkind, Gussie E—W Henn	65.56
12 Whelan, John T—City of N Y	119.62
12 Welde, Wm B—W S Bainbridge	734.71
12 Wisner, Emmett S—J E Bullwinkel	29.40
13 Westbay, John F—Associated Merchants of N Y	85.29
13 Wolf, Paul—A Suchoff et al.	145.53
13 Wohlstadter, Samuel & Samuel M Hyman—Hebrew Gemlath Chasodim Ass'n.	37.65
13 Waag, Philip—City of N Y	119.20
7 Yockel, Philip & John & Richard Keil—Central Radiator Co.	271.05
10 Yaeger, John—Interborough Rapid Transit Co.	108.88
9 Zuccaro, Christoforo—B Carmella	155.15
10 Zucker, Moses & Annie—M M Goldschmidt.	110.82
12 Zemek, John—F Westheimer et al.	48.21
12 Zuber, Augustus—City of N Y	78.34
13 Zimmermann, Joseph, gdn—K J Amend et al.	109.78
13 Zazuly, Louis—S Friedland et al.	26.37

CORPORATIONS.

7 St Mary Academy of Benedictino Sisters—Brewster & Co.	428.89
7 Justus Frankel & Co & Theresa Frankel & Hannah May—A Kirschner	648.61
9 Fidelity Title Co—N Y Telephone Co.	83.76
9 M Pine Realty Co—the same	42.68
9 Modern Stories Pub Co—Coy Hunt & Co.	44.55
9 N Y Taxicab Co—C Wagner	539.11
9 Wilson Co—M Jenkins	94.18
9 Francis Smith Co—B Raubin	1,302.49
9 Nasson Wood Working Co of N Y—Hammacher Schlemmer & Co.	230.53
9 National Ice Cream Mfg Co—Z W Welch et al.	342.10
9 City of N Y—M Mullerleile	2,644.24
9 U. S. Exploration Co—H W Martin	960.65
9 Rainier Co—A M Eichhorn	873.08
9 Union Ry Co of N Y City—M McPhillips.	8,019.67
9 Uneeda Ice Cream Co—K Ress	36.56
9 Wallach Reislser & Co—H Hellinger	447.15
10 Industrial Law League—J R Dunlap	83.41
10 Grand Central Mining Co—N Y Telephone Co	51.12
10 Idanha Machine Co—the same	32.74
10 St Mary's Academy of Bededictine Sisters—T R Ennis et al.	35,984.58
10 Belgravia Hotel Co—Frederick Beck & Co.	250.17
10 Independent Brewing Co of N Y—T E Vanderchite	86.91
10 Morris & Cummings Dredging Co—C Gregerson	23.20
10 Frederick F Goodman, Inc—A H Cross	161.69
10 Union Ry Co of N Y City—J J Geoghegan.	98.67
10 Hudson River Water Power So—National Contracting Co	50.22
10 Lewis F Shoemaker & Co—J J Bennett.	7,544.04
10 Matteawan Journal Co—J L Linde Paper Co.	187.63
10 Builders Brokerage Co—J B Owens	113.98
10 City of N Y—M Igel	224.65
10 Metropolitan Bridge & Construction Co—A McDonnell	7,386.03
10 Victor Trading Co—C A Lock	118.91
10 McKee Co—Thompson & Morris Co.	150.57
10 Guarantee Construction Co—P N Schlichter et al.	111.90
11 Terra Firma Building Co & Bernard Wolowitch—H McNally	527.47
11 Twenty-sixth Ward Lumber Co—Coppock Warner Lumber Co.	503.33
11 City of N Y—J Brown	93.95
11 P A Andrews Dyeing Co—City of N Y	37.97
11 Firestone Tire & Rubber Co—G B Agnew et al.	83.77
11 Hall Perfect Beer Pipe Cleaning Co—E Prager	43.30
11 Manhattan Biscuit Co—P Corell	283.01
11 N Y Transfer Co—J P Sears	12.67
11 N Y Central Realty Co—City of N Y	115.02
11 Park Laundry Co—City of N Y	115.46
11 Ribbed Concrete Building Co & Louis K Davis—Wm M Crane Co.	61.65
11 Knepper Realty Co—Stuart Realty Co.	52.41
11 City of N Y—Z T Lytle	23.00
11 Cairo Electric Light & Power Co—E A Stevens et al.	13,049.86
11 Fidelity Funding Co & Patrick J Kiernan—American Glue Co.	5,197.33
11 Interborough Rapid Transit Co—H J Reilly	100.00
11 Continental Casualty Co—M Anderson.	2,111.85
11 Brulatour Co & Constantine J Tslvig—J E Brulatour	430.44
11 Uneeda Ice Cream Co—H Baron.	121.60
12 Anthony & Scoville Co—De La Vergne Machine Co	113.18

12 Buzzini Equipment & Construction Co—H Herrmann Lumber Co	74.78
12 N Y Taxicab Co—C Wagner	12.41
12 N Y Edison Co—J Cooper	66.79
12 Rutland Realty Co—N Y Telephone Co.	94.23
12 H F Shaen & Co, Ltd—N Y Telephone Co.	46.94
12 Supreme Lodge Knights & Ladies of Honor—C Lousecker	1,292.05
12 City of N Y—O J Dunn	96.85
12 Union Ry Co of City of N Y—M Blum.	80.20
12 the same—M Corcoran	107.50
12 Atlas Motor Co—L Edelmuth	99.41
12 Builders Brokerage Co—Carnegie Trust Co.	607.47
12 Consolidated Gas Co of N Y—S E Weller.	99.85
12 Goldman Bros & Co—L Bernheim	107.15
12 Edward Johnson Building Co—W A Bird-sall	2,037.79
12 N Y City Ry Co—A Atkinson	2,500.00
12 Metropolitan Mercantile & Realty Co—Manhattan Rolling Mill	530.26
13 Franz, Otto Brewing Co—W B Gottlieb	143.27
13 Roberts Chemical Co—G W Walter	41.05
13 Frederick F Goodman, Inc—M Engel	299.41
13 Snowflake Mfg Co—W C Wulp	335.65
13 O K Express Co—G Richards	811.79
13 A B Benesch Co—City of N Y	67.02
13 Peyton Paper Co—the same	54.25
13 Woodhaven Junction Land Co—the same	722.97
13 Brighton Beef Co—the same	119.22
13 White Stone Printing Pub Co—the same	43.96
13 Mansion Co—the same	58.68
13 Export Pub Co—the same	57.13
13 Michael Printing Co—the same	349.36
13 Worlds Maritime News Co—the same	114.95
13 Fidelity Funding Co & Western Illinois & Iowa R R Co—Western Bank Note & En-graving Co.	2,797.89
13 Oak Knoll Co—City of N Y	58.68
13 Raub Cigar Co—the same	72.95
13 Richmond Hill Mfg Co—the same	119.22
13 Daimler Mfg Co—the same	1,142.16
13 Woodbury McGrath Co & John H Woodbury Andrew Jergens Co	156.55
13 National Business Show Co—Morrison Post-ing Service	642.63
13 A Horowitz & Co—Consolidated Chande-lier Co	207.31
13 Arnold Realty Co—M Harding	75.41
13 the same—A E Klotz Fireproofing Co.	307.92
13 Schwartz Paint Co—G R Sutherland	114.78
13 O'Rourke Engineering Co—Knickerbocker Trust Co	7,406.86
13 Federal Union Surety Co—M N Clement.	1,945.97
13 London Assurance Corp—L G Hart	3,733.90
13 Union Railway Co of N Y City—F Callan.	450.00
13 Interborough Rapid Transit Co & John Pierce—C Hughes	89.32

SATISFIED JUDGMENTS.

Nov. 7, 9, 10, 11, 12 and 13.

Alvarez, Jose R—T C Camargo.	1908.	143.71
Assinaker, Louis—B Weiss.	1908.	233.79
Byrnes, Horace L—H J Risby.	1908.	368.71
Bernstein, Nathan—M G McCrea.	1907.	105.72
Bender, Frederick W—M Meyer.	1908.	779.18
Blair, Betsey—W Blair.	1903.	657.18
Blair, Wm E, Chas H & Betsey A—W Blair.	1903.	316.54
Bardick, Solomon & Benjamin Schechtman—J Levy et al.	1908.	78.41
Bristol, J B—Hills Bros Co.	1908.	192.28
Bruns, Annie—R B Potter.	1908.	621.49
Cohen, Philip & Fanny—City of N Y.	1906.	264.91
Compton, Robindale—Improved Property Hold-ing Co of N Y.	1908.	680.34
Cohen, Bernard—American Brass & Copper Co.	1908.	108.67
Chorsh, Wm H—L Lese.	1908.	27.14
Cottrell, John W—W F Kenny.	1908.	267.12
Corney, Peter J—J F Helmecke et al.	1903.	2,850.00
Conlan, Nicholas—J D Mason.	1897.	46.79
Chappelle, Emanuel S—F Cronin.	1898.	416.31
Daly, Edw F—R S Conklin.	1908.	38.31
Deening, James A—W G Lesser.	1906.	23.50
Danby, Wm H—Allegheny Steel Co.	1908.	28.41
Eichorn, Fritz & Christine—P F Hirsch et al.	1901.	40.04
Fitzpatrick, Philip A—J H Barr.	1908.	169.58
Same—H Peter.	1908.	143.73
Gerlick, Charles—J Becker.	1908.	218.47
Goldstein, Rubin S—Stevenson.	1908.	53.15
Hankins, Barnatt & Mollie—Central Glass Co.	1908.	60.80
Hayes, Frank J—W Ose.	1908.	50.06
Hill, Frank M & Wm R Rose—H Levin.	1907.	108.68
Howard, Furman T—J W Wittboenn.	1908.	48.34
Hart, Thomas—I S Flatto.	1908.	37.61
Hirschman, Henry & Joseph—B Glick.	1904.	955.54
Hirsch, Isaac S—L Fischer.	1908.	113.47
Kennedy, Carrie S—United States Trust Co.	1905.	1,656.00
Kemp, Mary—J J Kiernan.	1908.	75.00
Kells, May J & Wm T—Wm D Hatch.	1908.	361.15
Kantrowitz, Hyman—B Blitstein.	1908.	27.65
Lieberty, Joseph—Van Nest Wood Working Co.	1908.	384.27

Levini, Max S—Macmillan Co.	1908.	29.31
Lloyd, Robert H—A Goldberg.	1908.	131.91
Lauber, John & James G Carlaftes—People, &c.	1907.	1,000.00
Lytle, Samuel—G A Feld Co.	1903.	159.57
Same—N Y Telephone Co.	1904.	33.04
Le Piemme, Louise C—M Mayer.	1908.	64.41
Lyon, Edward—Interborough Rapid Transit Co.	1908.	107.88
Lowenstein, Albert L—S S Haight.	1908.	89.72
Margolius, Isidore & Harry—F Ehrlich et al.	1908.	105.10
Miller, George & David Podalsky—Pittsburgh Plate Glass Co.	1908.	585.12
McCone, Alexander C—P Gallagher.	1907.	109.82
McMullen, Elizabeth A—A Spencer.	1902.	322.24
McNerney, Susan C—Edelson.	1908.	124.31
Monteith, J Walter—N Imandt.	1900.	124.90
McCoughey, John J—J Jones.	1903.	1,238.94
Meiner, Francis—C A Weber.	1904.	160.07
Same—C G Halliday.	1905.	132.23
Same—C H Zumbuehl et al.	1908.	79.05
Olson, John E—H Frank et al.	1908.	219.10
Power, Peter—B Rainess.	1908.	67.78
Radley, John J—J Larkin.	1908.	3,166.91
Rose, Wm R—H Levir.	1908.	120.43
Riley, Elwyn G B—P L Bryant.	1908.	26.16
Sonken, Abraham—A Weiss et al.	1907.	384.98
Schichi, F Usoburo & Kengo Moeiya—A A Gordon.	1907.	277.34
Sussman, Abraham—J Rabinowitz.	1906.	177.65
Spear, Edwin C—Disbrow & Co.	1906.	302.87
Swann, Horace C—F S Murray.	1908.	72.88
Same—W Murray.	1908.	68.03
Same—F S Murray et al.	1908.	1,240.00
Schiffer, Alfred & Simon Wolf, also Carl Forsch—M Wiener.	1907.	99.89
Stern, Celia—L Schlesinger.	1906.	1,000.00
Selleck, Herman D & Minnie E—P J Eder.	1908.	487.29
*Stern, Mrs Celia—L Schlesinger.	1906.	6,432.48
*Salvin, Paul—G J Fuchs.	1901.	190.70
Talsky, Rachel & Morris—Material Men's Mer-cantile Assn Ltd.	1905.	59.56
Talsky, Rudolph & Morris, also Joseph Bun-bich—N Y Telephone Co.	1906.	32.20
Van Zandt, Ernest T & Louis R Berg—M Ros-enthal.	1908.	241.11
Weil, Wm M—J E Graybill.	1903.	961.94
Weil, Wm M, Jr—S J Bloomingdale et al.	1906.	152.62
Williams, Isaac C—J Elsey.	1894.	203.28
*Waterbury, Louisa M, Robert R Stover & Harry S Stover—H Comfort.	1908.	475.91
Williams, Isaac C—M O'Brien et al.	1895.	109.84
Weiss, Max—Neidinger Bros.	1907.	71.56
Youngs, Wm P, Chas A & David L—E J Kelly.	1908.	6,653.78

CORPORATIONS.

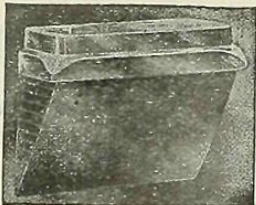
Illinois Surety Co—B Hamburger.	1908.	481.99
Roselle Realty & Construction Co & Simon Rosenzweig—J Newmark.	1908.	323.01
Roselle Realty & Construction Co, Herman Co-hen & Simon Rosenzweig—J Newmark.	1908.	369.12
*N Y Edison Co—Continental Ins Co.	1906.	12,687.36
*Delaware & Eastern R R Co—J H Holmes.	1908.	100,434.39
*Same—same.	1908.	6,132.72
*Same—J J Jermyn.	1908.	10,184.79
*Same—Taylor Discount & Deposit Bank.	1908.	1,292.14
Nassau Beekman Co—C Schnaar.	1908.	12.41
*Mutual Mortgage Co—N Y Edison Co.	1908.	519.41
International Seal Co—John A Roeblings Sons Co of N Y.	1908.	713.08
Austro Hungarian Hospital—G I Miller.	1902.	843.70
Same—J Barsky.	1902.	843.70
N Y Central & Hudson River R R Co—J Lynch et al.	1908.	750.00

*Vacated by order of Court. *Satisfied on ap-pel. *Released. *Reversed. *Satisfied by ex-ecution. *Annulled and void.

MECHANICS' LIENS

Nov. 7.

25—124th st, No 122 West. William Klenert agt John Doe and Albert Peiser.	198.93
26—Washington av, n w cor Carroll st, 25x75, Bronx. Giuseppe Sabatini agt Marie A & Vito Corrado	400.00
27—Satisfied.	
28—118th st, s s, 325 e 8th av, 75x201.10. Joseph B Moorman agt The Catholic Church of St Thomas and Cincinnati Seating Co.	176.55
Nov. 9.	
29—Lexington av, No 267. Williams Heating & Plumbing Co agt Henry F Deane and Levin & Levin Construction Co	106.00
30—130th st, No 52 East. Standard Lumber & Wood Working Co agt Roman Catholic Church of All Saints & James W Power; Calumet Construction Co	2,029.50
31—Lexington av, Nos 767 & 769. Canton Steel Ceiling Co agt Henry F Deane; Levin & Levin Contracting Co	106.00
32—Broad st, No 30.	
New st, No 30.	
F Schaeffler agt J Herbert Johnston, Emily J De Forest, J Humphreys Johnston, Mary H Johnston, Margaret L Johnston, Frances J Mali and A O Brown & Co.	18,117.44
33—14th st, Nos 217 and 219 West. Sam Ro-senbaum agt Joseph Ganzalea & Son.	15.00



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34—Same property. Morris Sandzik agt same. 93.95
35—Belmont av, n w cor 189th st, 15x87.5. Frank Franzillo agt Louis Norchese and Carlo Marino. 475.00
36—116th st, No 75 East. Harry Blum agt Mary L Bell and Chas T Bell. 80.00
37—44th st, No 305 East. George Paster agt Mrs Jane Othman. 124.00
38—Hughes av, Nos 2124 to 2128. R Handelson & Son agt Magdalena Marx and John Marx. 63.50

Nov. 10.

39—Satisfied.
40—Broad st, No 77. Campton & Belden Mfg Co agt Childs Unique Dairy Co, Amsterdam Building Co and Fultonville Lumber Co. 267.37
41—2d av, No 2000. N Y House Wrecking Co agt Angelo Mottola and John H Gault. 49.73
42—125th st, No 543 West. Canton Steel Ceiling Co agt Catalina De V Potter and O D Potter. 205.00
43—88th st, No 438 East. Samuel Herman & Son agt Julius Sweig. 65.00
44—112th st, No 535 West. Morris Heller agt John Lankanan and Christ Steinmetz. 40.00
45—Irvine av, w s, 100 s Garrison av, 100x55. Louis Bracco agt Anna M Packer and Tony Bruno. 99.00
46—1st st, No 99. Houston st, Nos 204 and 207 East. Harry Hamberg agt Nathan & Fannie Freedman. 50.00
47—Belmont av, n w cor 189th st, 15x87.5. James Martinelli agt Louisa Norchese and Donato Picciolio. 1,370.00
48—114th st, No 81 East. Raphael Saperstein agt George Seifert, Tager Construction Co and Louis Tager. 146.00
49—Willet st, No 67. Moses Freizus, et al agt Rebecca Applebaum, Gordon & Stein or Gordon & Stein Contracting Co. 153.00
50—Broad st, No 30. New st, No 30. Caroline A Schaeffler, exr, agt J Herbert Johnston, Emily J De Forest, J Humphreys Johnston, Mary H Johnston, Margaret L Johnston, Francis J Mali and A O Brown & Co. 575.00
51—26th st, Nos 461 to 465 West. 10th av, No 282. Fred S Schumann agt Sigfried Wittner. (R) 6,394.25

Nov. 11.

52—26th st, Nos 461 to 465 West. 10th av, No 282. Jackson, McGlade & Co agt Sigfried Wittner (renewal). 662.20
53—64th st, No 32 East. Berkshire White Portland Cement Co agt Sixty-fourth Street Co; Buckley Realty Construction Co. 206.25
54—14th st, Nos 217 & 219 West. Morris Sandzik agt Jane Roe; Joseph & Antony Gonzalez. 93.95
55—125th st, No 543 West. Wm E Brower agt Catalina de V Potter; O D Potter. 395.00
56—111th st, Nos 232 & 234 East. T H Simonson & Son Co agt A Gordon & Bro; Gordon, Glick & Allen. 458.39
57—132d st, No 217 West. Wotherspoon Plaster Mills Inc agt Church of St Aloysius; Scheltgen & Co. 44.66
58—126th st, No 229 East. Edward Smolka & Co agt Charles Gerlich (renewal). 231.55
59—169th st, No 367 East. Jarrard L Welch agt Louisa M Esche; Lotsch & Roth. 105.00
60—Tiebout av, w s, 125 s Clark st, 25x100. Tiebout av, w s, 175 s Clark st, 25x100. Andrew Angeloro agt Dominicus S Voorhees; Charles Cohen (renewal). 1,380.00
61—Central Park West, No 409. Isidore Bregman et al agt Nathan Marks; Tager & Katz. 35.00
62—41st st, No 5 East. Same agt Isidore S & Max I Korn; City & County Land Improvement Co. 25.00
63—114th st, No 81 East. Pasquale Cardile et al agt George Seiferth; Louis Tager. 90.00

Nov. 12.

64—Lexington av, n e cor 30th st, 43.11x100. Leopold Lenz agt Michele Benincasa. 415.32
65—Madison av, Nos 721 to 727. 64th st, No 32 East. Reis & O'Donovan agt Sixty-fourth Street Co; Buckley Realty Construction Co. 17,700.00
66—64th st, No 32 East. McGratty & Sons agt 64th Street Co; Buckley Realty Construction Co. 6,608.00
67—60th st, No 141 East. Max Zwerdling agt Henry F Deane; J Kernes & D Kernes. 60.00
68—Madison av, s e cor 64th st, 100.5x132.6. Batavia & N Y Wood Working Co agt Buckley Realty Construction Co & 64th Street Co. 39,951.13
69—26th st, Nos 461 to 465 West. 10th av, No 282. Raisler Heating Co agt Siegfried Wittner (renewal). 600.00
70—Madison av, s e cor 64th st, 100.5x121.8. E Bradley Currier Co agt Sixty-fourth Street Co; Buckley Realty & Construction Co. 7,282.00
71—Heath av, w s, 240 n Boston rd or av, 21x100. Fedenburg & Lounsbury agt M Mahoney; Charles Peterson. 81.00
72—10th av, n e cor 26th st, 74x125. Simons & Mayer agt Sigfried Wittner (renewal). 5,199.50

Nov. 13.

73—64th st, No 32 East. Arthur Greenfield Inc agt Sixty-fourth Street Co and Buckley Realty Construction Co. 5,480.00
74—Madison av, Nos 721 to 731. Urban C Hirschey agt same. 2,865.20

75—Madison av, s e cor 64th st, 100.6x121.10. New Construction Co agt Same. 1,286.00
76—Madison av, s e cor 64th st, 100.5x132.6. McNulty Bros agt Buckley Realty Construction Co. 29,126.75
77—Madison av, s e cor 64th st, 100.5x121.8. John W Rapp agt Sixty-fourth Street Co and Buckley Realty & Construction Co. 9,632.50
78—Madison av, s e cor 64th st, 100.5x132.6. McNulty Bros Inc agt Sixty-fourth Street Co and Buckley Realty Construction Co. 29,126.75
79—Madison av, s e cor 64th st, 75x75. Osias Weinstein agt Buckley Realty Construction Co. 2,225.00
80—Madison av, No 725. A P Bigelow & Co agt Sixty-fourth Street Co, Buckley Realty Construction Co and U C Hirschey. 612.07
81—176th st, No 501 East. Martha Manassa agt John Gleason. 20.00
82—Madison av, Nos 721 to 727. John P Kane Co agt Buckley Realty & Construction Co. 158.40
83—10th av, n e cor 26th st, —x—. Empire City Wood Working Co agt Sigfried Wittner (renewal). 2,595.00
84—Madison av, s e cor 64th st, 100x135. Thomas M Mulry agt Buckley Realty & Construction Co. 2,473.02
85—Lexington av, No 1634. Max Albrecht agt Isaac Walcheck and Joseph F Feist. 20.73
86—115th st, Nos 117 and 119 East. Dix Painting Co agt Etta Maty. 59.20
87—115th st, Nos 121 and 123 East. Same agt Jennie Matz and Etta Matz. 37.00

BUILDING LOAN CONTRACTS.

Nov. 7.

Riverside Drive, e s, 86.6 n 127th st, 75x141.11 x irreg. Chas M Rosenthal loans Silverson & London Construction Co to erect a 6-sty dwelling; 15 payments. \$140,000
Brook av, e s, 371.7 n St Paul's pl, 87.6x100.9. City Mortgage Co loans O J Schwarzler Co to erect two 5-sty flats; 11 payments. 44,000
226th st, late 12th av, n w cor 4th st, 105x114. Bronx Manhattan Mortgage Co loans Lavecchia Construction Co to erect three 2-sty dwellings; 7 payments. 16,800
Davidson av, n e cor 177th st, 245.2x—. Davidson av, n w cor 177th st, 239.4x—. City Mortgage Co loans John Massimino Co to erect nineteen 3-sty dwellings; 4 payments. 114,000
Decatur av, w s, 300 n Mosholu Parkway, 22.4 x112x43x110. Rosa Ersfeld loans Louisa Ganbenmuller to erect a 3-sty dwelling; 3 payments. 5,500
20th st, s s, 261 w 3d av, runs s 105 x w 24 x s 79 to 19th st, x w 27 x n 184 x e 51 to beg. Title Guarantee & Trust Co loans No 24 Gramercy Park to erect a 12-sty apartment; — payments. 230,000
Valentine av, s e s, 180.9 n e 189th st, 50x98.10x50x99.2. Abraham Kaufman loans William Regelmann to erect two 2-family dwellings. 7,500

Nov. 9.

Fillmore st, w s, 205 n Columbus av, 50x100. George Hauser loans Charles Ringelstein to erect a 2-sty dwelling; — payments. 4,000
Riverside Drive, n e cor 113th st, 104.4x111.9x100.8x55.3. Metropolitan Life Ins Co loans Winthrop Realty Co to erect a 12-sty apartment; 12 payments. 425,000

Nov. 10.

Vyse av, e s, 50 s 181st st, 20x98.11. Vyse av, e s, 70 s 181st st, 20x98.6. Vyse av, e s, 90 s 181st st, 20x121.3. Vyse av, e s, 110 s 181st st, 20x121.3. Vyse av, e s, 130 s 181st st, 20x121.3. Lawyers Title Ins & Trust Co loans Arc Realty Co to erect five 3-sty dwellings; 5 payments. 40,000

Nov. 11.

Manida st, e s, 113.10 n Lafayette av, 300x100. Title Guarantee & Trust Co loans Manida Co to erect twelve 2-family dwellings; 3 payments. 72,000
Castle Hill av, w s, 355 n Starling av, 25x105. Katie Herold loans David Broschart & John H Sielken to erect a 3-sty tenement; 4 payments. 5,000
24th st, n s, 50 e Lexington av, 22x98.9. North American Mortgage Co loans Fricke Realty Co to erect a 7-sty hotel; 9 payments. 30,000
Zuette av, n s, 150 w Mapes av, 75x100. Eliza G Ketchum loans Thomas Bible to erect a 2-family dwelling; 4 payments. 4,000

Nov. 12.

172d st, s s, 205 e Gleason av, 50x100. Bronxland Realty Co loans Sophia Gorsch to erect two one-family dwellings; 6 payments. 3,500
Morris Park av, s w cor Holland av, 50x100. Title Guarantee & Trust Co loans George & Lizzie Lahrmann to erect two 3-sty flats; 2 payments. 10,000
Martha av, s w cor 239th st, 94.11x100. Same loans German Real Estate Co to erect four 2-sty dwellings; 4 payments. 12,300
St Nicholas av, n w cor 180th st, 100x100. State Realty & Mortgage Co loans Emanuel M Krulewitch to erect a 6-sty apartment; 10 payments. 90,000
Fordham av, n s, 67 w City Island av, 60x100. City Island. Wm D Dayton loans John W Miller to erect a 2-sty dwelling; 5 payments. 3,000

Nov. 13.

Stebbins av, e s, 313.4 n 165th st, 25x137.6x25.4x133.4. James Reynolds loans Johanna

Heilenday to erect a 3-sty flat; 2 payments. 4,000
Honeywell av, n e cor 178th st, 64.11x112. James G Wentz loans Mellwin Realty & Construction Co to erect three 3-sty dwellings; 7 payments. 30,000

SATISFIED MECHANICS' LIENS.

Nov. 7.

116th st, No 28 West. L F J Weiher agt Louis N Adler. (Oct 3, 1908). \$50.00
130th st, s s, 125 e Madison av. Chas F Fischer Lumber Co agt Calumet Construction Co et al. (Oct 20, 1908). 505.14
2Madison av, n e cor 129th st. Feinberg & Feinberg agt same. (Oct 21, 1908). 354.00

Nov. 9.

184th st, e s, 128 s Lorrillard pl, Antonio Guiri agt John Dinning et al. (July 9, 1908). 216.00
143d st, No 523 West. Louisville Lumber Co agt J H Davis et al. (Oct 13, 1908). 1,700.00
Katonah av, n w s, 75 n 237th st. John J Redmond agt Herbert C Simmonds et al. (Aug 1, 1908). 554.00
Pell st, No 9. Peter Mullen agt Mary Jennings et al. (Aug 15, 1908). 394.00
Division st, No 211. Benjamin Barzansky agt Louis Friedenberg. (Sept 16, 1908). 45.00
Broadway, No 3750. Edmund Watts agt Francis Carlson. (July 24, 1908). 47.00
40th st, No 252 West. John W Dolan agt N Y Cab Co et al. (Apr 30, 1908). 100.00

Nov. 10.

Pelham av, Nos 561 and 563. Peter Sinnott agt John Doe et al. (Oct 30, 1907). 410.00
Same property. N Y Tennis Racket Co agt Universal Cement Brick & Block Co et al. (Nov 1, 1907). 225.00
Same property. Reedy Elevator Co agt same. (Oct 30, 1907). 1,800.00
Same property. Joseph Buellesbach agt same. (Oct 30, 1907). 1,515.85
Same property. Roof Maintenance Co agt same. (Sept 20, 1907). 102.00
Same property. Albert Blechner agt same. (Nov 11, 1907). 460.54
Same property. Daniel McLean agt same. (Nov 8, 1907). 48.00
72d st, No 14 East. Hoggson Bros agt Otto C Heinze et al. (Oct 25, 1907). 350.00
Marion av, n e cor Dorothy pl. Geo P Morell agt Hugh I Young et al. (Oct 14, 1908). 900.00
9th st, Nos 441 to 447 East. Pittsburgh Plate Glass Co agt Abraham Meller et al. (Jan 6, 1908). 560.00
Willis av, No 371. Lorenzo Rosario agt Joseph I Harris et al. (Oct 6, 1908). 380.00
83d st, No 1 West. Sutherland G Taylor agt Mary S Dodge et al. (Nov 10, 1908). 81.36
143d st, Nos 99 and 101 West. Barnett Narotzky agt Emanuel Strauss et al. (Feb 24, 1908). 565.30
120th st, No 309 West. William Ackerman agt Mrs Fink et al. (June 16, 1908). 72.96

Nov. 11.

138th st, s s, 402.6 w Cypress av. Abraham Ruth agt Robert Arnstein et al. (Nov 17, 1906). 222.00
Grand av, w s, 130 s Burnside av. Standard Damp Proofing & Roofing Co agt Johnson & Jones. (Nov 4, 1908). 50.00
5th av, No 554. E A Ascherman et al agt Adelaide S Browning et al. (Oct 2, 1908). 675.00
43d st, Nos 217 to 223 East. E & J Marrin Co agt American Express Co et al. (July 21, 1908). 2,334.38
43d st, Nos 217 to 223 East. Charles Lehman Co agt same. (May 25, 1908). 3,350.00
Prospect av, e s, 400 n 187th st. Standard Damp Proofing & Roofing Co agt John Turner et al. (Nov 4, 1908). 50.00
Bradhurst av, s e cor 144th st. J Reeber's Sons agt Friedman Realty Co et al. (Nov 7, 1908). 167.68

Nov. 12.

62d st, No 42 West. Otis Elevator Co agt Sarah T McAnister et al. (Jan 24, 1908). 3,000.00
Riverside Drive, n e cor 138th st. Metal Covered Door & Sash Co agt Hensle Realty Co. (Oct 12, 1908). 545.25
Bleeker st, Nos 213 to 219. Domenico Bravin agt Florence V C Parsons et al. (Aug 3, 1908). 530.76
Hoe av, e s, 109.3 n Home st. George Warshawsky agt Sophie Stoller et al. (June 2, 1908). 335.50

Nov. 13.

College av, e s, 100 ft s 166th st. George Eckert agt St Marks Construction Co et al. (June 27, 1908). 450.00
Irvine av, w s, 100 s Garrison av. Louis Bracco agt Anna M Packer. (Nov 10, 1908). 205.00
Park av, No 1984. Barnett Narotzky agt Julius Levy et al. (May 15, 1908). 300.00
Same property. Same agt same. (May 15, 1908). 300.00
38th st, Nos 310 to 328 West. 37th st, Nos 327 and 329 West. Wm B Tuohy & Bro agt E Mann Vynne et al. (July 5, 1908). 51,232.25

*Discharged by deposit.

*Discharged by bond.

*Discharged by order of Court.