

RECORD AND GUIDE.

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This number of THE RECORD AND GUIDE merits the attention of the regular readers of the paper and of the non-subscribers to whom it will be sent. It contains Samuel Benner's forecast for business during the current year, our Review of the Building Material Market during 1889, and a large amount of information furnished by our advertisers, in addition to the usual contents of the journal. For the information of non-subscribers it may be said that the yearly subscription to THE RECORD AND GUIDE is \$6.00. Publication office, No. 191 Broadway.

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1890

*"Now for a Boom"
— Pig iron advancing —*

Editor Record and Guide

I predict that prices for iron and railroad stocks will advance and be considerably higher in 1890 than in 1889, and that 1890 will be the most prosperous year for the iron trade, railroads, and for general business since 1881.

Iron is the most useful of all metals—it is the monarch of business, the barometer of commerce; it is the great Jupiter of trade, and when the iron industry is prosperous, so is the general business of this country.

I am well aware that my prediction, made last January, of the upward tendency of iron and better business for the year 1889, was considered by many persons as premature and would be a failure. The continued low prices had made them discouraged. Yet we have seen the prediction verified—iron has steadily advanced since the middle of February.

The cause and major question which made the turning point from commercial depression to activity in trade was the outcome of the election in 1888, which turned the tide in the minds of a majority of business men at that time, although the turn in business affairs was not apparent until some time later. However, it was scarcely a month after the inauguration of Gen. Harrison when the decline in iron ceased, a decline that had brought about a widespread stagnation in the iron world.

A restoration of confidence in the future has resulted in enlarged trade and in an increase of the industries of our country, making a lively continued demand for iron. A revival in general business

stimulates the iron trade, and a rising iron market is the best evidence of it and that it will continue.

The aggregate grain and cotton crops of the past year are the largest in the history of this country, which is an important factor for promoting profitable and voluminous trade, and no doubt was the foundation for the extensive business done during the closing months of 1889. Yet the advance in iron had commenced several months before the extent and outcome of the crops were known.

The only adverse contingency that the most chronic pessimist can argue against the bright future business outlook is *tight money*—yet money is plenty everywhere for legitimate purposes; the banks in Ohio are overflowing with funds, some of them refuse to pay interest on long time deposits.

As we look to the general Government for our supply of currency, to increase its volume is plain sailing. Congress should direct the Secretary of the Treasury to issue coin certificates in payment for silver bullion as fast as business expands. Should the Congress of this winter fail to repeal the internal revenue laws, then it ought to pass an act to pension all the soldiers *at once*, which will relieve the Treasury of a part of the surplus, and place the money in circulation this year and next, while the revival of prosperity and increasing business will need and demand it in the channels of trade.

I predict that in five years from this time nearly all the soldiers then living will be pensioned by reason of the disability laws which have been and will be passed by Congress.

The business outlook for 1890 is buoyant for a general revival of trade. We may look in any direction and behold—granaries bursting with the products of the land, factories employed to their fullest capacity, the hum of industry is now heard where a year ago all was as silent as the tomb.

Railroads were never more prosperous; they are unifying and consolidating their lines with immense traffic, and reaching out in all directions with new roads to accommodate the increasing business. There will be a boom in railroad stocks this year.

The mining industry will feel the favorable influence the coming spring; the increased demand for coal, ore and other minerals, with the revival and activity in general trade, will employ the full capacity of the labor of this country; the demand for labor will increase, making wages higher.

The growing winter wheat has a favorable start, which is an indication of a large crop of wheat the coming summer.

The crops of foreign countries are short and below an average, which will make a demand for our surplus grain and provisions.

The balance of trade is in our favor.

We observe, as a result of the brilliant outlook, that there is a universal scramble for property. British syndicates are sending their money to this country by the millions to buy our breweries, distilleries, nail mills, flour mills, cotton and woolen factories, oil, ore and coal lands, furnaces, elevators, and all else they can invest in where there is a prospect of a reasonable profit.

All Europe is excited about the scarcity of iron, and where the supply is to come from to meet the requirements of railway extension and military operations in the old countries. Prices have been advancing in England more rapidly than in this country.

We are now in an era of commercial activity unequalled in the annals of trade.

A production of ten million of tons of pig iron will not supply the demand for 1890. No. 1 pig iron will be low at \$30 per ton. The price will advance above that figure this year.

The growth of the United States is remarkable.

Sixty-five millions of people.

Four hundred million acres of improved and cultivated land.

Two hundred thousand miles of railway.

A billion and a-half of good money in circulation.

A net-work of electric wires from ocean to ocean, and a profusion of all the elements of wealth.

The progress and improvements in commerce, manufacture and agriculture surpass anything known in the world's history.

Samuel Benner

DUNDAS, OHIO, January 1, 1890.

* Any newspaper or magazine wishing to copy these predictions will cheerfully be given permission to do so, by applying to the office of THE RECORD AND GUIDE.

Below we republish, for the sake of comparison, Mr. Benner's prediction published in THE RECORD AND GUIDE, Jan. 12th, last year:

A BOOM AND A PANIC AHEAD OF US!

SAMUEL BENNER'S FORECASTS.

Editor RECORD AND GUIDE:

My forecasts at present are not only for the year 1889, but also include 1890 and 1891.

It is a great desideratum to know when good times will commence, and it is also very important to know how long they will continue, and when we may expect the next panic and reaction in general business.

The business men of this country do not desire a boom of short duration so much as they do a steady advance in prices and in the developments of trade—continuing for a number of years.

However much they may desire this condition for future business, the records of commercial and financial history do not warrant us in making this kind of prophecy.

Since 1825 this country has not experienced a continuous advance in the price of iron beyond four years.

The resumption of specie payments by the government in 1879 was the occasion for the boom in business following that event.

Now we have a decision by the people that protection will continue to be the policy of the government, making the occasion for the turning of the tide from depression to activity in all business.

The depression in trade for 1888 was predicted thirteen years ago, and the prediction was also made at that time that the tide would turn, giving us an era of business activity during the years 1889, 1890 and 1891.

The persistence of the repetition of these trade cycles is becoming a commercial wonder, they ride triumphant over all events which have occurred during the past sixty years to oppose such regularity.

These cycles have been verifying themselves through the introduction of railroads, steamboats, the electric telegraph, the suspension of specie payments in 1837 and 1857, the panic of 1873, through the Mexican war, our civil war, through all of our Presidential terms since the administration of Jackson, and up to the present time override and defeat the aims of the present administration, while using the whole machinery of the government for re-election, with the avowed policy of a low tariff, which would depress our industries.

What else can a reasonable person ask to prevent their repetition? Better times and higher prices will prevail for the next three years, and no happening or opposition can prevent them.

The outcome of the Presidential election has laid a broad basis for a general recovery of confidence, an element that has been wanting for the past four years, which we have observed by the many idle furnaces, mills and factories, and the lowest prices for nails, steel rails and pig iron for a number of years.

The year 1889 opens with cheerful hopes. Our crops during the past year have been abundant; the prospects of an increased foreign demand for our surplus grain and provisions at advanced prices gives the farmers renewed energy. We must look forward to a hot and dry summer this year, as we are not yet beyond the period for a general drought; however, with fair early crops business, and prices will show considerable improvement in the spring months.

We are at the beginning of a prosperous period, and the outlook is for a decided improvement and advance in the prices of iron, railroad stocks, and in all manufacturing commodities. Whenever our manufacturers are prosperous every industrial class is prosperous.

I predict that the price of iron will advance, and the average price for the year 1889 will be higher than the average for 1888; and I also predict that there will be a wonderful advance in prices for iron, stocks, and all products and commodities in the year 1890, all business will be prosperous, it will be a year of good crops and the boom year in this period of activity.

In the beginning of the year 1891 speculation will be at its height—a great business inflation—pig iron fifty dollars per ton in the markets of our country.

I predict that there will be a panic in the year 1891. The overtrading and general inflation of business and expansion of credit and confidence will produce this result. The panic probably will be brought about by the effects of heavy rainfalls and floods, or by the collapse of some large financial business firm.

This panic will be a commercial and financial revulsion, and will be followed by a long down sweep of prices.

DUNDAS, O., January 1, 1889.

SAMUEL BENNER.

The course of proceedings regarding the World's Fair in the Senate will be the consideration of the subject by the Special Committee, of which Senator Hiscock is chairman, and their report to the Senate, the discussion in the Senate, and then their final vote when the bill is reached in or taken up out of its order. Simultaneously the like proceedings will go on in the House of Representatives. The hearing before the committee will be given within a week or two. Whichever city may be chosen as the location there will be many details in the bill to be studied out and agreed to. If the final vote of the House differs from that in the Senate there will be a Conference Committee to determine the points on which they differ. While these points of discussion are going on in the two Houses together the interest will not flag, and soon some intermediate question will arise calling for a vote which will be regarded as an indication of the result. Such a vote is now impending in the House on the motion to refer the bill to a Special Committee instead of the Committee on Foreign Relations, where it now is. The reason for the change is that the latter committee is so composed that a majority is supposed to be in favor of Chicago, while a new committee might be so appointed as to present a majority in favor of New York. The members who favor Chicago resist this motion, those favoring New York urge it, and the vote on this change will

be a test. If the committee should be changed it will be regarded as the first victory. This will occur in a few days. When the final vote is given, unless it is made a party question, the votes of the members from the New England and Middle States will be given mainly for New York, as well as those along the Atlantic and the Gulf. In the West, Chicago has strong and very general support. It will be diminished by the rivalry of St. Louis and those who follow it in unwillingness further to exalt the supremacy of Chicago. If this divides the vote of the West, New York will succeed.

The bills for Albany have been drawn and are ready to be introduced. They provide for the acquisition of land by the city for the purpose of the Exposition, and the city may take title in fee or for a term of years. Ten millions may be expended by the city, and with this the Museum buildings may be completed. If this be done and the walls, floors and roofs of these museums completed there will be a clear floor space of fifty acres in the most accessible and convenient locations. This will be a large part of the floor space required. The other provisions of this bill include the closing of streets and railroad facilities. The bill is likely to go through at an early day without material change, for the beneficial influence it will have on the discussion at Washington.

Rapid Transit and Rents.

It strikes few of the thousands that are obliged to squeeze themselves daily into the elevated road trains and bear the inflictions of overcrowding in an atmosphere more fetid than that of a decent cattle car, that there is any connection between the rents they pay for offices or homes and rapid transit. It is generally supposed that the evils of inadequate transportation which this city has apparently almost come to "enjoy," as a Dervish does his self-inflicted tortures, are fully covered in such an enumeration as this: Loss of time, discomfort, loss of health. A statement that gets no further than this is not sufficient, as a little reflection will show.

To state the matter briefly: Leaving strict definitions aside and speaking loosely apart from the book, it is correct enough to say that the demand for the use of any plot of land and the buildings on it determines the rent which the owner obtains, and demand, of course, depends upon many conditions which it is not necessary to enumerate, such as desirableness of location, etc.

It is plain, then, that any factor that concentrates demand increases, or tends to increase, rent. For instance, heavy rents are obtained for the New York river front, because it is so limited in extent, and the demand of the many large steamship and transportation companies is necessarily concentrated upon a line only a few miles in length. Commercial considerations concentrates an enormous demand upon Wall street and its immediate locality, whereas social influences are, or were, the chief in making property so valuable along 5th avenue.

Taking a wider view of the matter, what may be termed the "average rent" in a city is to a great extent determined by the relation that exists between its serviceable area and its population. If the elevated railroads were arbitrarily stopped to-morrow at 72d street, the effect would be, at any rate for a time, to increase rents south of that thoroughfare. Demand for property would be concentrated within a narrower circle. To this must be added that every curtailment of the efficiency of transportation acts in precisely the same way; the term efficiency, of course, including speed and comfort in traveling. Speed is the main factor, supposing that cost remains unchanged.

Now the two great improvements to be made by the solution of the rapid transit problem are (1) quicker, and (2) more comfortable transportation. The result of the latter need not be considered, though it is by no means inconsiderable, while the result of the former will be to greatly increase the serviceable area of the city. The thirty or say the forty minute travel limit from the City Hall, within which the greater part of our population lives and must live, will be extended much further north, and the average rent within the thirty or forty minute limit of to-day will surely fall.

There can be no question that inadequate rapid transit northward has greatly increased rents in New York City, and were it not for the transportation lines east, south and west rents would be greater than they are. Moreover, this lack of proper rapid transit facilities is, no doubt, the cause why rent in New York has been so little, if at all, affected by the great decline in the rates of interest that has occurred in recent years. The municipality borrows money at nominally $2\frac{1}{2}$ per cent., so does the Government of this country and of Great Britain. The average rate of interest received by the Massachusetts savings banks declined from 6.8 per cent. in 1877 to 4.8 in 1887; and, to-day, savings banks seldom pay 4 per cent. for money, or trust companies three. This decline in the value of capital has affected nearly every product of the country, and though money can be borrowed to-day on real estate at rates which some years ago were seldom heard of, there has been no decline in rents.

Of course, in connection with this matter we shall hear something about the "unearned increment," due to increase in the popula-

tion and so forth, but there is no doubt that if New York had been better provided with rapid transit facilities the "unearned increment" would have been distributed over a wider area, and the decline in the rate of interest would have had a greater influence than it has on rent. Slow, crowded cars mean a crowded city—and this means, in addition to many other things, higher rents.

As a proof of the accuracy of the foregoing it should be noted that the builders who have made money in recent years are those who have confined their operations to down-town localities south of 59th street. Those who have operated on the west side, and to the north of Central Park, have not realized their anticipations, nor is the market for property in that section in an entirely satisfactory condition. THE RECORD AND GUIDE showed recently that of the buildings for which plans were filed between April, 1888, and April, 1889, and which were put upon the market, 71 per cent. were unsold as late as November, or, of 311 buildings offered, purchasers had been found for only ninety. Slow sales mean increase of interest account which in many cases is heavy enough from other causes. Owners in that section of the city are more hopeful than they might otherwise be, because of the prospect that exists that New York may be chosen as the site for the Exposition, and because they deem it likely that this session of the Legislature will give this city rapid transit. They know that the latter will permit them to share in the demand that is now concentrated in the section further south, and increases the rents there and the value of property. Purchasers should make note of the fact that property on the west side and north of the park can be purchased cheaper to-day than it will be later when rapid transit and the Exposition are assured.

We understand that inquiry has been made at the Mayor's office, on the strength of a statement supposed to have been made in THE RECORD AND GUIDE, as to why the city officials have caused a bill to be sent to Albany to prevent the "too frequent opening of streets" in the annexed district. No statement of the kind has been made in the columns of this journal, and so far as we can ascertain no such bill has been sent by the city authorities or by anyone else to Albany. If any bill be prepared it should be one to prevent the too "infrequent" opening of streets in the new wards. The development of that district has been to a great extent retarded by delay in making improvements, due in part to red-tapeism and the lethargy of commissions. These delays are in most cases absolutely unnecessary, and very often they work to the injury of property-owners by creating uncertainty as to the exact lines that proposed improvements will take. The course and the boundaries of all improvements should be rigorously set within as short a time as possible after official action commences, even if their completion must proceed slowly in order to suit the convenience of bureaucratic officials and commissions whose activity frequently is in inverse ratio to the imperativeness of the improvement. The fact is, it is time the opening up of the annexed district should be prosecuted with a little of energy. The work to be done there is too extensive and too important to be slept over. The city has nothing to lose by doing so, even in a pecuniary sense, for improvements of an essential character to render that district habitable pay at once by increased valuations for taxation. Corporation Counsel Clark informs us that he has commenced a reform whereby proceedings in the opening of streets will henceforth be greatly accelerated. When commissioners are appointed the order of the Court reads that "said commissioners make their report in the premises without unnecessary delay." Have the commissioners in, say, the matter of the opening of Tremont avenue, proceedings for which were commenced in September, 1884, obeyed the injunction of the Court; and if they have not, why does not the Court put a termination to their commissionership? The Tremont avenue is a glaring but by no means an exceptional case.

Our regular annual review of the markets for structural material occupies a large portion of the present number, and gives in exhaustive detail an interesting record of the state of trade during the past year. The general results indicate much healthier conditions than were found in 1888, the consumption of supplies expanding to a considerable extent, and while the average margin for profit was not very full, it has been a profitable season. Dealers are calculating with much confidence upon the beneficial influence of the World's Fair at this city as a factor to greatly stimulate the consumption of all kinds of material during the next two or three years, though independent of that the natural growth of our city and Brooklyn must keep the building materials trade among the foremost.

It will be noticed by people living east of the Grand Central depot that the work of tearing down the engine house bounded by Lexington avenue, 43d and 44th streets, has been begun. It is understood that probably a hotel is to be erected on the premises. The news will be satisfactory to all the property-owners in the vicinity, for the Grand Central depot has been a constant menace to the property situated east of the depot and west of 3d avenue. The New York

Central management, who relinquished the lease of the property, is of course aware the plot will be improved, and it is practically an acknowledgment on their part that they will make no further efforts to enlarge their terminus at 42d street, for obviously if they intended to acquire any more property for terminal facilities they would do so to the east rather than to the west of the depot. The news, however, has another and more general significance. The Central Railroad is the only railroad corporation that has its terminus in the more densely populated part of Manhattan Island. Their present facilities are obviously not all that they should be, yet they have come to the conclusion that it will not pay to extend them any further within the populated district. This fact, taken in connection with the circumstance that the Pennsylvania Company is preparing to extend its terminals in Jersey City, leads inevitably to the conclusion that New York, unlike nearly all the great cities in the world, will never have its railroad depots, as a general thing, anywhere near the centre of population, a fact which will tend to increase the importance of the problem of inter-mural transit facilities.

The fact that a hotel at which moderate prices will be charged may possibly be erected on the plot also has its significance. Already there are some four or five large hotels within the radius of a few blocks. The erection of another one, as large as the largest of these hotels, must mean that even these facilities are not sufficient to accommodate all the strangers that enter the city through the Grand Central depot. It is remarkable, furthermore, that a number of hotels are being or are soon to be erected in this city. The Plaza Hotel will be opened in the spring, the one built by the Golets on Broadway and 32d street in the fall, a third on 34th street, west of Lexington avenue, about the same time, and one on Central Park West, near 74th street, is nearing completion. Furthermore, plans have been filed for a nine-story hotel to be built on 5th avenue and 30th street. Add to this list the one projected near the Grand Central depot, and it is apparent that fast as is the growth of the city the increase in hotel accommodations is still more rapid. All these facilities are not intended, it is true, for casual visitors. Several of them are apartment hotels for the accommodation of New Yorkers, who want housing but not a home in this city during certain months of the year.

The Architecture of 1889.

Naturally, not very many of the buildings for which plans were filed during 1889 are yet in a condition to be judged except from the plans. This method of estimating them is always hazardous and is very apt to be unjust, since the architect may at any time make modifications that, although they directly affect only details, or at most features, may really alter the general aspect of the building. But enough may be gathered from the plans and from the buildings erected under them, so far as they have gone, to enable us to pronounce with confidence that there has been architectural progress, and that the most conspicuous faults and weaknesses of our street architecture have been abated.

There are not many very costly buildings in the list. The *World* building and the Madison Square Garden alone touch the million dollar limit, and next below them come warehouses and rows of flats that are costly by reason of great area and in which the requirements do not admit the attainment of such an architectural unity as may be secured when there is some single dominant feature of the building. The dome of the new *World* building will give that edifice the chance of such a culmination, and the architect's treatment of it will be a matter of considerable interest.

The number of public or quasi-public buildings among those now going up is gratifyingly large. A few years ago it seemed that all the new structures, including the largest and most pretentious of them, were works of mere utility, places of business or places of residence, big office buildings and big apartment houses. There were no works that could fairly be called monumental in purpose, either in civil or in ecclesiastical architecture. There seems to have been a religious revival in architecture. Among the new buildings are a church at 127th street and 5th avenue, a church at 129th street and Madison avenue, and a church in 92d street, near 9th avenue, besides the churches now nearly or quite finished on the Boulevard. Most of these works are specimens of the Provencal Romanesque, and, as the designers are cultivated and skillful architects, they will show fairly the possibilities of that style in its application to our needs. The tradition of pointed Gothic is stronger and more deeply rooted in church architecture than in any other, and ecclesiastical Gothic, owing perhaps to the great number of precedents accessible to designers, has been upon the whole better done than secular Gothic, even when it bade fair to be the style of the country. If these new churches are found to be practically and artistically successful, it is to be expected that the round arches, larger members and simpler detail of the Provencal Romanesque, with the Byzantine carving which is now commonly associated with it, will become the accepted style for churches. This will involve

very many changes in general form as well as in detail. For one the slender spire which appropriately culminates a pointed building will be superseded by a massive detached campanile or a broad central tower.

Of secular public buildings, the most important in size and cost, and perhaps the most interesting as architectural problems, are the two places of amusement, the new Madison Square Garden and the music hall at 7th avenue and 57th street. Each of these fills a long-felt want, though the want of a concert hall has just in part been supplied by the conversion of the Lenox Lyceum into a bright and pretty interior, as yet very defective acoustically, but of which it is to be hoped the defects will prove remediable. There is scope in the other two places of amusement for exterior as well as interior effect.

A feature of current building is the number of club houses lately built or still in course of erection. These always offer interesting problems because they require an ample frontage, without the inordinate height which vexes the designers of office buildings and apartment houses. It cannot be said that there is as yet a club house in New York, unless it be that of the Harlem Club, heretofore praised in these columns, that is entirely satisfactory in point of architecture, and that hits the mean between domestic and public architecture that such a building ought to express. The designers of the new Century Club in West 43d street, of the Manhattan Club in Madison avenue, and of the Deutscher Verein in 6th avenue, opposite the park, have enviable artistic opportunities.

Of course all these are exceptions, and of course the common run of architectural practice will continue to be the design of buildings for residence and buildings for business. The former division may be very much subdivided, as indeed may the latter also. From the nine-story apartment house to the three-story dwelling of fifteen-feet front, is a great range. Both these extremes seem to be falling into a desuetude that upon the whole is innocuous. The success of the monster apartment houses already in existence has not been such as to encourage the building of new ones, and there is not much ground left on this island on which builders can afford to put up the little three-story houses that fill so many blocks of the west side. Important single mansions will continue to be built, together with rows of four and five-story houses, but the "flats" and apartment houses of the second class will continue to be the residences of most New Yorkers of the middle class in point of income. The architecture of these is still susceptible of very great improvement, though the planning is susceptible of far more. Indeed, the flats are almost the only buildings that have received none of the benefits of the architectural revival. When we compare the sort of apartment that is within the means of a man who has from \$1,500 to \$3,000 a year income in New York with that of the earner of an equivalent income in Paris, it is plain that we are woefully behind-hand, and that our architects have not done their best. The explanation is, that they are not allowed to do it, and that the speculative builder who finds it necessary to employ an architect for other classes of work feels himself able to plan, not merely tenement houses, but associated dwellings much above the grade of tenement houses.

In tenement houses and in miscalled French flats and apartment houses of the lower class alone no progress is visible. In our domestic architecture otherwise, and in our commercial architecture we cannot fail to discern progress. There is a very evident and very gratifying movement in the direction of simplicity and massiveness, and a wise feeling that of the extremes of monotony and unrest the former is preferable. This is visible in the newest commercial buildings. A "commercial palace" is a contradiction in terms, and not long ago there seemed to be a tendency to convert Wall street, in particular, into a street of commercial palaces. Now the building down town is becoming simpler, less ornate and more appropriate to its practical uses. This is of itself a gain, and there is a greater gain in the attempt to make a commercial structure tell its story by the judicious and effective arrangement of its masses with but a sparing and discreet use of ornament.

Measures Affecting New York and Vicinity at Albany.

By Senator Webster—A bill for the erection of a new bridge across the Harlem at 7th, Jerome and Central avenues; also by Mr. Webster a bill giving the Department of Public Works the right to compel property owners to connect their buildings with sewers, gas mains, etc., when improvements are made.

By Senator Jacobs—To authorize Mayor Chapin to expend \$1,000,000 in paving Brooklyn.

By Senator Ives—Providing that the rights of members to club property may continue after they have ceased to be members.

By Senator McCarren—Providing for a new bridge over the East River from Broadway, Brooklyn, to Grand street, New York; also to empower Brooklyn to issue bonds for \$400,000 for park purposes.

By Senator Cantor—Extending to two years the period within which a widow may elect to take her dower rights or provision made for her by will.

By Mr. Rhodes—For the supervision of mortgage companies by the banking department.

By Mr. Johnson—Appropriating \$100,000 for Normal School at Jamaica, L. I.

Their Third Annual Dinner.

The Real Estate Owners' and Builders' Association of this city held their third annual dinner on Wednesday evening at Clark's, on 23d street. The gathering was the largest which has been present at any of these dinners, and among those present were Charles Buek, Thos. Graham, Richard Deeves, John H. V. Arnold, President of the Board of Aldermen; Cornelius O'Reilly, Charles Graham, Geo. N. Williams, G. M. Walgrove, W. J. Fryer, U. S. Superintendent of Repairs; Chas. H. Lock, Jas. W. Wilson, Enoch Vreeland, Deputy Superintendent of Buildings; James N. Knight, Morris Littman, Samuel McMillan, A. E. Conover, A. Little, J. J. Brady, Geo. Crawford, Geo. Vassar, Jr., W. J. Golding, G. W. Williams, John Graham, Mr. Miller, Major Duffy, of the 69th Regiment, John A. Hutchinson, Chas. H. Israels, Harry Jenkinson and others. Chas. Buek, president of the association, occupied the chair, and had on his right Superintendent of Buildings J. J. Brady, and on his left W. J. Fryer, Jr.

After dinner had been consumed and cigars lighted a number of speeches were made. The chairman toasted "The City of New York," asking President Arnold to respond. The latter, in a few words, spoke of the energy, the enterprise and the industry of the builders who had reared the great metropolis. W. J. Fryer, who spoke next, urged the association to wield its power in influencing good government for their city, their State and the nation. The chairman then gave the toast of "The Press," and called upon the representative of THE RECORD AND GUIDE to respond, who was followed by the representative of the *Herald*.

Superintendent Brady, when called upon, was greeted cordially. He spoke of the great advance in the building movement of the city, due largely to the building pioneers, many of whom were present. When a mere boy, before he was known to any of them, their names were familiar to him as the men who were at the head of building in New York. He spoke of the necessity for better rapid transit facilities, and referred to the 23d and 24th Wards as a great field for real estate and building operations when those facilities were obtained.

Geo. N. Williams, who has just returned from Washington, where he went as one of the World's Fair representatives, referred to New York as the "Grandest city that has been, that is, or that ever will be," a statement that was received with laughter and applause. Cornelius O'Reilly spoke of the aqueduct, and advised the city not to hesitate in any expenditures which were necessary to obtain an abundant supply of good water for the people. B. N. Williams spoke of the disadvantages under which the capitalist builder labored in competing with the speculative builders, behind whom were the loan makers. The speculative builders usually had little to risk, and when they were foreclosed, as often happened, the loan makers bought the property in cheaply, and could therefore afford to sell it lower than the builder who put his own money into the venture.

Richard Deeves referred in strong terms to the necessity for better rapid transit, and said that Londoners could get 40 miles away from the heart of London in the same time that it took New Yorkers to get to Harlem from the City Hall. He hoped the politicians would not be allowed to make a political question of the rapid transit problem at Albany this winter. A. Little, of the firm of type founders, made a neat little speech in a happy vein, and A. E. Conover also said a few words. Major Duffy, of "the 69th," said that the citizen soldiery spent a great part of their time in perfecting themselves to be competent to protect the property of this city should the police ever be unable to do so. Other speeches were made, and the company did not disperse until after midnight.

The Park Board.

At the last meeting of the Park Board it was decided to readvertise for bids for building the addition to the Museum of Natural History. The board approved a report on the advisability of erecting another bridge over the Harlem, near 155th street, to have a draw at a height of 34 feet above high water. President Hutchins said both a tunnel and a bridge would be, in his opinion, necessary.

Obituary.

Simeon E. Church, who died on Monday last, was born in 1822, in the northern part of this State. He studied as a lawyer. After being admitted to the bar he practiced in Troy and Hamilton until he was thirty years old. Then he removed to this city and soon became one of our leading lawyers. Mr. Church has had much to do with the development of the west side. He was a pioneer in the movement and worked earnestly for 5-cent fares. In more than one way did his activity and work for the public good benefit the city, being helpful, among other things, in the extension of our park system.

Removal Notice.

Architect J. E. Terhune, formerly of No. 695 Broadway, has removed his office to Nos. 47 and 49 Liberty street, near Nassau street. Mr. Terhune has drawn plans for many handsome and substantial buildings during the past year.

In the City Departments.

The assessed valuation of property for 1890 is \$4,331,000,000, an increase of \$68,000,000 over last year. The assessment books will be open for inspection and revision at the tax office until April 30, 1890.

A stock company is being formed to develop desirable lands at South Yonkers, N. Y., for building purposes, and reliable men having from \$1,000 to \$5,000 to invest are invited to communicate with the promoters, whose advertisement will be found on another page.

The National Convention of Builders.

The fourth annual convention of the National Association of Builders, to which we referred last week, and which will be held at St. Paul, Minn., on the 27th, 28th and 29th insts., will be welcomed by Mayor Robert H. Smith, of that city, at its opening session.

In addition to the regular programme, which was fully announced in last week's RECORD AND GUIDE, the following papers, prepared at the request of the Executive Committee, will be read during the convention: (1) "Moderh Fire-proof Buildings," by Mr. E. V. Johnson, of the Chicago Exchange. (2) "The National Importance of the Industrial Education of the Youth of the Country," by Mr. Richard Deeves, of the New York Exchange.

The Executive Committee having specially requested that subjects for discussion be suggested by members at large, the following topics have been presented by members of exchanges in different cities, some of which may be taken up if time permits:

(1) "How can the National Association encourage a more rapid establishment of Trade Training Schools, as a part of the Trade Training System which it has formulated and adopted?" (2) "What method can the National Association recommend to secure the abandonment by building material dealers of the practice so much in vogue of selling materials to owners at as low or even lower prices than to builders?" (3) "What course can the National Association suggest to filial bodies, so that they may effectually influence their members to refuse to estimate and contract to supply the labor simply, while the owner furnishes all material?" (4) "What policy would the National Association recommend that filial bodies should assume to secure to sub-contractors in their membership proper payment from general contractors, irrespective of whether the general contractor has received his payments or not?" (5) "What special points would the National Association recommend that builders should be particularly watchful to avoid or to incorporate in contracts?" (6) "What can the National Association recommend as best methods to make an exchange of value to the individual, and also to make the individual of value to the exchange?" (7) "What, in the opinion of the National Association, are the most pressing needs of the building business at the present time?" (8) "What, in the opinion of the National Association, is the best way to meet strikes—to compromise or to fight?" (9) "Would the National Association consider that the adoption of the Single Tax (Henry George system) would be for the advantage or disadvantage of builders?" (10) "To what extent would the National Association advise local exchanges to cultivate trade among their members, by confining sub-contracting and the purchase of materials to the membership?" (11) "Shall the National Association take steps to call a general convention of all employers of labor, and representatives of all classes of labor, to discuss the question of the general establishment of a uniform number of hours of labor in the limits of a day?" (12) "Can the National Association suggest any way in which the industrial and social problems put forth in Bellamy's book, 'Looking Backward,' can be utilized for the benefit of builders?" (13) "What further steps can the National Association recommend to more amply secure the independence of workmen from the interference of the Walking Delegate and other improper manifestations of Labor Unions; and would it be feasible to secure National or State legislation in this direction?" (14) "What plan can the National Association recommend to local exchanges in the matter of the establishment of Bureaus of Credit for the benefit of their members?"

Some Up-town Flats.

[COMMUNICATED.]

New York is a city that has been developed section by section. First the east and then the west side became the scene of building operations, and as the centre of population moved northward the line of improvement changed from one side of the city to the other. Some parts of the city have been retarded in their growth by lack of needed public improvement, while others have lain undeveloped because of insufficient rapid transit. The district east of Central Park, north of 86th street and south of 110th street, west of Park avenue, has been one that has suffered a good deal from want of well-paved streets. But that is all past now. Madison avenue, the main artery of this district, and the side streets adjoining, are being paved with granite blocks, where not already done, and other needed improvements have recently made their appearance.

Quick and comfortable means of transit are not needed to help the growth of this part of the city, as the Central and Harlem roads, with stations at 86th street and 110th street, as well as the elevated road, the Madison avenue horse cars and cross-town cars through 110th street to the west side, afford the residents satisfactory conveyance to any part of town. That part of this section, however, nearest 110th street has perhaps the best chance in the way of enhancement of real estate values, as the means of communication with the west side already exist at that point.

Builders, always quick to see the advantages in any favored locality, have begun to improve this district in a laudable way. Handsome and expensive private houses and substantial and well-built flats are to be found on every hand. The new Eighth Regiment armory at 94th street is also a decided improvement to the neighborhood, and will no doubt materially help the growth of the district which must, of necessity, furnish homes for many of the citizen soldiery belonging to that organization.

Among the recent additions to the comfortable flats of the neighborhood are those built by Messrs. Radebold & Wenz on 108th and 109th streets, between Madison and 5th avenues. Mr. Radebold, an old New York builder, and Mr. Wenz, the well-known architect, have combined forces in these buildings and have erected flats which represents the experience of two men well known in the trade. Four of the houses, Nos. 19 and 21 East 108th street and Nos. 20 and 22 East 109th street, are completed and partly occupied, and two others, Nos. 24 and 26 East 109th street, are up to the fifth tier of beams and will be ready for occupancy very shortly. These flats have fronts of handsome plain and carved brown stone and the interiors are finished in the most approved modern fashion. In width the houses range from 31 feet to 31 feet 8 inches by 84 feet in depth, and each floor comfortably accommodates two families. The apartments each contains six good-sized rooms and bathroom with hot and cold water. The parlor, about 15 feet square, is fitted up with a slate fire-place and mantel, above which is a fine mirror, set in cherry wood. The ceiling is handsomely decorated in delicate shades of pink and gold with frescoed leaves and flowers arranged in a square. On the whole the effect is pretty, and the impression is immediately conveyed that the apartments would be comfortable abiding

places. The dining-room and the first bedroom are decorated in a similar manner and the moldings and fixtures are on the same scale. The kitchen is fitted up with range, refrigerator, wash-tubs, etc., and the dining-room contains a useful dresser. The rooms are of good height, light and well ventilated, every room being connected with the outer air either from the front and rear or with courts between the houses. The halls are commodious and light and the glass door, which is draped with a yellow satin curtain, caught in the centre by a bow of the same colored ribbon, presents a neat appearance. The stairways and halls are well carpeted, and the vestibule is finished in Spurr's veneer and tiled in colored marble. Electric bells, speaking tubes and all the other modern improvements are to be found in these houses, and everything gives evidence of a careful and intelligent construction. These flats, situated as they are within a stone's throw of one of the prettiest parts of Central Park, near to all rapid and convenient modes of transit, would have been filled with tenants before this, although they have been completed only a month or so, but that the owners are particular as to the class of people whom they accept. Houses so well placed and well built are not easily found, and house-hunters are quick to see their advantages. Property in the district spoken of is rapidly advancing in value, and should New York succeed in obtaining the Fair, which now seems very probable, these new flats will obtain the advantage of the enhancement of values which will follow the selection, as they are very near the site chosen for the Exposition. The flats, it is understood, are to be offered on the market this spring. ARGUS.

Large Sale of Queens County Real Estate.

Jere. Johnson, Jr., and Richard V. Harnett yesterday consummated one of the largest and most important sales ever made of Queens County real estate. The sellers were the West Jamaica Land Company and the Land Mortgage Investment and Agency Company, of London, the latter being represented by R. V. Harnett as agent, and by Parrish & Pendleton, as attorneys. The purchaser was William Ziegler, the well-known Brooklyn capitalist. The property consists of all the vacant lots at Morris Park, about two thousand in all, extending from Richmond Hill on the north to Liberty avenue on the south, and from Jefferson avenue on the west to Wicks street on the east. This is the finest property on Long Island. The Morris Park station is in the centre of it. On the lots previously sold by the company one hundred beautiful cottages and dwellings have been erected. There is a complete water system through the streets, which are lighted with gasoline lamps. The immense car shops of the Long Island Railroad are close by, employing hundreds of men. The lots will be placed in the market during the coming year by Jere. Johnson, Jr. The exact price paid for this property could not be obtained from the brokers, but it is understood to run into the hundreds of thousands.

Something About Our Advertisers.

HOWARD FLEMING.

We are informed by Mr. Howard Fleming, of No. 23 Liberty street, New York, that he has furnished many buildings in addition to those illustrated or mentioned in THE RECORD AND GUIDE during last year, with Gibb's "Diamond Brand" Portland Cement, which makes the strongest concrete and is preferred by many experts and masons to other brands. An inspection of his exhibit of Ingham's Enamelled Bricks demonstrates what perfection is attained by these manufacturers, and the increasing demand for them here he is able to supply by keeping large stocks for immediate delivery. The truth of the adage "It is an ill wind that blows no one any good," is exemplified in the large demand for Duresco through the wet weather of 1889. This valuable material prevents dampness penetrating walls, and those not yet acquainted with the merits of Duresco should call or write Mr. Fleming.

RICHARD V. HARNETT & CO.

It is scarcely necessary to emphasize the position of this firm in the real estate world. Its large auction, brokerage and appraising business, which keeps it constantly before the public, and Mr. Harnett's personal standing and large experience, give it a high place in real estate circles. Busy as Mr. Harnett is, he devotes much of his time to the affairs of the Real Estate Exchange, of which he is one of the most prominent directors. Mr. Harnett's chief assistant, Harry W. Donald, is a member of the firm. The firms offices are at No. 73 Liberty street.

H. H. CAMMANN & CO.

No firm in New York stands in higher repute than that of H. H. Cammann & Co. It is one of the best known as well as one of the most respected of the real estate houses, and its clientage includes some of our oldest and wealthiest families. The head of the firm has thrice been elected president of the Real Estate Exchange, an honor which could be bestowed upon only its choicest members. The firm make the management of estates their specialty, and in this they have had a long and extensive experience. Mr. Newbold T. Lawrence, the junior member, forms an able lieutenant to Mr. Cammann. Their offices continue at No. 51 Liberty street.

E. A. CRUIKSHANK & CO.

Four years ago it was stated in these columns that the centenary of the establishment of this—the oldest real estate firm in New York City, if not in the country—would take place eight years hence. Now it can be said that the house will celebrate the first century of its existence in about four years hence. To have braved the storms and vicissitudes of all those years is an evidence of good management and prudence, and many old New Yorkers whose estates have been taken charge of by the Cruikshank family for two generations will rejoice with them on their centenary. They too, like many other old New York firms, make the entire care of estates their specialty, and they give personal attention to the rental and sale of store, office and other city property, as well as to the collection of rents. They have business parcels of improved and unimproved realty on

their books for sale, including a number of choice plots. Their office is at No. 176 Broadway.

GEORGE R. READ.

Mr. Read graduated from a good school. For many years in the office of the late Edward H. Ludlow, and for a while the partner of that gentleman, he learned his profession thoroughly, as his subsequent success sufficiently shows. The frequency with which his name is mentioned in the "Gossip" column of this paper is a good indication of his large business. He conducts a general real estate business and has a number of important parcels on his books. His office is in the Astor building, No. 9 Pine street.

E. H. LUDLOW & CO.

In every line of business there are a number of firms, which by their long standing, their energetic methods and large clientele occupy the position of leaders. Among the real estate firms of this city, that of E. H. Ludlow & Co. occupies a place of this prominence. Mr. Morris Wilkins and his associates, Messrs. Edward M. Wilkins and Albert M. Arneberg, are able and experienced real estate brokers, to whom is due the credit of having kept the business methods of the firm up to the high standard established by its founder, E. H. Ludlow. Their offices are at No. 11 Pine street, and they have recently opened a branch office in the Hotel Bristol on the northeast corner of 5th avenue and 42d street.

JOHN F. B. SMYTH.

Those who have placed their properties in the hands of Mr. Smyth to be disposed of at private sale or at auction have spoken well of his efforts to attend to their interests satisfactorily. He has done quite a considerable business as an auctioneer of realty, as the columns of the real estate department of this paper show. He has also made numerous sales of property privately, and has negotiated many loans. His office is at No. 69 Liberty street, adjoining the Real Estate Exchange. Joseph D. Smyth, his brother, is an able lieutenant in the office, and his industry has largely assisted to build up the firm to the pinnacle which it has reached.

FERDINAND FISH.

The striking card of Ferdinand Fish, which appears in our advertising columns, will attract considerable attention from property-owners and brokers. He wants to buy \$4,000,000 worth of business property east of Broadway and south of Fulton street, and on the leading avenues. He asks for full particulars to be sent to him to his office at No. 149 Broadway, on the corner of Liberty street.

THE RARITAN HOLLOW AND PORUS BRICK CO.

This company, whose offices are at No. 115 Broadway, is one of the best known in the building material trade. The articles they manufacture—mottled front brick, enameled brick, hollow brick, porus terra cotta, etc.—are recognized as of the highest character and "second to none." The business of the firm during the year past has increased greatly, and in some of their specialties they are filling orders at the top of the capacity of their works. There is scarcely a large building in this city in which the goods of this firm are not used, notably in the new World building now in the course of construction and in the Union Trust Co.'s large structure on lower Broadway.

SCOTT & MYERS.

A member of this firm, Mr. George H. Scott, has been so recently elected president of the Real Estate Exchange that it is impossible to speak of his firm without dwelling on his connection with that institution. He was for several years secretary of the Exchange, and achieved distinction in that position. Mr. Sinclair Myers is his associate in business. The firm transacts an auction and mortgage business, and is frequently called in to perform the duties of appraisers. It also handles a great deal of vacant property. The offices are at No. 146 Broadway.

LEONARD J. CARPENTER.

This office, established as it has been for so many years, and known to New Yorkers for a generation, is as strongly equipped as ever. The management of the firm is the same as it was prior to the decease of its late respected head, with the addition of new blood, which has assisted to impart greater vigor and efficiency to the business. D. Y. Swainson, for many years Mr. Carpenter's right hand partner, is now the head of the firm, the other members being comprised of A. H. Carpenter and E. E. Carpenter. They have an extensive list of properties which they offer for sale, exchange and to rent, and they also act as appraisers. They pay special attention to rents, interest, dividends, etc., and besides their office at No. 41 Liberty street they have a branch at No. 1181 3d avenue, between 68th and 69th streets.

S. F. JAYNE & CO.

The business of this time-honored office is steadily increasing. Indeed it could not be otherwise, for there are not two abler, more reliable and more gentlemanly real estate agents and brokers than S. F. Jayne & A. M. Cudner, who comprise the firm. They have for many years made the management of estates their specialty, and have always given personal attention to their customers who desire to rent, buy or sell property. They are known to every resident and real estate owner in the neighborhood of their office, which is at No. 254 West 23d street, and all the merchants, storekeepers and business men, generally, in their vicinity repose the highest confidence in them. They are members of the Real Estate Exchange, Mr. Jayne having been quite a prominent director of that body. They have an office also in the Real Estate Exchange building on Liberty street.

MACLAY, DAVIES & CO.

MacLay, Davies & Co., of No. 120 Broadway and 57 West 10th street, are very successful operators and brokers, their transactions last year reaching nearly \$5,000,000. They deal largely with corporations, and represent

a syndicate who will promptly purchase approved city real estate at its actual value.

THE NEW YORK AND ROSENDALE CEMENT CO.

This cement is known as the "Snyder Brand," and is named after the well-known and prominent member of the Building Material Exchange, Mr. Hiram Snyder. The tests which it has withstood prove conclusively the claims of its manufacturers, viz.: that it is of the first quality. Mr. C. C. Martin, principal assistant engineer of the Brooklyn Bridge, has stated in a letter to the company, that in a series of tests extending over ten months, made by Mr. A. V. Abbot, he found it to be "entirely satisfactory." Over one hundred thousand barrels were used in the construction of the East River Bridge. Mr. G. Lindenthal, chief engineer of the Monongahela Bridge, is equally unqualified in his testimony. He says: "It is especially commendable in its reliable, even quality which we found distinguishes it favorably from other cements used in the same work." This cement is made from natural stone and is especially adapted for work where tensile and compressive tests are required. Catalogues can be obtained at the office of the company, No. 229 Broadway.

V. J. HEDDEN & SONS.

Few firms of building contractors can boast of a more imposing array of buildings erected by them than that of V. J. Hedden & Sons, as will be seen from their advertisement. The structures built by them are among the most important of our city edifices and include the New York Produce Exchange, the New York Mercantile Exchange, the *Tribune* building, the *Times* building, the residence of Wm. K. Vanderbilt on 5th avenue and 52d street; the Central Railroad Terminus station in Jersey City, the Yosemite Apartment House, 62d street and Park avenue; St. Peter's Hospital, Brooklyn; Clark's Mile End Thread Works, Newark; the United States Electric Light Buildings, Newark; the Deutcher Verein, 59th street and 6th avenue, the New York Hospital, Henry Clausen's Malt House at 71st street and East River, and other important structures in and out of town. Messrs. Hedden & Sons are also bridge and dock builders and manufacturers of sashes, blinds, doors and stair work of every description, and they turn out cabinet work and all work pertaining to building construction. Their office is at No. 18 Cortlandt street and their factory at Newark, N. J.

JACKSON ARCHITECTURAL IRON WORKS.

The name of this company is inseparably connected with the best architectural iron work in this city. For many years it has supplied the iron work for a large number of our finest buildings, and its work is typical of the best that has been done in the way of modern construction for the past ten years. Among the large structures which have been supplied with iron work by this company are the following: The State, War and Navy Departments at Washington, the *Puck* building on Houston street, E. Ridley & Sons, on Grand street, the Young Men's Christian Association in Harlem, the New York Catholic Protectors, Westchester; the Belgravia Hotel, the Excelcior Steam Power Company, the Tower building, the Progress Club, the Rouss building, the New York Mercantile Exchange, the Potter building, the Smith, Gray & Co. building, Brooklyn; the Market and Fulton National Bank, the Amberg Theatre, the Lincoln building and many others. The company's office is at 315 East 28th street, and their foundries and shops are close by.

ERSKINE W. FISHER.

Mr. Erskine W. Fisher is the agent for the Stettin Portland Cement, known as the "Anchor Brand." This cement is absolutely uniform, as proved by tests of prominent engineers, experts and leading artificial stone manufacturers. Copies or the originals of these tests can be seen at the office No. 18 Broadway. Such has been the demand during the past year for this brand of cement that he has been absolutely unable to fill all the orders. The impossibility of getting sufficient material over here to meet the demand has led the manufacturer to make arrangements to increase the supply. His "Peerless Mortar Colors" are also steadily growing in favor, and are used more widely than ever by the prominent masons and builders of New York and Brooklyn. Another material which is increasing in popularity is the Frankestown soapstone hard finish, which is guaranteed to make a hard, smooth and non-absolvent surface. For full information write to Erskine W. Fisher, No. 18 Broadway.

THE GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO.

Our title guarantee companies are of the utmost value to those who wish to transfer realty in this city. By their rapid methods of search, with the guarantee attached thereto, they greatly facilitate the conveyance of landed property. Among the important companies engaged in this business is the German-American Real Estate Title Guarantee Company, of No. 34 Nassau street. The financial condition of this company is first-class and makes their guarantee substantial. In addition to their searching business, they are always ready to lend money at the lowest rates of interest. It does a very large business among our German-American citizens, and has among its directors such men as George C. Clausen, Albert Tag, John Straiton and George W. Quntard.

NINTH WARD PROPERTY OFFERED.

William Berrian, of No. 9 West 17th street, who owns a corner near Jefferson Market, is offering it for sale, as will be seen by our advertising columns. Ninth Ward property is looming up, and will always prove worthy for investment. The corner is 23.6x85 in size, and has on it three buildings, which are offered at \$30,000. Mr. Berrian offers to sell the property on easy terms, and those sufficiently interested can obtain further particulars from him at the above address daily, between 1 and 5 P. M.

A. T. DECKER & CO.

This firm, whose offices are located at the foot of Bethune street, on the North River, are one of the largest dealers in Georgia and yellow pine in this city. Their business—which is both wholesale and retail—is large,

and their materials most satisfactory to their customers. Their specialty is heavy timber, used in the construction of large buildings.

JERE. JOHNSON, JR.

The success which has attended this auctioneer's career is almost unprecedented. His shrewdness as an advertiser and his remarkable energy are the main sources of his strength. His great auction sales have a wide reputation, both in and out of town, and he has emblazoned his well-known sign of a globe, pierced by a flagstaff and surmounted by a flag, in so many directions that it meets one at almost every turn. His particular forte is the subdivision of large country and city estates into small plots and disposing of them at auction and at private sale. He gives special attention to referees, executors, receivers, assignees and other legal sales, and he has offices at No. 60 Liberty street, New York, and at No. 393 Fulton street, Brooklyn. Mr. Johnson is Second Vice President of the Real Estate Exchanges of both New York and Brooklyn.

SMYTH & RYAN.

Very few among the younger brokers of this city can boast of such success accomplished in so comparatively short a period. The energy and ability which they have brought to bear upon their work has enabled them to build up a considerable patronage among property-owners, many of them being of importance in the community. They have established themselves as capable auctioneers and brokers, and their business is increasing continually. The senior member of the firm, Philip A. Smyth, is a director of the Real Estate Exchange, the youngest in the board. Smyth & Ryan have their offices at No. 70 Liberty street, near Broadway, in the building formerly occupied by the Mutual Life Insurance Company.

THOMAS & ECKERSON.

On the line of Broadway no firm of real estate agents and brokers are better known than Thomas & Eckerson. They are both able and courteous, and have charge of considerable property, not only in their immediate neighborhood, but in different parts of the city. While being real estate and insurance brokers, they take the entire management of estates, and have a number in their charge. They have also a large list of properties to rent and for sale. Their office continues in the Wallack building on 30th street, near Broadway, where they have the handsomest quarters of any real estate office in the city. One of the members of the firm, Wm. M. Thomas, is a commissioner for the States, and the other, Jno. C. R. Eckerson, is a notary public.

BARTON & WHITTEMORE.

This firm, established in 1869, is undoubtedly in the front rank of those whose facilities for obtaining mortgage loans on real estate are exceptionally good. During their long career as real estate and loan brokers they have placed literally tens of millions of dollars for applicants on bond and mortgage. They are at present offering sums in large and small amounts at the lowest rates and on most favorable terms. Both members of the firm are known for their intelligence, their ability and their unvarying courtesy, and they have the confidence and friendship of some of the most prominent officers of our financial institutions. Their office is still in the building where they have been for many years past, viz.: No. 106 Broadway, on the corner of Pine street.

JAMES L. WELLS.

While doing a general city business, Mr. Wells' specialty is undoubtedly 23d and 24th Ward property. No real estate agent or broker knows more about improved and unimproved realty in those wards than he does, and as an expert appraiser on trans-Harlem values his superior does not exist. This is only natural, when it is considered that he has spent the best efforts of his business career in the northern sections of the city, that he lives there and was selected to represent its interests in a legislative capacity. Mr. Wells has conducted more sales at auction and at private contract in those wards than probably any other broker. His main office is in the Real Estate Exchange building, Liberty street, and his branch office at No. 526 Willis avenue, opposite the station of the Suburban Rapid Transit Road at that point.

LIBBY & SCOTT BROS.

This firm has recently been doing an exceptionally prosperous business, having sold about \$500,000 worth of realty during the past month or so. They are now offering the unusual advantage to builders and others of displaying, without charge, the photographs of their properties, with descriptions, etc., in their office, which is on the ground floor of the mammoth Equitable building, Nassau street entrance, and where, by actual count, about 10,000 people pass daily. Mr. Libby, the senior member of the firm, is an appraiser of large parcels of realty.

BROWN & GOLDING.

The senior member of this firm, Gerard R. Brown, has been connected with the Real Estate Department of the Equitable Life Assurance Society for many years and possesses remarkable executive ability. The junior member, John N. Golding, was educated in the old-established office of Adrian H. Muller & Son. During his eleven years' experience he has represented a large number of corporations and individuals in the sale and leasing of property, having during that time bought and leased property on the Equitable block, for the Standard Oil, Manhattan Trust and many other banks and trust institutions. The firm have entire charge of the Equitable and other large interests.

F. E. BARNES.

It is now some twelve years since Mr. Barnes established himself at his present quarters. During this time he has been very successful, and his business has increased each year. He makes a specialty of property between 23d and 42d streets, 5th avenue and the East River, and there are few properties within these boundaries for sale, rent or exchange which he has not got on his books. He has also considerable property to offer in other

parts of the city, and his experience and judgment are relied upon by his customers. His office continues at No. 344 4th avenue, on the northwest corner of 25th street.

HERMAN SCHMIDT.

No real estate broker or agent on 3d avenue is more active and industrious than Mr. Schmidt, and those who have placed property in his hands speak of him in high terms of praise. He undertakes the management of estates, negotiates loans and conducts a real estate business in all its branches. He is also a Notary Public. He has an able assistant in William Kilpatrick, who is thoroughly conversant with the real estate business and well posted. Mr. Schmidt's office is at No. 1136 3d avenue, near the "L" road station at 3d avenue, and property-owners placing their interests in his charge will find them well cared for. His telephone No. is 1412 39th street.

CROMBIE & MCKEAN.

No real estate firm is better known on the upper part of 3d avenue than that of Crombie & McKean. They do a general real estate business and make a specialty of renting and collecting. They control many properties in the neighborhood of their office, which is at No. 1589 3d avenue, near 89th street, and among their references, by permission, are Messrs. Jacob Ruppert, Judge Patterson, C. E. Quackenbush, President Kelly of the Fifth National Bank, Congressman Ashbel P. Fitch, Geo. Ehret, Max Danziger, Judge Morgan J. O'Brien and others. Mr. McKean, of this firm, was recently appointed a Civil Justice by Gov. Hill.

BURCHELL & HODGES.

This firm of builders and contractors do a large business principally on the west side. They furnish estimates for the complete erection of all classes of buildings. The firm is very conservative and reliable. Before undertaking a contract they insist upon a clear title, upon being furnished with a detailed set of plans and specifications, and upon being assured that there is not too heavy a mortgage on the property. In case the contracting price cannot be agreed upon, they will furnish it for 10 per cent. above the actual cost, as shown by the certified bills of the contractors. These conditions, which are not onerous to anybody who is responsible, show that Messrs. Burchell & Hodges are as careful of the work they undertake as they are reliable in carrying it to completion.

WM. REYNOLDS BROWN.

Wm. Reynolds Brown, of No. 146 Broadway, President of the Port Morris Land and Improvement Company, offers for sale on easy terms some choice East River water fronts, lying between 132d and 138th streets. The property is very valuable for factories, lumber yards, stone yards, etc., owing to a long frontage on both deep water and railroad tracks. Manufacturers are seeing the advantages of the location, for the De La Vergne Refrigerating Machine Company has within the past year covered over thirty lots with extensive and costly works. Decker also is building his new piano factory quite near to that of Newby & Evans, and Connor has recently bought lots on 134th street for a similar purpose. Builders are beginning to operate in the neighborhood by the erection of small single dwellings and a good class of tenements to accommodate the influx of skilled mechanics. Moreover, the horse-car road on the Southern Boulevard is about completed, and will be operated next spring. All these circumstances combine to make the property desirable.

F. R. HOUGHTON.

The large sale of city property, involving \$500,000, made by this energetic and industrious real estate broker to the Terminal Warehouse Company has attracted more than usual attention to the name which stands at the head of this notice. Mr. Houghton has also achieved some reputation on account of his system of ready reference to property in all parts of the city, enabling him to give the names of the owners of every parcel at a glance, together with any information as to the property that might be desired. He makes a specialty of property west of Central Park, and of lots and investment property in all parts of the city. He has unusual facilities for making accurate appraisements of real estate and his judgment is much relied upon. His main office is at No. 145 Broadway, on the corner of Liberty street (telephone 540 John), and he has a branch at the southwest corner of 72d street and 9th avenue (telephone 367 39th street), and can also be seen at his residence, 40 West 83d street (telephone 364 39th street).

HALL J. HOW & CO.

It is the peculiar province of some men to be known more by their deeds than by their words. The head of this firm may be classed under this category, for there are few men who accomplish more and say less. They have for many years made a specialty of mortgage loans, vacant lots, and builders' loans, in which they have done a very large business. They are known to nearly every builder in New York, not to speak of property-owners almost innumerable. Mr. How is a strong advocate of the World's Fair being located at New York, and obtained a large portion of the contributions made through the Real Estate Exchange to the Guarantee Fund. In the junior partner, Thomas S. Walker, the head of the firm has an able co-worker. The offices of the firm are at No. 171 Broadway, on the corner of Cortlandt street.

WALWORTH'S COLLEGE.

On another page will be found a card setting forth the advantages of Walworth's Business and Stenograph College. Mr. Walworth's high reputation as principal for ten years in the commercial department of the College of the City of New York gives his college a high standing. Among his former pupils are stenographers for the Park, Dock and Fire Department, and for Mayor Grant and Commissioner Gilroy.

HERTER BROTHERS.

The card of this well-known firm of architects appears on another

column. During the past year they have done an unusually large amount of work, which is not only generally good in character, but much of it excellent. It includes several churches, many large flats and residences which have been reported from time to time in our Builder's column. Of late years the business of the firm has grown greatly. In addition to other work this firm have produced a remarkable design for the new Protestant Cathedral in this city.

J. EDGAR LEAYCRAFT.

This office is one of the best equipped on the west side below 59th street, and is known to nearly all the residents and business men between 40th and 60th streets, as well as to others in all parts of the city. Mr. Leaycraft has for many years successfully pursued the business of a real estate agent, broker and appraiser, and has charge of a large number of properties. His assistants are able and courteous. His main office is at No. 1544 Broadway, near 46th street, and his branch office at No. 1524 3d avenue, near 86th street. He gives special attention at both places to renting and collecting and the management of estates. Mr. Leaycraft, it may be added, is a member of the Real Estate Exchange.

JACOB APPELL.

For nearly a generation past Jacob Appell has conducted a real estate business. His office continues at No. 277 West 23d street. He has charge of a number of properties and does considerable renting and collecting. His long experience has given him a thorough knowledge of real estate in all its branches. He has occupied his present quarters for the past twenty years, and is consequently universally known in the vicinity, as well as by a large number of property-owners and others in all parts of the city.

ISAAC T. MEYER.

Isaac T. Meyer, of No. 111 Broadway, has for many years past done a general brokerage and mortgage business at once to his own advantage and that of his customers. He makes a specialty of desirable investment property in the business district, for which there is a large demand at present. Mr. Meyer also sells unimproved property with builder's loans.

JOHN R. FOLEY & SON.

Both members of this firm are shrewd, able and pushing brokers, who have a large clientele scattered throughout the city. Their specialties are the exchanging of all classes of property in and out of town, and the management of estates. They have on their books a large number of properties. Besides their office at No. 153 Broadway, they have another at No. 1008 F street, N. W., Washington, D. C.

FRED'K SOUTHACK.

This gentleman's business lies principally in the dry goods district, and a fair share of the sales and transfers consummated in that region are negotiated by him. Mr. Southack has had charge for many years of the renting of the offices in the Trinity building, No. 111 Broadway, and it is there that his branch office is located. He figures in a good many transactions of magnitude, and is a man of marked ability and discernment in judging the value of realty. His main office is at No. 401 Broadway.

H. H. BLISS.

There are very few brokers in this city who give all their time and attention entirely to arranging exchanges of property. Mr. Bliss is one of the best known, and the frequency with which his name appears in our "Gossip" testifies to his great success. Among the transactions lately closed by Mr. Bliss may be mentioned Wm. Rockefeller's elegant country seat at Greenwich, Conn., for houses and lots on Convent and 10th avenues, and Moore & McLaughlin's Park avenue apartment houses with Norman L. Munro for the steamboat Shrewsbury. Mr. Bliss advertises a number of improved parcels which will be exchanged for accessible country places. Builders and others who have property to exchange will do well to see Mr. Bliss at No. 79 Cedar street.

HENRY C. MAPES & CO.

This firm of auctioneers, real estate and insurance brokers, have conducted many sales of importance during the past year both at auction and private contract. Both members of the firm are active and affable gentlemen and they give their personal attention to all business placed in their charge. They have two offices, one in the Real Estate Exchange building, No. 59 Liberty street, and the other on Main street, Westchester, N. Y.

THOMAS C. SMITH.

Few of the younger brokers down town are better known than Thomas C. Smith, of No. 111 Broadway. He does a general brokerage business and is also an agent and auctioneer and often has charge of important offerings of both improved and unimproved properties. Mr. Smith is an exceedingly courteous and genial gentleman and was for many years engaged in the Tax Office, where he obtained an excellent knowledge of values in all sections of the city. His specialty is mortgage loans.

HOFFMAN BROS.

The Messrs. Hoffman are among the most active and successful of the real estate and mortgage brokers. Both give their personal attention to the business and are frequently seen at the Real Estate Exchange bidding on and buying costly properties for their many clients. Among their recent sales was Nos. 594 and 596 Broadway, at \$325,000, and Nos. 75 to 81 Duane street. They always have money to loan on desirable properties, and have centrally located offices at No. 4 Warren street, next to Broadway.

S. DE WALLTEARSS.

Among the real estate brokers of this city there are none more popular than this gentleman. His enterprise and his affability commend him

alike to buyers and sellers. Although still a young man, he has built up a good business—one, indeed, which will place him in time in the front rank among the real estate brokers of this city. His office is at No. 171 Broadway.

MAINHART & LOWE.

Mainhart & Lowe are the young and enterprising brokers who, about four years ago, succeeded to the business of Geo. Codling & Son. Among their customers are some of the wealthiest and best known operators in the city. The late ex-Mayor, Daniel F. Tiemann, was one of the clients of this firm, and Peter C. Tiemann and Frederick Beck, the noted wall-paper manufacturer, and others equally well known, operated through these brokers. In consequence they have built up a large business. Their office is at No. 258 West 125th street.

CYRILLE CARREAU.

Cyrille Carreau advertises for sale in another column some desirable properties on Broome street, adjoining the Bowery; on Grand street, west of Clinton street; on the corner of Crosby and Jersey streets; on Thompson street; on Great Jones street; at No. 131 East 16th street; on the southwest corner of Madison avenue, above 110th street; on the northwest corner of 1st avenue and 109th street; on the southwest corner of 1st avenue and 63d street; on 3d avenue, near 88th street; on 3d avenue, near 103d street; on 62d street, east of 10th avenue; on Leroy street, adjoining the park; on 9th avenue, the southeast corner of 101st street; on Peck slip, near Water street, and on 88th street, near Madison avenue. The prices for these properties range between \$16,000 and \$82,500. Mr. Carreau's office is on Grand street, corner Bowery, under the Oriental Bank.

SWARTWOUT & CO.

Property-owners who desire to rent or sell their Harlem property will find Swartwout & Co. an excellent firm through which to transact their business. They are live men, and having been engaged in the real estate business in Harlem for years past, and having had property interests in that section of the city themselves, their experience of up-town property gives them unusual facilities for dealing successfully with real estate placed in their charge. Those who desire to purchase Harlem property will find on their books a large and varied list of improved and unimproved parcels. They also negotiate mortgage loans on realty. Their office continues at No. 15 East 125th street. Telephone, 332 Harlem.

GRIFFIN B. DISBROW.

Mr. Disbrow, who gained a large part of his real estate experience while he was with the Rhinelander estate, has been very successful since he established his office in the Young Men's Christian Association building on 23d street and 4th avenue, a success due to his energy, industry and ability. He makes the entire management of property his specialty, as well as insurance. He is just at present inviting the attention of builders to Yorkville lots, of which he has a good selection to offer. He has a branch office at No. 255 East 86th street. Telephone, 780 21st street.

JOHN W. HOTALING.

The great future which is in store for the 23d and 24th Wards has centered the attention of some very able real estate agents and brokers on that section. Among these is John W. Hotaling, whose office is at No. 2533 3d avenue, near 138th street, who gives personal attention to the renting and collecting of property, and the management of estates in the upper wards. He is also an appraiser of realty and has a large number of properties on his books for sale, to rent and exchange.

GEO. A. HAGGERTY.

Few men in their particular line are better known than Mr. Haggerty. His advertisement reads: "Keys fitted, locks repaired, skates ground, speaking tubes put in, bells repaired, electric bells and burglar alarms put in, gas-lighting by electricity, repairing and jobbing of all kinds promptly attended to." Mr. Haggerty has done work all over the city, satisfactorily, and has a high reputation among builders, property-owners and others. His place is at No. 803 3d avenue, near 49th street.

J. JAY SMITH.

As will be seen by an advertisement on another page, Mr. Smith offers a number of desirable properties at tempting prices. Investors who are on the lookout for parcels which it will pay to purchase will do well to see Mr. Smith at 171 Broadway.

HIRAM MERRITT.

To be four decades in the same business, and to see two generations come and go, is not within the province of every real estate broker. Such, however, can be said of Hiram Merritt, for he has been in the same office for the last forty years. His references, it need therefore hardly be said, are very numerous, and he has many properties under his management. He does a general selling and renting business and makes appraisements. He also makes a specialty of insurance, collecting rents and taking full charge of estates. He is a member of the Real Estate Exchange, and his office, it need scarcely be added, continues to be at No. 53 3d avenue.

DUFF & CONGER.

This firm, composed of Alexander D. Duff and George H. Conger, is one of the most widely known and highly esteemed of the up-town real estate brokers. They have the advantage of long experience, having been situated in that district for the past twenty years. They deal with a wealthy class of clients, among them being many important corporations and business men. Their office is at 1174 3d avenue.

E. M. PRITCHARD.

The offices and manufactory of this now well-known firm are at 138th street and Mott avenue. Their designs in moldings in wood and interior trim-

mings are recognized as the most original in design and perfect in finish on the market, and by reason of the excellent facilities possessed the firm is able not only to fill orders on short notice but at the lowest prices. Readers should send for estimates.

J. R. GRAHAM, JR.

The old-established business of John R. Graham has been greatly developed under the management of J. R. Graham, Jr., and the stock of cabinet woods, foreign and domestic, to be found at the yards at 30th street and 11th avenue is one of the finest and most extensive in the city. The wood is kept in logs, boards, planks and veneers, and the builder or decorator can find there mahogany, rosewood, English brown-oak, quartered oak, ebony, satin wood, ar-aranth, olive, walnut, ash, maple, holly and cherry at the lowest prices, and have the sawing and cutting done to order.

CHAS. FIELD GRIFFEN & CO.

To those desirous of communicating with a firm whose real estate affiliations in Westchester County are second to none the above firm can be recommended. Besides doing a city business as real estate and insurance brokers they make a specialty of shore front and other suburban property in Westchester County, as well as on the line of the Connecticut shore, including Danbury, Stamford, etc. Of many of these properties they have complete descriptions, with maps and photographs, and their office at the corner of 42d street and Park avenue, being opposite the Grand Central Depot, is particularly convenient to out-of-town buyers and sellers, many of whom make it their headquarters. The firm consists of Chas. Field Griffen & Geo. B. Morse, both painstaking and energetic men. Their telephone No. is 1049 39th street.

SETON & WISSMANN.

Although this firm has been in existence only a few years, the energy and enterprise of the partners, Mr. Alfred Seton, Jr., and F. de Ruyter Wissmann, have advanced their business continually. Their office is at No. 79 Cedar street, but last year their increasing up-town business necessitated the opening of a branch office at No. 1142 Broadway. They have handled largely Tuxedo Park property, but their business is not confined either in the kinds of property or its location.

SAMUEL BAILIE & SON.

Builders in want of foreign or domestic marble should send for estimates to this firm, whose advertisement appears on another page. Their office is at No. 211 East 22d street, near 3d avenue, and their extensive works at Nos. 205 to 211, 204 to 208 and 304 to 314 East 22d street. They carry always a very large and choice stock, and their facilities for filling orders are unequalled.

KAPP'S PATENT BATH TUB COVER.

The story of the last hundred years is but the tale of a continued succession of conveniences designed to free man's life from unnecessary trouble. One of the more recent appliances is a bath tub cover by A. J. Kapp, the use of which will save much trouble and annoyance. It is a great comfort to have all the requisites, such as soap, sponge, bath, brush, etc., within easy reach, and this comfort Mr. Kapp's cover provides. These covers have been put in numerous buildings in this city and elsewhere, a partial list of which is given elsewhere. The prices vary between \$7.50 and \$18, according to the kind of wood used. The agent is H. Schmidt, of 1136 3d avenue.

MILLER & STABLER.

The numerous transfers on the west side naturally lead to the establishment of a good many brokerage firms in that vicinity; and among the most recent of these is Miller & Stabler, whose offices are well located at 1187 9th avenue, the northwest corner of 72d street. Both gentlemen, energetic and experienced, are well acquainted with realty in that vicinity. Mr. Miller is a builder of some years standing. They have some very choice houses for sale at present, and make a point of getting hold of bargains. In addition, they have an office down town, at No. 31 Nassau street, and negotiate mortgage loans, and effect insurance.

P. GALLAGHER.

Contractors and builders who have confined their operations to the district south of 14th street have invariably scored successes. Mr. Gallagher is one of these men, and among the structures erected by him is the new Irving Hall at Nos. 214, 216 and 218 Broome street, and the flats and stores on the northeast corner of Ridge and Stanton streets. His office is at No. 167 3d avenue.

A. E. MARLING.

A. E. Marling, whose office is at No. 150 Broadway, makes a specialty of taking charge of estates but does also a general brokerage business. He has unusual facilities for placing mortgage loans at low rates. His long experience in one of the most prominent offices of this city has given him exceptional qualifications in his business, and his election recently to the position of Inspector of Election of the Real Estate Exchange shows that his popularity is not limited to his clients.

WILLIAM P. RAE.

William P. Rae, who was associated in the brokerage business in Brooklyn with Paul C. Grening for twelve years, has opened an office of his own at No. 394 Gates avenue, Brooklyn, under the firm name of William P. Rae & Co. During his long experience he has gained a thorough knowledge of the value of real property in that city, and has made an extensive acquaintance. The district of the city in which his office is situated is a busy one and Mr. Rae's large acquaintance makes it reasonably sure that he will obtain his share of the business. The specialty of the firm will be the management of estates, renting, collecting and taking charge of property, and to it Mr. Rae will give his personal supervision. The other items which go

to make up a real estate business, such as the getting of loans, the searching of titles, the writing of insurance, will not be neglected, so that his customers can obtain in his office every facility connected with the business.

JOHN W. STEVENS.

John W. Stevens has on his books a large line of 9th and 10th avenue and Boulevard stores and flats for sale for investment purposes, including several bargains that have been acquired under foreclosure proceedings. Investors are advised to examine Nos. 153 and 161 West 92d street, three-story dwellings with cabinet trim, 18 and 17x50x100, which can be purchased for \$20,000 each; a 19-foot three-story dwelling for \$15,000, and several houses on West End avenue, held at prices ranging from \$22,000 to \$40,000. The principal office of Mr. Stevens is on 9th avenue, corner of 93d street, and his down-town quarters are at No. 145 Broadway.

RICHARD R. DAVIS.

Richard R. Davis, the well-known Harlem architect, during the year past has drawn plans for the New York Presbyterian Church, George E. Beudet's block, St. Nicholas avenue, 111th and 119th streets; J. H. Wellwood's block, 9th avenue, 119th and 120th streets, 116th street and Madison avenue, etc.; Mr. Benson, 8th avenue and 114th street; Mr. McChristie, 132d street, between 5th and 6th avenues, and other buildings in Brooklyn. Also plans for flats for Messrs. Brierly, J. & E. P. Beudet, Nesbit, Tillotson, Rodding, M. C. & C. Kervan, George & James B. Gillie, A. E. Smith, and the Buffalo Door and Sash Co., and a large number of others.

J. N. KALLEY & SON.

We mentioned a few weeks ago a rumor of the dissolution of the well-known firm of Kalley & Benner, brokers, at No. 171 Broadway. In confirming the report we would state in addition that the senior and junior members have formed a partnership under the firm name of J. N. Kalley & Son, with offices at No. 171 Broadway, Benedict building, New York, and No. 211 Montague street, Brooklyn, the old stand for twenty-five years. The new firm will make a specialty of exchanging property, in which branch of the business its members have been very successful.

ISAAC A. GRAVES.

This broker is frequently seen on 'Change, and is well known as being the only broker of the Ethiopian race in town. Mr. Graves graduated from Homer Morgan's office, and has been quite successful. His sales within the past few days have aggregated over \$100,000. Mr. Graves advertises for sale a number of desirable business parcels, and has on his books some choice west side lots. A few on Riverside Drive are said to be especially attractive. His office is at No. 111 Broadway.

JACOB BISSINGER.

The name which stands at the head of this notice is well known in New York real estate circles, especially in the lower central portions of the city and on the east side below 14th street. Mr. Bissinger has for many years had his office at No. 115 Bible House, on 8th street, near 3d avenue, and his place is the headquarters for many dealers and investors in real estate. He manages insurance as well as realty, and is a Commissioner of Deeds and a Notary Public. His telephone call is No. 412 21st street.

AN EIGHT PER CENT. INVESTMENT.

A choice apartment house is being offered for sale. It is of superior construction, centrally located and has all light rooms. It is entirely rented, and at a total figure which, the owner says, will net the purchaser 8 per cent. on the asking price. He offers full commission to brokers. He has other investment properties for sale which will net 5 per cent. and upward on the asking prices. Fuller particulars can be obtained from Samuel Nixen, room 30, No. 60 Broadway.

Real Estate Exchange Matters.

The Exchange and Auction Room Committee met on Wednesday, Richard V. Harnett in the chair. The business transacted was of a formal and unimportant character.

The following is the complete list, up to the closing hour yesterday, of members appointed on the Committee of Legislation for the ensuing year: Constant A. Andrews, Geo. De Forest Barton, Orville G. Bennet, Louis Berg, William Reynolds Brown, H. J. Burchell, Henry J. Carr, J. J. Clancy, Clermont L. Clarkson, Clifford Coddington, Charles Coudert, John D. Crimmins, William Cruikshank, L. A. Da Cunha, William M. Deen, Henry P. DeGraaf, John F. Doyle, William H. Folsom, Samuel Glover, William M. Greve, Thomas C. Higgins, C. F. Hoffman, Jr., Frank R. Houghton, Samuel F. Jayne, Francis M. Jencks, Alex. P. W. Kinnan, George S. Lespinasse, William C. Lester, Samuel McMillan, Thomas F. Murtha, Sinclair Myers, Garrett Nagle, Edward Oppenheimer, William C. Orr, Marx Ottinger, Henry Remsen, Andrew J. Robinson, William M. Ryan, Townsend Scudder, Henry D. Smith, Thomas C. Smith, Clinton W. Sweet, T. Wolfe Tone, Beverly Ward, James L. Wells, Edward T. Young. The Board of Directors are ex-officio members.

New Members.

The following gentlemen have been proposed as members of the Real Estate Exchange: F. W. Reimler, 44 Exchange place, stock broker, proposed by Clinton W. Sweet; and J. H. & G. W. Coster, real estate, 945 Broadway, proposed by S. Glover.

Mr. McGill, of the firm of Nevill & Co., of Chicago, was seen on 'Change Thursday. He says dealings in real estate in Chicago are inactive except for suburban property, for which there is a great craze. Farms miles from the city are being cut up and sold as building sites.

That Barnum-Bailey Hippodrome.

THE RECORD AND GUIDE last week showed conclusively that the vacant property which has been used by the Manhattan Athletic Club on 86th and 87th streets, between Central Park West and 9th avenue, would not be leased to Barnum & Bailey, the showmen, on which to erect a new building, for which they have had plans prepared by J. B. McElPatrick & Sons' "Tody" Hamilton, the representative of the showmen, while not disclosing the location for which he says they are negotiating, concurred with the reporter of THE RECORD AND GUIDE that it was not the Manhattan Athletic Club grounds. He showed the reporter a plan on which the property was bounded by the Boulevard on the west and Central Park West on the east. This in itself was a proof that it could not be the block between 86th and 87th streets referred to, which is bounded on the west by 9th avenue. The daily papers have, however, reiterated the statement, and property owners in the neighborhood have consequently been unnecessarily alarmed, and one or two sales of private houses under way have fallen through or are in abeyance.

To set these alarms finally at rest the reporter obtained a further statement yesterday, from David B. Ogden, of Ogden, Beekman & Ogden, Mr. Zborowski's lawyers, in which he says that none of the property between 86th and 87th streets will be leased for any public exhibition to Barnum or any one else, and he further said that such a building would be impossible, as two lots had been sold, cutting right into the centre of the block, and he also showed the reporter a cable from the owner, Elliott Zborowski, from Melton Mowbray, England, dated January 13th, in which he says: "put restrictions in deed," which was accordingly done. Mr. Ogden has written to that effect to the daily papers, but his denial has not appeared. As the story is hurting builders and property in the neighborhood its reiteration cannot be too severely condemned.

An Auctioneer Takes a Partner.

Bryan L. Kennelly, junior member of the firm of Wm. Kennelly & Bro., was married by Father Ducey, at St. Leo's Church, on Wednesday. The bride is Miss Lizzie Arinda Waterhouse. There was a large and fashionable gathering at the wedding.

Men and Things.

* * *

Thousands of people just now are in a state of trembling expectancy, for Nellie Bly will soon arrive in this country, and the weighty question will be solved whether it is possible to get to the other side of Broadway by way of China in seventy-four or seventy-five days. This is not so trivial a matter as some people in their ignorance suppose, for Broadway is a difficult street to cross, and there is no reason in the world if a person has the time and the money why he or she should not take advantage of the roundness of the earth to get on the other side without crossing. It is somewhat curious, in view of the immense interest which Miss Bly's trip is creating—an interest which nobody who reads the *World* can possibly doubt—that the other papers do not take it up and tell of that enterprising young lady's progress and prospects, but so far as I know the *World's* New York contemporaries have simply ignored the matter—an illustration of the the different value different journals place on the same piece of news similar in kind to the different value different poets put on the same piece of poetry. It is safe to say that when Miss Bly returns her name will become a sort of household word in this country. Already songs have been written in her honor by composers who, it is true, have not as yet eaten of the bread of fame, but who, nevertheless, have achieved a certain distinction in their own lines. Mr. Joe Hart, of the comedy firm of Hallen & Hart, is the responsible person in this matter, and to say that his choice little lyric is as affecting in sentiment as it is delicate in allusion would hardly be a description of its qualities. The *World* cannot do less than to have it played on a brass band when the object of the effusion once more sets foot in the office.

* * *

Very much has been said in praise of Ada Rehan's *Rosalind*. So much indeed, that an antidote of criticism may be useful. To me it is a very defective performance. In the first act she lacks force, and in every other act she lacks the feminine poise which is so essential a part of *Rosalind's* character. For *Rosalind*, although gay enough and lively enough, as Shakespeare made her, never lacks dignity. Miss Rehan makes her caper and prance around like a frolicsome schoolgirl of sixteen or an unbroken filly. Moreover, when she bears of Orlando's presence in the forest, her shrinking at the fact of the exposure of her legs is more like the absurdly simulated modesty of a ballet girl who has been used to tights as long as she has to legs than the natural recoil of a modest woman. Neither is the whole performance at all as complete as those of Daly's usually are. The minor parts are very poorly taken, the Jacques of Mr. Frederick Bord is excellent only in the make up, while Mr. Lewis is not particularly happy as Touchstone.

* * *

Few people will dispute the statement that a great many more crimes would be committed if people were sure of escaping the consequences. A man who can be robbed with impunity is certainly more likely to have things stolen than he who would vigorously prosecute the offender. Consequently what may be called the ideal crime is one which in the very act protects the criminal from the consequence. From this point of view the ingenious swindling of a Frenchman is worthy of note. This man first went around to a number of retail dealers and pointed out to them the desirability of the distribution of circulars through a balloon. He got them to subscribe a good round sum of money to pay his expenses in floating through the air and dropping on the Parisians a shower of circulars. Then he got the balloon for nothing by pointing out to the maker what an advertisement it would be for things aerial, and complacently started up amid the shouts of his retailers. When he got up far enough he threw down a few circulars and then floated away, leaving the discomfited

retailers in a fury. The scheme was a little venturesome, but I commend it to all gentlemen who live on their wits and at the expense of their morals.

Real Estate Department.

The past week has been a quiet one on 'Change, and as far as completed sales go it has also been quiet among the brokers. This is largely accounted for by the continued wet weather, which has prevented many investors from looking up such parcels as have been submitted by the brokers. Then again we hear of many transactions having gone over owing to the absence from business on account of sickness of one or more of the contracting parties.

The market continues very strong for down-town properties, with a large demand, while in the new residential districts builders are rather discouraged. The settlement of the World's Fair question and the early passage of a new rapid transit act are earnestly looked for to bring about the demand which does not at present exist for the many desirable houses on the market. Better bargains can be had now than will be secured if the questions above mentioned are favorably acted on.

There was only one sale on 'Change Monday and the attendance was small.

The clear weather on Tuesday led to a large attendance at the Exchange, although the sales were few and unimportant.

The sales were fairly numerous on Wednesday, although not important, and the attendance was good. At the stand of Richard V. Harnett & Co. the junior partner auctioneer, Harry W. Donald, officiated, and the sales were dispatched in good order. Auctioneer De Waltarss held the fort at Wm. Kennedy and Bros' stand, as the junior partner was married on that day. Business was fairly active on 'Change on Thursday and the attendance was large. The most important sale held was the five-story stores, Nos. 109 and 111 Prince street, northwest corner of Greene street. The building occupies a plot 50x95, and when fully rented brings in \$14,000. The first bid was \$140,000 and the last \$175,000. We hear Messrs. Ruland & Whiting secured the corner for account of the owners. The three-story building, No. 36 West Broadway went for \$22,800 to M. F. Johnson. The two sales announced to be held yesterday were postponed.

On Tuesday, January 21st, Adrian H. Muller & Son will sell the five-story brick apartments with the plot of land, Nos. 35, 37, 39, 41 and 43 West 61st street, on the northeast corner of 9th avenue.

On Tuesday, January 21st, John F. B. Smyth will sell the four-story, high stoop, brown stone dwelling, No. 365 West 56th street, 16.8x55x100.5, and the two three-story and basement brick building, with stores, Nos. 21 and 23 Avenue C.

On Wednesday, January 22d, Richard V. Harnett & Co. will sell the lot 25x100, with a three-story and basement frame dwelling thereon, No. 377 College avenue, and the four-story brown stone dwelling, No. 26 West 30th street, 12.6x65x98.9.

On Thursday, January 23d, John F. B. Smyth will sell the four-story brick tenement, with store, No. 71 Avenue A, an Astor leasehold; by order of executrix, the four-story brick building, with store, No. 714 3d avenue; and by order of the executor of the estate of the late Joseph Feuerbach, the two four-story brown stone buildings, with stores, and a one-story extension, 40.8x112, Nos. 271 and 273 7th avenue, and the four-story brick building, Nos. 158 and 160 West 26th street, 41.8x78.6.

On Tuesday January 28th, John F. B. Smyth will sell a lot, 25x102.2, on the south side of 73d street, 125 east of Avenue A.

An idea of the many interests involved in some titles is shown by the transfer of a plot of over six lots on the southeast corner of Park avenue and 75th street. Eight deeds were necessary to give title to the different shares held by a number of heirs. About \$65,000 is the total figure given.

A ten-share certificate of the Real Estate Exchange stock was sold at auction on Wednesday at \$1,200. H. W. Donald was the buyer.

CONVEYANCES.

	1889. Jan. 11 to 17 inc.	1890. Jan. 10 to 16 inc.
Number.....	310	291
Amount involved.....	\$4,474,818	\$5,038,267
Number nominal.....	69	88
Number 23d and 24th Wards.....	47	41
Amount involved.....	\$149,807	\$203,150
Number nominal.....	12	13

MORTGAGES.

Number.....	234	298
Amount involved.....	\$3,729,116	\$4,493,766
Number at 5 per cent.....	105	161
Amount involved.....	\$1,230,207	\$3,093,030
Number at less than 5 per cent.....	25	20
Amount involved.....	\$922,140	\$263,225
Number to Banks, Trust and Ins. Cos.....	25	46
Amount involved.....	\$882,300	\$1,669,650

PROJECTED BUILDINGS.

	1889. Jan. 12 to 18.	1890. Jan. 11 to 17 inc.
Number of buildings.....	64	30
Estimated cost.....	\$1,295,131	\$689,900

Gossip of the Week.

SOUTH OF 59TH STREET.

We hear that the Germania Fire Insurance Co. has sold the five-story stone front office buildings Nos. 177 and 179 Broadway and 10 Cortlandt street. The Broadway lots are 25.4x99.3x25.4x99.10 and 25.2x100.4x25.1x100.1 respectively, and the Cortlandt street lot 25x121. The particulars have not transpired. Both the owners and agents refuse to give any information concerning the sale. The Germania Co., in November, 1882, paid \$175,000 each for the Broadway lots and \$100,000 for the Cortlandt street store, a total of \$450,000. The figure at which the entire property is said to have been resold is \$600,000.

It was reported yesterday that Ferdinand Fish has sold a plot, 50x100, on the southwest corner of 6th avenue and 31st street, with five ma buildings, at \$140,000.

Hoffman Bros. have purchased the six-story brick and stone stores Nos. 252 and 254 Pearl street, each 25x89, each on private terms.

Three weeks ago we mentioned the sale of the church property Nos. 65 and 67 West 35th street, near 6th avenue, at \$60,000. Now we hear of its resale at \$72,500 to Edward Harrigan. The same buyer has also purchased from J. W. Nash; the four-story high stoop, brown stone dwelling No. 63, adjoining the church, at \$43,500. Mr. Harrigan will build a theatre on the three lots, which are each 25x98.9.

Nicholas Bunn has sold for William Hoffmann and Felix Rieger Nos. 165 and 167 1st avenue, size 46.4x100, two five-story tenements to Mrs. A. Volkenberg for \$60,000.

The Roach house on the southwest corner of 5th avenue and 50th street, leasehold, has been sold to Wm. Ziegler.

A rumor was current during the week that Judge Hilton had sold the one-story brick and stone exhibition building on Broadway, adjoining the Colonnade Hotel. The brokers for the reported purchasers when interviewed said they knew nothing of the sale.

A. Weinstein has bought the three-story brick house No. 147 Broome street, 20x35x40, on private terms. Mr. Weinstein has also bought a lot, 25x50, on the east side of Clinton street, 75 feet south of Grand street, for improvement.

Morris B. Baer & Co. have sold the four-story English basement brown stone house No. 215 West 22d street, lot 16.8x75, to R. M. Phillips for \$14,000.

Mrs. Harriet Reeves has sold the four-story, high stoop, brown stone front house No. 43 West 27th street, lot 25x100, for \$32,000.

F. F. Woodward has sold the four-story French basement dwelling No. 125 East 30th street, 19x98.9, for about \$22,000.

F. E. Barnes has sold for J. J. Campion to Williams & Jones, the builders, the house and lot No. 216 East 28th street, 22x 1/2 block, for \$12,000. Williams & Jones will erect a five-story single flat on the lot at once.

Brokers John Bunn and J. Katz have sold for Louis Beer the northeast corner of 2d avenue and 25th street, a four-story single flat, lot 24.9x100, to Salomon Weinhandler for \$34,750.

H. V. Mead & Co. have sold for Mrs. Mary G. Muir the three-story, brown stone, high stoop house No. 352 West 32d street, size 18.6x55x98.9, to A. J. Adams for \$15,250, and for Jacob Becker the four-story brick dwelling No. 347 West 29th street, size 22x55x98.9, to F. Henry Cook for \$18,500.

S. G. Hyatt & Co. have sold for Mrs. Margaret Clark the three-story, high stoop, brown stone house No. 243 West 51st street, size 15x50x100, for \$16,000; for Mrs. Minna G. Loewenstein the three-story brown stone house No. 305 West 51st street, for \$20,000, and for Wright E. Post the four-story brown stone houses in West 53d street, Nos. 200 to 218 inclusive, on private terms.

NORTH OF 59TH STREET.

Swartwout & Co. have sold for J. W. Davis to A. Soher, the five-story iron front building, 49.10x95x100 feet, Nos. 13 and 15 Lispenard street, for \$120,000; for A. Soher to Mr. Davis, Nos. 118 and 120 West 129th street, a five-story brick and stone flat, 75x85x100 feet, for \$120,000; and No. 71 East 115th street, a five-story double flat, 25x65x100 feet, for R. Manson to Lamont McLaughlin for \$21,500.

Jay Gould is said to be contemplating the purchase of a large plot on Riverside Drive, on 103d and 104th streets. A posse of men have been excavating thereabouts to ascertain the character of the ground and to find out how deep the rock is from the surface. Should it be true that these men are in Mr. Gould's service it would seem to point to his building a residence there. This statement was sent in to Mr. Gould at his office with a request as to whether THE RECORD AND GUIDE could publish it as authentic. Mr. Gould returned the note, declining to talk on the subject.

We hear that Joseph Danzig has sold to Herman Wronkow the five four-story brown stone single flats, 20x60x100 feet, Nos. 114 to 122 East 85th street, for \$80,000.

Ames & Co., have sold for Robert Dowling the three-story dwelling with plot 50x100, on the north side of 105th street, 200 feet east of Riverside Drive to Sherman W. Kneeland, on private terms.

We hear that John A. Rutherford has purchased the four-story stone front dwelling No. 46 East 64th street.

It is reported that the Lynch estate sale to the Manhattan Railway Co., reported last week, was not consummated, the parties to the sale not coming to an agreement as to the lines to be included in the transfer.

S. G. Hyatt & Co. have sold No. 125 East 112th street, a two-story and basement frame house, with lot 25x100, for \$8,000.

Mainhart & Lowe have sold for Z. J. Halpin four lots on north side 140th street, corner of Pentz street, west of St. Nicholas avenue, to G. P. H. McVay for \$12,000.

Henry Spies has purchased from Mrs. Riddock the block front on 139th street, between Brook and St. Ann's avenues, nineteen lots, 484 front x100, on private terms.

James Carlew has sold, through Riker & Son, the new brown stone dwelling No. 14 West 121st street, 18.7x54x100, for \$26,000 to D. Brander.

Gonon & Macdonald have sold for Wm. Sperb, Jr., the five-story store and flat on the northeast corner of 9th avenue and 71st street, 30x102.2, at \$95,000.

Builders McAuliffe & Gabay have sold the new four-story brown stone front dwelling No. 77 East 80th street, northwest corner of Park avenue. Jos. Lederman is the buyer. Broker, John J. Kavanagh.

Thomas Jennett has purchased from Builder Frank E. Smith the five-story brick and stone flat with stores on the southeast corner of 9th avenue and 103d street, 25.11x80, at \$40,000.

J. Jay Smith has sold for Capt. B. P. Fairchild a full-sized lot on the southwest corner of 10th avenue and 150th street for \$10,250 to P. J. McCoy.

L. Froehlich has sold for Mrs. R. Grossmayer the four-story and basement brown stone dwelling No. 144 East 60th street, 19.7x50x100, for about \$20,000.

W. P. Seymour has sold for C. H. Lock a lot on the west side of 11th avenue, 65 feet south of 175th street, 38 x irregular, to Siegel Brothers at \$2,800.

Heilner & Wolf have sold to Mr. Neville Nos. 163 and 165 East 124th street, two four-story brown stone single flats, 20x55x100 feet, for \$32,000.

Jacob Slausser has sold three lots on the south side of 93d street, about 80 feet west of Park avenue, for \$30,000.

Morris B. Baer & Co. have sold to E. Abeles the three-story, high stoop, brick dwellings Nos. 227 and 229 East 104th street, 16.8x50x100.5, for \$14,000.

Henry W. Sauer has sold for Sarah Ward to George Beck the four-story brick tenement with stores, size 25x62x103.3, No. 325 West 17th street, for \$20,500.

We hear that Mr. Benedict has sold to Mrs. O'Brien the three-story stone front dwelling No. 16 West 83d street.

LEASE.

Westcott & Crouch have leased for R. C. Dorsett the store, 25x75 feet, on the southeast corner of 7th avenue and 130th street, for ten years at an annual rental of \$1,400. The lessees are Phelan & Co., grocers.

Out of Town.

F. J. Stone has sold through W. H. Hoyt & Co. a cottage and four acres near Ardsley station, east of Dobbs Ferry, to Adelaide H. wife of Austin Gunnison, on private terms.

Brooklyn

Corwith Bros. have sold the three-story frame double tenement, 27x55, on lot 27x80, No. 195 Nassau avenue, for Michael Newman to Robert Davis for \$7,000; also three lots, 60x100, on the west side of Kingsland avenue, 95 feet south of Van Cott avenue, for Robert Davis to Michael Newman, for \$3,000.

W. E. Patten has sold for S. M. Pettengill the plot, 70x100, on the south side of Monroe street, 100 west of Stuyvesant avenue, to John H. Kleine for \$5,000.

J. P. Sloane has sold for Mary Cumiskey the three-story double house with lot, 25x100, situate No. 67 North 10th street, to Catherine McEnaney for \$2,500.

CONVEYANCES.

Table with columns for 1889 and 1890, rows for Number, Amount involved, and Number nominal.

MORTGAGES.

Table with columns for 1889 and 1890, rows for Number, Amount involved, and Number at 5% or less.

PROJECTED BUILDINGS.

Table with columns for 1889 and 1890, rows for Number of buildings and Estimated cost.

Out Among the Builders.

Geo. H. Griebel has plans for nine four-story and basement stone front dwellings, 20x60 feet, to be built on the south side of 75th street, 100 feet east of 9th avenue. This improvement was mentioned January 4th.

Henry Spies will erect a fine private residence on St. Anns avenue on a plot 100x200, and a number of four-story brick single flats on 139th street. They will contain all the improvements, including steam heat.

Richard Deeves has been awarded the contract for materials and work required in erecting a hospital pavilion for the New York City Asylum for the Insane at Ward's Island, at a cost of \$47,468.

John C. Burne is preparing drawings for a first-class four-story and basement dwelling, 20x58, to be built by Frederick Aldhous on the north side of 121st street, 80 feet west of Lenox avenue, at a cost of \$22,000. This house will be elaborately finished with hardwood throughout, and heated by the hot water alternating system.

Frank Windholtz will alter the tenement and store on the southeast corner of 1st avenue and 79th street, size 70x72, from plans by Jas. A. Ellicott.

Thom & Wilson are drawing plans for a building to be built for Philip E. Hoag, on the northwest corner of 10th avenue and 20th street.

R. S. Townsend has plans for a five-story flat, to be built by David H. Knapp, on the north side of 105th street, 297.11 east of 10th avenue.

Franklin Baylies is the architect for a five-story flat, 25x87, which Jas. Walsh intends building at No. 217 East 55d street.

John D. Karst, Jr., intends building a five-story flat, 25x89.6, at No. 1968 3d avenue, from plans by Alex. I. Finkle.

Andrew Spence has plans for two five-story double flats, 25x65 feet, to be built for Mary E. Barry on the north side of 140th street, 100 feet west of Willis avenue, at a cost of \$30,000. The same architect will furnish plans for two five-story double flats, 25x75x100 feet, to be built on the south side of 81st street, 256.6 feet west of Avenue A, to cost \$30,000.

A. Weinstein will erect at once a five-story brick and stone flat with two stores, 25x40, on the east side of Clinton street, 75 feet south of Grand street.

We understand that Builder John Livingston will improve a plot, 90x102 feet, on the south side of 83d street, 255 feet west of 8th avenue.

Brooklyn.

J. Mumford has drawn plans for a two-story brick wagon house to be built by A. D. Mathews & Sons. The location is west side of Fulton place, near Fulton street; cost, not estimated.

Th. Engelhardt has plans for a three-story brick store and dwelling, 23x50, with extension 50x17, to southeast corner of Broadway and Park street for Herman Suttmeier, to cost \$8,000; a two-story frame factory, 32x70, on the east side of Oakland street, 100 north of Calyer street, for W.

E. & E. B. Girard, and a four-story frame store and tenement, 25x55, at No. 210 Stagg street, for William Scheh, to cost \$6,300.

H. J. Farquhar will build two flats, 27.6x60, on Linden street, near Central avenue.

Amzi Hill is at work on plans for two two-story frame dwellings, 20x42 each, to be erected on the south side of 47th street, 140 west of 3d avenue, for Samuel J. King; five similar dwellings, 15.6x40 each, on the north side of Butler street, 85 east of Albany avenue, for Wm. Herod, and three similar dwellings, 15x40 each, on the south side of St. Mark's avenue, 240 east of Rochester avenue, for Edward Mullen.

Benjamin Finkensieper has plans in hand for two three-story frame tenements, 27x55 each, to be built on Georgia avenue, near Atlantic avenue, for H. Colell.

Copies Wanted.

Fifteen cents each will be paid at the THE RECORD AND GUIDE office for copies of the the following numbers: Year 1879.—Nos. 578, 601 and 604. Year 1880.—Nos. 616, 618 and 619. Year 1881.—No. 668. Year 1882.—Nos. 726, 727, 728, 729, 730, 752, 770, 771 and 772.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending January 17.

* Indicates that the property described has been bid in for plaintiff's account:

RICHARD V. HARNETT & CO.

Allen st, No. 175, w s, 25 s Stanton st, 25.5x65, three-story brick and frame tenem't. Charles A. Raymond. (Bid in) \$13,400
Mott st, No. 165, w s, 137.8 s Broome st, 24.4x 100, five-story brick and stone tenem't. G. E. Ellis. 37,000
*82d st, No. 133, n s, 281 w 9th av, 19x102.2, four-story stone front dwell'g. The Domestic and Foreign Missionary Soc. of the P. E. Church in the United States. (Amt due \$22,923) 21,000
89th st, No. 212, s s, 210 e 8d av, 25x100.8, five-story brick tenem't. John J. Gerhardt. 19,200
2d av, No. 1321, w s, 100.5 n 69th st, 25x80, five-story stone front store and tenem't. J. T. Laird. 23,000

A. H. MULLER & SON.

Prince st, Nos. 109 and 111, n w cor Greene st, 50x95, five-story iron and brick building. Ruland & Whiting. (Bid in) 175,000
Av A, No. 1642, e s, 80 n 86th st, 20x75, four-story brick and stone tenem't. John V. May. 14,000
10th av, No. 552, e s, 20 s 41st st, 19.5x64, four-story brick store and tenem't. F. Brooks. 12,400

WM. KENNELLY & BRO.

*85th st, No. 235, n s, 200 w 2d av, 20x98.9, three-story stone front dwell'g. Stephen T. Tierney. 11,000
*96th st, s s, 250 w 9th av, 50x100.8, unfinished buildings. Francis M. Jencks. (Amt due \$20,921) 22,000

JOHN F. B. SMYTH.

West Broadway, No. 36, w s, 25.3 n Duane st, 25x50, three-story brick store and tenem't. M. F. Johnson. 22,800
*55th st, s s, 170.10 w 9th av, 20.10x100.5. Margaret Dooley. 7,000
West End (11th) av, e s, 75 n 64th st, 25.1x100, vacant. John E. Devine. 2,750

OTHER AUCTIONEERS.

*Park, 4th av, No. 1662, w s, 25.11 n 118th st, 25x90, four-story brick store and tenem't. Sydney A. Smith. (Amt due \$19,304) 19,000
Total \$399,550
Corresponding week 1889. \$783,260

BROOKLYN, N. Y.

TAYLOR & FOX.

*Norman av, No. 175 1/2, n s, 68 e Diamond st, 16x95, three-story frame (brick lined) dwell'g, 16x54. John English, Jr., et al... \$2,500
*Norman av, No. 177, adj, 16x95, three-story frame dwell'g, 16x54. Same. 3,000
*Norman av, No. 177 1/2, adj, 16x95, three-story frame dwell'g, 16x54. Wm. C. Selden. 2,900
*Norman av, No. 179, adj, 16x95, three-story frame dwell'g, 16x54. Same. 2,900

OTHER AUCTIONEERS.

*Decatur st, No. 62, s s, 600.1 e Tompkins av, 19.6x75x20x70.7, two-and-a-half-story and basement brick and stone dwell'g, 19x43. Wm. E. Bidwell. (Sub. to mort. \$6,014.19) 7,314
Jay st, s e cor High st, 27.4x75, three-and-a-half story frame (brick front) dwell'g and store, 27x40. Mary C. Luca. (Sub. to mort. \$6,000 and int.) 8,100
*Atlantic av, Nos. 1772-1774 1/2, s s, 298.8 w Utica av, runs south 100 x west 48.2 x northwest 4.8 x north 95.8 x east 50 to beginning, three two-story frame dwell'gs. Julius A. Seymour. (Sub. to mort. \$1,425) 2,575
Putnam av, n s, 146 w Sumner av, 17x100, three-story brick and stone dwell'g. John McNamara. 6,550
Snediker av, e s, 150 n Belmont av, 50x100, two-story frame dwell'g and vacant lot. Mary E. Cook. (Sub. to mort. \$2,173.50) 3,499
*Washington av, Nos. 289 and 291, e s, 153 n De Kalb av, 45x200 to Hall st, three-story brick and stone dwell'g. Germania Savings Bank. 26,500
Total \$65,838
Corresponding week 1889. \$22,905

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B. & S occur, preceded by the name of the grantee they mean as follows:

1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

JANUARY 10, 11, 13, 14, 15, 16.

Bleecker st, No. 126, s s, abt 25 w Wooster st,

25x100, six-story brick store. Manhattan Building and Investment Co. (Lim) to Samuel and Henry Corn. Mort. \$45,000. Jan. 10. \$75,000

Broadway } begins 7th av, s w cor 48th st, 100x 7th av } 69.4 to Broadway, x— to 48th st, x 99.9, five three-story brick stores and dwell'gs on av and two and three-story brick stores and dwell'gs on Broadway. Foreclos. Roger Foster to Benjamin C. Wetmore. Jan. 10. 190,500

Broome st, No. 109, s s, 50 e Willett st, 25x75, five-story brick store and tenem't. Isidor V. Wittenberg to Marks Chambers. B. & S. C. a. G. 1/2 part. Mort. \$16,000. Jan. 4. nom

Broome st, No. 247, s s, 50 w Ludlow st, 25x87.6, six-story brick store and tenem't. Barney Isaacs to Wolf Brand. Morts. \$34,000. Jan. 14. 42,000

Broome st, No. 153, s s, 68.9 e Attorney st, 18.9 x100x18.9x99.7, three-story brick store and dwell'g. Partition. Emanuel Blumenstiel to Abraham Joseph. Mort. \$6,500. Jan. 16. 11,000

Central Park West (8th av), n w cor 104th st, 100.11x100, vacant. Patrick H. McManus to August Kohn. Morts. \$45,000. Jan. 15. See 63d st. 55,000

Cherry st, No. 258, n s, 26.3 e Rutgers st, 52.6 x95.2x52.6x96.2, two-story brick stable and two-story frame stable on rear with lumber shed.

Cherry st, n s, 78.9 e Rutgers st, runs north 94.2 x east 26.3 x north 20.8 x east 26.1 x south 114.11 to Cherry st, x west 52.4, lumber yards with sheds. Joseph W. Duryee to Benedict A. Klein. Mort. \$20,000. Jan. 9. 45,000

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Morts. \$40,000. Jan. 15. 45,000

Chrystie st, No. 163, w s, 150 n Delancey st, 25 x146, three-story brick store and dwell'g and five-story brick factory in rear. C. Corinne Rice to Adam Munch. Q. C. Jan. 8. nom

Clinton st, No. 150, e s, 150 n Grand st, 25x100, five-story brick tenem't. Partition. Emanuel Blumenstiel to Annie Rosenthal. Morts. \$26,000. Jan. 16. 41,200

Same property. Annie Rosenthal to Herman Joseph. 1/2 part. Morts. \$26,000. Jan. 16. nom

Clinton st, No. 177, w s, 25.6x100, five-story brick store and tenem't. Elias Goodman to Louis Kram. Mort. \$21,000. Jan. 10. 32,500

Essex st, No. 9, w s, 220.6 s Hester st, 20x87, four-story brick store and tenem't and five-story brick tenem't on rear. Joseph L. Buttenwieser to Wolf Cohen. Morts. \$17,000. Jan. 15. 26,000

Front st } begins Front st, s s, 50 w of lot of South st } Thomas Leggett, runs 140 to South st, x west 69.10 x north 140 to Front st, x east 69.10, with all title in docks, water rights and land under water opposite the premises. Roland G., Jr., and A. M. Mitchell exrs. Roland G. Mitchell and Cornelia P. Mitchell widow to Roland G. Mitchell, Jr. Dec. 14. 77,000

Same property. Cornelia P., Henry P., Arthur M., Albert M. P. and Walter H. Mitchell and Sarah A. wife of Charles Higbee heirs Roland G. Mitchell to same. Jan. 14. 77,000

Gouverneur st, No. 60, e s, 25x79.9x25x79.6, four-story brick store and dwell'g and four-story brick tenem't on rear. Solomon S. Greenberg to Bernard Friedman, Huntington, L. I. Morts. \$15,500. Dec. 4. exch

Greenwich st, w s, bet Vesey and Fulton sts, runs northwest 70.4 x northeast 10.5 to land of grantee, x southeast 16.10 x northeast 10.1 x east on curve 4.6 x southeast 43.3 to Greenwich st, x south 25. North River Ins. Co. to Thomas R. McNell. Jan. 10. 25,000

Greenwich st, Nos. 809 and 811, n e cor Jane st, 50x96, two four-story brick tenem'ts. Elizabeth B. Green widow, Jersey City, N. J., to Homer M., Katrina, Helen and Jessie Green. Q. C. Jan. 16. nom

Greenwich st, Nos. 363-367. Franklin st, No. 181 1/2. Fannie S. Robinson heir William Kain to Agnes M. wife of Joseph L. Schmitt. All title. Jan. 4. nom

Henry st, No. 80, s s, 186.9 e Market st, 25x 100, five-story brick store and tenem't and four-story brick tenem't on rear. Madison st, No. 133, n s, 187 e Market st, 25x 100, four-story brick tenem't.

Matilda Lamb and Richard Dixon exrs. Thomas Lamb to Benedict A. Klein. Jan. 13. 48,000

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Morts. \$35,000. Jan. 13. 48,000

Houston st, No. 415, s s, 64.4 w Columbia st, runs 46 x west 6.6 x northwest 6.1 x southwest 24.2 x northwest 11.9 x northeast 76 to st, x east 21.5, three-story brick store and dwell'g. Aaron Gottlieb to Sarah wife of

Joseph Schneittacher. Morts. \$10,000. Jan. 15. 14,500

Houston st, No. 349, s s, 80 w Pitt st, 20x50, four-story brick store and dwell'g. Adolph Newman to Samuel Grossmann. Mort. \$10,000. Jan. 15. 15,750

Houston st, No. 49, s s, 63.11 e Mulberry st, 23.6x84.2x23.6x86.4, three-story brick store and dwell'g. Julius Metzler to Hartwig I. Phillips. Jan. 6. 21,000

Houston st, No. 49, s s, 63.11 e Mulberry st, 23.6 x84.2x23.6x86.4, three-story brick store and dwell'g. Hartwig I. Phillips to Adeline I. Phillips. Mort. \$15,000. Jan. 13. 21,000

Hester st, No. 52 } begins Hester st, s e cor Ludlow st, No. 30 } Ludlow st, 20.10x47.6, with all title to alley 2.6 wide in rear, three-story frame store and dwell'g on Hester st, and No. 30 Ludlow st, three-story brick store and dwell'g.

Hester st, No. 50, s s, 20.10x50, with all title to alley in rear, three-story frame store and dwell'g. Mort. \$18,000.

Clinton st, No. 146, e s, 75 s Broome st, 26.4x 100, two-story brick dwell'g and six-story brick tenem't on rear. Mort. \$8,600. Partition. Emanuel Blumenstiel to Annie Joseph. Jan. 16. 76,100

James st, No. 68, n e s, 51 n w Oak st, 23.1x 100.6x22.6x100.3, five-story brick store and tenem't and five-story brick tenem't on rear. Partition. John H. Rogan to Thersa M. McCoy, Agnes C. wife of Thomas Edwards and Catharine F. wife of John G. McCarthy. Mort. \$3,000. Jan. 14. 25,500

Lewis st, No. 10, e s, 125 n Grand st, 25x101, five-story brick store and tenem't. Abraham Schlesinger to Louis Gordon. Mort. \$22,000. Jan. 16. 32,000

Liberty st, No. 108, s s, 59.10 w Trinity pl, 23.8x53.1x24.6x52.10.

Cedar st, No. 111, n s, 18.7x60.7x17.10x60.7. Liberty st, s w cor New Church st, 5.10x52.10 x6.3x52.9.

Five-story brick (stone front) factory. Julius Schulz to John B. Smith. Dec. 31. See issue of Jan. 4. nom

Ludlow st, No. 168, e s, 51 n Stanton st, 24.10x 90, five-story brick store and tenem't. George B. Christman, John A. Frey and Michael C. Gross to Pincus Lowenfeld and Louis Lese. Jan. 13. 31,000

Madison st, No. 246, s s, 132.6 w Clinton st, 20x 90, two-story brick dwell'g. Leopold Ehrman to Israel Lebowitz and Carrie Esberg. Mort. \$7,000. Jan. 6. 12,250

Mercer st, Nos. 237 and 239. Release from payments under party wall agreement. Isabella C. May to Amos R. Eno. Jan. 10. val. consid

Monroe st, No. 128, s s, 121 e Rutgers st, 14.9x 100x14.10x100, five-story brick store and tenement. Louis Isaac to Samuel Levy and Harris Myer. Morts. \$12,000. Jan. 9. 14,800

Monroe st, s s, 51.4 e Pelham st, 17.11x93.7. Charles Sergansky to Selig Feldman. Mort. \$5,000. Jan. 2. 11,000

Montgomery st, No. 29, e s, 120.1 s Henry st, 19.11x75x20x75, three-story brick dwell'g. Patrick Oates to Simon Epstein. Jan. 2. 13,000

Mott st, No. 58, e s, 75 n Bayard st, 25x47, five-story brick store and tenem't. Jacob Cohen to Jonas Weil and Bernhard Mayer. Morts. \$12,000. Jan. 2. 16,000

Mott st, No. 272, e s, 190.8 s Houston st, runs east 89.4 x north 6.11 x west 1.3 x south 13.1 x west 88 to Mott st, x—, four-story frame (brick front) store and tenem't and five-story brick tenem't on rear. Patrick, John and Thomas Plunkett to Frank A. Ferris. Jan. 8. 15,500

Mulberry st, No. 238, e s, 183.6 s Prince st, 25x 100, five-story brick tenem't. Louis Kram to Elias Goodman. Mort. \$27,000. Jan. 10. 32,500

Murray st, No. 79, n s, 25x100, five-story brick store. Joseph Milbank exr. Jeremiah Milbank to Richard H. Bull. Jan. 13. 50,000

Same property. Elizabeth L. Milbank widow and Elizabeth M. Anderson daughter of Jeremiah Milbank to same. Q. C. Jan. 13. nom

Orchard st, No. 23, w s, 17.5x79, three-story frame shop and dwell'g. Ascher Weinstein to Samuel J. Silberman. 1/2 part. All liens. Jan. 10. nom

Pearl st } Nos. 55 and 57 Pearl st, No. 22 Stone Stone st } st and Nos. 93 and 95 Broad st, Broad st } begins Pearl st, n e cor Broad st, runs east 45.4 x north 112.4 to Stone st, x west 22.10 x south 13.7 x west 20.8 to Broad st, x south 102.10, Nos. 55 and 57, two three-story brick stores and dwell'gs; No. 22, four-story brick store and dwell'g; Nos. 93 and 95, two three-story brick stores and dwell'gs. John R. Robinson to The Metropolitan Telephone and Telegraph Co. Mort. \$50,000. Jan. 11. 105,000

Pitt st, No. 29, w s, 175 s Delancey st, 25x100,

five-story brick store and tenem't. Jonas Weil and Bernhard Mayer to William Friedman. Morts. \$19,500. Jan. 15. See Willett st. 28,500

Prospect pl., No. 57, e s, 83.9 s 43d st, 16.8x58, three-story stone front dwell'g. Herman Wronkow to Mary E. wife of Thomas H. Joyce. Mort. \$5,000. Jan. 13. consid. omitted

Rivington st, No. 191, s s, 25.7 w Ridge st, 25x72.1x25x72.8, five-story brick store and tenem't. Henry Stein and Max Hyman to Jacob and Mayer Bloch. Mort. \$18,000. Jan. 14. 26,750

Rivington st, No. 257, s s, 37.6 e Sheriff st, 18.9x60, two-story brick store and dwell'g. Benjamin Oestreicher to Harris Sheddinsky, Julius and Isidor Shweitzer. Mort. \$3,000. Jan. 10. 8,700

Spring st, No. 175, n s, 23.6 e Thompson st, 23.4x100x23.6x100, three-story brick store and dwell'g and one-story frame stable on rear. Partition. Elias W. Van Voorhis to William L. Crow exr., &c., Charles A. Crow. Mort. \$6,000. Jan. 14. 15,700

Same property. William L. Crow exr., &c., Charles A. Crow to Ida F. Crow. B. & S. and C. a. G. Mort. \$6,000. Jan. 15. 17,500

Same property. Ida F. Crow to John H. Lyon, Brooklyn. Mort. \$6,000. Jan. 15. 17,750

Stanton st, No. 326, n s, 32.2 e Goerck st, 27.5x70, five-story brick tenem't with stores. Philip Bodenstien to Henry Ecker. Morts. \$20,100. Dec. 14. 25,000

Varick st, No. 32, e s, 75 n Beach st, runs north 26.6 x east 175 to St. Johns alley, x south 21.6 x west 80 x south 5 x west 95, three-story brick dwelling and two-story brick shop on lane. Henry H. Tobey to Seth M. Milliken. Jan. 7. 25,000

Varick st, No. 100, e s, abt 63.10 n Watts st, 22x84, bounded on rear partly by 9-foot alley, with use of same, two-story frame (brick front) dwell'g. Mark and James Finley to Townsend Wandell. Mort. \$5,000. Jan. 11. nom

Same property. Townsend Wandell to Mark, James and Alice Finley, joint tenants. Mort. \$5,000. Jan. 13. nom

Wall st, Nos. 41 and 43, s s, 107.10 w William st, 30.6x124.11x40.1-116.9, five and six-story stone front office building. George Mosle, E. H. R. Lyman, Henry R. Kunhardt, Hugh Auchincloss, Lawrence Wells, Frank Phelps, Francis G. Brown, Alexander Hamilton, F. W. Simonds, Carl L. Recknagel, Carl Viotor and Arthur B. Graves et al., trustees of the Orient Mutual Ins. Co. to The United States Nat. Bank. Aug. 15. nom

Water st, No. 334, n s, 48.6 e Roosevelt st, 18.10x86.11x19x67.4, four-story brick tenem't. Foreclos. Clarence W. Francis to The New-York Life Ins. Co. Jan. 10. 8,600

Willett st, No. 49, w s, 44.8 n Delancey st, 25.1x88, four-story brick dwell'g and three-story brick dwell'g on rear. William Friedman to Jonas Weil and Bernhard Mayer. Mort. \$12,500. Jan. 16. See Pitt st. 18,000

Willett st, No. 34, e s, 193.9 n Broome st, 25x100, four-story brick store and tenem't and four-story brick tenem't on rear. Joseph L. Bittenwieser to Julius Goldklang. Mort. \$13,000. Jan. 10. 19,500

4th st, No. 257, e s, 95 n Charles st, 21.4x50, three-story brick dwell'g. Henry Maibrunn to Morris I. Maibrunn. Mort. \$5,000. Jan. 9. 11,000

8th st, No. 329, n s, 213.10 w Av C, 24.9x 1/2 block, x-x 1/2 block, five-story brick tenement. Samuel Weil to Benedict A. Klein. Jan. 8. 29,500

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$20,000. Jan. 10. 29,500

8th st, No. 329, n s, 213.10 w Av C, 24.9x abt 94, five-story brick flat. Jonas Weil and Bernhard Mayer to Joseph Hechinger and Bertha his wife. Morts. \$20,000. Jan. 15. 29,500

10th st, No. 379, n s, 233 w Av C, 25x94.9, four-story brick tenem't with stores. Kati Spitz to Bernhard Wertheim and Jeanette his wife. Mort. \$8,000. Jan. 15. 16,900

11th st, No. 63, n s, 248.9 w Broadway, 27x103.3, five-story brick flat. Ascher Weinstein to Abraham Stern. M. \$30,000. Jan. 3. 60,000

11th st, s s, 128 e 2d av, 60x94.10, vacant. Joshua T. Gibbs to Emilia wife of Henry Riffel. Mort. \$16,000. Jan. 7. 35,500

11th st, No. 23, n s, 250 w 5th av, 20x103.3, three-story brick dwell'g. Susan Black to Elizabeth M. Black. May 16, 1888. gift

11th st, No. 25, n s, 270 w 5th av, 20x103.3. Same to same. May 16, 1888. gift

11th st, No. 23, n s, 250 w 5th av, 20x103.3. }
11th st, No. 25, n s, 270 w 5th av, 20x103.3. }
Two three-story brick dwell'gs. }
Elizabeth M. Black to Susan Black. C. a. G. Jan. 16. nom

13th st, No. 210, s s, 462.6 w 2d av, 15.6x103.3, four-story stone front dwell'g. Maria de la Luz Farres de Mora widow, also known as Luz Farres de Mora, to Carolina Moray Farres. Mort. \$3,000. Jan. 14. gift

13th st, No. 219, n s, 394 w 2d av, 16.6x103.3, four-story stone front dwell'g. Matilde C. and Edward Manrara to Robert McCafferty. Jan. 15. See 72d st. 16,000

13th st, Nos. 113-121, n s, 325 w 3d av, 150x100. }
4th av or Bowery road, e s, being indef. }
small triangular gore, 13.8x8x11. }

14th st, No. 114, s s, abt 550 e 4th av, 25x106.6. }
Four and five-story brick buildings. }
Foreclos. John A. Deady referee to William Steinyaw. Oct. 30, 1889. 35,000

14th st, No. 328, s s, bet 8th and 9th avs. }
Broome st, No. 424, n s, bet Elm st and }
Crosby st. }
Broadway, s e cor 50th st, 50.3x54.8x50.3x }
57.1. }

Ten Eyck Powers to Sarah H. J. Powers. All title. C. a. G. Jan. 13. nom

15th st, No. 313, n s, 150 w 8th av, 25x103.3, three-story brick building. Hannah J. Williams widow to Hermann Mann. Jan. 10, 16,500

20th st, No. 29, n s, 520 w 5th av, 25x92, four-story stone front dwell'g. Preble Tucker to Seth S. Terry. C. a. G. 20-65th part. Dec. 31. 2,000

24th st, n s, 195.2 e 3d av, 68.4x98.8, Nos. 213 and 215, two two-story brick stables; No. 217, three-story brick dwell'g and two-story brick stable. Charles Hayman to Isidor Hirsch. All liens. Jan. 13. 1,000

24th st, No. 109, n s, 200 w 6th av, 25x115.2, three-story brick store and dwell'g and portion of two-story brick building on rear. Ellen wife of John O'Toole, New York, and Marcella V. wife of Michael J. Egan, North Platte, Neb., heirs of William Higgins to Henry Maillard. Mort. \$5,000. Jan. 27. 25,000

26th st, No. 251, n s, 125 e 8th av, 25x98.9, five-story stone front flat. Philip Fisher to Gustav Bercke, Winfield, L. I. Mort. \$20,000. Jan. 15. 34,750

26th st, No. 329, n s, 325 w 8th av, 25x98.9, four-story brick dwell'g and four-story brick dwell'g on rear. Robert Laughlin to James M. Hare. Mort. \$12,000. Jan. 10. 19,150

29th st, No. 420, s s, 300 w 9th av, 25x98.9, three-story brick dwell'g. Partition. Wilbur Larremore to Robert Auld. Jan. 14. 9,250

31st st, No. 319, n s, 220 w 8th av, 20x98.9, three-story brick dwell'g. Solomon Werner to Henry A. Dirkes. Mort. \$6,000. Jan. 14. 16,400

37th st, No. 236, s s, 406.3 w 7th av, 18.9x98.9, three-story brick dwell'g. Ellen wife of Jeremiah O'Donovan to Isaac Mannheimer. Mort. \$4,000. Jan. 10. 12,500

39th st, No. 523, s s, 325 w 10th av, 25x98.9, five-story brick tenem't. Ellen A. Brown widow and Marion E., Jennie M., Annie I. and Edith V. Brown heirs Spencer Hall Brown to Daniel H. Brannan. Mort. \$11,500. Jan. 9. nom

Same property. Daniel H. Brannan to Ellen A. Brown widow. Mort. \$11,500. Jan. 9. nom

39th st, Nos. 155 and 157, n s, 90 w 3d av, 46x98.2x46x91.8, two five-story stone front flats. Frank E. Smith to William J. Light. All liens. Jan. 15. nom

40th st, s s, 61.9 e 9th av, 38.3x49.5; No. 358, two-story brick store and dwell'g; No. 356, three-story frame store and dwell'g and three-story frame dwell'g on rear. Jon M. Gautier to Frederick E. Luthy. Dec. 27. nom

43d st, No. 11, n s, 133.8 w Madison av, 18x100.5, four-story stone front dwell'g. Minnie Norton to Mary L. wife of Henry Allen. Morts. \$21,000. Jan. 10. 41,000

43d st, No. 368, s s, 115 e 2d av, 17x100.5, three-story brick dwell'g. Nathan Kaplan to Henry Schmidt. Mort. \$5,500. Jan. 6. 7,300

47th st, No. 446, s s, 234.6 e 10th av, 25.6x100.5, five-story stone front tenem't. John E. Hasler to Leopold Polatschek and Eva Powell. Mort. \$16,000. Jan. 15. 28,000

47th st, n s, 200 w 10th av, 25x100.5. Party wall agreement. Robert Muh with Robert Muh and Peter Hinrichs. Jan. 8. nom

48th st, No. 123, n s, 268.9 w 6th av, runs north to centre block x west 30.6 x south 45.6 x southeast to point 53.5 north 48th st and 287.6 west of 6th av, x south 53.5 to 48th st x east 18.9, three-story stone front dwell'g. Phynetta A. Wilson to Robert D. Evans. Jan. 14. nom

Same property. Robert D. Evans to Henry Wilson. C. a. G. Jan. 14. nom

48th st, No. 144, s s, 318.9 e 7th av, 18.9x100.5, three-story stone front dwell'g. Le Roy F. Lewis to William H. Lawton. B. & S. and C. a. G. 1/2 part. Sub. to all liens. Jan. 13. nom

Same property. Henrietta P. Lawton to Le Roy F. Lewis. B. & S. and C. a. G. 1/2 part. Sub. to all liens. Jan. 13. nom

49th st, No. 338, s s, 200 w 1st av, 25x100.5, five-story brick (stone front) store and tenem't. Louis Jacobson to Henry Jacob. Mort. \$10,000. Jan. 15. 20,750

5th st, No. 234, s s, 208.4 w 2d av, 20.10x100.5, three-story brick dwell'g. Foreclos. John A. Deady to The Astoria Homestead Co. Oct. 30. 13,725

51st st, No. 216, s s, 183.4 e 3d av, 16.8x100.5, three-story brick (stone front) dwell'g. Charles Bernstein to German Kahn. Jan. 9. 10,250

52d st, n s, 300 e 11th av, 75x100.5, one-story frame building and vacant. Charles R. Henderson exr. John C. Henderson to Francis J. Schnugg. Dec. 31. 18,000

53d st, No. 107, n s, 175 w 6th av, 25x100.5, five-story brick flat. William Rankin to John Swift. Mort. \$20,000. Jan. 2. 33,000

55th st, No. 14, s s, 147.6 w Madison av, 22.6x100.5, four-story stone front dwell'g. Mary J. Maitland to Alexander Maitland. B. & S. Jan. 11. nom

55th st, Nos. 254 and 256 W. Release of easement. Oliver S. Schultz to Elizabeth A. Comstock. Jan. 10. nom

55th st, No. 534, s s, 300 e 11th av, 25x100.5, five-story brick tenem't. Henry B. Stein to

Charles F. Lewis. Mort. \$16,000. Dec. 31. 18,000

Same property. William O'Connell to Henry B. Stein. Q. C. Correction deed. Jan. 9. nom

56th st, No. 81, n s, 50.6 w 4th av, 15.6x67.1, four-story stone front dwell'g. David F. Harbaugh to Emma L. M. wife of David F. Harbaugh. Mort. \$15,500. Jan. 2. nom

57th st, No. 451, n s, 258.4 e 10th av, 16.8x100.5, four-story stone front dwell'g. John, Henry and Mary Woods to Emma C. Cruger. Mort. \$8,500. Jan. 15. 14,000

58th st, Nos. 315-319, n s, 220.6 w 8th av, 104.6x100.5, three five-story stone front flats. Malcolm Graham to Thomas J. Smith. C. a. G. Jan. 10. 170,000

58th st, No. 315, n s, 220.6 w 8th av, 34.10x100.5. Thomas J. Smith to Sarah E. Lowther. Mort. \$50,000. Jan. 15. 70,000

58th st, Nos. 317 and 319, n s, 255.4 w 8th av, 69.8x100.5. Thomas J. Smith to William R. Martin. Morts. \$105,000. Jan. 15. nom

61st st, Nos. 342 and 344, s s, 175 w 1st av, 40x100.5, two five-story brick stores and tenem'ts. Eliza wife of and Randolph Guggenheimer to Michael O'Brien. Q. C. Dec. 30. nom

Same property. Emma wife of and George Hutmman, formerly Dilger, and August G. Dilger to same. Q. C. Jan. 6. nom

Same property. Michael O'Brien to Jonas Weil and Bernhard Mayer. Mort. \$18,000. Jan. 2. See Av A. 39,000

61st st, No. 49, n s, 248 w 4th av, 19x100.5, four-story stone front dwell'g. Union Trust Co., committee of George W. Bull to Frank J. Dupignac. B. & S. Mort. \$10,000. January 10. 26,500

Same property. George W. Bull to same. Mort. \$10,000. Jan. 8. 26,500

63d st, No. 159, n s, 250 e 10th av, 20x100.5, five-story brick flat. August Kohn to Patrick H. McManus. Jan. 14. See Central Park West. 23,000

72d st, No. 76, s s, 65 e 9th av, 20x102.2, four-story stone front dwell'g. John T. Farley to John A. McCall. Mort. \$32,000. Jan. 16. nom

72d st, No. 44, s s, 47 w Park av, 25x79x16x7x4 x74, four-story stone front dwell'g. Richard W. Buckley to Mathilde C. Manrara. Morts. \$34,000. Jan. 15. See 13th st. nom

73d st, No. 22, s s, 193.9 e 4th av, 18.9x102.2, three-story stone front dwell'g. Contract. Silas Packard to Esther wife of Samuel J. Silberman. Nov. 6. 18,000

73d st, No. 165, n s, 616 w 9th av, 16x102.2, four-story stone front dwell'g. James W. Phyfe to Edith Bryce. Mort. \$17,000. Jan. 10. 27,000

75th st, No. 242, s s, 100 w 2d av, 25x102.2, four-story brick tenem't with stores. Samuel Kempner to Charles Meier. Jan. 15. 18,000

75th st, No. 242, s s, 100 w 2d av, 25x102.2, four-story brick tenem't with stores. Emily R. Sanford, New Milford, Conn., heir of Polly Bull to Annie W. Howe. Q. C. Dec. 28. nom

76th st, No. 46, s s, 193 e 9th av, 20x102.2, four-story stone front dwell'g. John C. Umberfield to Estelle F. Taylor. Mort. \$25,500. Jan. 13. nom

77th st, No. 322, s s, 225 e 2d av, 25x102.2, four-story brick tenem't. Isaac Leitchag to Morris Harris. 1/2 part. Sub. to 1/2 morts. \$11,000. Jan. 9. 7,250

77th st, No. 329, n s, 300 e 2d av, 16.8x102.2, four-story stone front tenem't. David, Morgan J., John P. and Morgan M. O'Brien and Margaret T. wife of John J. Walsh heirs Mary A. O'Brien to Ellen Kirby heir Mary A. O'Brien. B. & S. Jan. 13. gift

77th st, No. 346, s s, 150 w 1st av, 25x102.2. }
76th st, No. 401, n s, 70 e 1st av, 30x102.2. }
Two four-story brick tenem'ts. }
Morris Young to James Killeen. C. a. G. Mort. \$19,000. Jan. 15. See 79th st. exch

78th st, No. 262, s s, 88.7 w 2d av, 16.4x76.8. }
78th st, s s, 105 w 2d av, 0.1 1/2 x 51.6x0.1x51.6. }
Three-story stone front dwell'g. }
Foreclos. William Talcott to Rose Jenne- wein. Jan. 13. 8,500

79th st, No. 227, n s, 325 e 3d av, 25.6x102.2, four-story stone front flat. James Killeen to Morris Young. C. a. G. Morts. \$15,500. Jan. 16. See 77th st. exch

80th st, No. 337, n s, 125 w 1st av, 25x102.2, four-story stone front tenem't. Moses Cohen to John Schreiter. Mort. \$9,000. Jan. 10. 13,500

80th st, No. 339, n s, 100 w 1st av, 25x102.2, four-story stone front tenem't. Same to J. I. West. Morts. \$9,000. Jan. 10. 13,425

83d st, s s, 165 w 8th av, 90x102.2, excepting strip on east side of premises, bet 2 and 3 inches wide, x abt 25, vacant. Eleanor P. Gage to John Livingston. Morts. \$22,000. Jan. 14. 47,500

85th st, No. 62, s s, 150 w 4th av, runs west 50 x southeast — x north —, one-story frame building and vacant. Coventry H. Wardell assignee in bankruptcy of Ebenezer L. Williams to Bushnell Stevens. Jan., 1863. nom

Same property. Bushnell Stevens to Josiah Lockwood, Poughkeepsie. C. a. G. Aug. 8, 1874. 500

88th st, n s, 550 e 9th av, 75x100.8, vacant Edward P. Shields to Horace B. Russ. Q. C. Sub. to morts. Nov. 13. nom

89th st, s s, 300 w 1st av, 50x100.8, vacant, new tenem'ts projected. Mary C. King, North Hempstead, L. I., to Frederick W. Sauer. Jan. 8. 14,000

89th st, No. 118, s s, 278.8 e 4th av, 32.6x100.8, four-story brick flat. Julia S. Fries to Frank Kubischta. Mort. \$20,000. Jan. 15. 27,000

89th st, n s, 400 e 10th av, 100x100.8, vacant. Annie T. Carboy to Charles B. Curtis. Jan. 10. 25,000

91st st, No. 27, n w cor Madison av, 36.8x100.8, two two-story frame dwell'gs and stores. Luke A. Lockwood and ano. exrs. Gerardus A. C. Van Beuren to Mary Dugan. Dec. 9. 31,250

91st st, No. 148, s e cor Lexington av, 45x100.8, five-story brick flat. Jacob Ruppert to John Weber. Mort. \$5,000. Rerecorded. Oct. 18. nom

92d st, No. 150, s s, 321 w 3d av, 21x100.8, three-story brick dwell'g. Pauline S. Segree to George Abendschein. Jan. 15. 25,000

93d st, s s, 105 e Park av, 46.6x100.8, vacant. John T. Farish to Jacob Bookman. Jan. 15. 13,475

94th st, No. 120, s s, 227.4 w 9th av, 27.4x91.8 to Aphorps lane, x 27.4x91, five-story brick flat. John Ulber to Jane Phyfe, Demarest, N. J. All liens. Jan. 7. nom

94th st, s s, 125 e 9th av, 125x100.8. 94th st, n s, 100 e 9th av, 275x100.8. Agreement restricting building. David H. King, Jr., Mamaroneck, N. Y., to Edward Oppenheimer and Isaac Metzger. Dec. 20. nom

95th st, No. 139, on map No. 141, n s, 62.6 w Lexington av, 17x100.8, three-story brick dwell'g. Francis J. Schnugg to William Wilkening. Mort. \$10,000. Jan. 10. 20,000

95th st, No. 126, s s, 199 e 4th av, 18x100.8, three-story brick dwell'g. Clara wife of Herman Hirschberg to Sigmund Hirschberg. Mort. \$15,180. Jan. 13. 17,000

95th st, n s, 100 e 10th av, 50x100.8, vacant. 96th st, s s, 100 e 10th av, 50x100.8, vacant. Elizabeth W. Aldrich to Fred. W. Styles. B. & S. and C. a. G. Mort. \$30,000. Dec. 9. 40,000

98th st, s s, 475 w 8th av, 150x100.11, six five-story brick flats. John Carter to Thomas Webster. $\frac{1}{2}$ part. All liens. Nov. 29. nom

99th st, Nos. 68 and 70, s s, 100 e 9th av, 50x100.11, two five-story brick flats, unfinished. Marx and Moses Ottinger to Thomas P. Dunne. Jan. 13. val. consid. and 100

105th st, Nos. 243 and 245, n s, 94 w 2d av, runs north 24.5 x east 0.6 x north 76.6 x west 26.6 x south 100.11 to 105th st, x east 26, two three-story stone front dwell'gs. Frank L. Froment trustee James McKibben to Wylie H. Vilas. Dec. 26. 20,000

Same property. Wylie H. Vilas to Frank L. Froment trustee James McKibben. B. & S. Dec. 26. Mort. \$10,000. 20,000

106th st, n s, 200 e Madison av, 100x100.11, vacant. Jacob Bookman and Samuel M. and Bernard Cohen to George Matthias. Taxes 1889 and paving assessm't. Jan. 12. 34,500

107th st, Nos. 85 and 87, n w cor 4th av, 33x100.11, two three-story brick and stone dwell'gs. Cornelius J. Mulvihill to William J. Light and Thomas Louter, of Light & Louter. Mort. \$16,000. Jan. 2. 29,000

108th st, No. 206, s s, 115.3 e 3d av, 24.3x100.11, four-story brick store and tenem't. August Funk to Edward C. Prescott. Mort. \$7,000. Jan. 15. 14,000

109th st, No. 104, s s, 38 e 4th av, 19x74, four-story brick tenem't. Christina wife of John Olson to Mary E. Boyland. Mort. \$5,000. Jan. 10. 9,000

110th st, No. 228, s s, 310 e 3d av, 25x100.11, four-story brick tenem't. Caroline Kauer to Samuel Altheimer. Jan. 15. 12,350

115th st, n s, 325 w 7th av, runs west 75 x north 100.11 x east 25 x south 10.7 x northeast to centre block, x east 24 x south 100.11, vacant. Charles R. Shaw to Edwin F. Raynor. Mort. \$5,800. Jan. 6. 21,000

115th st, Nos. 66 and 68, s s, 180 w 4th av, 25x100.10, two three-story frame dwell'gs and one-story frame building on rear. Mamie A. Chaffee extr. Thomas Nichols to Robert Hughes. Dec. 30. 6,900

115th st, s s, 180 w 4th av, 25x100.10. Release dower. Inez F. C. Nichols widow to Robert Hughes. Jan. 8. nom

116th st, No. 64, s s, 190 e Madison av, 20x100.11, five-story brick flat. Contract. Mary L. Fettretch to Selig Manilla. Jan. 8. 34,000

118th st, No. 151, n s, 335 w 3d av, 21x100.10, two-story frame dwell'g. Marie widow, Herman A. and Olga Rosenberg and Martha wife of Adam Muller heirs F. W. Rosenberg to Johnson McVey. Mort. \$3,000. Jan. 2. 8,600

118th st, No. 123, n s, 220 e 4th av, 20x100.11, four-story stone front flat. John McQuirk to The Roman Catholic Church St. Paul. Mort. \$1,500. Jan. 13. nom

120th st, No. 207, n s, 100 e 3d av, 18.9x75.8, four-story brick store and tenem't. Hannah McGowan widow to John J. Carroll and Minnie W. Carson. Dec. 31. 20,000

Same property. Hannah McGowan and ano., exrs. John F. Wallace to same. Dec. 31. nom

120th st, n s, 180 e Lenox av, 20x100.11. Release mort. Milton R. Lanning, Frelinghuysen, N. J., to George M. Lanning, Afton, N. J. Jan. 13. nom

120th st, No. 15, n s, 180 e Lenox av, 20x100.11, three-story brick dwell'g. George M. Lanning, of Afton, N. J., to Frank Lugar. Mort. \$15,000. Jan. 13. 25,000

120th st, Nos. 239-249, n s, 375 w 7th av, 100x100.11, six three-story brick dwell'gs. James E. Dunn to Edwin B. Woods. Sub. to mort. Jan. 11. 80,000

120th st, No. 63, n s, 200 w 4th av, 16.8x100.11, four-story brick dwell'g. Michael Cain to

Margaret A. wife of George McGrath. Mort. \$10,500. Jan. 12. 16,500

120th st, No. 98, s s, 18 e 4th av, 18x72, four-story brick tenem't. Ida E. King widow to Dierck Schomacker. Mort. \$6,000. Dec. 27. 9,500

121st st, No. 149, n s, 276.8 w 3d av, 18.4x81, two-story frame dwell'g. John Keirns to Anney Keirns his wife. Jan. 14. nom

121st st, No. 26, s s, 80 e 6th av, 20x100.11, four-story brick dwell'g. William H. Nafis, Brooklyn, to Lavinia D. Cornish. C. a. G. All liens. Dec. 28. exch

122d st, n s, 145 e Manhattan av, 50x100.11, vacant. Adele Hutton widow to Abraham Schneider. B. & S. Jan. 13. nom

Same property. William R. Hutton extr. Annie M. Hutton to same. Jan. 13. 14,000

122d st, No. 52, s s, 284 w 4th av, 21x100.11, five-story stone front flat. William Lyman to Denis Cunehan. Mort. \$15,000. Jan. 13. 30,000

122d st, Nos. 231 and 233, n s, 242.6 w 2d av, 37.6x100.11, two four-story stone front flats. Kate A. Cumiskey wife of Owen to Ferdinand Ehrlich. Mort. \$21,000. Jan. 14. 29,250

122d st, No. 223, n s, 280 e 3d av, 25x100.11, four-story brick flat. Nelson M. Whipple to Jane Kirk. Mort. \$12,500. Jan. 3. nom

122d st, No. 347, n s, 208 e 9th av, 16x100.11, three-story stone front dwell'g. A. Alonzo Teets to Bridget Hare. Mort. \$9,000. Jan. 16. 16,000

123d st, No. 230, s s, 205 w 2d av, 25x166.5 to Old Church lane, x32x146.4, three-story brick dwell'g. August, Stephanie, Eugen, Louise, Carl, Heinrich, Emma, Wilhelm, Bernhardine, Heinrich, Marie, Adelheid and Margarethe Hortman, Maria Uhlenbrock, Augusta wife of Wilhelm Thussing, Josephine Haas, Amalia wife of Philipp Grimberg, Alvin wife of Wilhelm Westhoff and Bertha wife of Carl Forberg, Johanna wife of Carl de Waal to Eugen Hortman and Wilhelm Westhoff, joint tenants. Sept. 9, 1886. nom

Same property. Eugen Hortman and William Westhoff individ. and exrs. John W. Hortman to Albert Hahn, Brooklyn. May 6, 1887. 11,050

Same property. Albert Hahn, Brooklyn, to Edmund C. Brown, Brooklyn. October 30, 1888. nom

126th st, Nos. 223 and 225, n s, 255 w 2d av, 50x99.11, one and two-story frame buildings. Enoch C. Bell to Bridget wife of Patrick Hogan. Mort. \$12,000. Dec. 30. 20,000

126th st, No. 110, s s, 190 e 4th av, 16.8x99.11, three-story brick dwell'g. Ann Hopner to Andrews Soher. Mort. \$4,000. Jan. 10. 8,500

133d st, s s, 275 w 10th av, 175x99.11. Release mort. Mutual Life Ins. Co., New York, to Edward C. Donnelly. Jan. 10. 12,154

133d st, s s, 275 w 10th av, 175x99.11, vacant. Edward C. Donnelly individ. and extr. Terence Donnelly to Michael H. Cashman. Jan. 11. 21,000

135d st, n s, 350 w 10th av, 50x99.11, vacant. Same to Ronald K. Brown. Jan. 11. 6,200

134th st, n s, 120 e Lenox av, 17.6x99.11. Release judgment. William H. Simonson to James B. Morrow. Jan. 9. nom

Same property. Release mort. William H. Simonson to same. Jan. 9. nom

Same property. Release mort. John J. Hughes to same. Jan. 9. nom

Same property. Release mort. Edwin A. Bradley and George C. Currier to same. 4 releases. Jan. 9. nom

135th st, n s, 150 e 7th av, 50x99.11, vacant, new dwell'gs projected. Isaac Bernheimer and Simon Bernheimer to Charles H. Southard. Jan. 11. 19,000

137th st, n s, 100 w 6th av as wid med, 150x99.11, vacant. Foreclos. Charles A. Jackson to James Devlin. Jan. 9. 35,400

146th st, n s, 425 e 10th av, 50x99.11, vacant. Thomas Jennett to William Thompson. Mort. \$5,000. Jan. 6. 12,000

147th st, s s, 225 w St. Nicholas av, 150x99.11, one-story brick club house. Aaron P. Whitehead, Newark, N. J., to John J. McEvoy. Jan. 10. nom

147th st, s s, 175 w St. Nicholas av, 50x99.11, vacant. Same to same. Jan. 10. nom

147th st, s s, 175 w St. Nicholas av, 200x99.11. John J. McEvoy to Denis J. Dwyer. Mort. \$36,000. Jan. 10. nom

147th st, s s, 125 w St. Nicholas av, 50x99.11, vacant. Aaron P. Whitehead, Newark, N. J., to William Thompson. Jan. 10. nom

147th st, s s, 100 w St. Nicholas av, 25x99.11, vacant. Same to same. Jan. 10. nom

184th st, s s, 320 w 10th av, 50x79.4x50x80.10. Mary L. Snowden, Stratford, Conn., Susan A. Von Tagen, formerly Snowden, Stratford, Conn., Robert B. Snowden, Brooklyn, and Cora A. Snowden, Greensborough, Md., to Henry W. Droge. Jan. 16. 5,150

184th st, s s, 200 e 11th av, 75x74x75.1x71.5. Same to Mary A. McNally. Jan. 16. See 184th st. 6,600

Av A, No. 1446, e s, 26.6 s 77th st, 25.6x98. Av A, No. 1444, e s, 52 s 77th st, 25.1x98. Av A, No. 1441, w s, 95.6 n 76th st, 26x100. Three five-story brick and stone tenem'ts with stores. Jonas Weil and Bernhard Mayer to Michael O'Brien. Mort. \$45,500. Jan. 2. See 61st st. 78,000

Av B, n w cor 82d st, 102x98, vacant. William A. Smith extr. George Jones to Louis and John Brandt. Jan. 15. 29,000

Av B, w s, 51.2 s 83d st, 51.2x98, vacant. William A. Smith extr. George Jones to Louis Lochmann. Jan. 13. 14,500

Av C, No. 22, e s, 80 n 2d st, 20x80, three-story frame (brick front) store and tenem't. Henry Ecker to Philip Bodenstein. Mort. \$9,000. Jan. 14. 15,000

Same property. Philip Bodenstein to Ike Bodenstein. Mort. \$10,000. Jan. 15. nom

Convent av, No. 61, e s, 599.6 n 141st st, 20x100, three-story brick dwell'g. Convent av, No. 59, e s, 579.6 n 141st st, 20x100, three-story brick dwell'g. Paul Raoul de F. de Humy to The Atlantic Trust Co. Mort. \$35,000. Jan. 11. nom

Convent av, No. 61, e s, 599.6 n 141st st, 20x100, three-story brick, mansard roof, dwell'g. Convent av, No. 59, e s, 579.6 n 141st st, 20x100, three-story brick, mansard roof, dwell'g. Marianne A. wife of Paul R. de F. de Humy to The Atlantic Trust Co. Q. C. Jan. 11. nom

Lexington av, No. 1836, w s, 40.11 s 114th st, 20x73.10, four-story brick flat. William Dowling to Henry Jagels. Mort. \$8,000. Jan. 13. 13,750

Lexington av, No. 90, w s, 79 s 27th st, 19.9x78, three-story brick dwell'g. Mary C. Platt widow and devisee John H. Platt to John C. Platt. Mort. \$16,000. June 6. nom

Lexington av, e s, extends from 100th to 101st st, 201.10x95. 100th st, n s, 95 e Lexington av, 200x100.11. 101st st, s s, 95 e Lexington av, 200x100.11. All vacant. Eugene T. Lynch, Flushing, L. I., to George W. Lockhart, Brooklyn. C. a. G. Nov. 28, 1889. nom

Same property. George W. Lockhart, Brooklyn, to Herman Wronkow. Mort. \$80,500. Jan. 13. nom

Madison av, n w cor 105th st, 100.11x70. Release mort. Mutual Life Ins. Co., New York, to Valentine Lorz and Anna Hix. Jan. 10. 15,000

Madison av, n e cor 116th st, 100x110, vacant. Henry Lipman to Michael P. McDonough and Daniel O'Sullivan. Mort. \$46,000. Dec. 30. 67,250

Nagle av, centre line, n s, 755 e Ellwood st, 174.10x311.7x50x49x61.3x183.2x200 x east 25x200. William Hoyt, treasurer of and Wesleyan University to Edward C. Hoyt. B. & S. Jan. 11. 4,523

New av, s e cor 139th st, 25x100. Boulevard, s w cor 131st st, 24.11x100. Boulevard, w s, 99.11 s 131st st, 75x75. 10th av, e s, extends from 121st st to 122d st, 201.10x100. 121st st, n s, 100 e 10th av, 100x100.11. 122d st, s s, 100 e 10th av, 100x100.11. New av, e s, 25 s 139th st, 75x100. 10th av, s e cor 140th st, 99.11x100. 10th av, n e cor 139th st, 49.11x100. Benjamin W. McCready to Nathaniel L. McCready. All title. June 24, 1879. 30,474

Park av, w s, extends from 50th to 51st st, 200.10x79, vacant. Adolph Keppich to Hobart Oakley. B. & S. C. a. G. Jan. 7. nom

Same property. Release mort. Antonie Silverstone to same. Jan. 7. nom

Park (4th) av, No. 1636, s w cor 116th st, runs west 89.8 x south 67 x west 0.4 x south 58 x east 10 x north 100 x east 80 to 4th av, x north 25, five-story brick flat with store. Thomas P. Dunns to Cornelius Daly. Jan. 13. 72,000

Park (4th) av, w s, 25 s 120th st, 0.2x30. William Fernschild to Levi P. Morton. Q. C. Jan. 13. nom

Park av, s e cor 93d st, 50.4x80, vacant. 93d st, s s, 80 e Park av, 25x100.8, vacant. John F. Farish to William G. Alger. Jan. 15. 31,000

Park av, e s, 50.4 s 93d st, 50.4x80, vacant. Same to Salomon Marx. Jan. 15. 16,000

Park (4th) av, n e cor 75th st, 127.2x100, one-story frame building and vacant. Release mort. William A. De Witt, Buffalo, N. Y., to Edward Hirsh. Dec. 16. nom

Same property. Release mort. George G. De Witt, Jr., to same. Dec. 16. nom

Same property. Release mort. Alfred De Witt, Hyde Park, N. Y., to same. Dec. 16. nom

Same property. Release mort. George G. Kipp, Morristown, N. J., to same. Dec. 16. nom

Same property. Edward De Witt Mason, trustee Theodore W. Mason to Edward Hirsh. 6-175 part. Dec. 16. 2,143

Same property. Lewis D. and E. De W. Mason exrs., &c., Theodore L. Mason to same. 6-175 part. Dec. 16. 2,143

Same property. Lewis D., Edward De W. and Alfred De W. Mason to same. 18-175 part. Dec. 16. 6,428

Same property. George G. De Witt, Jr., extr., &c., Theodore De Witt to same. 5-35 part. Dec. 16. 8,928

Same property. Thomas D. De Witt to same. 6-140 part. Dec. 16. 2,678

Same property. William A. De Witt to same. 12-140 part. Dec. 16. 5,357

Same property. Thomas D. De Witt trustee for Cornelius J. De Witt to same. 6-140 part. Dec. 16. 2,678

Same property. George G. and Alfred De Witt and Helena De W. Chambers widow to same. 18-35 part. Dec. 16. 32,14

Proposed av, centre line, 89 n lands of S. Knapp, runs north 125 x east 101.3 x 130.10 x 140, Lot 20 east part of property of Institution for the Deaf and Dumb.

Kingsbridge road as proposed, w s, 305.4 s said proposed av, runs east 40.7 to Kingsbridge road present line, x south 119.8 x west 27.3 to w s Kingsbridge road as shown on map, x again west 106 x north 3 x again north 131 x east 57.7.

Release mort. George S. Coe and Edmund Willson trustee to Ferdinand Forsch. November 15. nom

St. Nicholas av, e s, 105.7(?) s 113th st, runs east 40.2 to point 200 w Lenox av, x south 10.11 to centre block bet 112th and 113th st, x east 25 x south 25.2 to St. Nicholas av, x north 125.5, two-story frame dwell'g and vacant. Sarah M. and Sylvester Knight exrs. Emanuel Knight to Patrick G. Duffy. Dec. 16. 13,000

Same property. Release dower. Sarah M. Knight widow to Patrick G. Duffy. December 16. nom

St. Nicholas av, e s, 103.6 s 147th st (closed), runs east 65.6 to centre old Kingsbridge road at this point called Breakneck Hill road (now closed), x southeast to point 154.11 n 146th st, x west 65.6 to av, x north 1.5. Release mort. The General Society of Mechanics & Tradesmen, New York, to George Daiker. November 5. nom

St. Nicholas av, s w cor 147th st, 24.11x100, vacant. Aaron P. Whitehead, Newark, N. J., to William Thompson. Jan. 10. nom

West End (11th) av, e s, 100.5 n 67th st, 75x100.

67th st, n s, 100 e 11th av, 25x100.5.

68th st, s s, 100 e 11th av, 25x100.5.

One-story frame buildings and vacant. Lewis S. Levy to Charles Horn. Sub. to assessm'ts. Jan. 8. 27,500

West End (11th) av, No. 938, e s, at centre line bet 64th and 65th sts, runs south 25.1x100, five-story stone front tenem't with stores. William H. Stoddard, of Sioux Falls, South Dakota, to Susan A. Baldwin. Mort. \$1,000 and taxes, &c., 1889. Jan. 6. 2,300

1st av, No. 1491, w s, 25 s 78th st, 25x100, two-story frame building with stores. Cunigunde Becker otherwise Backer widow to Elias Jacobs. Mort. \$10,000. Jan. 9. 11,900

1st av, No. 980, e s, 25.5 s 54th st, 25x94, five-story brick store and tenem't. Louis and Rebecca Seigel to Samuel Grodinsky and Golde Lubelsky. Mort. \$18,875. January 8. 23,000

1st av, No. 1445, n w cor 75th st, 25x73, four-story brick (stone front) tenem't with stores. Max Danziger to Bertha Lewy. Jan. 15. 9,000

2d av, No. 1502, e s, 51.2 s 78th st, 25.6x80, four-story stone front tenem't with stores. John Peters to Henry Sierichs. Jan. 15. 24,000

2d av, Nos. 1515-1519, s w cor 79th st, 51.1x105, two-story brick stores and tenem'ts on av, and No. 246 79th st, one-story brick building. John Miller to John Bauer. Mort. \$38,000. Jan. 15. 60,000

2d av, No. 2011, w s, 75.11 s 104th st, 25x103, two-story frame store and dwell'g. Dorothea M. and Henry F. Sturcke exrs. Helena C. Widden to Claus H. Sturcke. Mort. \$2,000. Dec. 31. 10,500

2d av, No. 105, w s, 25 n 6th st, 24x100, three-story brick building. Rudolph Bohm to Justus Von Lengerke and Ernst Detmold. Mort. \$13,000. Jan. 10. 21,000

2d av, No. 1895, s w cor 98th st, 26.2x82, five-story brick store and tenem't. Foreclos. George P. Smith to Francis M. O'Hara. Jan. 13. 21,000

Same property. Francis M. O'Hara to John Kennedy. Mort. \$15,000. Jan. 13. 25,000

2d av, No. 1893, w s, 26.2 s 98th st, 24.9x98.9, five-story brick tenem't and store. Foreclos. George P. Smith to Lamuel Davis. January 14. 16,600

2d av, No. 1891, w s, 50.11 s 98th st, 25x96.8, five-story brick tenem't and store. Foreclos. Same to same. Jan. 14. 16,000

2d av, No. 1889, w s, 75.11 s 98th st, 25x96.8, five-story brick tenem't and store. Foreclos. Same to same. Jan. 14. 16,250

5th av, Nos. 228 and 230, w s, 49.11 s 136th st, 49.6x85, two five-story brick stores and tenements. Daniel Chisholm to John A. Rochford. All liens. Jan. 13. nom

5th av, No. 811, e s, 25.5 n 62d st, 25x108, four-story stone front dwell'g. Adolph Keppich to Eckstein Norton, New Brighton, S. I. Mort. \$60,000. Jan. 15. 78,000

5th av, n w cor 34th st, 111.9x150.

34th st, No. 1, n s, 150 w 5th av, 25x98.9.

35th st, s s, 150 w 5th av, 25x98.9.

34th st, s s, 157.6 w Madison av, 37.6x98.9.

Broadway } begins Broadway, n e cor Prince Crosby st } st, runs north 277 x east 200 to Prince st } Crosby st, x — to Prince st, x west 200.

9th st, No. 222, s s, 287 w 2d av, 21x75.

Bleecker st, Nos. 153-168 } begins s Varick pl, No. 13 } Bleeck-Thompson st, Nos. 183½ and 185 } er st, s Sullivan st } w cor Thompson st, runs south 135 x west 100 x south 13 x west 100 to Sullivan st, x north 148 to Bleecker st, x east 200.

Bleecker st, No. 136, s s, 25 e South 5th av, 25x100.

Bleecker st, s w cor Sullivan st, 25x98.

Bleecker st, s w cor Mercer st, 72x129. Sub. to contract of sale.

Bleecker st, Nos. 110-116 } begins Bleecker st, Greene st, No. 179 } s s, 75 e Wooster st, runs south 100 x east 125 to Greene st, x

north 25 x west 25 x north 75 to Bleecker st, x west 100.

Bleecker st, Nos. 115 and 117, n s, 50 e Wooster st, 50x100.

Bleecker st, No. 132, s s, 75 e South 5th av, 25x100.

South 5th av, No. 39, e s, 2x100.

South Washington sq, No. 45, s s, 125 e Macdougall st, 25x112.

4th st, No. 50, s s, 20 e Wooster st, 20x56.

3d st, Nos. 35-41 } begins 3d st, n e cor Wooster Wooster st } ter st, runs north 152.8 x east 112.9 x south 50 x east 37.3 x south 102.8 to 3d st, x west 150.

22d st, No. 483, n s, 78.8 e 10th av, 15.9x98.9.

33d st, No. 247, n s, 118.4 w 2d av, 18.4x98.9.

39th st, No. 30, s s, 189 e Madison av, 20x98.9.

30th st, No. 319, n s, 216.8 e 2d av, 19.5x98.9.

Morton st, Nos. 53-57 } begins Morton Commerce st, Nos. 46 and 48 } st, n s, 175 e Barrow st, No. 77 } Hudson st, runs east 75 x north 100 x east 22.6 x north 33.6 to Commerce st, x west 6.7 to angle, x north 20 x west 55.8 x north 80 to Barrow st, x west 25 x south 200 to beginning.

Lafayette pl, No. 7, n w s, 27.4x98.

Reade st, Nos. 96-102, n s, 150 w Church st, runs north 61 x west 98.4 x south 61 to st, x east 100. Sub. to contract of sale.

Reade st, No. 11, s s, 25x75.

Elm st, Nos. 11, 13 and 15, s e cor Duane st, 61.1x54.2x48x56.

Duane st, Nos. 48 and 50, s w s, 102 s e Elm st, runs southwest 61.7 x east 24 x northwest 55 to Duane st, x northwest 35.

Reade st, Nos. 6-12 } begins Reade st, n e cor Elm st, Nos. 1-9 } Elm st, runs east 130 x north 76.1 x west 29.8 x north 25.6 x west 100.4 to Elm st, x south 102.6.

Centre st, Nos. 33-41 } begins Duane st, Duane st, Nos. 41-59 } n e cor Elm st, Elm st, Nos. 23-31 } runs southeast Pearl st, Nos. 529 and 531 } 246.8 to Centre st, x north 97.1 x northwest 65.8 x south 24.2 x west 77.11 x north 130.4 to s s Pearl st, x west 101.8 to Elm st, x south 185.9.

Crosby st, No. 119 } begins Crosby st, e s, 188.2 Marion st, No. 86 } n Prince st, runs north 21.11 x east 84 to Marion st, x south 19 x west 84.

Pearl st, No. 549, s w s, 25x100.

8th st, n s, 72.3 w 4th av, runs west 77.6 x north 65.3 x east 74.10 x southeast 26.3 x south 60.

4th av, Nos. 80 and 82, w s, 50.1 n 10th st, runs west 92 x north 50 x east 92 to 4th av, x south 50; also out of town property. Henry Hilton, trustee, Cornelia M. Stewart, dec'd, to Sarah N. Smith, widow of Charles J., Anna C. and Emma A. Clinch, Rosaie, Helen C., Virginia, Prescott H. and Maxwell E. Butler and Lillian L. wife of John Swann, legatees of Cornelia M. Stewart, ½ part. By authority vested under will. Dec. 11.

Same property. Cathedral of the Incarnation of Long Island to same, ½ part. Jan. 15. nom

Same property. Covenant by Henry Hilton as trustee that Cornelia M. Stewart had not conveyed or encumbered the above premises in her lifetime. Jan. 15.

Same property; also, 4th av } begins 4th av, e s, extends from 32d st 32d st } to 33d st, 197.6x205—the Park Av 33d st } Hotel. Mutual agreement as to partition. Sarah N. Smith et al. (see grantees above) with each other. Jan. 15. nom

4th av, e s, extends from 32d to 33d st, 197.6x205, the Park Avenue Hotel; also, Saratoga property, including Grand Union Hotel.

The Cathedral of the Incarnation, Long Island, to Sarah N. Smith et al. ½ part. Jan. 15. See 34th st and 5th av, &c. nom

Same property. Henry Hilton trustee to same. ½ part. Jan. 15. nom

Broadway } begins Broadway, e s, from Chambers st } Chambers st to Reade st, the Reade st } Stewart building.

Broadway, e s } being part of which is Lafayette pl, w s } known as Colonnade Hotel and as old Globe Theatre property, being Nos. 726-730 Broadway and 31-39 Lafayette pl.

34th st, s s, 120 w Madison av, lot with stable. Crosby st, No. 131 } also property at Jersey st, No. 5 } Rye, N. Y., Prince st, Nos. 137 and 139 } Saratoga Springs and 11 mills in various parts of the State.

Sarah N. Smith et al., see grantees 34th st, 5th av, &c., to Henry Hilton. Dec. 12. nom

5th av, &c. Agreement that a certain contract to sell shall not be deemed a breach of covenant and that its terms shall be complied with. Henry Hilton and ano. exrs. Cornelia M. Stewart with Sarah N. Smith et al. Jan. 15, 1890.

6th av, No. 596, n e cor 35th st, 24.8x100, three-story frame store and dwell'g and two-story store and dwell'g on st. Franklin M. Ring committee of Henry Ring to Henry McAleenan. ½ part. Correction deed. April 23. 10,800

7th av, cor West 23d st.

7th av, e s, at and near cor of 23d st.

13th st, No. 24 E. } All title of party of first part in estate of George Widmayer, being 1-5 part. Henry Widmayer to Adeline Widmayer. Jan. 15. 38,000

9th av, w s, 25.8 n 75th st, 25.6x100, vacant. Alexander McSorley to James W. Taylor. Mort. \$11,000. Jan. 9. 17,500

9th av, s e cor 94th st, 100.8x100, vacant. } 94th st, s s, 100 e 9th av, 150x100.8, vacant. } David H. King, Jr., Mamaroneck, N. Y., to Edward Oppenheimer and Isaac Metzger. Dec. 20. 136,000

9th av, No. 1802, s e cor 103d st, 25.11x80, five-story brick (stone front) tenem't with store. Contract. Frank E. Smith to Thomas Jennett. Jan. 7. 40,000

9th av, No. 1748, e s, 75.8 n 100th st, runs east 100 x north 25.3 x west 26 x north 0.6 x west 74 to 9th av, x south 25.9, five-story stone front flat with stores. Jacob M. Newman to Emilie Celler. Mort. \$20,000. Jan. 15. 71,250

10th av, n w cor 88th st, 100.8x100, one and two-story frame buildings and vacant. Julius Lipman and Moses Kind to William R. Bell. Mort. \$45,000. Aug. 16. 60,250

10th av, s e cor 94th st, 69.4x100x73.5x100, with all title to Aphorps lane, vacant. Alexander W. Fraser to George W. Eggers. Mort. \$25,000. Jan. 14. 47,000

10th av, No. 1686, e s, 25.11 n 97th st, 25x74, five-story brick tenem't with stores. Lorenz Weiber to Adam Ritter. Mort. \$12,000. Jan. 15. 22,000

10th av, No. 1696, e s, 25.11 s 98th st, 25x74, five-story brick tenem't with stores. Lorenz Weiber to Adam Ritter. Mort. \$12,000. Jan. 15. 22,000

10th av, w s, 25 n 166th st, 25x100, vacant. James A. Hayden to John Hayes. Mort. \$2,600. Jan. 15. 4,675

10th av, e s, 50 n 166th st, 25x100. David Stewart to George Chivvis. Jan. 15. 4,525

10th av, No. 735, s w cor 50th st, 25.5x75, four-story brick (stone front) store and tenem't. Hugo S. Mack to Meyer Auerbach. B. & S. C. a. G. Mort. \$18,000. Jan. 2. nom

Same property. Emanuel Salomon and Henry Adler, of M. & E. Salomon to Hugo S. Mack. ½ part. B. & S. and C. a. G. Dec. 30. 18,250

Same property. Emanuel Salomon exr. Moritz Salomon to same. ½ part. Mort. \$18,000. Dec. 30. 18,250

Same property. Gustav Salomon assignee of Emanuel Salomon and Henry Adler, of M. & E. Salomon to same. All title. Dec. 31. 18,250

10th av, No. 1484, s e cor 88th st, 25.8x100, five-story brick store and flat. Henry Meinken to August Brakmann. Mort. \$27,500. Jan. 9. 55,000

10 lots in range No. 9 Washington Cemetery, Kings County, 40x100. Isaac Marx to Chevra Poel Tedek Amshis Ille. B. & S. Dec. 28. 600

MISCELLANEOUS.

Appointment of trustee under will of Felix Stoiber dec'd. Edward G. Stoiber to Louis Stoiber. Jan. 6. nom

All real estate in cities of New York and Brooklyn of which James McMullen died seized. William R. McMullen to Edward G. McMullen, Q. C. Rerecorded. Oct. 28. 400

Release of right of way. John Clafin to Isabel W. and William W. Niles. Q. C. Dec. 5. nom

23d and 24th WARDS.

Arthur st, w s, lots A X and A Y, map 70 } lots Cedar Hill plot, Powell farm, Fordham, 50x121x50x121.5. } Hoffman st, e s, lots L and M, same map, 50x121.1x50x121.5, 24th Ward. } Theresa Goodman, Rochester, to Herman C. Cohn. Jan. 6. nom

Berry st, n s, 200 w Anthony av, 25x90. Mary A. Manchester widow to Frederick Emanuel. Jan. 2. 1,200

Bristow st, e s, 225 n Jennings st, 50x100. Henry D. Tiffany to Eliza N. Gray. Dec. 20. nom

Fox st, w s, 111 n 165th st, 50x100. Eliza N. Gray widow to Dora Kracka. Jan. 2. nom

Grenada pl, s s, 169.2 w Ernescliff pl, 50x125. Release mort. Charles H. Randell exr. Betsey A. Randell to Maria G. Del Gaizo. Jan. 14. nom

Same property. Release mort. Henry Gottgetreu to same. Jan. 15. nom

Same property. Maria G. Del Gaizo to Charles H. Grebenstein. Jan. 14. 1,750

Proposed st, w s, which proposed st connects by right of way with Macombs Dam road, adj Cath. E. Schwab, runs northeast 130.11 x west 156.8 x northeast 24.8 x northeast 26 x northeast 96.4 x east 42.3 x east 225.3 to proposed st, x south 123.3. James N. Chrystie, Havre, France, Mary N., Lucie and Albert N. Chrystie to Edward T. Wood. Mort. \$360. Dec. 30. nom

Rockfield st, n s, 125 w Williamsbridge road, 50x127. Contract. Anthony Whyte to Emily Burnham. Dec. 5. 1,775

Southern Boulevard, late 133d st, s s, 250 e Willis av, 150x100 } 132d st, n s, 250 e Willis av, 150x100. } Gustav G. Knatz to John Eichler. Mort. \$3,000. Jan. 15. 42,000

132d st, n s, 475 e Willis av, 125x100. John E. Johnson, Sing Sing, N. Y., to John Eichler. Jan. 8. 20,000

136th st, s s, 166.6 w Willis av, 20x100. Sarah E. wife of and George A. J. Norman to Joseph Howes. Jan. 10. 9,000

144th st, n s, 115.8 w Morris av, 25x100. Daniel Doran to Ellen wife of John Harnett. Mort. \$2,500. Jan. 10. 3,750

149th st, n e cor Walton av, 43x86.10x54.10x80. William Ormiston to Kathrine Van Cleve. B. & S. Oct. 18. 6,000

152d st, n s, 200 e Courtlandt av, 50x100. Frederick Hautau to Friedrich Riehl. Jan. 6. 7,800

152d st, s s, 525 w Courtlandt av, 25x116.10x25x

116.9. John C. Davis to Michael Newman, Brooklyn. Jan. 14. 3,000
 165th st, s s, 58.2 w Forest av, 19.3x100. Release mort. Isabella McCormack to John W. Decker. Jan. 16. 515
 Same property. John W. Decker to Margaret A. Mealy. C. a. G. Mort. \$2,800. Jan. 16. 5,800
 Alexander av, w s, 68.9 s 137th st, 16.7x75. Hugh Cummings to William Burke. Dec. 28. 8,750
 Andrews av, n e cor 184th st formerly 206th st, 150.10x100. Fernando Wood to Alfred J. Taylor, $\frac{1}{2}$ part, and William D. Peck, $\frac{1}{2}$ part. Mort. \$4,500. Dec. 12. 8,000
 Av C, n w s, lot 184 map Prospect Hill estate, Fordham, 50x122. James Oglesby to William Kennedy. Aug. 15, 1864. nom
 Same property. William Kennedy to Wanhope Lynn. B. & S. Dec. 14. 50
 Boston av, n e cor Teasdale pl, 107.5x65.6x100 x104.9. John Mallon to John H. Tolles. Jan. 14. 28,500
 Boston av, No. 1033, w s, adj Arthur Potts, abt 70 x abt 173 x abt 69.6 x abt 180. Henry Spratley to Annie R. Spratley his wife. B. & S. Jan. 16. gift
 Brook av, w s, 25 n 148th st, 25x90. Mary F. wife of Francis J. Reilly to John Frees and Catharine his wife, joint tenants. Jan. 15. 3,000
 Cambreling av, s e cor Jacob st, 100x100. Arthur st, w s, 244 n Kingsbridge to West Farms road, 175x125. Isaac M. Dyckman to Louise S. Ackerman. Mar. 1, 1883. 2,500
 Elton av, n w s, 50 n e 155th st, 25x100. Catherine Hagan to William Birss. Jan. 2. 1,500
 Elton av, n w s, 75 n e 155th st, 25x100. Elizabeth H. Birss to William Birss. Jan. 2. nom
 Jefferson av, s e s, lots Nos. 199, 200 and 201 map S. Ryer homestead, 24th Ward, 75x100 to Ryer pl. Lawrence Casey to James W. McBarron, Jr. Jan. 15. nom
 Jerome av, e s, 114.10 n Highbridge st, 81.10x 125x88x125. John B. Haskin to Peter De Lacy. Jan. 7. nom
 Morris av, s e cor 154th st, 25x95.3. Thomas C. Higgins to Bernhard Stock. Morts. \$1,743. Jan. 13. 3,100
 Railroad av, e s, lot 54 partition map T. Bassford's heirs, 50x100, h s & l s. Henry S. Griffin to Lillie T. wife of Frank Yoran. Mort. \$1,400. Jan. 14. nom
 Riverdale av, w s, 150 n of Jas. R. Whiting's lands, lots 58 and 59 on map annexed to sale and action of Wetmore agt Wetmore, runs north 150 x west 113 to Fieldston road, x south 15 x east 145. Samuel W. Richards to Henry F. Taylor. Jan. 10. 4,500
 Riverdale av, w s, lots 58-61 on same map. Agreement restricting buildings. Same to same. Jan. 10. nom
 Stebbins av, s e s, 83.10 n e Freeman st, runs southeast 170 x north 169.2 x southwest 138.1 x northwest 126 to av, x southwest 25. Release mort. Edward P. Steers to Mary E. Miller. Jan. 6. nom
 Same property. Mary E. wife of William Miller to Wenzl Wavra. Jan. 9. 1,200
 Stebbins av, e s, 83.10 n Freeman st, 25x126 to Suburban Rapid Transit Railroad route, x 25x124.4. Release mort. Thomas E. Tripler to Mary E. Miller. Dec. 17. nom
 Same property. Release mort. J. Frank and Wilkins U. Greene to same. Dec. 24. nom
 Stebbins av, e s, 126 s Freeman st, 25x110. Vincenzo Palmieri, Hunters Point, L. I., to Pasquale and Donato Petraglia. Dec. 18. 675
 Summit av, n w s, 567 n e of Renwick property, being lot 4 map of K. B. Daly property, 23d Ward, 25x91.11x25.1x90.3. Kieran B. Daly to Valentine B. Daly. Nov. 27. 1,000
 Walton av, n e cor 149th st. Party wall agreement. Katharine Van Cleve to William Ormiston. Oct. 18. nom
 Walton av, e s, 169 s 150th st, 20x86.9x20.1x 88.10. Anna T. wife of James S. Dale to Joseph S. Dale. Mort. \$6,000. Dec. 2. nom
 Webster av, s e cor Wendover av, not opened, 50x75 to Millbrook, x49.7x57.3. Jeannette Wertheim to Henry J. Abels. Jan. 14. 1,800
 3d av, s e cor Pelham av, 35.6x100, with all title in shed and stables on east side of lane, with right to close said lane. Annie wife of Thomas Kearns to John B. Haskin. C. a. G. Nov. 30. 7,500
 West Farms to Kingsbridge road, n w cor Marion av, runs 150 x west 145 x south 50 x east 56.6 x south 121.6 to road, x east 92.6. Louis Eichwort and Charlotte H. Stearns to The New York City Church Extension and Missionary Soc. of the Methodist Episcopal Church. Mort. \$6,500. Jan. 10. 18,700
 Lot begins 300 s Northern terrace and 100 e Park av, runs south 132.1 to Spuyten Duyvel parkway, x northeast 56.8 x north 106.2 x west 50. Albert E. Putnam to Edward White. Jan. 7. 700
 Parcels B C and D, part of Hannah E. Northrop property, town of Morrisania, 248.6x200 x200x200x218.5x124.3x80.1x97.11x102.7x200.6. I idore Hymes to Julius Hymes. 1-6 part. B. & S. All liens. July 28, 1883. nom
 Parts lots 17-20 block 475 map part Fox estate, 126.6x85.7x42.5 to Home st, x 124.6, map mislaid. Henry V. Williams to Maria A. wife Adolph J. Wuytack. Jan. 9. 2,800

LEASEHOLD CONVEYANCES.

Frankfort st, Nos. 61 and 63, cor Jacob st. Assign. lease. Henry Beermann to Henry Riekens. nom
 Gouverneur st, No. 60. Assign rent as security

for mortgage. Salomon A. Greenberg to Benedict A. Klein. Dec. 20. nom
 Henry st, No. 94. Assign. lease. William Hoyt exr. Morgan Morgans to Lewis Krulwich. 3,250
 Same property. Consent to assign. lease. Catharine A. Hedges to William Hoyt exr. Morgan Morgans. nom
 Lafayette pl, n w cor 4th st, runs north 122.8x west 137.6 x south 25 x east 22.6 x south 97.9 to st, x east 115. Minister, &c., Reformed Prot. Dutch Church, New York, to M. Sampter, Sons & Co. 21 years, from May 1, 1887, per year, taxes, and 12,000
 Laight st, No. 76. Assign. lease. Richard Frost to Burr Brewing Co. nom
 Same property. Assign. lease. James S. O'Leary to Richard Frost. nom
 Madison st, s s, 313 w Market st, 25.2x100x25.1 x100. William Remsen to Nicholas W. Pilian. 21 years, from May 1, 1890, per year, taxes and 500
 29th st, n s, 100 w 9th av, 50x98.9. Consent to assign. lease. The New York Life Ins. and Trust Co. exr., &c. Richard Ray to Henry Zimmerman. Jan. 15. nom
 1st av, No. 272, and No. 400 East 16th st. Arthur A. Carey to Margaret Reilly admrx. Farrell Reilly. 20 years, from Feb. 1, 1890, per year, 750
 1st av, s e cor 83d st. Assign. lease. Sophie Bertram admrx. Franz or Francis A. Bertram to William C. Koehler. nom
 3d av, n w cor 46th st, 25.5x100. Consent to assign. lease. Harriet R. McKim to William Weisell. nom
 Same property. Assign. lease. William Weisell to Thomas Regan. 18,000
 3d av, No. 3721. Assign. lease. James Mullen to James Everard. nom

KINGS COUNTY.

JANUARY 9, 10, 11, 13, 14, 15.

Bridgewater st, north cor Lake st, runs northwest 200 to Morse st, x northeast 456.10 to Newtown Creek, x east along Creek 205.2 to Lake st, x southwest 552. George L. Kingsland et al. exrs. Ambrose C. Kingsland and Geo. L., A. C., C. T. and W. T. Kingsland to George W. Boileau. \$46,250
 Barby st, e s, 160 s Duryea av, 20x100. Albert Sibley to Joseph C. Howard. 125
 Berriman st late Bennett av, e s, 130 s Bay av, 20x100. James D. Lynch to Raymond Schofield. 275
 Bergen st, centre line, s s, 425 e Brooklyn av, 66x325.7 to centre St. Marks av, x60x325.7. Howard M. Smith to George K. Thomas, Plainfield, N. J. nom
 Bergen st, s w s, 122.2 s e Washington av, 20x 64.1x21.2x57.2, h & l. Peter F. John J. and Patrick H. Dalton and Mary A. wife Bernard V. Engeman heirs Patrick Dalton to Ann E. Dalton. 1,200
 Broadway, north cor Cooper st, 75x100, h & l. Valentine Popp to Otto Ducker. Mort. \$6,000. nom
 Bush st, s s, 86.6 w Hicks st, 20x33. Patrick Hayes to Eleanor C. widow, George and Livingston Gifford devisees George Gifford. exch
 Butler st, s w cor Utica av, being lot 36 block 147 assessm't map 24th Ward. Partition. Sidney Williams to George Damen. 280
 Butler st, s s, 210 e Brooklyn av, 20x100. Foreclos. George G. Barnard to Peter Curry. 3,000
 Butler st, s s, 256.8 w Nostrand av, 16.5x127.9, h & l. Hattie L. wife of and George Botume to Martin Schuckert and Henry Ellert. 4,350
 Cambridge pl, w s, 346.9 n Fulton st, 25x100. Thomas D. Mossrop to Annie wife Jackson Reid. Mort. \$2,500. 4,500
 Cleveland st, w s, 200 s Arlington av, 25x100. Release mort. The Williamsburgh Savings Bank to Edward F. Linton. 300
 Clinton st, No. 358, n w s, 150 n e Degraw st, 25x100, h & l. William Pittman admr. John I. Pittman to John B. Matlock. B. & S. Taxes 1889. 7,500
 Cleveland st, e s, 550 n Arlington av, 75x100. Elton st, w s, 375 n Arlington av, 50x100. Marcus Brissel to L. Remsen Lott. 3,750
 Columbia st, w s, 66.8 n Summit st, 16.8x100, h & l. Joseph J. Daly, Jr., to James and E. Sinnamon Calvert. B. & S. 1885. nom
 Conover st, w s, 60 s Van Dyke st, 20x80. Bessie Aims to Mamie McGovern. Sub. to morts. 2,800
 Court st, w s, 48 s Baltic st, 25x102.4x25x100.11. Court st, w s, 98 s Baltic st, runs north 25x 102.4x24.10x103.10. Caroline E. S. and Philip C. Sus exrs. Cecelia A. Butler to Cecilia M., Kate E. and Elizabeth D. Butler. nom
 Covert st, s e s, 289.5 n e Evergreen av, 18.7 x100. Abby J. wife of James A. Bills to William J. Wheeler. Mort. \$2,000. nom
 Dean st, n s, 550 w Franklin av, 25x110. Patrick Campbell to Charles Bartsch. 2,500
 Decatur st, n s, 149.8 e Reid av, 0.4x.00. The Williamsburgh Savings Bank to Esther Evans. nom
 Same property. Esther wife George Evans to Daniel Lauer. 100
 Decatur st, n s, 250 e Reid av, 0.4x100. William H. Sannis to Daniel Lauer. 100
 Degraw st, s s, 205.4 e 4th av, 16.4x100, h & l. H. M. Silas Condict to Louisa Fey. Mort. \$4,500. 5,500
 Denyses lane, n s, 58.4 e 4th av, 50.4x131.6x50 x137.4, New Utrecht. William Schaefer to Patrick J. McKenna. 875

Devoe st, n w cor Olive st, 25.8x100, h & l. Maria E. Stahl widow and devisee Leo Stahl to Jacob Hauptmann, Queens, L. I. 7,500
 Division st, w s, 73.9 n Myrtle av, 25x66x—x 66.6. City of Brooklyn to Thomas Slevin. Mort. \$400. 1,500
 Douglass st, n s, 640 w Franklin av, 20x131. The Mutual Life Ins. Co., New York, to Hugh Shannon, C. a. G. 800
 Duffield st, w s, 129.1 n Fulton st, 25x100.3. William M. Shipman to Henry Offerman. 15,000
 Eagle st, n s, 200 e Manhattan av, 25x100, h & l. Andrew Ciesielski to Stanislaus Ciesielski, Long Island City. Mort. \$1,500. 3,600
 Eastern Parkway, n s, 40 w Milford st, 20x90. Effingham H. Nichols to Mary C. wife of W. Seymour Weed, Clarenceville, L. I. 350
 Eldert st, n s, 300 e Hamburg av, 20x100. John B. Whittaker to Lewis Hurst. 275
 Ellery st, n s, 62.6 e Marcy av, 18.9x75. John F. Stiles to George W. Heatley. Morts. \$2,650. 3,950
 Elton st, e s, 200 n Ridgewood av, 25x100. Edward F. Linton to Ellen Losee. Sub. to assessmt. 650
 Elton st, e s, 125 n Ridgewood av, 25x106. Same to same. 650
 Elton st, e s, 125 n Ridgewood av, 25x100. Elton st, e s, 200 n Ridgewood av, 25x100. Linwood st, w s, 125 n Ridgewood av, 25x 100. Release mort. Williamsburgh Savings Bank to Edward F. Linton. 900
 Essex st, w s, 310 s Ridgewood av, 40x100. Edward F. Linton to Bridget Sinot. 1,150
 Same property. Release mort. Williamsburgh Savings Bank to Edward F. Linton. 450
 Folsom pl, s s, 50 w Essex st, 25x109. Gilliam Schenck to Ella Free. Correction deed. nom
 Fort Greene pl, w s, 120.6 n Hanson pl, runs north 21 x west 100 x south 21.6 x east 15 x north 0.6 x east 85. Ellen Finch to Eloise A. wife of James T. Grady. 10,500
 Fulton st, s s, 231.3 w Schenectady av, 18.9x 100. Francis Halstead to Lewis Jacobs. Morts. \$2,500. 4,000
 Fulton st, s w s, 42.4 s e Navy st, 20x70.7x west 12.3 to Navy st, x north 20 x 1.7 x northeast 59.11. Horace Sill to John B. Hoecker, Jr. Mort. \$5,000. 15,150
 Fulton st, s s, 20 w Rockaway av, runs south 80 x east 20 to Rockaway av, x south 20 x west 100 x north 20 x east 40 x north 80 to st, x east 40, h s & l. Nathaniel F. Jones to Daniel Lauer. Ms. \$17,100. See Hull st. exch
 Fulton st, s w cor Vesta av, 125x100. Henry Meyer to John H. Bottyter. All liens. nom
 Furman st, e s, 101.6 n State st, runs east 86 x south 0.1 $\frac{1}{2}$ x west 86 to st, x north 0.4. Thomas McNoble to Margaret Kierst. B. & S. 300
 Garfield pl, n s, 247.6 e 5th av, 20x100.10x20x 99.10, h & l. Foreclos. Clark D. Rhinehart to Charles E. Rogers. 1,860
 Garfield pl, n s, 267.6 e 5th av, 57.6x103.6x57.7x 100.10, h & l. Foreclos. Same to same. Morts. \$18,000. 3,000
 Garfield pl, n s, 150 e 5th av, 57.6x98x57.7x 95.4, h & l. Foreclos. Clark D. Rhinehart to James Ross. 4,550
 Garfield pl, n s, 207.6 e 5th av, 40x99.11x40x 98, h & l. Foreclos. Clark D. Rhinehart to Elmira E. Christian. 3,200
 Garret st, n s, 158 e Court st, 22x100. Margaret H. wife of Maurice Daly to John F. McDonough. 2,750
 Grand st, n s, 118.9 e Keap st, 18.9x95. Henry Russ to Ida Russ. $\frac{1}{2}$ part. Morts. $\frac{1}{2}$ of \$10,000. nom
 Grove pl, n s, 240 e Hanover pl, 20x57. Joseph J. Ashforth to William and Eugene D. Berri. Mort. \$3,500. 1888. 5,700
 Same property. Eugene D. Berri to William Berri. $\frac{1}{2}$ part. Sub. to mort. \$3,500. nom
 Hancock st, n s, 100 e Lewis av, 56.3x100, h & l. Frank C. Anderson, Rondout, N. Y., to Charles C. Abeel, Catskill. Mort. \$18,000. exch
 Hancock st, s s, 60 e Nostrand av, 20x100, h & l. George Phillips to Willard E. Edmister. 15,000
 Hendrix st, e s, 300 n Blake av, 50x100. Jacob T. Van Sielen to Edward H. Richards and Henry Taylor. 700
 Hendrix st, e s, 325 n Blake av, 25x100. Edward H. Richards and Henry Taylor to John Sherwood. 475
 Herkimer st, s s, 54 w Ocean pl, 17x89.6, h & l. Henry C. Baker to Margaret L. wife of Augustus C. Webster, New York. Mort. \$3,000. 5,000
 Heyward st, n s, 312.6 e Lee av, 20x100, h & l. Arthur B. Gritman to Elmer E. Cain and Louise H. his wife, joint tenants. Morts. \$5,500. 7,000
 Hicks st, w s, 33 s Bush st, 7x86.6. Eleanor C. widow, George and Livingston Gifford devisees George Gifford to Patrick Hayes. exch
 Hull st, s s, 240 e Rockaway av, 45x100. Daniel Lauer to Nathaniel F. Jones. Mort. \$2,750. See Fulton st. exch
 Hull st, n s, 262.6 e Saratoga av, 17.6x100. Adolph Sussman to Elizabeth A. Cornell. Mort. \$2,200. exch
 Same property. Elizabeth A. Cornell to Anna M. Leinfelder. Morts. \$2,942. nom
 Hull st, s s, 112.6 w Hopkinson av, 18.9x86.1x 18.10x88.2. Andrew Nixon to Abby J. wife of James A. Bills. Confirmation of last deed. Q. C. nom
 Hull st, s s, 93.9 w Hopkinson av, 18.9x88.2x 18.10x90.3. Abby J. wife of James A. Bills to Andrew Nixon. Q. C. nom

Huron st, n s, 125 e Oakland st, 25x100, h & l. Patrick Crowley to Timothy Desmond. 2,000
 Jay st, s e cor High st, 27.4x75, h & l. Foreclos. Samuel N. Garrison to Mary C. Luca. Mort. \$6,000. 2,100
 Kings highway, n s, at intersection centre line West 6th st, runs north to P. Lieb's land, x west to cor of Ryders' land, x north to P. Lieb's land, x southwest to land late of Magaw, x east to De Nyses' land, x south to highway, x east — Gravesend. Nicholas R. Stillwell to Sarah A. Bennett. B. & S. nom
 Kosciusko st, s s, 362.6 w Lewis av, 18.9x100, h & l. Mary E. Graham to Alexander McCormack. Mort. \$2,000. 3,500
 Kosciusko st, s s, 76.8 w Lewis av, 18.6x100, h & l. William M. Alford to Catharine E. Sharp. Morts. \$4,000. 5,400
 Leonard st, e s, 200 n Calyer st, 25x100, h & l. Foreclos. Clark D. Rhinehart to Edward Constable. 4,675
 Lincoln pl, s s, 208 e 6th av, 17.5x100, h & l. John W. Horman to Lottie E. wife of Horace L. Rutter. Mort. \$8,000. 12,000
 Linden st, s e s, 200 n e Bushwick av, 40x100. Anna A. wife of Alfred A. Fardon to Abram P. Fardon. Mort. \$7,000. 11,000
 Livingston st, n e s, 120 s e Hanson pl, 20x125 to Grove pl. George T. Musson to William Berri. Mort. \$5,000. nom
 Lorimer st, w s, 56.3 s North 2d st, 18.9x85, h & l. Martin Reynolds to Thomas Hill. Sub. to assessm't. 3,800
 Lorimer st, n w cor Ten Eyck st, 25x100, h & l. Alfred H. Spender to Alfred J. Spender. Sub. to life estate grantor. nom
 Same property. Alfred J. Spender to Alfred H. Spender. B. & S. nom
 Same property. Alfred J. Spender to Mary L. wife of Thomas J. Sammond, Rockville Centre, L. I., Edith A. wife of George W. White, Ella V. wife of Andrew Spence, Jr., Sarah M. wife of William R. Morgan, New York, and Eliza C. Spender, Rockville Centre, L. I. B. & S. 5-6 part. nom
 Lynch st, s e s, 158 s w Lee av, 62x100. Annie E. Hough to Lincoln H. Hough. 1/2 part. Sub. to mort. \$3,500. 4,750
 Same property. Eliza Light, Portchester, N. Y., to same. 1/2 part. Sub. to mort. \$3,500. 4,750
 Macon st, s s, 335 e Nostrand av, 20x100, h & l. Frank H. Cowperthwait to Clarence L. Burger. Q. C. nom
 Macon st, n s, 300 e Reid av, 50x100. Sophia M., Frederick W., James C., Walter S., Catharine S., Annie L., Mary A. P. and Sophia Pratt and Caroline O. McQueen to David S. Beasley. nom
 Same property. Adam S. Pratt trustee Sophia M. Pratt to same. 3,600
 Macon st, s s, 307.6 w Stuyvesant av, 17.6x100. Arthur Taylor to Alice L. wife of Atacus S. James. Mort. \$4,000. 7,000
 Marion st, n s, 300 w Rockaway av, 16.8x100, h & l. Harry F. C. Hopkins to John A. McGill. Mort. \$2,250. 3,350
 Maujer st, s s, 125 e Waterbury st, 25x95. Peter Goldbach to Henry J. Wackerman. Q. C. Correction deed. nom
 McDougal st, n s, 75 e Ralph av, 25x100. Martin Prinz to Stephen Merz. Sub. to encroachments and to mort. \$1,500. 3,950
 McDougal st, s s, 150 w Saratoga av, runs south 100 x west 25 x north 67 x east 0.6 x north 33 to st, x east 24.6. Mary wife of Jacob Geib, Jamaica, L. I., to Bertha Geib. Q. C. nom
 Melrose st, n w s, 225 n e Broadway, 20x95, h & l. Louis Ammenweth to Frederick N. Numan. Mort. \$15,000. 3,800
 Moore st, s s, 396.5 e Bushwick av, 25x100. Anton Amann to Joseph Heinrich. Mort. \$3,000. 6,500
 Navy st, e s, 288 s Tillary st, 25x100. Foreclos. Clark D. Rhinehart to Alexander Underhill, Jr. 3,375
 Oak st, s s, 277 w Franklin st, 21x75. Edward F. Moynihan and ano. exrs. John Given to John F. Des Caso. 2,500
 Same property. Release dower. Cecilia A. Given to same. nom
 Ocean Parkway, 65 from West av, runs south along parkway 120 x west 200 to Brighton pl, x north 120 x east 200, Gravesend. George C. Genet to Ellen Desha, Philadelphia, Pa. nom
 Pacific st, n s, 164 e Rochester av, 16x100, h & l. Frederick Dhuy, Jr., to Philip Elhoff. Mort. \$1,000. 2,520
 Palmetto st, w s, 64 n Hamburg av, 16x50. Clark D. Rhinehart to William O. Moorhead av. exrs. Abraham Underhill. 1,000
 Park pl, s s, 350 w New York av, 185x255.7 to Butler st. Joseph P. Puels to Jacob G. Dettmer. Mort. \$20,000. exch
 Park pl, n e s, 175 s e Franklin av, 134x131. James H. Campbell and ano. exrs. Barnabas W. Hammett to Walter S. Hammett, Philadelphia, Pa. 8,600
 Partition st, s w s, 133 s e Van Brunt st, 25x100, h & l. Dorethea D. DeMars widow to Daniel J. Lynch. 3,700
 Prescott pl, w s, 167 s Herkimer st, 21.10x90.
 Prescott pl, e s, 167 s Herkimer st, runs east 180 to w s Bancroft pl, x south 47.6 x west to Prescott pl at point 121.9 n Atlantic av, x north —.
 Howard av, e s, 167 s Herkimer st, runs east 98 x south 23 x east 97 to Cooper pl, x south 23 x west 97 x south 23 x west 48 x south — x west to Howard av. x north —.
 Cooper pl, e s, 190 s Herkimer st, runs east 195 to Louis pl, x south 20.3 x west — to an angle, x south to point 121.7 n Atlantic av, x

west to point 100 e Cooper pl, x south 23 x west 100 x north 46.
 Herbert C. Smith to Carrie L. Bell. 8,125
 President st, s s, 60 e Hicks st, 20x80, h & l. Eliza V. Smith widow, Sing Sing, to Mary Callahan. 6,565
 Prospect pl, s s, 200 w Utica av, 50x127.9. Michael Keenan to Margaret Keenan widow. Mort. \$300, &c. nom
 Pulaski st, s s, 205 w Lewis av, 20x100, h & l. Ellen L. Austin to Charles F. S. Mitchell. 2,300
 Parkway, s s, bet Clason and Franklin avs, being lot 11 block 57 assessm't map 9th Ward. Patrick McCormick to Michael May. All liens. 2,000
 Rapelye st, n e s, 150 n w Richards st, runs northeast 40.1 x northeast 40.1 to Hamilton av, x northwest 107.2 x southwest 61.7 x southwest 24.4 x southwest 56.9 to Rapelye st, x southeast 83.4. Frances C. Hill exr., &c., John S. Hill to William A. Perry and Charles C. Worthington. 11,750
 Rensen st, n s, 333 w Court st, 23x100. Edwin O. Read to Eliza H. Pigot. 22,000
 Ross st, s s, 325 w Marcy av, 25x200 to Rodney st. Edward E. Blohm to Mary E. Blohm. B. & S. and C. a. G. 7,500
 Ross st, n s, 370 e Lee av, 20x100, h & l. Sarah T. wife of John J. Umpleby to William D. Lockwood and Susan his wife, joint tenants. 7,000
 Rush st, s s, 150 w Wythe av, 20x100. Abraham and Davis Michelson to Solomon Feiner. Mort. \$5,000. 14,000
 Russell st, e s, 175 s Norman av, 20x100. Release of assignm't of mort. Seventeenth Ward Bank to Samuel Self, Bellemere, L. I. nom
 Ryerson st, w s, 224 n Myrtle av, 20x100. Mary W. Neill, John V. and Robert E. Danby, Hattie C. Craig and Amelia D. Bowers to Mary F. Danby. B. & S. nom
 Sackman st, e s, 88 n Glenmore av, 14x98 to alley. Walter S. Hammett to Dennis Sheehan. 3,500
 St. Johns pl, n e s, 143.2 s e 5th av, 21.4x100. Louis Bonert to William G. Smith, New York. 16,000
 Seigel st, s s, 75 e Leonard st, 25x100, h & l. Clemens Dehler to Peter Kunzweiler. 2,450
 South Oxford st, e s, 33.10 s De Kalb av, 22x 94.8x22.5x99.8. Samuel Feldheim to Marvin S. Buttes. Mort. \$16,000. 26,000
 Stanhope st, s s, 100 w Evergreen av, 25x140.7 x25x139.10, h & l. David Stewart to Sadie L. Stewart. B. & S. nom
 Stanhope st, s s, 175 w Evergreen av, 25x142.7 x25x142. Arethusa Hall, Cambridge, Mass., to James Elkins. 3,100
 Stewart st, n w s, 169.9 n e Broadway, 16.8x100, h & l. William Haas to Sadia Evans. Mort. \$2,000. 2,575
 Stockton st, s s, 285 w Tompkins av, 20x100, h & l. Emil Jaack to John Sparrenberger. 5,400
 Stockton st, n s, 125 w Lewis av, 25x100. Charles Ohmstedt to Catharine wife of Henry L. Kassebaum. Mort. \$2,500. 6,150
 Thames st, s s, 25 w Morgan av, and bounded on westerly side by G. White and A. Vandervoort farm lines, gore. Theodore F. Jackson to Conrad Sauer. 50
 Troutman st, n w s, 91 n e Bushwick av, 26.6x 100. Henry Bauer to Sophia M. Bauer. Q. C. nom
 Union st. Party wall agreement. John McCarty with William W. Brook. nom
 Union st, No. 638, s s, 500.6 w 5th av, 16.6x95, h & l. Foreclos. Clark D. Rhinehart to Edward K. Burke. Morts. \$3,000. 100
 Van Buren st, s s, 176 e Lewis av, 19x100. Thomas B. Bryant to Paul Mitchell. Mort. \$2,500. 6,700
 Van Buren st, s s, 297 e Tompkins av, 18.9x100, h & l. Gustav J. Volckening to Daniel O. Hillier. Mort. \$2,300. nom
 Van Buren st, s s, 76 w Patchen av, 19.6x100, h & l. Frank and Marguerite E. Hyde to Frank S. Mott. Mort. \$4,000. nom
 Verona st, n e s, 25 s e lmlay st, 75x75. John F. Nelson to Harry D. Lewis. 30,000
 Walton st, s s, 300 w Harrison av, 25x100. Jane E. wife of William Taaffee to Philip Schmitt. Mort. \$2,100. 2,700
 Water st, s s, 175 e Bridge st, 95x100. Benjamin Moore to Benjamin Moore & Co., incorporated. Mort. \$25,000. 33,500
 Water st, s s, 175 e Bridge st, 95x100. The Eagle Mill to Benjamin Moore. Mort. \$15,000. 33,500
 Withers st, s s, 200 e Leonard st, 25x100. Agreement as to encroachment. Augusta W. Sparrow with Joseph Benjamin. nom
 Withers st, s s, 200 e Leonard st, 25x100. Joseph Benjamin to Giovanni Grieco and Antonio Larocca. Mort. \$1,600. 2,550
 Withers st, s s, 100 e Lorimer st, 50x100. Esther Church et al. exrs. Charles M. Church to Frederick Kreimeier and John Becker. Mort. \$1,500. 2,050
 Wyckoff st, s s, 275 e Smith st, 55x100. Louise L. wife of Henry C. Tinker to Ellen Hohan widow. 18,500
 York st, No. 221, n s, 75 w Jackson st, 25x100. John McClain to James Ryan. B. & S. nom
 Same property. James Ryan to Mary McClain. B. & S. nom
 1st pl, s s, 413 e Court st, runs south 133.5 x east to w s Smith st, x north to 1st pl, x west —. Mary L. Walton, Bergen Point, N. J., to William J. Conway. nom
 South 1st st, n e s, abt 215 s e Wythe av (2d st), abt 22.6x85. Mortimer Marble to Charles Maguire. Mort. \$2,000. 475
 North 2d st, s e cor Roebing st, 75.5x115.7x75x

109.3, h & l. Samuel Weil, New York, to James Cavanagh. B. & S. nom
 South 2d st, s s, 135.10 e Kent av, 22x95. Henry Riechers to Elizabeth Mayer. 6,500
 3d st, s s, 180 w Bond st, 20x90. Margaret A. wife of James Dreeland to Gertrude Hoppe. 2,950
 East 4th st, e s, 160 n Av D, runs east 200 to East 5th st, x140 x west 100 x north 20 x west 100 to East 4th st, x south 80 x east 100 x south 40 x west 100 to East 4th st, x south 40. Flatbush. Henry J. Sharman to Claus H. Stelling. 3,510
 East 4th st, e s, 200 n Av D, 40x100. John Kelly to Claus H. Stelling. 600
 South 5th st, s s, 57.3 w Berry st, 20x80. Harriet E. Brady heir Abraham Folk to Bernard Gallagher. All liens. 1,050
 8th st, w s, 151.2 s e 7th av, 20x100, h & l. Alexander G. Calder to James Rogers. Mort. \$4,500. 8,500
 South 8th st, n s, 175 w Bedford av (4th st), 25x 1/2 block. Margaret Feldmuller widow to Sarah J. Morris trustee for John J. Feldmuller. nom
 9th st, s w s, 110 n w 7th av, 18x92.6. James Prendergast to Ella wife of Edward Breslau. 500
 10th st, s s, 209.6 w 9th av, 18.6x100. Seba M. Bogart to Laurence V. Cortelyou. Mort. \$5,500. 9,000
 10th st, n s, 292.10 e 8th av, 19.6x92.6. Release mort. Kate C. Henderson et al. exrs., &c., Isaac Henderson to Thomas Brown. 1,850
 13th st, n s, 122.10 w 7th av, 51x100. Edward Johnson and Josephine wife of George A. Cutts heirs Edward Johnson to Lavinia E. wife of Benjamin W. Blott. 2,400
 Same property. Release dower. Phebe Johnson to same. nom
 16th st, s s, 317 w 3d av, 19.6x93. Anna Purcell wife of John to Joseph King. Mort. \$2,000. 5,500
 17th st, s w s, 140 n w 10th av, 20x100.2. James Noble to Elizabeth wife of James Noble. Mort. \$800. nom
 24th st, s s, 275 e 3d av, 25x—. Patrick Murphy to Louis H. Schenck. 1,000
 Bay 26th st, n w s, 280 s w Benson av, 100x96.8, New Utrecht. Mary S. wife of Daniel W. Tallmadge to John Brown. 2,500
 Bay 31st st, s e s, 540 s w Benson av, 60x96.8, New Utrecht. James D. Lynch to Frank M. Randall. 1,500
 34th st, n s, 222.7 w 5th av, 2.4x100.2. Cornelius Duffy to Henry Thompson. 100
 34th st, n s, 225 w 5th av, 25x100.2. Elizabeth Casey to Henry Thompson. 600
 41st st, s w s, 100 n w 3d av, 20x100.2. John Hartmann to Minnie wife of William J. Riordan. Mort. \$330. 700
 43d st, n s, 275 w 3d av, 25x100.2. Byron Tarrant to Alexander Young. 2,300
 45th st, s w s, 120 n w 4th av, 19.9x80. Alfred Svenlin to Jacob Morgenthaler. Mort. \$3,000. 4,000
 45th st, n s, 150 w 8th av, 40x100.2. Caroline L. Kleit to William T. Guy. 400
 46th st, s s, 100 w 3d av, 40x100.2. 3d av, w s, 50.2 s 46th st, 50x100. Sarah Heim to Anthony McNeely. Mort. \$2,128. 6,000
 46th st, n s, 300 e 4th av, 20x100.2, h & l. Daniel E. Driscoll to John Wieher. Mort. \$1,800. 4,100
 49th st. Party wall agreement. Hilma wife of Olof Manson with Elida wife of Victor Petterson. —
 51st st, s s, 280 e 7th av, 60x100.2. 7th av, e s, 25.2 n 56th st, 150x100. Edward T. Hunt exr., &c., Thos. Hunt to Margaret wife of Thomas H. Harper. 1,995
 57th st, s s, 120 e 2d av, 0.1x100.2. Sarah Manner to Sarah E. Tester. B. & S. nom
 59th st, s w cor 12th av, 40x100.2. Bath Junction. James V. S. Woolley to Nis Mikkelsen. 500
 60th st, n e s, 180 n w 8th av, 200x100.2, New Utrecht. Henry C. Rath, Flushing, L. I., to Louis M. Streep. 1,550
 60th st, s s, 40 w 12th av, 20x100, New Utrecht. James V. S. Woolley to Charles G. Blackwell. 300
 60th st, n s, 200 w 13th av, 20x100.2. Rachel Colby to Theodore Krombach. 265
 60th st, n s, 260 w 13th av, 20x100.2. James V. S. Woolley to Isaiah Porter. 250
 61st st, n s, 300 w 14th av, 20x100, Bath Junction. James V. S. Woolley to George W. Scheerer. 225
 65th st, w s, 200 s 6th av, 75x100.2, New Utrecht. Charles W. Beddige, Jersey City, to James Warner. 600
 66th st, s s, 160 w 13th av, 42.2x100.1x37.11x100, Lefferts Park. Effingham H. Nichols to Harry W. Judge. 350
 67th st, s s, 280 w 12th av, 60x130, New Utrecht. James V. S. Woolley to Nina C. Du Bois. 450
 84th st, s w s, 340 s e 22d av, 60x100, New Utrecht. James Cropsey to Lillian Meyer widow. Mort. \$2,000. 3,200
 84th st, n e s, 140 s e 23d av, 60x100, Gravesend. James D. Lynch to Christopher J. Luckey. 750
 85th st, s w s, 100 s e 23d av, 60x100, Gravesend. James D. Lynch to Jacob Van Deursen. 750
 85th st, n e s, 240 s e 24th av, 60x100, Gravesend. Same to Herbert W. Little. 600
 Alabama av, e s, 375 n Liberty late North Carolina av, runs east 50 x north to Atlantic av, x west to Alabama av, x south —. Joseph H. Colyer to Jacob W. Erreger. 11,000
 Albany av, e s, 19.10 n Dean st, runs east 80 x north 116.6 x west 80 to av, x south 116.6, bs & ls. Charles J. Everett, William M. Mur-

ray, Floyd H. Reeves, Chauncey Hulse, of Goshen, N. Y., and Wellington McBride, Freehold, N. J., to James M. Gardiner, Yonkers. Mort. \$35,000. 51,000

Arlington late Division av, s s, 30 e Warwick st, 34x100. Eliza G. Hampton widow and Mary Hampton devisee Benj. M. Hampton to Elizabeth V. Zandt. Mort. \$1,000. 1,250

Arlington av, s s, 30 e Warwick st. Grant of easment for light. Eliza G. and Mary Hampton to John Koepke. nom

Atlantic av, n s, 80 e Furman st, 20x75, h & l. Elizabeth, Mary C. and William D. Roddy to Connolly Roddy. nom

Atlantic av, s s, 233.4 e Rockaway av, 16.8x100. Asa W. Parker to Ellen K. Driscoll. Mort. \$2,000. exch

Atlantic av, n s, abt 60 w Van Siclen av, 20x105x20x105.10. Foreclos. William S. Cogswell to William G. Brennan. 2,500

Bedford av, e s, 400 n Park av late Tillary st, 25x100, h & l. Thomas Fitzpatrick to James McDermott. Mort. \$1,000. 2,000

Blake av, s s, 50 e Shepherd av, 25x100, h & l. Foreclos. Clark D. Rhinehart to John S. J. King. Mort. \$1,200 and int. from July 1, 1889. 500

Clason av, w s, 81.5 n Bergen st, 19.7x100. }
Lexington av, n s, 275 e Marcy av, 25x100. }
Martha A. wife of George W. Ray to Albert G. Sharkey. Morts. \$4,050 with int. and taxes 1889. 7,850

Clason av, w s, 50 n Clifton pl, 25x100, h & l. Mary F. wife of and Daniel J. McCann to Frances L. Hocking. 2,600

De Kalb av, n s, 150 w Marcy av, 25x100, h & l. Louis Hirsch to August Whitman. Mort. \$5,000. 8,000

De Kalb av, n s, 217.11 e Stuyvesant av, 19x100. Release mort. Joseph Friedlander and Samuel Green to William V. Studdiford. 75

Division av, s w cor Wilson st, 20.10x87.6x20.10x87.6. Partition. Washington Sackman to Thomas Wallace. 4,950

Flatbush av, w s, adj J. J. Vanderbilt, 167.11x249.4 to centre East 21st st, x 115.11x241, Flatbush. Elizabeth H. Lacey widow to Howard Daisley. Mort. \$7,000. 10,250

Foster av, n s, 100 w 1st st, 100x100, Flatbush. Partition. Albert E. Dickson to Anne McAleenan and Sarah Fallan. 800

Foster av, n s, 400 w 3d st, 100x200, Flatbush. Mary L. wife of John Blair to Mary Keenan. 2,500

Franklin av, n e s, lot 24 map 28 building sections, Bath, L. I., 65x295. John Hornet to The New York Outing Club. 2,500

Furman av, n s, 134.6 e Bushwick av, 17.6x100, h & l. Henry Weil to Andelia J. Tritt. 2,000

Grand av, w s, 68 s St. Marks av, 22x90, h & l. John Harrison to Mary Burns. B. & S. nom

Gravesend av, e s, 100 n Av N, 91.11x233.7x158.4x224, Gravesend. Thomas Ferguson to William Baker. 2,725

Greene av, s s, 235.8 e Reid av, 19x100. Anna A. wife of Alfred A. Fardon to Minor K. Polley. Mort. \$1,600, taxes 1889. 2,100

Greene av, s s, 197.8 e Reid av, 19x100. Minor K. Polley to Anna A. Fardon. Mort. \$1,600, taxes 1889. 2,100

Greene av, s s, 178.8 e Reid av, 38x100. Anna A. wife of Alfred A. Fardon to William D. and George W. Anderson. Mort. \$3,200. 4,100

Greene av, s e s, 200 s w Irving av, 50x100. Jacob N. Herrle to Leonhard Hess. 2,700

Greene av, s s, 338.7 e Franklin av, 19.4x100. Jacob G. Detmer to Ansel H. Van Buren. exch

Greene av, s s, 338.7 e Franklin av, 19.4x100. Mort. \$7,500. }

Lexington av, n s, 169.7 w Bedford av, 25x100. Mort. \$500. }

Ansel H. Van Buren to Joseph P. Fuels. exch

Hamburg av, s e s, 100 s w Moffat st, 100x100x92.8x100. John Morrow to Diedrich Grieme, New York. 2,000

Hamilton av, s w s, 31.10 n Henry st, runs west 39.3 x southwest 23.11 to Nelson st, x northwest 20 x northeast 31.5 x east 48.1 to Hamilton av, x south 20. James Bryar to John Erhardt and Marie Erhardt. Mort. \$3,500. 5,750

Hudson av, e s, 45 s Tillary st, runs east 54 x south 61 x west 54 to Hudson av, x 63. Foreclos. Clark D. Rhinehardt to Frank Bailey. 3,000

Same property. Frank Bailey to Joseph P. Durfey. 4,000

Johnson av, n s, 175 e Ewen st, 25x—. Andrew Weigel to Louis P. Groehrer. 3,800

Jefferson av, s w cor Throop av, 20x100. Foreclos. Robert Merchant to Henry Roth. 2,825

Jefferson av late Vigelius st, s e s, 84 n e Broadway, 18x100. Charles M. Thompson to James Ross. Morts \$5,000. nom

Jefferson av late Vigelius st, s e s, 120 n e Broadway, 18x100. Same to same. Mort. \$5,000. nom

Kingsland av, w s, 95 s Van Cott av, 60x100. Robert Davis, New York, to Michael Newman. 3,000

Lafayette av, s s, 246 e Grand av, 54x100. Edward Driscoll to Asa W. Parker. 8,500

Lexington av, n s, 169.7 w Bedford av, 25x100. Jacob G. Detmer to Ansel H. Van Buren. Q. C. exch

Lexington av, No. 733, n s, 295 w Reid av, 20x100. Louis E. Cuinet to William Bates. Mort. \$4,000. 6,800

Lewis av, e s, 62.6 s Jefferson av, 37.6x100, h s & l. Thomas H. Robbins to Amelia L. Baker. Mort. \$9,000. 20,000

Lexington av, s s, 250 w Reid av, 25x100. Mich-

ael J. English to William O. Hughes. B. & S. nom

Same property. William O. Hughes to Carrie L. wife of Michael I. Hughes. B. & S. nom

Livonia av, n e cor Watkins st, 25x100. Catharine L. Babcock to Henry Ritter. 250

Livonia av, s s, 75 e Watkins st, 25x75. Release mort. Sarah A. M. Kent to Mary E. Cook. 150

Livonia av, s s, 75 e Watkins st, 25x75. Release mort. Frank C. Lang to Mary E. Cook. 150

Manhattan av, w s, 374.5 n Van Cott av, 18x100, excepting small gore in n w cor, h & l. Victoria wife of Andrew Ciesielski to Stanislaus Ciesielski, Long Island City. Mort. \$2,000. 3,600

Marcy av, n w cor Halsey st, 90x105. Jane Blauvelt to Olavus Olsen. Mort. \$24,000, taxes, &c. 24,000

Meserole av, n s, 75 e Leonard st, 25x100. Andrew J. Provost to Ann E. Riker formerly Rhinehart and Vincedora Rhinehart. C. a. G. Mort. \$1,600. nom

Same property. Elmira H. Loper, Vincedora Rhinehart and Ann E. Riker to John Schoenborn. Mort. \$1,600. 3,400

Metropolitan av, n s, 227 e Olive st, 25x100. Julia, Margaret A., Henrietta, George C. and Charles W. Cooper heirs Wm. Cooper to Adam Wilhelm. 1,200

Montauk av, e s, 140 n Blake av, 30x100. Efigingham H. Nichols to Barnard Frozinsky. 300

Same property. Barnard Frozinsky to David and Louis Miller. 300

Myrtle av, s w cor Grove st, 83x 1/2 block x— to Grove st, x 83. John J. Cain to Patrick H. Flynr. Sub. to mort. 5,000

Myrtle av, s s, 20.5 e Sumner av, 20.2x100, h & l. Catharine Boger widow et al. to Emily Boger all heirs Wm. Boger. B. & S. See Willoughby av. nom

Myrtle av, n w s, 100 s w Knickerbocker av, 100x100. John Patterson to John J. Brady and Robert H. Barry. 3,600

Nostrand av, w s, 40 s Lexington av, 20x100. John C. Welwood, Holyoke, Mass., to Abby A. Welwood. B. & S. Morts. \$7,500. nom

Nostrand av, w s, 127.10 s Prospect pl, 21.9x200, h & l. Gayton Ballard to Thomas J. Smith. B. & S. and C. a. G. nom

Nostrand av, s w cor Macon st, runs south 70 x west 60 x west to point 80 n Fulton st and 85.8 w Nostrand av, x north — x north to Macon st, x east 60. Bernard Fowler to Peter Milne. Mort. \$4,000. nom

Same property. Peter Milne to James H. Gill. 10,000

Park av, n s, 100 e Ryerson st, runs north 102.9 x west to point 100 e of Ryerson st, x north 125 x east 75 x south abt 100 x east 25 to Grand av, x south 146.5 to Park av, x west 104.1. Foreclos. Clark D. Rhinehart to James C. Church. 11,550

Pennsylvania av, e s, 120 n Glenmore av, runs north 80 x east 210 to New Jersey av, x south 87.6 x west 100 x north 7.6 x west 110. Jacob W. Erregger to Joseph H. Colyer. 8,000

Prospect av, n e s, 142.4 n w 8th av, 13x100, h & l. Sophronia M. wife of Henry E. Fickett to Elizabeth B. Worthen. Morts. \$2,500. 2,800

Putnam av, n s, 415 e Sumner av, 20x100, h & l. Daniel B. Norris to Emma C. wife of John D. Lawrence. Mort. \$4,500. nom

Putnam av, n s, 375 e Sumner av, 20x100, h & l. Daniel B. Norris to Cordelia L. M. Conner. Mort. \$4,500. 9,000

Ralph av, s e cor Macon st, 200 to McDonough st, x594.8x— to Macon st, x587. Howard av, w cor Macon st, 100x80.4. Howard av, n w cor McDonough st, 40x86x40.1x88. Howard av, s e cor Macon st, 200 to McDonough st, x100. William Ziegler to Ransom F. Clayton. Morts. \$90,000. nom

Reid av, w s, 43.3 n Quincy st, 19.3x80, h & l. Susannah A. wife of Alexander W. Dickie to Marion Dickie. B. & S. and C. a. G. nom

Same property. Marion Dickie to Alexander W. Dickie. B. & S. and C. a. G. nom

Rochester av, e s, bet Bergen and Dean sts, being lot 8 block 186 assessm't map 24th Ward. John C. McGuire, Registrar Arrears, to Walter E. Parfitt. 8

Rogers av, e s, 87.9 n President st, 80x100. John J. Drake to Isaac Harris. 820

Saratoga av, s e cor McDougal st, —x100x100x100, h s & l s. Rosa, Henry and Frederick W. Durchholz, Margaret Planchet widow, Mary wife of Phillip Grass, Louisa H. wife of James H. Farrell, Barbara wife of William Greiner and Joseph Durchholz heirs Frederick Durchholz to Barbara Durchholz. nom

Schenck av, e s, 25 e Eastern Parkway, 25x100. Mary E. Ashford an heir of Geo. W. Gibson to George W. Gibson. Sub. to mort. Q. C. 300

St Marks av, n s, 100 w Albany av, 100x140. Richard Ingraham, Hempstead, to Helen E. and Elihu Porter, Ellenville, N. Y. 27,500

St. Marks av late Wyckoff st, n s, 100 w Grand av, 25x155.6x26.6x147. Partition. Albert E. Dickson to Anne McAleenan and Sarah Fullan. 1,900

St. Marks av late Wyckoff st, n s, 325 e Rockaway late Pava av, 25x127.9. Elise wife of John Eckold to Friedrich C. Voeller. Mort. \$1,000. nom

Shepherd av, e s, 250 s Gay st, 50x100. Charles Nelson to George Lebert. nom

Snediker av, e s, 150 s Eastern Parkway, 50x100. William H. and James A. Paff to Cyrus F. Hurst. Q. C. nom

Stone av, w s, 175 s Belmont av, 50x100. Gilbert S. Thatford to Catharine F. Maguire. 900

Stone av, n w cor Blake av, 66x100. Release mort. Mary W. Smith to Mary A. Smith and William H. Baker. 2,500

Same property. Release mort. Herbert C. Smith to same. 1,350

Stone av, w s, 20 n Blake av, 46x100. Release mort. Earl A. Gillespie to William H. Baker. 800

Sutter av, s w cor Essex st, 48x100. Charles S. Taber and George C. Case to Albert V. Porter. 1,000

Same property. Albert V. Porter to George W. Lyle. Mort. \$500. nom

Thatford av, s e s, 100 n e Glenmore av, 80x100, h s & l s. Foreseagean J. Ledoux to Neil C. Peterson. Mort. \$1,500. nom

Tompkins av, e s, 60 n Stockton st, 20x86. Release mort. Mutual Life Ins. Co., New York, to Catharine T. C. Quin. 4,357

Tompkins av, n e cor Madison st, 75x100, h s & l s. William Johnson to William Irvine. Morts. \$7,000. 14,000

Tompkins av, e s, 60 n Stockton st, 20x86, h & l. Catherine T. C. Quin extr. Charles Quin to Sarah Henkel. 6,500

Tompkins av, e s, extends from De Kalb av to Pulaski st, 200x125, h s & l s. Richard Major to Richard Healy. 35,000

Troy av, w s, at centre of Lefferts av, runs south or southwest along said centre line to centre line Pine st, x north to line bet J. Remens and Garrisons, x northeast on Troy av, x south —, said Lefferts av and Pine st being shown on old map. Charles J. Warren to George Dameu. 2,800

Van Siclen av, e s, 100 n Belmont av, 25x100. Aaron J. W. Hart to Joseph Schmitt and Philip Stripp. Mort. \$1,300. 2,900

Same property. Release mort. Hewlett T. McCoun to A. J. W. Hart. nom

Van Siclen av, e s, 125 n Belmont av, 25x100. Release mort. Same to same. nom

Vermont av, w s, 75 n Liberty av, 100x100, h & l. Charles F. Willbridge to John S. Willbridge. Q. C. and C. a. G. Mort. \$11,600. 1,396

Washington av, w s, 97.7 n Dean st, runs west 63.10 x south 20.8 x east 8 x south 20.8 x east 74 to av, x north 45.2. Andrew J. Onderdonk to Sebastian Vollmutt. 2,500

Washington av, w s, 97.7 n Dean st, 22.7x68.9x20.8x77.10. Patriek Ternan to same. 1,500

Waverly av, e s, 111.5 n Fulton st, runs east 90 x south 26.9 x east 24.3 x north 26 x west 20 x north 17.3 x west 94.2 to av, x south 16.6. Mary Strybing to Hermann F. Strybing. B. & S. nom

Willoughby av, n s, 356.3 w Marcy av, 18.9x100. Catharine Boger widow, Henry N., Frederick, Emily and Charles W. Boger and Bessie wife of Robert McKnight heirs Wm. Boger to Louis H. Boger an heir of W. Boger. B. & S. nom

Willoughby av, n s, 25 w Nostrand av, 25x85, h & l. Catharine Boger widow et al. to Charles W. Boger all heirs Wm. Boger. B. & S. nom

Wyckoff av, s w s, 50 s e Elm st, 50x99.2x50 101.5. Charles Luger to Lucas Breitenstein. 1,500

3d av, w s, 75.2 s 39th st, 25x100. Anthony McNeely to Sarah wife of Jacob Heim. 4,000

4th av, n e cor Butler st, runs east 98.4 x north 143.8 x west 98.4 to av, x south 143.6. John P. Cranford to John M. O'Neil. 17,000

4th av, north cor 15th st, 56.3x81.8x59.10x82.11. Release mort. Cornelius E. Donnellon to John Weisenborn. 2,000

6th av, west cor 2d st, 95x97.10. Edward H. and Grace D. Litchfield trustees Henry P. Litchfield to Charles N. Howard. nom

6th av, n w s, 20 s w 5th st, 32x78, h & l. Edmund Kimball, New York, to John R. Ames. Morts. \$9,750. 16,000

6th av, w s, 52 s 5th st, 32x78. Same to Melvin Brown. Mort. \$10,500. 16,000

7th av, s e s, 25 n e 16th st, 25x97.10. }

7th av, s e s, 50 n e 16th st, 25x97.10. }

James Jack to Percy Jenkins. 5,000

7th av, e s, 25.2 s 48th st, runs east 100 x south 75 x east 294.4 x southwest 111.2 to 49th st, x west 246.1 x north 25.2 x west 100 to 7th av, x north 150. Edward T. Hunt extr., &c., Thos. Hunt to Herman Ahrens. 5,420

7th av, n e cor 55th st, runs east 177.8 x northeast 102 x west 97.1 x south 75 x west 100 to av, x south 25.2. Edward T. Hunt extr., &c., Thos. Hunt to Charles M. Detlefsen. 1,280

7th av, west cor 80th st, 100x89.8x100.2x96.4. New Utrecht. William Ziegler to Louis M. Streep. 875

8th av, e s, extends from 9th st to 10th st, x 97.10 deep. Kate C. Henderson et al. exrs., &c., Isaac Henderson to Margaret Bruckbauer. 28,000

8th av, s e s, extends from 15th to 16th st, 200x160. Ransom F. Clayton to Bernard Levino and Susan E. Fingarr. Mort. \$13,000. exch. and 3,000

8th av, north cor 51st st, 100.2x80. }

60th st, n e s, 160 s e 7th av, 20x100.2, New Utrecht. Frank D. Creamer to Ira L. Bursley, New York. Mort. \$648. 1,640

Brooklyn and Coney Island plank road, lot 5 Terhune property, Gravesend, 4 892-1,000 acres, Gravesend, Partition. Herbert E. Dickson to Anne McAleenan and Sarah Fullan. 2,500

Brooklyn, Coney Island & Flatbush R. R., w s, 396.2 s Ocean av, runs west 110 to Ocean av, x south 60 x east 110 x north 60, Flatbush. Robert L. Woods to Elizabeth wife of Frederick W. Holmes. 2,000

Canarsie Landing road, s w s, 345 s e of J. Schencks, 50x100, Flatlands. Fanny A. wife of John C. Mathews to John Kavanagh. 400
Canarsie Landing road, s w s, 295 s e J. Schencks, 50x100, Flatlands. Same to Catharine Kavanagh. 400
Canarsie Landing road, s w s, 245 s e J. Schencks, 50x100, Flatlands. Same to Kate Kavanagh. 400
Interior lot 74.7 n Gates av and 20 w Vanderbilt av, runs north 0.5 x west 20x0.5x20. Joseph S. Parker to Frederick Eaubert. 100
Interior gore bounded west by line 25 w Morgan av, south by line 100 s of Thames st and east by line bet G. White and A. Vandervoort farms. Conrad Sauer to Theodore F. Jackson. 500
Same property. Release mort. Jurzen Lins to Conrad and Annie C. Sauer. nom
Lot 26 block 18 map No. 2 of first section Manufacturing District, East New York. Edward Wemple, State Comptroller, to Charles Nelson. Tax deed. 5
Same property. John H. Millard to same. Q. C. 40
Lots 287 to 290 block 5, and 341 to 344 block 6 map 593 lots Lefferts Park, New Utrecht. John Lefferts to James V. S. Woolley. 1,000
Lots 364 and 365 map G. S. Thatford property, East New York. Release mort. Gilbert S. Thatford to Aaron Kaplan. nom
Main Coney Island Creek, n e cor of an arm of said creek, 4 2/3+1,000 acres salt meadow, Gravesend. Robert H. Overton to Richard and Otto Kampfe. 1,750
New Lots road, s s, 38.1 w Berriman st, 6 2,036-10,000 acres.
New Lots, centre line, at centre Berriman st, 6 6,342-10,000 acres.
James D. Putnam to William H. Jackson, New York City. Mort. \$12,132. nom

WESTCHESTER COUNTY.

JANUARY 8 TO 14—INCLUSIVE.

EASTCHESTER.

Braman, Emeline E. to Eli H. Reid, s s Adams st, 161 w Franklin av, 40x140. \$5,500
Conkling, Mary A. to Mary G. Turner, w s Rich av, 457 n White Plains road, abt 50x 113. 1,400
Darragh, Jas. to Fred. C. Fisher et al., n w cor 22d av and 3d st, 71x143x86x—. 2,100
Finnen, Peter H. to Simon Asch, lot 284 n w s West st, map West Mt. Vernon, 40x293. 450
Halk, John to Edw. L. E. Phipps, lot 82 e s Catharine st, map South Washingtonville, 50x100. 50
Lawlor, Nellie A. to Georgiana V. Burrowes, part lot 533 w s 6th av, map Mt. Vernon, 75x 105. 1,950
Murphy, John H. et al. to Chas. Cudlipp, lot 26 and part 25 map Chester Hill property grantors. 7,500
Simonsen, Hannah G. admr. of, to Chas. C. Fearn, lot 163 w s 2d av, map Mt. Vernon, 100 x105. 5,750
Fearn, Chas. C. to Florine S. Fearn, same property. 1
Wooster, Geo. W. to Milton Rathbun, e s Summit av, 125 n Prospect av, abt 78x125. 3,000
Wood, Jos. S. to Geo. Stoll, lot 74 n s Urban st, map Villa Park, 50x100. 1,100

MAMARONECK.

McDonald, John to Mary A. Nichols, lot 32 e s Mamaroneck av, map Factory property, abt 50x150. 775
Proctor, Fred. F. to Bertha Golding, n e cor Prospect and Park avs, abt 223x190. 15,800
Golding, Bertha to Mary A. Proctor, same property. 15,800

NEW ROCHELLE.

Badeau, Susan A. to Mary E. Ferens, s s Elm st, adj Annie M. Blanchard, 49x132. 2,600
Dederer, Marg't A. to Eveleen T. Coffin, e s Franklin av, adj Mary F. Hayes, 70x195. 3,500
Klinkworth, Hannah to Jacobus Van Langan, s w s Church st, adj John E. Badeau, abt 30x 60, also lot adj grantee, 60x53. 1,900
Porter, Sarah M. to Ella A. Dillon, s s Winyah av, 326 North st, 50x100. 267

WESTCHESTER.

Halsy, Evelina to Wm. S. Beckley, w s 2d av, 400 n 2d st, 100x100. 1
Mallett, Joshua J. to Wm. A. Mallett, n s Railroad av, adj And. Arnon, Jr., 50x140. 1,500
Pfeiffer, Adolph to Juliana Sponheimer, west 1/2 lot, 100.2 n s 6th av, map Wakefield, 50x 114. 700

WHITE PLAINS.

Barnes, Hannah L. to Sam'l J. Barnes, 1/2 int. in 2 tracts on North st, adj Amasa Spring, abt 50 acres. 10,000
Partridge, Cath. C. to Chas. D. Sutton, n e cor Hillside av and Spring st, 126x104x140. 450

YONKERS.

Gardiner, Jas. M. to J. Christy Bell, s w cor Broadway and Glenwood av, 176x237.6. other consid. and 1
Harriot, J. Groshon exr. of, to Thomas C. Higgins, w s Linden st, abt 105 n Park Hill av, abt 175x112. 2,975
Higgins, Thos. C. to Clara Fairchild, same property. 3,500
Fairchild, Clara to Fred. E. Jepson and ano., same property. 4,000
Harriet, Ann M. to same, e s Waverly st, adj. Mich. Baldwin, 126x88. 2,500
Ludlow, Thos. W. et al, to Paul S. Bolger, w s Sunnyside Drive, 800 s Pier st, abt 44x195. 2,400

Same to Julia S. Fischer, e s Fairfield road, 570 s Pier st, abt 60x125. 2,900
Same to Mich. Day, s s Pier st, 565 w Hawthorne av, 2.6x100. 1
Moody, Saidie F. B. to John K. Bangs, w s North Broadway, adj. Helen M. Holbrook, 200x487. 18,000
Sims, Wm. H. to John J. Sims, interest in lot s w cor Palisade av and James st, abt 46x100; also e s Woodworth av, 327.10 s Ashburton av, 97x100. 5,000
Shonnard, Sophia A. to John E. Andrus, n w cor Hudson and Shonnard terrace, abt 5 1/2 acres. 30,000
Shonnard, Fred to John Lechman, lots 366 and 367, block 6, map property grantor. 290
Same to Wm. Herlihy, lot 432, block 5, same map. 265
Same to Wm. Herlihy, lot 38, block 8, same map. 150
Same to Wm. Herlihy, lot 36, block 8, same map. 150

MORTGAGES.

NOTE.—The arrangement of this list is as follows The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. Whenever the rate is not given, read as 6 per cent.

NEW YORK CITY.

JANUARY 10, 11, 13, 14, 15, 16.

Anderson, Catharine H. wife and John to THE MUTUAL LIFE INS CO., New York. 116th st, s s, 400 e 8th av, runs south 111.6 x east 364.5 to st, x west 347.1. Jan. 8, due Jan. 10, 1891, 5%. \$25,000
Appell, Emma, formerly Rinaldo, wife of and Mark to Henry Barrow and ano., exrs., &c. E. H. Prior. Rivington st, s s, 50.7 w Ridge st, 25x102.11. Jan. 13, 5 years, 5%. 22,000
Auld, Robert to Caleb W. Loring and ano. trustees Anne E. Waters. 29th st. P. M. Jan. 14, 6 months. 7,000
Abels, Henry J. to George Wolf. Webster av, s e cor Wendover av, proposed, 50x74.10 to w s Mill Brook, x49.8x57.3. Jan. 14, due Jan. 1, 1891, 5%. 800
Abendschein, George to Pauline Segree. 92d st. P. M. Jan. 15, 3 years cr installs., 4 1/2%. 14,000
Alzheimer, Samuel to Caroline Kauer. 110th st. P. M. Sub. to mort. \$7,500. Jan. 15, due Jan. 1, 1895, 5%. 8,500
Bauer, John to Frederick Schaefer, Jr. 2d av, s w cor 79th st. P. M. Jan. 15, 1 yr., 5%. 10,000
Berg, Charles I. to The New York Inst. for the Instruction of the Deaf and Dumb. West End av, No. 231, w s, 105 n 75th st, 22.8x100. Jan. 15, due Jan., 1893, 5%. 30,000
Bodenstein, Philip to Henry Ecker. Av C. P. M. Dec. 14, installs. 1,000
Brand, Lena wife of and Wolf to Frederica Wetterau, Sing Sing, N. Y. Rutgers pl, No. 15, n s, 156.6 w Clinton st, 26x110. Jan. 14, 3 years, 5%. 11,000
Brockner, Isabel, Brooklyn, to The American Baptist Home Mission Society. 3d av, s, 197 n 166th st, runs west 54.9 x north 1 x west 137.4 x north 49.4 x east 186.3 to av, x south 48.1. Jan. 11, due Jan. 15, 1891, 5%. 10,000
Brown, James to The Bradley & Currier Co. (Lim.). 92d st, No. 164, s s, 100 e 10th av, 15.6x100.8. Jan. 14, 1 year. 3,126
Becker, Peter to New York and Wakefield Co-operative Building and Loan Assoc. Summit st, s s, 698 e Marion av, 25x100. Jan. 11, installs, 5%. 500
Bernard, Samuel to Fannie L. Korn. Manhattan av, n e cor 121st st, 100.11x95. P. M. Dec. 12, demand. 19,200
Boetzkes, Helen wife of Edward, Dusseldorf, Germany, to Cornelia L. Marshall. 3d av, w s, 50.5 n 58th st, 50x100. Dec. 21, due Jan. 10, 1895, 4 1/2%. 35,000
Bogart, Julia M. wife of Orlando M. to Katie Bogart. 49th st, n s, 551 w 5th av, 22x100.5. Lease. Nov. 1, due Nov. —, 1891. 2,000
Brimelow, Eliza F. wife of and Thomas to Mary A. Davenport. 61st st, n s, 209 e 3d av, 18x 100.5. Jan. 10, 1 year. 1,500
Brown, Daniel G., Newburgh, N. Y., to The Commonwealth Ins. Co. of New York. 130th st, n s, 84 w Broadway, 26x99.11. Dec. 19, due Jan. 2, 1893, 5%. 13,500
Brown, Ronald K. to Edward C. Donnelly. 133d st. P. M. Jan. 11, due Jan. 13, 1893, or sooner, 5%. 3,700
Same to Harriet P. Brown. Same property. P. M. Jan. 11. 1 year or sooner, 5%. 940
Bull, Richard H. to THE SEAMEN'S BANK FOR SAVINGS in City of New York. Murray st, No. 79. P. M. Jan. 13, 5 years, 4%. 25,000
Byrne, James F., John H. and Bridget, heirs of James Byrne to Caroline L. Purdy. 135th st, s s, 220 w 3d av, 30x100. Jan. 13, 5 years. 600
Barrow, Nannie, Westhaven, Conn., to Lewis Atterbury et al. trustees E. J. C. Atterbury. 95th st, No. 144, s s, 343 e 10th av, 18x100.8. Jan. 1, installs. gold, 11,000
Same to Joseph J. Kittel. 56th st, n s, 120 w 4th av, 20x100.5. Jan. 10, 1 year. gold, 5,000
Barry, Patrick to Patrick Meehan. 175th st, s

s, abt 220.11 e Kingsbridge road, 25x65. Jan. 2, due Jan. 1, 1892, 5%. 1,000
Brakmann, August to Henry Meinken. 10th av, s e cor 88th st. P. M. Jan. 9, 1 year, 5%. 6,500
Becker, Charles to Herman Wobrmann. 36th st, s s, 500 w 9th av, 25x98.9. Jan. 14, due Jan. 1, 1893, 5%. 1,000
Bell, William R. to Julius Lipman and Moses Kind. 10th av, n w cor 88th st. P. M. Building loan. Aug. 16, \$889, due May 1, 1890, or sooner. 15,250
Same to same. Same property. Building loan. Jan. 14, due July 1, 1890, or sooner. 36,000
Bercke, Gustav, Winfield, L. I., to Philip Fisher. 26th st. P. M. Jan. 15, due July 15, 1891, or sooner, 5%. 1,750
Boehm Fannie wife of and Herman to Bertha wife of Jacob Oppenheimer. 57th st, No. 305, n s, 78 e 2d av, 22x100. Jan. 15, demand. 700
Brandt, Louis and John to William A. Smith exr. George Jones. Av B, n w cor 82d st. P. M. Jan. 15, due Jan. 16, 1891, or sooner, 5%. 26,000
Coates, Elizabeth, Albany, N. Y., to THE MANHATTAN LIFE INS. Co. 9th av, s e cor 63d st, runs south 75.3 x east 100 x south 25.1 x east 86.6 to Boulevard, x north 116.1 to st, x west 128.2. Jan. 15, 1 year, 5%. 80,000
Cogswell, Laura V. to John S. Williamson, Brooklyn. 45th st, s s, 150 w 6th av, 20x 100.4. Jan. 16, due May 1, 1891. 5,000
Cox, James to Clara Cox. University pl, s e s, abt 375 s w Broadway, 44x83.3x150x100x 107.10; Dey st, No. 15, s s, 25x85; Broome st, Nos. 382 and 384, n s, 48 e Mulberry st, 35.2x 90.10x26.6x97.2. Dec. 21, 1 year. 500
Cruger, Emma C. to John, Henry and Mary Woods. 57th st. P. M. Jan. 15, due Jan. 16, 1892, or sooner, 5%. 2,500
Curtis, Charles B. to THE MUTUAL LIFE INS. Co. of New York. 89th st. P. M. Jan. 10, 1 year, 5%. 17,000
Chambers, Fannie mortgagor with Harriette B. wife of Robert C. Bell mortgagor. Extension of mortgage. Jan. 6. nom.
Connery, Thomas B. and Annie heirs Bridget Connery to THE EAST RIVER SAVINGS INSTITUTION. Hamilton st, No. 11, n s, 126.2 e Catharine st, 25.1x68x25.1x69. 2d mort. Jan. 14, 1 year, 5%. 3,000
Connolly, Mary wife of Patrick to David W. Burnett. Morris av, w s, 59.2 n 150th st, 34.1x100. Jan. 8, due July 18, 1892. 1,500
Courtney, Louise G. wife of and William to Rebecca C. Thornell and ano. exrs. T. J. Thornell. 18th st, n s, 335 w 5th av, 25x92. Jan. 13, 5 years or sooner. 16,200
Cromwell, Albert, Boonton, N. J., to William Man as trustee. Grand st, n s, 50 e Eldridge st, 50x87.6. Jan. 6, due Dec. 19, 1893. 3,500
Cunehan, Dennis and Mary his wife to Jennie Lyman. 122d st. P. M. Jan. 13, installs. 8,000
Carlew, James to Cornelius Rapelye, Ovid, N. Y. 13d st, n s, 165 w Lenox av, 26x100.11. Jan. 15, 2 years, 5%. 16,000
Same to Julia E. Cameron. 123d st, n s, 185 w Lenox av, 20x100.11. Jan. 15, 2 years, 5%. 16,000
Same to same. 123d st, n s, 205 w Lenox av, 20x100.11. Jan. 15, 2 years, 5%. 16,000
Same to William Hall's Sons. 123d st, n s, 165 w Lenox av, 60x100.11. Sub. to mort. \$48,000. Jan. 15, 1 year or sooner, 5%. 8,850
Carr, Emma T. to George E. Hol. Manhattan av, w s, 109.11 n 105th st, 16.8x75. Jan. 15, 5 years. 1,500
Carson, Minnie W. wife of James and John J. Carroll to Hannah McGowan. 120th st. P. M. Dec. 31, due Jan. 3, 1900, 5%. 12,000
Chivvis, George to David Stewart. 10th av. P. M. Jan. 15, 5 years or sooner, 5%. 2,000
Cohen, Wolf to Joseph L. Bittenwieser. Essex st, No. 9. P. M. Jan. 15, installs. 7,000
Craato, Rebecca L. to Joseph M. De Veau. 126th st, n s, 231.5 e 1 enox av, 17.10x99.11. Jan. 15, due April 1, 1890, or sooner. 1,350
Cravath, Paul D. to THE TITLE GUARANTEE AND TRUST Co. 29th st, s s, 175 e 1st av, runs east 25 x south 98.9 x east 125 x south 98.9 to 28th st, x west 150 x north 197.6. Secures bonds of The United Electric Light and Power Co. and Caleb H. Jackson. Jan. 15, 1 year, 5%. 43,750
Davis, Samuel to Richard Croker, Chamberlain, New York. 2d av, w s, 50.11 s 98th st, 2 lots. P. M. 2 mort., each \$11,000. Jan. 14, 2 years, 5%. 22,000
Same to Frederic J. Middlebrook. 2d av, w s, 26.2 s 98th st. P. M. Jan. 13, 2 years, 5%. 11,000
Del Giudice or Gindice, Michael to Susan Duryea. 149th st, s s, 250.3 e Morris av, 25x106.6. Dec. 31, 5 years. 3,000
de St. Paul, Charles le Ray de Chaumont, otherwise Marquis de St. Paul, Paris, France, to THE BANK FOR SAVINGS in City of New York. Prince st, n e cor Mott st, 83.9x89.8x 79.7x79.1. Nov. 11, 1889, due Oct. 23, 1894, 4 1/2%. 60,000
Droge, Henry W. to Susan A. Von Tagen, Stratford, Conn. 184th st. P. M. Dec. 16, due Jan. 14, 1895, 5%. 4,000
Dugan, Mary to Luke A. Lockwood and ano., exrs. G. A. C. Van Beuren. 91st st, n w cor Madison av. P. M. Dec. 9, 3 years or sooner, 5%. 19,000
Dunne, Thomas P. to Marx and Moses Ottinger. 99th st. P. M. Jan. 13, 6 months or sooner. 25,000
Same to same. 99th st, s s, 100 e 9th av, 50x

100.11. Building loan. Jan. 13, 6 months or sooner. 10,000
 Duffy, Patrick G. to Sarah M. and Sylvester Knight exrs. Emanuel Knight. St. Nicholas av. P. M. Dec. 16, 5 years or sooner, 5% 10,400
 Dierkes, Catharina to Herman Watjen. 5th st, s s, 250 w Av A, 25x96.2. Lease. Jan. 16, due Jan. 1, 1895, or installs. 5,000
 Dimmig, John, Guttenberg, N. J., to THE TITLE GUARANTEE AND TRUST CO. 10th av, e s, 75.3 s 67th st, 25.1x100. Jan. 11, due Jan. 1, 1895, 4 1/2%. 2,500
 Daiker, George to THE BANK FOR SAVINGS in the City of New York. Av St. Nicholas, e s, 355.10 n 145th st, 30.4x65x31.5x67.3. Jan. 15, due Sept. 23, 1890, 4 1/2%. 16,000
 Daly, Cornelius to THE UNITED STATES LIFE INS. CO. Park av, s w cor 116th st. P. M. Jan. 13, due April 1, 1893, 5%. 45,000
 Same to Thomas P. Dunne. Same property. P. M. Sub. to foregoing mort. Jan. 13, 1 year. 2,000
 Demaray, Lyman, Somerville, N. J., to Sarah C. wife of William Darrow, Jr., Summit, N. J. 48th st, n s, 648 w 5th av, 21.6x100.5. Lease. Jan. 15, 3 years. 6,000
 Deschere, Olga wife of Martin to Amelia Y. de Garcia. 58th st, s s, 405 w 8th av, 20x109.5. Sub. to mort. \$5,000. Jan. 15, due Aug. 15, 1894, 5%. 3,000
 Eckenfelder, Anna M. to Friedrich Hautau. 154th st, n s, 300.3 e Morris av, 15x150. Jan. 14, 5 years, 5%. 2,000
 Same to same. 154th st, n s, 315.3 e Morris av, 15x100. Jan. 14, 5 years, 5%. 2,000
 Epstein, Simon to Josephine W. Johnson, trustee. Montgomery st. P. M. Jan. 14, due Feb. 1, 1895, 5%. 10,000
 Eggers, George W. to Alexander W. Fraser. 10th av. P. M. Jan. 14, due Oct. 1, 1890, or sooner. 22,000
 Elbers, Mary to August Hassey. Grand st, n s, 18.11 e Thompson st, runs north 46.11 x west 18.11 to Thompson st, x north 19.1 x east 56.7 x south 66 to Grand st, x west 37.10, being Nos. 38 and 40 Grand st and No. 21 Thompson st. Jan. 15, due May 1, 1890, or sooner. 500
 Eldredge, Joseph D. to the trustees of the Peabody Education Fund. Water st, No. 192, w s, 134.11 n e Burling slip, runs northwest 45.5 x northeast 19.2 x northwest 4.11 x northeast 6.3 x southeast 48.7 to Water st, x southwest 25.3. Sub. mort. Dec. 31, due Feb. 21, 1893, 5%. 20,000
 Same to same. Pearl st, No. 252, s s, 141.5 w Fulton st, 23.2x89.11x24.5x88.3. Sub. mort. Dec. 31, due Feb. 21, 1893, 5%. 25,000
 Same to same. Pearl st, No. 254, s s, 116.4 w Fulton st, runs southeast 60.8 x northeast 2.4 x southeast 12.6 x southwest 6.3 x southeast 4.11 x southwest 19.2 x northwest 81.5 to Pearl st, x northeast 25.1. Sub. to mort. Dec. 31, due Feb. 21, 1893, 5%. 25,000
 Same to same. Pearl st, No. 256, s s, 96.4 w Fulton st, runs south 58.11 x west 16.9 x west 2.4 x north 60.8 to Pearl st, x east 20. Sub. mort. Dec. 31, due Feb. 21, 1893, 5%. 20,000
 Elliot, Henry R. to THE TITLE GUARANTEE AND TRUST CO. 105th st, n s, 70 e Manhattan av, 16.10x68.3. Dec. 30, due Dec. 31, 1892, 4 1/2%. 7,500
 Faulkner, George W., Brooklyn, to Carrie Steinfeld. 71st st, s s, 213 e 1st av, 25x100.5. Sub. to mort. \$5,000. Jan. 10, 2 months or sooner. 1,200
 Fielbig, George J. to The Bergner & Engel Brewing Co., Philadelphia, Pa. 44th st, No. 352 W., s s. Jan. 11, installs. 1,500
 Flemming, Robert and Pauline his wife mortgagors to Johannes Bagger mortgagee. Extension of mort. at reduced int. Jan. 9, nom
 Flood, Katie E. wife of Edward to Mary Lott. Morris av, w s, 80.6 s 162d st, 25x105. Jan. 13, 5 years, 4%. 2,950
 Frommer, Robert to Minnie Erlanger. 11th av, s w cor 172d st, 95x100. Jan. 11, 6 months, 5%. 750
 Feldman, Selig to Charles Sergusky. Monroe st. P. M. Sub. mort. \$5,000. Jan. 2, installs. 3,500
 Fitzpatrick, John J. and Philip A. to Bridget D. Fitzpatrick exr. Philip Fitzpatrick. 113th st, s s, 295.6 w 3d av, 24.7x100.11x24.6x100.11. Oct. 23, 1 year. 8,250
 Same to same. 113th st, s s, 270 w 3d av, 25.6 x100.11. Oct. 23, 1 year. 8,250
 Franck, Charles to Henry W. Benedict, William McIlroy and Robert A. Fowler, of Benedict, McIlroy & Fowler. Av A, w s, 52.2 n 77th st, 25x94. Dec. 31, due July 1, 1890, or sooner, notes. 3,000
 Frey, Dolz wife of Nathan and Hannah wife of Leon Cahen to Matilda Weil et al. exrs., &c., Max Weil. Canal st, n s, abt 21.10 w Ludlow st, 21.10x50. January 15, 5 years, 4 1/2%. gold, 10,000
 Friedman, William to Jonas Weil and Bernhard Meyer. Pitt st, No. 29. P. M. Jan. 15, installs. 3,500
 Gerdes, Anna C. wife of and John H. to THE BOWERY SAVINGS BANK. Van Nest pl, No. 5, n s, 80 w West 4th st, 20x94.7x20x94.6. Jan. 16, 1 year, 4 1/2%. 5,000
 Gordon, Louis to Abraham Schlesinger. Lewis st, No. 10. P. M. Jan. 16, installs. 5,000
 Gluck, Ignatz and Hannah his wife to John G. Paynter. Attorney st, No. 171, w s, 72.1 s Houston st, 28x60.1x27.8x60.1. Jan. 14, 5 years, 5%. gold, 13,000
 Grinnon, William M. to Jessie Clark, Cornwall-on-Hudson. 8th av, No. 636 and Nos. 264 and 266 41st st, begins 8th av, s e cor 41st st, 24.9 x100. Jan. 7, 1 year, 1,000

Goldklang, Julius to Joseph L. Bittenwieser. Willett st, No. 34. P. M. Jan. 10, installs. 3,000
 Goldstein, Guste mortgagor with George Palen admr. Gilbert Palen mortgagee. Extension of reduced mort. at reduced int. Jan. 2, nom
 Greb, Karl mortgagor with Peter Vollmer mortgagee. Extension of mort. at 5% Jan. 3, nom
 Grinnell, William M. to Edward H. Landon. 157th st (proposed), s s, 375 w Boulevard, 25x100. Dec. 1, 1887, demand. 5,000
 Grossmann, Samuel to Adolph Newman. Houston st, No. 349 E. Jan. 15, installs. 2,750
 Guntzer, John W. to Joseph Rubsam, Stapleton, S. I. West end av, w s, 50.5 s 69th st, 25x100. Jan. 15, 1 year, 5%. 3,000
 Hogan, Bridget wife of Patrick to Enoch C. Bell. 126th st. P. M. Dec. 30, due May 1, 1890. 7,000
 Same to same. Same property. Dec. 30, due May 1, 1890. Building loan. 18,000
 Hollister, Robert A. and Wallace R. Eickhoff to Joseph Metz and Henry Meyer, Buffalo, N. Y. 95th st, n s, 150 w 9th av, 17x100.8. Secures notes and renewals thereof given by Hollister to mortgagees. Jan. 3. 3,000
 Haines, John L. to Charles M. Chittenden. 71st st, s s, 198 e Av A, 25x100.4. Jan. 9, due Jan. 1, 1891. 1,000
 Horn, Charles to Louis S. Levy. 11th av. P. M. Jan. 8, due Jan. 10, 1891, 5%. 22,500
 Halsey, Joseph B. to Henry R. Beekman. Walker st, No. 40, n s, 25x100. 408-3,024 parts. Jan. 10, demand, 5%. 1,800
 Hirschberg, Clara wife of Herman to Henry Rosenthal. 95th st, s s, 199 e 4th av, 18x100.8. Jan. 13, 3 years. 3,180
 Hirsh, Edward to George G., Alfred, Thomas D., William A. and George G. De Witt, Jr., exr. Theodore De Witt, Helena De Witt Chambers, and Thomas D. De Witt trustee of C. J. De Witt, Edward De Witt Mason individ. and trustee T. W. Mason, Lewis D. and Edward De Witt Mason exrs. T. L. Mason and Lewis D. and Alfred De Witt Mason. Park (4th) av, n e cor 75th st. P. M. Dec. 16, due Jan. 9, 1892, or sooner, 5%. 50,000
 Hare, Bridget to A. Alonzo Teets. 122d st, No. 347 W. P. M. Jan. 16, due Dec. 18, 1891, or sooner. 3,000
 Hechinger, Joseph and Bertha to Jonas Weil and Bernhard Mayer. 8th st, No. 329 E. P. M. Jan. 15, installs. 5%. 4,500
 Hildebrand, Herman W. to Wilhelm Busse. 109th st, s s, 68 e Lexington av, 19x100.11. Jan. 14, due Jan. 15, 1895, 4 1/2%. 5,000
 Same to John H. G. Hildebrand. Same property. Sub. to last mort. Jan. 14, due Jan. 15, 1893, 4 1/2%. 2,000
 Joseph, Annie to THE CONNECTICUT MUTUAL LIFE INS. CO., Hartford, Conn. Hester st, No. 52; Ludlow st, No. 30; Hester st, No. 50. P. M. Jan. 16, 5 years, 5%. 25,000
 Same to Frederic J. Middlebrook, Brooklyn. Same property. P. M. Jan. 16, 1 year, 5,000
 Joseph, Annie widow to Henry Neustadter. Clinton st, No. 146. P. M. Jan. 16, 5 years, 5%. 15,000
 James D. Willis declares that mortgage made by Mary G. Pinckney to MUTUAL LIFE INSURANCE CO. shall not merge in fee. Jan. 10, nom
 Joyce, Mary E. to Herman Wronkow. Prospect pl, e s, 83.9 s 43d st, 16.8x58. Jan. 13, 3 years or installs. 5%. 2,500
 Jacobs, Elias to Cunigunde Backer otherwise Becker. 1st av. P. M. Jan. 9, 1 year, 4 1/2%. 10,000
 Jacob, Henry to Louis Jacobson. 49th st. P. M. Jan. 15, 3 years or installs. 5%. 4,750
 Jagels, Henry to William Dowling. Lexington av, No. 1836. P. M. Jan. 13, due Jan. 1, 1891, 5%. 750
 Klein, Benedict A. to Joseph W. Duryee. Cherry st. P. M. Sub. to mort. \$20,000. Jan. 9, due Jan. 1, 1893, or sooner, 5%. 20,000
 Kohn, August to Patrick H. McManus. 8th av, n w cor 104th st. P. M. Jan. 15, 6 months or sooner. 2,000
 Kilpatrick, Edward to William M. Kingsland trustee D. C. Kingsland, dec'd. Thompson st, w s, 346.3 n Bleeker st, 40.8x100. Jan. 9, due Jan. 10, 1891, 5%. 7,000
 Same to Edward Harmon and ano. trustees Philip Harmon. Same property. Jan. 8, due Jan. 10, 1895, 5%. 5,000
 Kram, Louis to Elias Goodman. Clinton st. P. M. Sub. to mort. Jan. 10, installs. 6,000
 Klein, Benedict A. to Annia F. Kingsley. 8th st, No. 329, n s, 213.10 w Av C, 24.9x—. Jan. 8, due Jan. 10, 1895, 5%. 15,000
 Klein, Benedict A. to Matilda L. Dixon and ano. exrs. Thomas Lamb. Madison st, No. 133. P. M. Jan. 13, 1 year, 5%. 15,000
 Kahn, German and Amalie his wife to Charles Bernstein. 51st st. P. M. Jan. 9, due Jan. 15, 1895, or sooner, 5%. 7,000
 Same to same. Henry st. P. M. Jan. 13, 5 years, 5%. 20,000
 Krakauer, Meyer and Henry G. to Bernheimer & Schmid. Delancey st, No. 113. Lease. Jan. 13, note. 500
 Kessel, Mary to John Entwistle and ano. exrs. Joseph Horridge. Union av, w s, 133.3 n 161st st, 16.9x137.6. Jan. 14, 3 years. 1,200
 Lewis, Sarah H. wife of Thomas W. to Martin Walter. Washington av, n w s, 162.5 n e Quarry road, —x150x50x150. Jan. 15, 2 years. 1,100
 Lowther, Sarah E. wife of and John R. to Gayton Ballard. 58th st, n s, 220.6 w 8th av,

34.10x100.5. Sub. mort. \$50,000. Jan. 15, 1 year. 14,161
 Lockhart, George W., Brooklyn, to THE EQUITABLE LIFE ASSUR. SOC. of United States. Lexington av, e s, extends from 100th to 101st st, 201.10x95. P. M. Nov. 28, due Jan. 1, 1893, 5%. 24,500
 Same to same. 100th st, n s, 95 e Lexington av. P. M. Nov. 28, due Jan. 1, '93, 5%. 24,500
 Same to same. 101st st, s s, 95 e Lexington av. P. M. Nov. 28, due Jan. 1, 1893, 5%. 24,500
 Lohr, Albert J. to John Hamer. 168th st, s s, 702.8 e Boston av, 50x100. Jan. 2, 3 years, 5%. 1,500
 Loos, Emilie to Elsa Weber. 115th st, n s, 173.9 e 4th av, 18.9x100.11. Jan. 8, 3 years. 2,000
 Luther, Grace W., North Plainfield, N. J., to THE MUTUAL LIFE INS. CO. of New York. 20th st, s s, 349.11 e 10th av, runs east 25.1 x south 112 x west 25 x north 20.1 x west 0.1 1/2 x north 92. Jan. 7, due Jan. 10, 1891, 5%. 9,500
 Lyon, Dore to THE EQUITABLE LIFE ASSUR. SOC. of the United States. Boulevard, n w cor 76th st, 105.5x61x102.2x87.2. Jan. 6, due Jan. 1, 1891, 5%. 115,000
 Same to same. 76th st, n s, 241 e West End av, 19x102.2. Jan. 6, due Jan. 1, 1891, 5%. 21,000
 Same to same. 76th st, n s, 223 e West End av, 18x102.2. Jan. 6, due Jan. 1, 1891, 5%. 19,500
 Same to same. 76th st, n s, 90 e West End av, 7 lots, each 19x102.2. 7 mort., each \$21,000. Jan. 6, due Jan. 1, 1891, 5%. 147,000
 Same to same. West End av, n e cor 76th st, 22.10x90. Jan. 6, due Jan. 1, 1891, 6% and 5% after June 1, 1890. 38,000
 Same to same. West End av, e s, 22 10 n 76th st, 4 lots, each 19.10x90. 4 mort., each \$23,500. Jan. 6, due Jan. 1, 1891, 6% and 5% as above. 94,000
 Same to same. 77th st, s s, 100 e West End av, 4 lots, each 18.9x102.2. 4 mort., each \$19,000. Jan. 6, due Jan. 1, 1891, 6% and 5% as above. 76,000
 Lewy, Bertha wife of Sigmund to Richard Croker, Chamberlain, New York. 1st av, n w cor 75th st. P. M. Jan. 15, 2 years, 4 1/2%. 15,000
 Lyon, John H., Brooklyn, to Ida F. Crow. Spring st, No. 175. P. M. Jan. 15, 3 years or sooner, 5%. 5,000
 Landon, Charles W. and Anna A., Flanders, N. J., to Minnie G. Stephens, Hackettstown, N. J. Av D, e s, 40 s 6th st, 20x72. Sub. to mort. \$1,000. Jan. 8, note. 500
 Lederer, Samuel to Rebecca Society of City of New York. 52d st, n s, 184.5 e 2d av, 20.1x100.5. Jan. 13, due Jan. 1, 1895, 4 1/2%. 5,000
 Lochmann, Louis to William A. Smith exr. George Jones. Av B. P. M. Jan. 13, due Jan. 14, 1891, or sooner, 5%. 13,000
 Lockhart, George W., Brooklyn to Charles Althof. 100th st, n s, 95 e Lexington av, 200 x100.11. Jan. 11, due July 11, 1891. 3,500
 Same to same. 101st st, s s, 95 e Lexington av, 200x100.11. Jan. 11, due July 11, 1891. 3,500
 Lowenfeld, Pincus and Louis Lese to Sarah Brush. Ludlow st. P. M. Jan. 13, 3 years, 5%. 21,000
 Same to George B. Christman, John A. Frey and Michael C. Gross. Same property. P. M. Sub. to foregoing mort. Jan. 13, installs. 5%. 1,500
 Mapes, Mary wife of and Stephen to Catherine Newschafer. Loring av, centre line, 105 n 206th st, centre line, runs east 170 to w s Macomb's Dam road, x north 175 x west 170 x south 175. Jan. 15, 1 year or sooner. 2,000
 Mahony, Michael J. and Danfel F. to THE WASHINGTON LIFE INS. CO., New York. Cherry st, Nos. 47 and 49, s e cor Roosevelt st, 32.8x32.4x32x32.4. Jan. 15, due Dec. 1, 1894, 5%. 18,000
 Maillard, Henry and Caroline his wife to Howard and Maria H. Beck. 24th st, No. 117 W. P. M. Dec. 27, due Jan. 15, 1895, 5 1/2%. 25,000
 McSorley, Alexander to Martin Reynolds and Philip F. Onohue. 84th st, n s, 50 e 9th av, 37.6x102.2. Sub. to mort. \$42,500 and taxes 1889. Jan. 14, notes. 6,427
 McVey, Johnson to Marie Rosenberg. 118th st. P. M. Jan. 2, 6 months, 5%. 4,000
 Meier, Charles to Jennie Blum et al. exrs. Albert Blum. 75th st, No. 242 E. P. M. Jan. 15, 5 years, 5%. 12,000
 Moore, Alexander to Maria L. Travers. 42d st, No. 414, s s, 175 w 9th av, 25x98.9. Jan. 15, 5 years, 5%. 25,000
 Matthias, George to Jacob Bookman and Samuel M. and Bernard Cohen. 106th st. P. M. Dec. 12, 1 year or sooner. 34,000
 Same to same. Same property. Dec. 12, 1 year or sooner. 34,500
 Maurer, Susan M. wife of Henry to THE SEAMEN'S BANK FOR SAVINGS in City of New York. 21st st, n s, 100 w 8th av, 25x98.9. Jan. 13, due Aug. 20, 1892, 5%. 15,000
 McCaffrey, John to Peter Doegler. 3d av, No. 1967, and 108th st, No. 201 E., being 3d av, n e cor 108th st. Lease. Jan. 9, demand, 2,000
 McCoy, Theresa M. and Agnes C. wife of Thomas Edwards and Catharine F. wife of John G. McCarthy to John S. Williamson, Brooklyn. James st, No. 68. P. M. Jan. 14, due May 1, 1893, 5%. 8,500
 McDonald, John to Solomon Rosenfeld. 10th av, e s, 49.5 s 35th st, 24.8x100. Sub. mort. \$22,000. Jan. 13, 1 year. 2,300
 McNally, Mary A. to Robert B. Snowden. Brooklyn. 184th st. P. M. Dec. 16, due Jan. 14, 1895, or sooner, 5%. 5,280
 Marshall, Hannah B. wife of David W. to William B. Cook. Littleton, N. J. 165th st, s s, 117.2 e Trinity av, 17.2x94.2. Jan. 9, due July 1, 1891, 5%. 500

McEvoy, John J. to Aaron P. Whitehead, Newark, N. J. 147th st, s s, 175 w Av St. Nicholas. P. M. Jan. 10, 3 years or sooner, 5%. 9,000
 Same to same. 147th st, s s, 225 w Av St. Nicholas. P. M. Jan. 10, 3 years or sooner, 5%. 27,000
 Morrow, James B. to Cornelius Walke exr. Cyrus Hitchcock. 134th st, No. 85, n s, 120 e Lenox av, 17.6x99.11. Jan. 9, 5 years, 5%. 12,000
 Muldoon, Bernard to Warren B. Smith, Yonkers, N. Y. 67th st, n s, 50 w Madison av, 22x100.5. Jan. 10, 3 years, 5%. 60,000
 Mitchell, Roland G. Jr., to Roland G. Mitchell, Jr., and ano. exrs. R. G. Mitchell. Front st. P. M. Dec. 14, 1 year, 5%. 50,000
 Morgan, Mary L. to Kirtland, Andrews & Co. (Lim). 13th st, s s, 329.6 e 5th av, runs south 54 x west 4.8 x again south 150.10 to 12th st, x east 25 x north 159.10 x east 3.10 x north 45.8 to 13th st, x west 26.9. Jan. 13, 3 months or sooner. 1,225
 McDonough, Michael P. and Daniel O'Sullivan to Henry Lipman. Madison av, n e cor 116th st. P. M. Building loan. Dec. 30, due Aug. 11, 1890, or sooner. 21,250
 Same to Julius Lipman and Peter Wittner. Same property. Building loan. Jan. 14, due Aug. 11, 1890, or sooner. 55,000
 McNeil, Thomas R. to NORTH RIVER INS. Co. Greenwich st. P. M. Jan. 10, 3 years, 5%. 15,000
 Neubauss, Jetta to THE EMIGRANT INDUSTRY SAVINGS BANK. 2d av, w s, 20.5 s 52d st, 20 x70. Jan. 9, 1 year. 8,000
 New York City Church Extension and Missionary Soc. of the Methodist Episcopal Church to The Wesleyan University. West Farms to Kingsbridge road, n w cor Marion av. P. M. Jan. 10, 3 years, 5%. 12,700
 Naumann, Eliza wife of Jonas to John Hassall, exr. William Hassall. 87th st, No. 124, s s, 270.3 e 4th av, 16.11x100.8. Jan. 15, 5 years, 5%. 5,000
 Oppenheimer, Edward and Isaac Metzger to David H. King, Jr., Mamaroneck, N. Y. 94th st. P. M. Jan. 15, 1 1/2 years or sooner, 5%. 40,000
 Same to same. 9th av, s e cor 94th st. P. M. Jan. 15, 1 1/2 years or sooner, 5%. 60,000
 Obermeyer, Ludwig T. J. and Marie M. H. his wife to Mary Corsa. 6th av, w s, lots 67 and 68 map of Mount Eden, West Farms, 24th Ward, 100x100. Jan. 8, 2 years. 600
 O'Brien, Michael to Jonas Weil and Bernhard Mayer. Av A, Nos. 1441, 1444 and 1446. P. M. 3 morts., each \$4,000. Jan. 2, installs., 5%. 12,000
 Och, Henry and Mary M. to Charles Loehr. 54th st, n s, 525 w 10th av, 25x53.1x25x51.1. Jan. 4, 5 years, 5%. 2,000
 O'Connell, John J. to Thomas B. Hidden and Edward H. Reynolds committee of C. T. Reynolds. Madison st, s s, 225 w Jackson st, 20.11x93.2. Jan. 9, 3 years, 5%. 18,000
 O'Hara, Francis M. to Jose V. Onativia, Cooperstown, N. Y. 2d av, s w cor 98th st. P. M. Jan. 13, due May 1, 1895, 5%. 15,000
 O'Kane, Thomas J. to Abraham Steers. 121st st, s s, 250 w 7th av, 18x100.11. Sub. mort. \$15,000. Oct. 1, 1889, 6 months. 2,399
 Oakley, Hobart to Eugene A. Hoffman. Park av, w s, extends from 50th to 51st st. P. M. Due Jan. 16, 1893, or installs. 85,000
 Owens, Patrick J. to Mary Cooke. 161st st, n s, 25 e Woodlawn av, 18.9x99.11. Jan. 15, 3 years, 5%. 9,000
 Same to same. 161st st, n s, 43.9 e Woodlawn av, 18.9x99.11. Jan. 15, 3 years, 5%. 9,000
 Parfitt, Charles R. to Cornelia A. Hotchkiss. Lexington av. P. M. Dec. 14, due Dec. 15, 1892, 5%. 8,000
 Petraglia, Pasquale and Donato to Peter Cavallo. Stebbins av. P. M. Jan. 13, 1 year, 5%. 450
 Phillips, Hartwig I. to Julius Metzler. Houston st. P. M. Jan. 6, due Jan. 8, 1893, or sooner, 5%. 15,000
 Phyfe, Jane wife of John D., Demarest, N. J., to George Roll. 94th st, s s, 200 w 9th av, 54.8x91.8 to Apthorp's lane, x 54.8x94, with all title to Apthorp's lane. Jan. 7, 2 months or sooner. 7,500
 Payne, Georgiana M. widow, formerly Smyth, to Louis V. Bell and ano. exrs., &c., Isaac Bell, Jr. 5th av, No. 288, w s, 57 n 30th st, 17x125. Jan. 15, due May 1, 1895, 5%. 55,000
 Polatschek, Leopold and Eva Powell to John E. Hasler. 47th st. P. M. Jan. 15, 2 years or sooner, 5%. 1,750
 Prescott, Edward C. to August Funk. 108th st. P. M. Jan. 15, 3 months. 1,000
 Reichardt, George to Charles Reinwarth. 31st st, n s, 146 w 3d av, 46x122.7 to s s of old Louisa st, x46.4x115.7. Jan. 15, 3 years, 4 1/2%. 35,000
 Regan, Thomas to William Weisell. 3d av, n w cor 46th st. Lease. P. M. Jan. 13, 1 year or sooner, 5%. 3,000
 Rehbeck, Catharine wife of William to Lewis Delnoce. Prospect st, n e s, lot 223 map of Melrose, 23d Ward, 50x100. Jan. 11, due June 11, 1891. 1,000
 Reitz, Robert to Charles Blum. 118th st, n s, 334.6 e Av A, 20.5x100.11. Jan. 8, due Jan. 1, 1893, 5%. 3,500
 Ritter, Adam to Lorenz Weiher, New Rochelle, N. Y. 10th av. P. M. Sub. to mort. \$12,000. Jan. 15, 3 years or sooner. 2,250
 Same to same. Same property. P. M. Sub. to morts. \$12,000. Jan. 15, 3 years or sooner. 2,250

Rosenthal, Annie to Isaac Shiman. Clinton st, No. 150. P. M. Jan. 16, 3 years. 6,000
 Samuel, Lewis S. to Elkin Farmer. 126th st, s s, 130 e 7th av, 20x99.11. Jan. 10, note. 5,000
 Schultheis, Caroline daughter of and John F. to George Ehret. Av A, s e cor 69th st, 100.5x62.5 to East River. Dec. 31, 1 year, 5%. 80,000
 Schwarzler, August to Oscar T. Marshall. Park av, n e cor 78th st, 76.8x100. Jan. 9, due April 10, 1890. 6,000
 Sanguinetti, Emma C. to THE WESTCHESTER FIRE INS CO. Brook av, n w cor 148th st, 25x90. Dec. 31, 3 years. 13,000
 Schappert, Theresa wife of and John to THE MUTUAL LIFE INS. Co., New York. 95th st, s s, 80 w 2d av, 18.9x100.8. Jan. 14, 1 year, 5%. 7,500
 Same to same. 95th st, s s, 98.9 w 2d av, 10 lots, each 25x100.8. 10 morts., each \$10,000. Jan. 14, 1 year, 5%. 100,000
 Schneider, Abraham to William R. Hutton, exr. Annie M. Hutton, Countess H. de Moltke Hvitfeldt. 121st st. P. M. Jan. 13, due Jan. 1, 1893, or sooner, 5%. 9,800
 Scott, John to Mary Corsa. Bathgate av, e s, part lot No. 4 map of land at Adamsville, West Farms, 30x120. Jan. 10, installs. 3,500
 Same to Isaac N. Hebbard. Bathgate av, e s, another part lot No. 4 same map, 30x120. Jan. 10, installs. 3,500
 Southard, Charles H. to Simon Bernheimer. 135th st. P. M. Jan. 11, 1 year or sooner, 5%. 17,100
 Stanfield, Hope G. to THE AMERICAN SURETY CO., New York. 76th st, n s, 82.6 e Madison av, 12.6x102.2. Secures surety to administrator's bond. Jan. 11. bond in penal sum, 5,400
 Stearns, John M., Brooklyn, to John M. Stearns exr., &c., Jane E. Miller. Monroe st, No. 264, s s, 125.3 w Jackson st, 25x84.8x25x85.11. Jan. 11, 5 years. 6,000
 Stevane, Elizabeth widow, Albert and Bertha heirs and devisees Henry Stevane to Albert Stevane. Delancey st, n s, 50 w Columbia st, 50x100. Sub. morts. \$21,000. Dec. 1, 1886, 5 years or installs. 6,000
 Same to George P. Upham, Nehaut, Mass. Same property. Jan. 11, due Dec. 1, 1891, installs. (Discharged of record.) 10,000
 Stewart, John to Benjamin F. Edsall. 15th st, n s, 227.2 w 7th av, 40.2x103.1. Jan. 2, 1 year. 1,500
 Stewart, Matthew to Caroline E. Waters, Westchester, N. Y. 170th st, n e s, 100 s e Cottage pl, 25x169. Jan. 6, 3 years. 500
 Shedlinsky, Harris and Julius and Isidor Shweitzer to Charlotte D. Davis, Philadelphia. Rivington st, No. 257. P. M. Jan. 9, due Feb. 1, 1895, 5%. 7,500
 Smith, Margaret wife of Henry B. to Edgar Jerome. 122d st, n s, 250 w 7th av, 12.6x100.11. Jan. 9, 1 year. 3,500
 Spicer, Henry to Olivia H. Lawrence exr. W. E. Lawrence. 118th st, n s, 100 e 3d av, 18.9x100.10. Jan. 9, 1 year. 1,000
 Strauss, Emanuel to Joseph Wolf. 31st st, s s, 212.6 w 8th av, 18.9x98.9. Jan. 2, demand. 1,500
 Swift, John to William Rankin. 53d st. P. M. Jan. 2, installs. 10,000
 Sauer, Frederick W. to Mary C. King, North Hempstead, L. I. 89th st. P. M. Jan. 15, 1 year or sooner, 5%. 12,000
 Schnugg, Francis J. to THE MUTUAL LIFE INS. Co., New York. 52d st. P. M. Dec. 31, due Jan. 15, 1891. 10,800
 Sierichs, Henry to John Peters. 2d av. P. M. Jan. 15, 1 year. 2,000
 Same to Friederich Gminder and Rosa his wife. Same property. Jan. 15, due Jan. 1, 1895, 5%. 15,000
 Smith, Thomas J. to Malcom Graham. 58th st, n s, 290.2 w 8th av. P. M. Jan. 10, due Jan. 1, 1895, 5%. 55,000
 Same to same. 58th st, n s, 255.4 w 8th av. P. M. Jan. 10, due Jan. 1, 1895, 5%. 50,000
 Same to same. 58th st, n s, 220.6 w 8th av. P. M. Jan. 10, due Jan. 1, 1895, 5%. 50,000
 Stake, Albert, Stapleton, S. I., to Emmeline W. St. Clair. Pike st, No. 54, w s, 24x86. Jan. 15, 5 years, 5%. 22,000
 Same to Samuel Weil. Same property. Sub. to mort. \$22,000. Jan. 15, 3 months. 6,700
 Schilling, Katharine widow to Mary Keckeissen and ano., exrs. Francis Keckeissen. 8th st, n s, 238.6 w Av C, 24.9x93.11. Dec. 31, due Jan. 1, 1895, 4% for 2 years, after 4 1/2%. 11,275
 Schreiber, John, to Moses Cohen. 80th st. P. M. Jan. 10, 1 year. 1,000
 Silverberg, Sarah wife of Simon to Louis Goodman. Pearl st, Nos. 490 and 492, n e s, 118 s e Park st, 42.2x80x14.10x67.6. Dec. 31, 2 years or sooner. 3,000
 Smith, Edward T. to William Hall's Sons. 4th av, n e cor 94th st, 100.8x100. Sub. to morts. \$83,000. Jan. 3, 6 months or sooner. 12,000
 Steffens, Emil to Randolph Guggenheimer. 50th st, s s, 93.9 w 1st av, 18.9x100.5. Jan. 15, 5 years, 4 1/2%. 7,000
 Styles, Fred W. to Elizabeth W. Aldrich. 95th and 96th sts. P. M. Dec. 9, demand. 58,000
 Tolan, Simpson to Hugh Getty. 11th av, s e cor 24th st, 74x75; 24th st, s s, 75 e 11th av, 125x98.9. Lease. Jan. 9, due Jan. 2, 1891, or sooner, 5%. 20,000
 Timpson, Thomas W. to Mary E. Fairbanks. Fulton av, No. 1244, e s, 163.8 n 6th st, 20x100. Jan. 15, 5 years, 5%. 2,600
 Tolles, John H. to Thomas Mackellar. Boston av and Teasdale pl. P. M. Jan. 14, 1 year. 28,500

Same to same. Same property. Jan. 14, 1 year. 33,500
 The Sidney (a corporation) to Thomas Breslin, Waterford, N. Y. 52d st, n s, 425.6 e 8th av, 100.3x101x89.6x100.5. Jan. 1, 1 year. 100,000
 Thompson, Elizabeth A. to Teachers' Co-operative Building and Loan Association. High Bridge st, n s, 28.3 w from division line bet plots 39 and 40 and being part lot 39 map of Claremont, 24th Ward, 28.3x76.6x25x88.9. Jan. 11, installs., 5%. 2,888
 Timmins, John J. to John Bussing, Jr. Berry st, n s, 100 w Anthony av, 50x90. Jan. 10, installs. 4,000
 Trimble, Samuel, Brooklyn, to James Campbell, Orangetown, N. Y. Cortlandt st, s e cor Washington st, 26.7x77.6x20.2x78.4. Jan. 13, 3 years or sooner. 10,000
 Same to James Campbell exr., &c., Louisa A. Campbell. Same property. Equal lien with above mort. Jan. 13, 3 years or sooner. 5,000
 Turner, John W. to Deborah A. Haviland, Brooklyn. 27th st, n s, 60 e 4th av, 40x24.8. 1-6 part. Jan. 14, 11 months. 200
 The Progress Club to THE MUTUAL LIFE INS. Co. of New York. 5th av, n e cor 63d st, 100.5x100. Oct. 28, due Jan. 10, '91, 5%. 350,000
 Thompson, William to Aaron P. Whitehead, Newark, N. J. Av St. Nicholas, s w cor 147th st. P. M. Jan. 10, 3 years or sooner, 5%. 10,000
 Same to same. 147th st, s s, 100 w Av St. Nicholas. P. M. Jan. 10, 3 years or sooner, 5%. 5,000
 Same to same. 147th st, s s, 125 w Av St. Nicholas. P. M. Jan. 10, 3 years or sooner, 5%. 9,000
 Thompson, William to Thomas Jennett. 146th st. P. M. Jan. 6, 3 years, 5%. 4,000
 Tremberger, Michael to Randolph Guggenheimer. 138th st, s s, 600 w Home av, 75x100. Jan. 10, 1 year. 4,500
 Utlery, Perry P. to THE NEW YORK SAVINGS BANK. 93d st, s s, 53.4 e 9th av, 27.6x100.8. Jan. 15, due Dec. 1, 1892, 4 1/2%. 15,000
 Van Cleve, Kathrine to William Ormiston. Walton av, n e cor 149th st, 79.11x54.10x86.10 x43. Dec. 18, demand. 18,000
 Vilas, Wylie H. to Mary E. Bacon. 105th st. P. M. Dec. 26, 3 years, 5%. 10,000
 Wavra, Wenzl to Charles B. Perry and ano. trustees Mary P. Tucker. Stebbins av. P. M. Jan. 10, 3 years or sooner. 700
 Weinstein, Ascher to Henry E. Jones. 4th st, w s, 53.1 n Christopher st, 26.6x101.2. Jan. 10, 5 years, 5%. 28,000
 Same to Edith N. Wharton. 4th st, w s, 79.7 n Christopher st, 26.6x101.2. Jan. 10, 5 years, 5%. 28,000
 Wetmore, Benjamin C. to John N. Hayward. Broadway, s e cor 48th st, —x69.4to 7th av, x100x93.9. Jan. 10, 1 year or sooner. 26,400
 Same to THE WASHINGTON LIFE INS. Co, 7th av, s w cor 48th st. P. M. Jan. 10, due Feb. 1, 1891, 5%. 135,000
 Wilkening, William to Francis J. Schnugg. 95th st, No. 139 E. P. M. Jan. 10, installs., 5%. 4,500
 Wilson, William A. to Isaac Bitterman. Av A, n e cor 73d st, 52.2x98. Oct. 29, demand. 5,000
 Wood, Edward T. to THE TITLE GUARANTEE AND TRUST CO. Proposed st in 24th Ward, w s, adj James N. Chrystie and others, 123.3x 225.3 x 42.3 x 96.4x26x24.8x156.9 x 130.11, with right of way to and from Macomb's Dam road. Jan. 1, 1 year, 5%. 4,200
 Same to Maximilian Fleischmann. Same property. Sub. to mort. \$4,200. Jan. 1, due June 11, 1890. 10,000
 Wallach, Karl M. to Walter F. Kingsland, Babylon, L. I. 2d av, s w cor 102d st, 25.11x75. Jan. 7, 5 years, 5%. 17,500
 Same to William M. Kingsland, Mount Pleasant, N. Y. 2d av, w s, 25.11 s 102d st, 25x75. Jan. 9, 5 years, 5%. 12,000
 Same to same. 2d av, w s, 50.11 s 102d st, 25x75. Jan. 9, 5 years, 5%. 12,000
 Same to same. 102d st, s s, 75 w 2d av, 25x100.11. Jan. 9, 5 years, 5%. 12,500
 Whittemore, Atossa F. to Henriette C. De Grove. 53d st, n s, 188 e 5th av, 20x100.5. Jan. 13, due Oct. 1, 1890. 10,000
 Weber, John to Josephine Schmid. 91st st, s e cor Lexington av, 45x100.8. Jan. 13, 1 year or sooner, 4%. 20,000
 Wertheim, Bernhard and Jeanette his wife to Kati Spitz. 10th st, No. 379 E. P. M. Jan. 15, 3 years or installs., 5%. 2,900
 Weil, Max to Charles Scholle. 92d st, s s, 244.3 w Av A, 24.6x100.8. Jan. 15, 3 years, 4 1/2%. 10,000
 Wilson, Jr., John C. to The Lorillard Brick Works Co. 98th st, n s, 100 e 10th av, 168 x 121.4 x northwest — x 129.6. Jan. 14, 5 months. 6,344
 Whiteman, Benjamin A. to The John Kress Brewing Co. 26th st, No. 19 W. Lease. Jan. 9, demand. 1,500
 Yoran, Lillie T. wife of and Frank to Emma H. S. Merrill. Vanderbilt av, s e cor 186th st, 100x300. Jan. 15, 3 years, 5%. 9,500
 Zimmerman, Henry C. to Robert E. Robinson trustee Beverley Robinson. 29th st, n s, 100 w 9th av, 50x98.9. Lease. Jan. 15, 3 years. 10,000

KINGS COUNTY.

JANUARY 9, 10, 11, 13, 14, 15.

Ahrens, Herman to Edward T. Hunt exr. Thomas Hunt. 7th av. P. M. Dec. 16, 3 years, 5%. \$2,500

- Ames, John R. to Edmund Kimball. 6th av, n w s, 20 s w 5th st. P. M. Jan. 8, 2 years or sooner. 550
- Same to same. 6th av, n w s, 36 s w 5th st. P. M. Jan. 8, 2 years or sooner. 300
- Angline, Jeremiah to The South Brooklyn Savings Institution. 9th st, s s, 100 w Court st, 20.9x100. Jan. 10, 1 year, 5%. 400
- Aul, Hanna to Andrew Wils. Ellery st, n s, 175 e Throop av, 25x100. Jan. 15, due Jan. 1, 1891. 500
- Bell, Carrie L. to Herbert C. Smith. Prescott pl, Howard av and Cooper pl. P. M. Nov. 13, due Jan. 13, 1892, or installs, 5%. 7,125
- Bonert, Louis to The Title Guarantee and Trust Co. Sterling pl, s w s, 100 s e 5th av, 53.10x100. Jan. 15, demand, 5%. 12,000
- Bridges, Samuel W. to Samuel W. Boocock. Clinton st, n e cor Pacific st, 22.6x85. Jan. 15, 1 year, 5%. 4,000
- Beasley, David S. to Magdalen Schenck. Van Buren st, s s, 465 e Sumner av, 19x100. Jan. 14, 3 years, 5%. 4,500
- Brennan, William to The Nassau Co-operative Building and Loan Assoc. Atlantic av, n s, 40 w Van Siclen av, 20x105.10x20x105. Jan. 13, installs, 5-15%. 5,000
- Brown, John to Bernard J. McCann. North Oxford st, No. 113, e s, 538.9 s Park av, 19.5x100. Jan. 11, 5 years, 4 1/2%. 3,000
- Brown, Isabella wife of and William 'o Tunis G. Bergen. 11th st, n s, 233.5 e 8th av, 3 lots, each 18x100. Sub. to mortg. 3 mortg., each \$700. Jan. 11, due Jan. 2, 1891. 2,100
- Same to same. 11th st, n s, 179.5 e 8th av, 3 lots, each 18x100. Sub. to mort. 3 mortg., each \$1,150. Jan. 11, due Jan. 2, 1891. 3,450
- Buonaguro, Michael and Antonio Parento to Vito Moreno. Clason av, e s, 150.7 s Flushing av, 25x98.8. Jan. 13, 2 years, 5%. 1,000
- Baehr, Katherina wife of and William to Bartholomae Kurz. Montrose av, n s, 78 e Leonard st, 22x100. Jan. 9, due Jan. 1, 1895, 5%. 4,500
- Baker, William H. to Michael J. A. Keane. Stone av, w s, 43 n Blake av, 23x100. Dec. 20, due Jan. 1, 1893. 1,700
- Same to Charlotte Reckhow. Stone av, w s, 20 n Blake av, 23x100. Jan. 7, 3 years. 500
- Same to Margaret and Bernard Daly exrs. Eugene Daly. Stone av, w s, 20 n Blake av, 23x100. Jan. 7, 3 years. 1,000
- Baker, William, Gravesend, L. I., to Thomas Ferguson. Gravesend av, Gravesend. Jan. 6, 5 years, 5%. 1,725
- Bartsch, Charles to George Wendling. Dean st, n s, 550 w Franklin av, 25x110. Jan. 8, 5 years, 4%. 2,000
- Bauer, Sophia M. wife of Henry to Moses P. Prout. Troutman st, n w s, 91 n e Bushwick av, 26.6x100. Jan. 9, 5 years, 5%. 1,000
- Baumann, Alexander to Theophilus Olena and Frank E. Craig. Jefferson st, s s, 200 w Central av, 25x100. Jan. 10, 6 months. 627
- Blott, Yavonia E. wife of Benjamin W. to James H. Baker. 16th st, s s, 92.5 w 7th av, 17.5x100. Jan. 1, 3 years, 5%. 2,000
- Same to same. 16th st, s s, 75 w 7th av, 17.5x100. Jan. 1, 3 years, 5%. 2,000
- Boieau, George W. to Ambrose C. Kingsland. Newtown Creek, Lake st, Bridgewater st and Morse st. P. M. Dec. 3, due Dec. 19, 1890. 5%. 13,000
- Same to George L. Kingsland, Mt. Pleasant, N. Y. Same property. P. M. Dec. 3, due Dec. 19, 1890, 5%. 13,000
- Same to George L. Kingsland et al. exrs. Ambrose C. Kingsland. Same property. P. M. Dec. 3, due Dec. 19, 1890, 5%. 13,000
- Bowler, Joseph to The Greenpoint Savings Bank. Franklin st, n w cor Java st, 25x73. Jan. 10, 1 year, 5%. 5,000
- Brady, John J. and Robert H. Barry to John Paterson. Myrtle st. P. M. Jan. 6, 3 years or installs, 5%. 2,400
- Bruckbauer, Margaret to Kate C. Henderson et al. exrs. Isaac Henderson. 8th av, from 4th st to 10th st. P. M. Dec. 31, due Jan. 10, 1891, 5%. 23,000
- Cain, Elmer E. to Arthur B. Gritman. Heyward st, n s, 312.6 e Lee av, 20x100. Jan. 1, 1 year. 500
- Chatellier, John to Julia M. Wheeler. Prospect pl, s s, 363.9 w Franklin av, 22x131. Jan. 9, 3 years. 250
- Chinnock, Elizabeth L. wife of and George H. to The Title Guarantee and Trust Co. Quincy st. P. M. Jan. 8, 1 year, 5%. 3,000
- Coak, Mary E. to Harriet T. Smith. Livonia av, s s, 75 e Watkins st, 25x75. Jan. 8, 2 months. 1,000
- Cropsey, James to William Strickland. 84th st, n e s, 100 s e 22d av, 60x100, New Utrecht. Jan. 9, 3 years. 2,500
- Cullingford, James to Mary E. Titus, Mineola, L. I. Greene av, s e s, 250 n e Evergreen av, 25x100. Jan. 8, due Aug. 4, 1893. 400
- Carroll, James G. to Sarah A. G. Skinner, Newark, N. J. 45th st, s s, 124 e 3d av, 4 lots, each 19x100.2. 4 mortg., each \$2,300. Jan. 6, due Jan. 1, 1895, 5%. 9,500
- Same to George H. Ranniss. 45th st, s s, 100 e 3d av, 24x100.2. Jan. 6, due Jan. 1, 1893, 5%. 2,500
- Capman, Rebecca wife of and Henry P. to Anna E. Thien. Park pl, s s, 191.3 e 6th av, 16.8x100. Jan. 13, 1 year. 1,000
- Clayton, Ransom F. to The Title Guarantee and Trust Co. Stuyvesant av, e s, 102 n Halsey st, 38x100. Jan. 14, demand. 13,000
- Condon, Belinda wife of Patrick to John Russell. Coles st, s s, 75 w Henry st, 25x125. Jan. 3, 1 year, 5%. 1,000
- Conway, William J. to The Title Guarantee and Trust Co. Berkeley pl, s w s, 217 n w 5th av, 75x95. Jan. 9, demand. 22,500
- Clayton, Ransom F. to William Ziegler. Ralph av, s e cor Macon st; Howard av, s w cor Macon st; Howard av, n w cor McDonough st; Howard av, s e cor Macon st. P. M. Jan. 15, 2 years, 5%. 90,000
- Daisley, Howard to Elizabeth H. Lacey widow. Flatbush av or Main st, Flatbush. P. M. Jan. 15, 1 year, 5%. 1,000
- Denike, Sally A. wife of Thomas S. to Helea Embury. Buffalo av, w s, 20 s Pacific st, 2 lots, each 16.8x85. 2 mortg., each \$2,000. Jan. 10, due May 1, 1893. 4,000
- Same to Ellen M. Suydam, New Utrecht, L. I. Buffalo av, s w cor Pacific st, 20x85. Jan. 10, due May 1, 1893, 5%. 2,500
- Same to Richard S. and George N. Williams trustees for Mary J. Williams. Buffalo av, w s, 170 s Pacific st, 16.8x100. Jan. 10, due May 1, 1893. 2,000
- Same to same. Buffalo av, w s, 153.4 s Pacific st, 16.8x100. Jan. 10, due May 1, 1893. 2,000
- Same to Katharine A. Carrl, Greenwich, Conn. Buffalo av, w s, 136.8 s Pacific st, 16.8x100. Jan. 10, due May 1, 1893. 2,000
- Same to James M. and Susanna R. Woolley, Great Neck, L. I. Buffalo av, w s, 120 s Pacific st, 16.8x100. Jan. 10, due May 1, 1893. 2,000
- Same to Sarah J. Williams. Buffalo av, w s, 103.4 s Pacific st, 16.8x100. Jan. 10, due May 1, 1893. 2,000
- Same to Wallace W. Williams. Buffalo av, w s, 86.8 s Pacific st, 16.8x85. Jan. 10, due May 1, 1893. 2,000
- Same to Charles Drake and ano., trustees Joseph T. Drake. Buffalo av, w s, 70 s Pacific st, 16.8x85. Jan. 10, due May 1, 1893. 2,000
- Same to Charles Drake. Buffalo av, w s, 53.4 s Pacific st, 16.8x85. Jan. 10, due May 1, 1893. 2,000
- Duffy, Cornelius to The South Brooklyn Co-operative Building and Loan Assoc. 34th st, n s, 200 w 5th av, 22.7x100.2. Dec. 28, installs, 5%. 1,750
- De Jacobs, Albert to Thomas I. Morrell, Kinderhook, N. Y. Stuyvesant av, w s, 66.8 s Jefferson av, 16.8x100. Jan. 9, 5 years. 5,000
- Douglass, Joseph to Peter Abstein, Jersey City, N. J. Milford st, w s, 130 n Blake av, 20x100. Jan. 8, 2 years. 500
- Ducker, Otto to Valentine Popp. Broadway. P. M. Jan. 13, 1 year, 5%. 4,000
- Durchholz, Barbara widow to The City Savings Bank, Brooklyn. Saratoga av, s e cor McDougal st, 100x100. Jan. 13, 5%. 5,000
- Davis, Jerome A. to William Hills. Hancock st, n s, 650 e Bedford av, 2x100. Oct. 23, due Nov. 26, 1890. 5,000
- Deraismes, Francis J. J. to Phebe J. Wheeler. South 6th st, west cor Berry st, 23.8x63x40.6x60. Jan. 2, due Jan. 1, 1895, 5%. 5,000
- Detlefsen, Charles M. to E. T. Hunt exr. T. Hunt. 7th av, n e cor 55th st. P. M. Dec. 16, 3 years, 5%. 896
- Ellis, Jennie wife of and William C. to Jacob R. Teel. Herkimer st, s s, 136 w Schenectady av, 15x92.9. Jan. 10, 3 years. 800
- Elkin, James to Arethusa Hall, Cambridge, Mass. Stanhope st. P. M. Jan. 6, 3 years, 5%. 1,000
- Emmet, Percy F. to James D. Lynch. 23d av, s e s, 200 s w Benson av, 60x96.8. Jan. 13, demand, 5%. 500
- Ernst, Margaret S. wife of and Louis F. to Henry F. Rosenbrock. Decatur st, n s, 80 e Reid av, 17.6x100. Jan. 13, due Jan. 1, 1892, 5%. 3,500
- Elhoff, Philip to Michael Kamp. Fulton st, s s, 20 e Hanover pl, 20x60. Jan. 15, due Jan. 1, 1895, 5%. 5,000
- Erhardt, John and Marie to James Berar. Hamilton av. P. M. Jan. 15, 5 years, 5%. 3,500
- Faircloth, Jr., Francis M. to The Lorillard Brick Works Co. 7th av, w s, 50 s Lincoln pl, 100x110. Nov. 27, due Jan. 26, 1890. 3,000
- Feeley, Peter to Long Island Bank. Park av, s e cor Raymond st, 175.4x100.9x161.4x102.1. Jan. 10, notes. 5,000
- Finley, Frank J. to Donald A. Manson. Quincy st, n s, 306 e Patchen av, 18x100. Dec. 16, installs. 1,300
- Freitag, John H. to John Fink and Mary his wife. Evergreen av, n e s, 50 n w Troutman st, 25x100. Jan. 2, 3 years, 5%. 1,000
- Geib, Bertha to Lizzie F. Kretschmar trustee Edith Moran. McDougal st, s s, 150 w Saratoga av, runs south 100 x west 25 x north 67 x east 0.6 x north 33 to st, x east 24.6. Jan. 2, 3 years. 850
- Gowen, Michael to Patrick F. Fitzgerald. North 8th st, s s, 100 e Kent av, 25x100. Jan. 10, 1 year, 5%. 425
- Gross, Joseph to Eliza D. Healey. Johnson st. P. M. Nov. 21, 1 year, 5%. 1,000
- Gill, James H. to The Title Guarantee and Trust Co. Nostrand av, s w cor Macon st. P. M. Jan. 15, 1 year, 5%. 5,000
- Gutman, Anna to George Klinge. Liberty av, n s, 50 e Schenck av, 25x100. Dec. 30, due Jan. 1, 1892. 200
- Geary, Richard to Thomas C. Balderston et al. trustees of the Supreme Lodge of the Order of Tont. Evergreen av, south cor Covert st, 25x82. Jan. 10, 3 years, 5%. 4,400
- Same to same. Evergreen av, s w s, 25 s e Covert st, 3 lot, each 25x82. 3 mortg., each \$3,100. Jan. 10, 3 years, 5%. 9,500
- Gillespie, Ellen J. wife of and Daniel to William J. Sayres. Bergen st, n s, 58.6 e 4th av, 19.5x100. Jan. 11, 3 years, 5%. 1,000
- Gowen, Michael to The Kings County Co-operative Building and Loan Assoc. North 8th st, s s, 100 e Kent av (1st st), 25x100. Jan. 9, installs, 5%. 2,800
- Grady, Eloise A. wife of James T. to The Irving Savings Inst. Fort Greene pl. P. M. Jan. 14, 1 year, 4 1/2%. 5,000
- Haag, George to Charles F. Jaeck. Van Pelt av, n s, 80 w North Henry st, 20x80. Jan. 4, due Jan. 1, 1891. 400
- Haggerty, Thomas to Andrew D. Baird. Rockaway av, n e cor Fulton st, runs north 117.8 to Somers st, x east 26 x south 123.7 to Fulton st, x west 26.8. Sub. to mortg. \$25,000. Jan. 13, 2 years, 5%. 7,200
- Hess, Leorhard to Jacob N. Herrle. Greene av. P. M. Jan. 13, due July 15, 1892, installs, 5%. 1,700
- Hill, Thomas to The Bushwick Co-operative Building and Loan Assoc. Lorimer st, s s, 56.3 s North 2d st, 13.9x100. Jan. 13, installs. 3,750
- Hollenrieder, Benoit to Tunis G. Bergen. Fulton st, s s, 160 e Rockaway av, 40x100. Sub. to mort. Jan. 13, 1 year or sooner. 2,000
- Hollister, Zipporah L. to Guernsey Sackett. Essex st, w s, 130 s Ridgewood av, 20x100. Jan. 11, demand. 300
- Hoppe, Gertrude to Matthew Hooker. 3d st. P. M. Jan. 14, due Jan. 1, 1893, 5%. 1,500
- Hyer, Julia F. to Williamsburgh Savings Bank. South 3d st, s e cor Havemeyer st, 25x95. Jan. 14, 1 year, 5%. 2,500
- Hammett, Walter S. to The Title Guarantee and Trust Co. Park pl, n e s, 100 s e Franklin av, runs northeast 131 x southeast 5.11 x southeast again along old line of Graham st 9.1 x northeast 20 x southeast 206.1 x southwest 131 to pl, x northwest 234. Jan. 11, demand. 52,000
- Harper, Margaret wife of Thomas H. to E. T. Hunt exr. T. Hunt. 51st st. P. M. Dec. 16, 5 years, 5%. 1,396
- Hastings, Sigismund H. to J. Henry Anderson. Evergreen av, e s, 58.4 n Stanhope st, 41.8x100. Jan. 8, 3 years. 3,000
- Hauptmann, Jacob, Middle Village, L. I., to Maria E. Stahl. Devoe st, n w cor Olive st. P. M. Jan. 9, 1 year, 5%. 1,000
- Healy, Richard to Richard Major. De Kalb av, Tompkins av and Pulaski st. P. M. Jan. 10, 1 year or sooner, 5%. 25,000
- Henkel, Sarah to Catharine T. C. Quin. Tompkins av, e s, 60 n Stockton st, 20x86. Jan. 8, 1 year, 5%. 500
- Same to The Mutual Life Ins. Co., New York. Same property. Dec. 31, due Jan. 8, 1891, 5%. 4,000
- Hickman, Margaret E. to Julius Lehrenkrauss. Gelston av, n w s, 100 s w Lexington av, 25x116.3. Jan. 10, due Jan. 1, 1895. 200
- Hartmann, Mina to Andrew Wils. Park av, s s, 125 w Sumner av, 25x100. Jan. 13, due Jan. 1, 1891, 5%. 1,000
- Hoban, Ellen widow to Louise L. Tinker. Wyckoff st. P. M. Dec. 14, due Jan. 15, 1893, 5%. 11,500
- Hocking, Frances L. wife of and Walter H. to Walter and George Luke and Lizzie L. Brush. Clason av, w s, 50 n Clifton pl, 25x100. Jan. 11, 3 years. 2,000
- Holland, Samuel G. to Annie wife of Otto F. Struce. Sheridan av, e s, 425 n Adams av, 25x100. Dec. 4, 1 year. 150
- Howard, Charles N. to Edward H. and Grace D. Litchfield individ and trustee of Henry P. Litchfield. 6th av, west cor 2d st. P. M. Jan. 6, 3 years or sooner, 5%. 9,000
- Ihrig, George W. to James N. Harris. South 3d st, n e s, 79.9 s e Keap st, runs southeast 28 x northeast 95 x southeast 22 x northeast 35 x northwest 50 x southwest 120. Jan. 6, due Jan. 2, 1893, or sooner, 4 1/2%. 6,000
- Jackson, Abram to Christian Nicklaus. Elton st, e s, 225 n Belmont av, 50x90. Jan. 6. 300
- Jaquet, Auguste to Mary E. Mullane. Wiloughby av, s s, 25 e Sandford st, 25x70. Jan. 10, 3 years. 1,000
- Jenkins, Percy to James Jack. 7th av. P. M. Jan. 10, 1 year, 5%. 4,500
- Johnston, William to The Title Guarantee and Trust Co. Greene av, s s, 351 e Grand av, 62x100. Jan. 10, demand, 5%. 25,000
- Johnson, David I. to The Title Guarantee and Trust Co. South 3d st, s s, 40 e Rodney st, 2 lots, each 20x47.6. 2 mortg., each \$1,750. Jan. 14, 1 year, 5%. 3,500
- James, Alice L. wife of Altheus S. to Arthur Taylor. Macon st. P. M. Jan. 14, 3 years, 5%. 1,500
- Kelly, James E. to Annie H. McNally. Parkway or Sackett st, n e s, 228.10 n w Buffalo av, 102.6x224.10 to Degraw st, x103.4x224.8; Degraw st, n e s, 278.2 n w Buffalo av, 103.5x130. Jan. 13, due Jan. 1, 1891, 5%. 1,000
- Kunzweiler, Peter to Clemens Dehler. Seigel st. P. M. Jan. 14, 6 months, 5%. 1,350
- King, Joseph to Anna Purcell. 16th st. P. M. Jan. 14, 3 years or installs. 1,500
- Kissam, Edward H. to Shepherd J. Raymond. Receipt for \$500 on account of principal secured by mortgage. Jan. 8. 500
- Keenan, Mary to John Blair. Foster av, n s, 400 w 3d st, 200x100. Jan. 8, 2 years, 5%. 2,000
- Kierst, Margaret wife of and John J. to Mary Rogers. Furman st, e s, 101.6 n State st, runs east 86 x south 0.1 1/2 x west 86 to st, x north 0.4. Dec. 20, due May 1, 1891, 5%. 10,000
- Same to same. Same property. Dec. 20, due May 1, 1893, 5%. 15,000
- Kreimeier, Frederick and John Becker to Esther Church et al. exrs. C. M. Church. Withers st. P. M. Jan. 1, 5 years, 5%. 1,500
- Lacey, Cornelia A. wife and Richard to The South Brooklyn Savings Inst. Amity st, 9

s, 165.8 w Clinton st, 16.8x100. Jan. 9, 1 year, 5 % 2,000
 Langer, Francis to Anna Sake. 6th av, w s, 40 s 1st st, 20x99.10. Jan. 2, 2 years, 5 % 2,000
 Lauer, Daniel to Jane E. Meeker and ano. exrs. D. E. Meeker. Decatur st, n s, 230 e Reid av, 20.4x100. Jan. 2, 3 years, 5 % 4,000
 Same to same. Decatur st, n s, 170 e Reid av, 3 lots, each 20x100. 3 morts., each \$5,000. Jan. 2, 3 years, 5 % 15,000
 Same to same. Decatur st, n s, 149.8 e Reid av, 20.4x100. Jan. 2, 3 years, 5 % 4,000
 Lee, Mary J. widow to George H. Perry. Ralph st, s s, 162.6 e Central av, 20.10x100. Jan. 1, 1 year. 100
 Leinfelder, Anna M. to Elizabeth A. Cornell. Hull st, n s, 262.6 e Saratoga av, 17.6x100. Jan. 8, 1 year. 407
 Little, Herbert W. to James D. Lynch. 85th st, New Utrecht. Dec. 31, 1 year, 5 % 325
 Lockwood, William D. to The Kings County Savings Inst. Ross st, n s, 370 e Lee av, 20x100. Jan. 2, 1 year, 5 % 2,000
 Losee, Ellen wife of and Wilmot D. to The Williamsburgh Savings Bank. Elton st, e s, 125 n Ridgewood av, 25x100. Jan. 10, 1 year, 5 % 2,300
 Same to same. Elton st, e s, 200 n Ridgewood av, 25x100. Jan. 10, 1 year, 5 % 2,300
 Lewis, Elizabeth W. to Edward P. Lyon. President st, s s, 142 e Henry st, 25x100. Jan. 13, due Feb, 12, 1890. 3,500
 Linton, Edward F. to Williamsburgh Savings Bank. Cleveland st, w s, 200 s Arlington av, 25x100. Jan. 13, 1 year, 5 % 2,200
 Same to same. Ashford st, w s, 145.9 s Fulton av, 13 lots, each 25x100. 13 morts., each \$2,200. Jan. 13, 1 year, 5 % 28,600
 Same to same. Warwick st, e s, 124.2 n Atlantic av, 14 lots, each 25x95. 14 morts., each \$2,200. Jan. 13, 1 year, 5 % 30,800
 Lynch, Daniel J. to The Title Guarantee and Trust Co. Partition st. P. M. Jan. 9, 3 years, 5 % 1,500
 Larkin, Hugh to The South Brooklyn Savings Institution. Sands st, n e cor Adams st, 27.9 x100. Dec. 31, 1 year, 5 % 1,000
 Lebert, George to Christian Nicklaus. Shepherd av, e s, 115 s Liberty av, 25x100. Jan. 14, 5 years. 1,700
 Lewis, Henry D. to The Title Guarantee and Trust Co. Verona st, n e s, 25 e Inlay st, 3 lots, each 25x75. 3 morts., each \$5,500. Jan. 15, 1 year, 5 % 16,500
 Lott, L. Remsen to Marcus Brissel. Cleveland st and Elton st, 2 lots. P. M. Jan. 10, 2 years, 5 % 1,750
 McWilliams, Howard to Emily W. Dana, Philadelphia, Pa. Kosciusko st, n s, 92.6 e Lewis av, 17.6x100. Jan. 6, due Jan. 1, 1895, 5 % 5,500
 Maguire, Catharina F. to Georgina L. Owen. Stone av, w s, 175 s Belmont av, 2 lots, each 25x100. 2 morts., each \$1,600. Jan. 2, due Jan. 1, 1895. 3,200
 Same to Gilbert S. Thatford. Same 2 lots. Snb. to morts. \$3,200. 2 morts., each \$350. Jan. 2, due Jan. 1, 1893. 700
 Mierisch, Benjamin to George Distler. Fulton st, n w cor Richmond st, 30.6x93.2x30x88.2. Nov. 23, 1 year or installs. 3,400
 Moore, Benjamin to The Eagle Mill. Water st, P. M. Dec. 31, due Jan. 2, 1893, 5 % 10,000
 Mott, Frank S. to Frank Hyde. Van Buren st. P. M. Jan. 8, 3 years, 5 % 1,500
 Matlock, John B. to The Brooklyn Trust Co. Clinton st. P. M. Dec. 31, due Jan. 14, 1891, 5 % 5,000
 Mayer, Elizabeth to Henry Riechers. South 2d st. P. M. Jan. 9, 3 years, 5 % 4,500
 McCormack, Alexander to Mary E. Graham. Kosciusko st. P. M. Jan. 6, 3 years, 5 % 800
 McGarry, Lula P. wife of and John to Mary McGarry. Gates av, n s, 25 w Lewis av, 4 lots, each 25x100. 4 morts., each \$1,000. Nov. 25, due May 1, 1891, 5 % 4,000
 McGrane, Edward J. to The Bedford Co-operative Building Loan Assoc. Milford st, e s, 90 n Eastern Parkway, 40x100. Jan. 6, installs. 400
 Mitchell, Charles F. to The East Brooklyn Co-operative Building Assoc. Pulaski st. P. M. Jan. 14, installs. 2,750
 Montague, Michael to Annie E. Farley. Van Buren st, n s, 200 w Reid av, 25x100. Jan. 9, due Jan. 1, 1892. 400
 McDonough, John F. to Equitable Co-operative Building and Loan Assoc. Garnet st. P. M. Jan. 13, installs. 3,250
 Moore, Jacob C. and Henry F. Wolff to Albert V. B. Voorhies. Brooklyn, Greenwood and Bath Plank Road, adj. land of John Brunner, runs west 96 to 18th av, x south 116 to Benson av, x east 101.5 to road, x north 124. Nov. 2, 3 years. 6,500
 Nelson, Charles and Caroline S. his wife to Thomas Marchant. Shepherd av, w s, 115 s Liberty av, runs south 100 x west 100 x north 75 x west 100 to Essex st, x north 25 x east 100 x north 115 to Liberty av, x east 50 x south 115 x east 100; Shepherd av, w s, 475 s Gay st, 50x100. Jan. 1, 3 years. 4,500
 Nelson, Emile to The Brooklyn City Co-operative Building and Loan Association. 59th st, s s, 380 w 12th av, 40x100.2, New Utrecht. Jan. 8, installs, 5 % 1,750
 Nelson, Helen J. to Mary A. Nelson. 4th st, e s, 48 n South 3d st, 24x103.6. July 11, 1 yr. 500
 Nivois, Victor to The Brooklyn Trust Co. 1st st, s w s, 289.9 s e 5th av, 18x100. Jan. 13, 1 year, 5 % 4,500
 Nolan, Owen to The Union Dime Savings Inst., New York. Hoyt st, e s, 100 s President st, 20x90. Jan. 14, due May 1, 1893, 5 % 3,000
 Obermayer, Charles to Hiram S. Armstrong.

15th st, n s, 116.7 e 6th av, 18.9x100. Jan. 11, 1 year. 1,200
 Olsen, Olavus to Jane Blauvelt. Marcy av, n w cor Halsey st, 90x105. Jan. 11, demand. 28,000
 Same to same. Same property. P. M. Nov. 26, 1 year, 5 % 24,000
 O'Neill, Michael to The East New York Savings Bank. Bristol st, e s, 250 n Eastern Parkway, 50x100. Jan. 7, 1 year. 1,800
 O'Neil, John M. to Judith W. Richardson. 4th av, n e cor Butler st. P. M. Jan. 10, demand. gold, 36,000
 O'Rourke, William to George H. Gerard. Greene st, n s, 100 e Oakland st, 25x100. Jan. 6, 1 year. 500
 Palmer, Edwin B. to Theodore J. Scharfenberg. Truxton st, n s, 392 e Stone av, 19.6x100. Oct. 25, due Nov. 1, 1892, 4 1/2 % 2,000
 Peterson, Neil C. to Foroseange J. Ledoux. Thatford av, e s, 100 n Glenmore av, 80x100. Dec. 2, demand. 4,000
 Same to same. Same property. Jan. 2, demand. 3,250
 Peiffer, Ferdinand to Frances C. Pitkin guard. Sunnyside av, s s, 112.6 e Barbey st, 37.6x110. Jan. 2, due Jan. 1, 1895. 3,000
 Perry, William A. and Charles C. Worthington to Frances C. Hill extrx., &c., J. S. Hill. Rapelyest st. P. M. Jan. 9, 3 years, 4 1/2 % 7,000
 Plowright, Robert to Joseph Hardcastle. Montauk av, e s, 606.3 n Liberty av, 18.9x100. Jan. 1, 5 years. 900
 Porter, Helen E. wife of Elihu. Ellenville, N. Y., to Richard Ingraham, Hempstead, L. I. St. Marks av. P. M. Secures debt of mortgagor and Albert V. Porter. Jan. 9, demand. 27,500
 Palmer, George W. to Eliza Cozine extrx. George R. Cozine. Eastern Parkway, n e cor Sackman st, 100x100. Jan. 13, due Jan. 1, 1891. 1,000
 Pigot, Eliza H. to The South Brooklyn Savings Inst. Remsen st. P. M. Jan. 15, 1 year, 4 1/2 % 12,000
 Quin, Josephine to Harriet T. Smith. Van Siclen av, e s, 125 s Blake av, 25x100. Jan. 2, 2 years. 200
 Reuger, John to The German Savings Bank, Brooklyn. Bushwick av, east cor Eldert st, 20x100. Jan. 6, due June 1, 1891, 5 % 3,800
 Same to same. Bushwick av, n e s, 20 n w Eldert st, 8 lots, each 20x100. 8 morts., each \$2,800. Jan. 6, due June 1, 1891, 5 % 22,400
 Rice, Annie C. to The Flatbush Co-operative Savings and Loan Assoc. 13th st, n e s, 116 n w 3d av, 40x100. Sept. 19, installs. 1,976
 Robbins, Thomas H. to William J. Penoyer, Chester, N. Y. Part block 39 map Oakland, Flatbush. Sub. to mort. \$5,000. Jan. 3, 1 year, 5 % 1,700
 Rodgers, Fanny C. to Ella E. Kuhns. 58th st, s s, 260 e 13th av, 40x100.2. Jan. 9, 3 yrs. 500
 Rogers, John C. to The Title Guarantee and Trust Co. Debevoise st, s s, 101.10 e Morrell st, 28.2x48.6x24x54.7. Jan. 10, 1 year, 5 % 1,500
 Rooney, Francis J. to Thomas Sidwell. Ten Eyck st, s s, 60 e Lorimer st, 30x100. Jan. 9, due Jan. 1, 1893. 1,500
 Rose, William to Theodore Obermeyer admr. David Obermeyer. 14th st, No. 234, s w s, 239.6 n w 5th av, 16.8x100. Jan. 9, due Jan. 1, 1891. 1,000
 Rosenfeld, Zigmund to Hancke Hencken. Thatford av, e s, 100 s Duryea av, 75x100. Jan. 8, 5 years. 1,600
 Ruppert, Joseph to The Franklin Trust Co. Willoughby st, s w cor Duffield st, 25x100. Jan. 7, due Jan. 8, 1890, 5 % 12,000
 Ruthman, Henry to George L. Fox. Graham av, w s, 50 s Debevoise st, runs west 102.1 to Broadway, x southeast 36 x east 78.6 to Graham av, x north 25. Jan. 8, 1 yr, 5 % 1,500
 Regin, Thomas F. to Brooklyn Home Seekers' Co-operative Savings and Loan Assoc. Coney Island plank road, w s, 276.3 n Greenwood av, runs west 150.3 x north 2.2 x northeast 153.8 to road, x south 22.5. Jan. 11, installs, 5 % 3,250
 Reid, Annie wife of and Jackson to Henry Devere. Cambridge pl, w s, 346.9 n Fulton st, 25x100. Jan. 10, installs, 5 % 3,500
 Rice, George W., Adelaide M. and C. Corinne and Cecilia A. Dougherty to The Title Guarantee and Trust Co. Gates av, s s, 230 e Ralph av, 20x100. Jan. 13, 1 year, 5 % 5,750
 Same to same. Gates av, s s, 210 e Ralph av, 20x100. Jan. 13, 1 year, 5 % 5,750
 Ridley, Mary E. to Julia C. S. wife of Harry A. Grant, Tarrytown, N. Y. President st, n s, 223.9 w Smith st, 20.3x100. Jan. 14, 2 years or sooner. 7,500
 Robbins, Thomas H. to Milton B. Belden. St. Marks av, s w s, 120 s e Vanderbilt av, 16x131. Jan. 14, due Nov. 12, 1892. 3,000
 Schuckert, Martha and Henry Ellert to The Granite State Provident Assoc., New Hampshire. Butler st, No. 947, 1.8x127.6. Sub. to mort. \$3,000. Jan. 10, installs. 400
 Sheldon, Cevendra B. to James D. Rankin and James Ross. 8th av, s e s, 175 n e Lincoln pl, 38x47.1 Sub. to morts. \$18,375. Jan. 13, 1 year. 3,012
 Same to Charles E. Rogers. 8th av, s e s, 175 n e Lincoln pl, runs southeast 94.3 to Plaza st, x northeast 51.7 x northwest 95.1 to av, x southwest 41.4. Sub. to morts. \$39,850. Jan. 13, 1 year. 3,000
 Sinot, Bridget to Louisa A. Sackman. Essex st, w s, 300 n Arlington av. P. M. and building loan. Jan. 13, due Jan. 1, 1893. 2,500
 Same to same. Essex st, w s, 320 n Arlington av. P. M. and building loan. Jan. 13, due Jan. 1, 1893. 2,000

Smith, Thomas J. to Benjamin Mordecai, Jr. Nostrand av. Jan. 15, 2 years. See Conveys. 2,000
 Same to William M. Kingsland. Same property. P. M. Jan. 15, 5 years, 5 % 10,000
 Sackmann, E. Otto to James S. Reynolds, Corona, L. I. Atlantic av, n w cor Wyona st, 80x101.1x80x—. Jan. 10, due Jan. 1, 1891. 1,500
 Schuckert, Martha and Henry Ellert to George A. Scudder extr. Z. B. Oakley. Butler st, n s, 256.8 w Nostrand av. P. M. Jan. 10, 5 years. 3,000
 Schmitt, Joseph and Philip Stripp to Aaron J. W. Hart and Cecilia his wife. Van Siclen av. P. M. Jan. 2, due Oct. 1, 1892. 600
 Sheldon, Cevendra B. to The Whittier Elevator Co. President st, s e cor 7th av, 38x100. Jan. 8, note. 1,274
 Simonson, Jacob A. to John Striber, Newtown, L. I. Grove st, n w s, 650 s w Central av, 16.8x100. Nov. 2, 1 year. 1,250
 Smith, Augusta to The Teachers' Building and Loan Assoc., New York. St. Marks av, n s, 97 e Schenectady av, 50x127.9. Jan. 9, installs. 1,440
 Smith, Mary A. to Louisa T. Clark, Edgewater, N. J. Stone av, n w cor Blake av, 20x100. Jan. 7, 3 years. 2,000
 Stake, George W. to Otto Lindemann guard. W. C., E. T. and H. O. Lindemann. North 7th st, n s, 256.3 e Driggs (5th) st, 18.9x100. Jan. 7, due Jan. 1, 1893, 4 1/2 % 4,000
 Sturges, Edward B. to The Title Guarantee and Trust Co. St. Marks av, n s, 100 e 5th av, 88x100. Jan. 11, demand. 3,000
 Swimm, Theodore W. to The Title Guarantee and Trust Co. Putnam av, n s, 410 e Lewis av, 4 lots, each 20x100. 4 morts., each \$5,000. Jan. 15, 1 year, 5 % 20,000
 Scanlon, Bernard to Francis Speir, Jr. Nelson st, s e cor Henry st, 20.10 to Hamilton av, x 53x78 to Henry st, x north 95. Nov. 15, 1 year. 100
 Schaffer, Cordelia wife of and Jacob, Patchogue, L. I. to The Williamsburgh Savings Bank. Greene av, s s, 157 w Lewis av, 16x100. Jan. 14, 1 year, 5 % 3,500
 Schmitt, Philip and Phillipina his wife to Thomas C. Balderston et al. trustees for The Supreme Lodge of the Order of Tont. Walton st, s s, 300 w Harrison av, 25x100. Jan. 13, due Jan. 14, 1893, 5 % 2,000
 Same to The Claus Lipsius Brewing Co. Same property. Sub. to last mort. Jan. 14, 7 years, 5 % 1,400
 Schrieber, Charles and Herman Kinzler to The Williamsburgh Savings Bank. Rock st, n s, 50 w Morgan av, 25x100. Jan. 13, 1 year, 5 % 3,500
 Schwarz, Peter and Abolonia his wife to Joseph Van Hatten. Rockaway av, w s, 50 n Bergen st, 25x100. Jan. 1, 5 years, 5 % 600
 Sheehan, Dennis to Frederick W. Hammett, Philadelphia, Pa. Sackman st. P. M. Nov. 5, due Dec. 31, 1891, 5 % 500
 Sporer, Wilhelmina wife of and Frederick W. to Henry Quell. 44th st, s s, 272 e 3d av, 25x100.2. Jan. 2, 3 years or installs, 5 % 2,000
 Stoffregen, Anna wife of and John H. to The South Brooklyn Savings Inst. Fulton st, n s, 88.5 w South Oxford st, 20x70. Jan. 14, 1 year, 5 % 1,000
 Stretch, Peter to The Flatbush Co-operative Savings and Loan Assoc. East 9th st, e s, 460 s Av C, 40x201 to Coney Island av, x40.1x198, Flatbush. Nov. 21, installs, 5 % 2,710
 Tester, Sarah E. wife of John E. to Anna M. Mangles. 57th st, s s, 100 e 2d av, -x100.2x20x100.2. Jan. 10, 3 years. 2,000
 Taylor, John to Coulson Shepherd. Union av, w s, 25 s South 1st st, 25x100. Jan. 7, 5 years, 5 % 2,500
 The German Reformed Protestant Dutch Church of Brooklyn to the Minister, &c., Reformed Protestant Dutch Church, New York. Cooper pl, s e cor Herkimer st, 100x100. Jan. 2, due when premises cease to be used for church purposes. 700
 Same to The Dime Savings Bank of Brooklyn. Same property. Dec. 30, 1 year, 5 % 12,000
 Thompson, William O. to The Dime Savings Bank of Brooklyn. Bedford av, e s, 181.1 s Bergen st, runs south 74.5 to St. Marks av, x east 82.1 to Rogers av, x north 73 x west 67.6. Jan. 9, 1 year, 5 % 45,000
 Thomas, George K. to Howard M. Smith. Bergen st. P. M. Jan. 7, 1 year or installs. 12,000
 Tunstill, William to Louis D. Giroux. Jackson st, s s, 200 e Lorimer st, 25x100. Jan. 7, due Jan. 1, 1893, 5 % 3,500
 Tritt, Anadelia J. to Henry Weil. Furman st. P. M. Jan. 8, 5 years, 5 % 1,500
 Thompson, Henry to Tunis G. Eergen. 34th st, n s, 222.8 w 5th av, 27.4x100.2. Jan. 15, due Jan. 2, 1892. 4,000
 Tollner, Hugo to Hope H. Conkling, Bennington, Vt. Clason av, e s, 95.1 s De Kalb av, 75x183.10 to Graham st. Jan. 14, 3 months or sooner. 2,000
 Van Buren, Ansel H. to Jacob G. Dettmer. Lexington av, n s, 169.7 w Bedford av, 25x100. Jan. 15, due May 1, 1892, 5 % 500
 Same to same. Greene av, s s, 338.7 e Franklin av, 19.4x100. Sub. to mort. \$6,000. Jan. 15, due May 1, 1892, 5 % 1,500
 Same to The Title Guarantee and Trust Co. Same property. Jan. 15, due May 1, 1892, 5 % 6,000
 Van Orden, Sophie O. to Patrick J. Sullivan. 7th av, w s, 80 n 20th st, 20x80. Jan. 6, 6 months, 5 % 600
 Vetter, Elisabeth to George Goldfuss. Mel-

rose st, s s, 100 e Hamburg av, 25x100. Jan. 6, due Jan. 1, 1895, or installs, 5%. 1,800
 Voeller, Friedrich C. to Elise wife of John Eckold. Wyckoff st, n s, 325 w Paca av, 25 x 127.9. Jan. 8, 5 years, 5%. 1,000
 Van Brunt, James A. to Elizabeth H. Bowers. 7th st, n s, 327.10 e 6th av, 20x100. Jan. 13, 3 years, 5%. 7,500
 Van Deursen, Jacob, Gravesend, L. I., to James D. Lynch. 85th st, New Utrecht. P. M. Jan. 2, 1 year, 5%. 750
 Same to same. Same property, Jan. 2, 1 year, 5%. 1,600
 Von Dreele, William H. to Henry Von Dreele. Liberty av, s w cor Ashford st, 27.6x100. Jan. 2, due Jan. 1, 1895, 5%. 3,000
 Voorhies, Henry V. D., Gravesend, L. I., to John L. Voorhies. Ocean av, w s, adj land of Stephen J. Voorhies, runs west 154.5 x south 156.1 x east 101 to av, x 148, Gravesend. Jan. 4, due Oct. 26, 1892, 5%. 1,000
 Voorhies, Georgia A. to Charles Lewis. Lots 188 and 189 map heirs of Garret Stryker, Gravesend. Jan. 10, 1 year. 100
 Ward, John to Clara E. wife of Jordan C. Dodge, Glen Cove, L. I. Blake av, s s, 25 w Osborn st, 25x75. Jan. 14, due Jan. 1, 1895. 700
 Waxman, Elias mortgagor with William H. and Lina De Esterre mortgagees. Extension of mort. Jan. 11. nom
 Wegner, Auguste to William Rapalje. Pennsylvania av, n w cor Belmont av, 50x 120. Jan. 2, due Jan. 1, 1891, 5%. 400
 Weigner, Annie K. to Mathias Neger. Lawton st, No. 25, n w s, 276.9 n e Broadway, 25x92x 25x—. Jan. 1, 2 years. 600
 Werbelovsky, Jacob H. to Frederick Ring, Newtown, L. I. Moore st, s s, 75 e Ewen st, 24x100. Jan. 14, 5 years. 5,000
 Same to same. Moore st, s s, 99 e Ewen st, 13.5x100. Jan. 14, 5 years. 3,000
 Withrow, Harry W. to Williamsburgh Savings Bank. Herkimer st, s s, 72 e Kingston av, 17.6x100. Jan. 13, 1 year, 5%. 3,200
 Welton, Isaac W. to The Lorillard Brick Works Co. Throop av, s e cor Jefferson av, 100x100. Jan. 14, demand. 1,352
 Willbridge, John S. to George B. Heath. Vermont av, w s, 75 n Liberty av, 16.8x100. Jan. 14, 6 months. 225
 Weisenborn, John to John V. Lauderdale. 4th av, n w s, 37.11 n e 15th st, 18.4x81.8x 18.11x82.1. Jan. 10, installs, 5%. 5,500
 Same to James Cline. 4th av, n w s, 19.2 n e 15th st, 18.9x82.1x18.4x82.6. Jan. 10, 3 years, 5%. 5,000
 Same to Pauline Liese. 4th av, north cor 15th st, 19.2x82.6x22.7x82.11. Jan. 10, installs, 5%. 9,000
 Willbridge, John S. to Charles F. Willbridge. Vermont av, w s, 108.4 n Liberty av, 16.8x 100. Jan. 8, 2 years. 398
 Same to same. Vermont av, w s, 125 n Liberty av, 16.8x100. Jan. 8, 2 years. 398
 Same to same. Vermont av, w s, 158.4 n Liberty av, 16.8x100. Jan. 8, 2 years. 600
 Wilson, Simon to Frances C. Pitkin guard., of Yonkers, N. Y. Christopher av, e s, 175 n Belmont av, 25x100. Jan. 2, due January 1, 1893. 2,000
 Same to Georgiana L. Owen. Christopher av, e s, 125 n Belmont av, 25x100. Jan. 2, due Jan. 1, 1893. 1,800
 Worthen, Elizabeth B. wife of and Henry B. to Sophronia M. Fickett. Prospect av. P. M. Jan. 10, installs, 5%. 900
 Young, Alexander to Hamilton Co-operative Building and Loan Association, Brooklyn. 43d st, n s, 275 w 3d av, 25x100.2. Jan. 13, installs, 5 1-5%. 2,250

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY

JANUARY 10 TO 16—INCLUSIVE.

Arbogast, George P. to John Kuemmel. \$2,500
 Beekman, Henry R. to Henry R. Beekman trustee Charles H. Neilson. 7,000
 Beaudet, Homer J. to Joseph M. De Veau. 5,000
 Same to same. 5,250
 Beede, Alice R. to Leonard Scott. 900
 Benedict, Annah E., Brooklyn, to The Murray Hill Bank. 10,000
 Bitterman, Isaac to Myer S. Isaacs. nom
 Bannan, John J. to Richard S. Treacy. 3,500
 Brower, Sarah J. to Rebecca C. Thornell and ano. exrs. Thomas L. Thornell. 4,000
 Same to same. 1,200
 Same to same. 10,000
 Barber, Alfred trustee Samuel S. Motley dec'd to Lizzie T. Motley, who with Samuel S. and James Motley consent hereto and release said trustee. nom
 Coleman, Maggie A. to The Washington Life Ins. Co. 15,000
 Crane, Alexander B., Scarsdale, N. Y., to Catharine M. Battelle, extrx. L. F. Battelle. 7,500
 Cutting, Churchill H. et al. exrs. Franklin H. Churchill to Emilie W. Dana, Philadelphia, Pa. 1,000
 Conklin, John W. exr. and trustee John C. Parker to United States Trust Co., New York, substituted trustee John C. Parker. nom
 Crimmins, John D. to Harriet V. Ogden. nom
 Dale, Anna T. to William H. Payne. 1,800
 Davis, Arthur D. to John M. Stewart. 2,500
 Deane, Arthur H. to Emile A. Hassey. 1,500
 Delafield, Francis and ano. exrs. Alonzo Clark to Michael Solomon. 7,000
 Doscher, William C. to John E. Eustis. 3,000
 Dougherty, Charles to Roger F. Donegan. 2,500

Ely, William H. to Joseph Scheider. 4,627
 Ely, Horace S. exr. Eliza G. Lesieur to Henry Burden trustee Henry Burden dec'd. 17,500
 Same to same. 5,700
 Same to Louisa L. Kane. 20,000
 Feigenspan, Gustav to Hill's Union Brewing Co. (Lim.) 500
 Groh, Michael J. exr. Daniel P. Grinnon to M. Groh's Sons. 2,852
 Guggenheimer, Randolph to Adolph G. Hupfel. 25,000
 Gauzenmuller, August to Johannes Bagger. 1,500
 Graff, Amelia to Samuel M. Purdy. 2,108
 Graham, Malcom to The Equitable Life Assur. Society of the United States. 3 assigns. nom
 Gray, John H. to George S. Hall. nom
 Goodman, Louis to Solomon Bachrach. 3,000
 Harris, Carrie to Michael Gru. 337
 Harris, Carrie to Michael Gru, both of Brooklyn. Confirmation of assignment of mort. by Sidney S. Painter guard. Dec. 26. nom
 Hershfield, Levi N. et al. exrs. Aaron Hershfield to Abraham Hershfield. nom
 Haas, Leopold to Morris Koestler, Elizabeth, N. J. 4,500
 Hershfield, Levi N. et al., exrs. Aaron Hershfield to Dora Goldstone. 14,000
 Heath, Noble, Jr., to The Eastern Dispensary. 4,000
 Kilpatrick, Walter F. and Frank J. to Wm. H. Strawn. 1,000
 Krakower, Fanny to Thomas H. Nelson. 5,000
 Levi, Joseph C. and ano. exrs. Arthur L. Levy to Robert L. Reade exr. Robert Reade. 10,000
 Lake, Esther M., Brooklyn, to Jennette B. Freeman. nom
 Same to same. nom
 Levi, Joseph C. and ano. exrs. Arthur L. Levy to Oswald Ottendorfer et al. trustees for Oswald W. Uhl. 5,000
 Mack, Therese to J. Harper Smith, Somerville, N. J. 15,000
 Martin, Isaac P. to Anna A. Burton. 300
 Middlebrook, Frederic J., Brooklyn, to Francis E. Doughty trustee Betsey A. Hart. 20,000
 McCready, Nathaniel L. to Elouise M. Robbins. 4,500
 McLaughlin, Thomas to Thomas Moore and John McLaughlin. 67,500
 Middlebrook, Frederic J., Brooklyn, to Alexander S. Webb and ano. trustees for Catharine S. Coles. 11,027
 Meyer, Siegmund T. to Morris S. Wise. nom
 Meyer, Arthur L. to Grace T. Wells, Franklin, N. J. 20,000
 Middlebrook, Frederic J., Brooklyn, to James N. Platt trustee Eliza B. Garrett. 5,000
 Nathan, Meyer S. to S. Matthews. 2,000
 Overhiser, John C. to Daniel K. de Beixendon. 3,700
 O'Connor, William P. to Isabella E. Hasard. 4,000
 Owings, John F., Brooklyn, to Nathan Littauer. nom
 Parsons, John E. to Morris Rosendorff. nom
 Platt, Elizabeth to John C. Platt. nom
 Purdy, Samuel M. to New York Life Insurance and Trust Co., guards. Randolph and Henry P. Meikleham. 2,120
 Rhoades, John H. et al. exrs. Benjamin F. Wheelwright to Eliza A. Vinton, Worcester, Mass. 4,083
 Rawlings, Edward A. to Aaron Hershfield. 1,590
 Schuck, Frederick to Margaretha Hoffmann. 10,000
 Sire, Meyer L. to Edward F. Browning. 7,500
 Shipman, Edgar J. guard. of Richard D. Shipman to The Title Guarantee and Trust Co. 2,730
 Same to same. 2,719
 Stern, Abraham to Jacob K. Weiner. 5,000
 Stier, Joseph F. to Arthur L. Meyer. 20,000
 Smith, Orison B. and Jay L. exrs. Annie Seguin to Orison B. and Jay L. Smith trustee Anne Seguin. 7 assigns. nom
 Same to Maria C. Seguin. nom
 Title Guarantee and Trust Co. to Newburg Savings Bank. 10,000
 Title Guarantee and Trust Co. to National Savings Bank of Albany. 7,500
 The Mutual Life Insurance Co., New York, to D. Willis James. nom
 Thimig, E. Marie to Adolph B. Thimig, Brooklyn. nom
 Wolf, Theodore to Harry Held. nom
 Weil, Jonas and Bernhard Mayer to Alexander Bach. 3,000
 Same to same. 2,500
 Wheeler, Mary B. widow to Emily M. Wheeler. 5,000

KINGS COUNTY.

JANUARY 9 TO 15—INCLUSIVE.

Angevine, Phebe extrx., &c., Lewis W. Angevine to Phebe Angevine, Hempstead, L. I. nom
 Adams, George W. to Mary Schmalstich. \$3,000
 Bergen, Tunis G. to Francis H. Bergen. 2,775
 Buckley, Catharine to Robert A. Davison, Rockville Centre, L. I. nom
 Byrne, Mary C. extrx. John E. Byrne to Mary C. Byrne. nom
 Same to same. nom
 Barber, James F. to Henry E. Merriam. nom

Cock, Augustus G. exr. Phebe F. Brown to Herbert R. Brown. nom
 Cook, William E., Hoboken, N. J., to George Ringler & Co. nom
 Carll, George and ano. exrs. Elbert Carll, Babylon, L. I., to Mary A. Carll. nom
 Same to same. consid. omitted
 Cline, James to Fannie Crawford. 3,300
 Davison, Emmeline, Rockville Centre, L. I., to John H. wife of Joseph H. Wright, Valley Stream, L. I. 900
 Dickie, Marion to Alexander W. Dickie. 3,000
 Dickie, Susannah A. to Marion Dickie. 3,000
 Distler, George to Cross, Austin & Co. 3,400
 Denike, Sally A. to Alfred Ogden. nom
 Erickson, Charles A. to Charles N. Perry. 550
 Forster, Edith A. and Anna M. Loeser to Rosa W. Lee, New Jersey. 3,100
 Fowler, Lillie wife of Edwin P. to Samuel H. Mills, Jr. 7,500
 Greenwood, Joseph M. to Anne Van Wyck. 1,500
 Godfrey, Phebe A. to Theodore and William Kilian of Kilian Bros. 1,450
 Grant, Thompson S. admr. Harry A. Grant to Harry A. Grant, Tarrytown, N. Y. nom
 Hendry, Donald, Canton de Vaud, Switzerland, to Agnes H. Davies. 2,000
 Hanna, Elizabeth to the Church Charity Foundation, of Long Island. nom
 Keeler, Mary W. to Hannie L. and Agnes Brower. 1,000
 Liese, Pauline to James Williamson. 5,000
 Same to same. 5,000
 Losee, Ellen to Edward F. Linton. 700
 Mason, Mary E. wife of Isaac D. to Foroseagean J. Ledoux. 400
 Man, Henry H. to Henry E. Pierrepont. nom
 Martha, William H. to Kings County Trust Co. 3,000
 Murtha, William H. to Kings County Trust Co. 1,000
 Macvey, Sarah H. to Almon Gunnison and ano. trustees Curtis B. Lowerre. 3,200
 Mordecai, Jr., Benjamin to Daniel K. de Beixendon. 1,900
 Morris, Harry S. to Laura McCollum, Portchester, N. Y. 300
 Nostrand, John L. to James Waters. 1,000
 Neely, Robert to Adolphus Gload. 2,200
 Nostrand, John L. to Eliza S. Farran. 380
 Ostrom, Edward trustee Anthony P. Ostrom to Louise G. Thorburn. 2,500
 Penoyer, William J., Chester, N. Y., to Fred. E. Lyford, Waverly, N. Y. 1,700
 Peterson, Charles G. to Frank O. Peterson. 1,000
 Poole, Lillian to Warren B. Sammis, Huntington, L. I. 3,600
 Peck, William H. et al. exrs. James W. Peck to Charles W. Kelly. 3,500
 Rebbann, Frederick W. exr. Mary Harrison to Maria Holsten. 4,000
 Scheidt, John H. to Guttenberg Lodge No. 327, D. O. H. 2,200
 Skippon, Agnes C. to William E. Cook. 2,000
 Spender, Alfred H. to Alfred J. Spender. nom
 Sands, Thomas S. to The Blythebourne Improvement Co. nom
 Smith, Emma A. to Joseph Nash, Edgewater, N. J. 368
 Smith, John T. to Joseph Nash, Edgewater, N. J. 230
 Shelegel, John to William H. and Lina De Esterre. 2,500
 Schwicker, Christian and Frederika to E. Christian Korner. 2,000
 Stasesir, William H. to Ditmars Eldert. 1,300
 The Eagle Mill to William L. Bull. 10,000
 The Eastern Dispensary, New York, to Elizabeth E. Wenzel. 4,000
 Same to same. 1,750
 Same to same. 1,750
 The Nassau Trust Co., Brooklyn, to Charles Cooper. nom
 Title Guarantee and Trust Co. to Riverhead Savings Bank. 1,500
 Same to Peekskill Savings Bank. 2,500
 Same to Thomas Prosser trustee Martha Stutzer and Elizabeth Prosser. 3,000
 Same to Wesleyan University. 8,000
 Same to South Brooklyn Savings Inst. 7,000
 Same to Kings Co. Trust Co. 3,000
 Same to Antoinette B. Bates and Abby Bristol, Cheshire, Conn. 1,500
 Voorhees, Albert V. B. to Joseph F. Wilder. 1,250
 Wagner, Philip to Aloysius Murphy, Rome, N. Y. 3,000
 Wiegner, George to Margaretha Raub. 1,600
 Widmayer, Henry to Harry Widmayer, Jr. 950
 White, John C., Islip, L. I., to Annie E. Farley. 1,010
 Williamson, John B. to Theresa Williamson trustee. 7,100
 Young, William P. to William F. Young. 5,050

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

NEW YORK CITY.

Jan.
 11 Adams, Alfred—Nicholas Wapler.. \$174 27
 13 Adkins, William R—G M Stoeckel. 169 02
 13 the same—O V Pitman..... 77 05

13*Abell, Thomas—Provident Chemical Works.....	455 14	17 Collins, Theresa B—Adolph Alexander.....	483 27	15 Hotchkiss, William A, Treasurer Central Labor Union—Leonard Hangen.....	330 50
13*Anderson, Isabella C—North American Iron Works.....	536 53	17 Crosher, James—J Ellwood Lee Co.....	324 81	15 Herman, Jacob—Nelson Morris.....	321 95
13 Anderson, Thomas—Jacob Rossmann.....	532 56	17 Cohen, Samuel—J A Robinson.....	171 21	16 Hayman, George C—E N Doll.....	328 33
14 Arnold, Hobart G { F A Reddy.....	379 21	17 Cassidy, Asa—Julius Bien.....	417 36	16 Hallock, Joseph H—J G Dimond.....	452 23
14*Alpers, Ida C—Nat Bank of Deposit.....	1,318 54	17 Cairnes, James—Patterson Bros.....	77 22	16 Hall, Georgiana—J F McBride.....	228 57
14 Archbold, John D, trustee—George Rice.....	155 67	17 Clancy, James—Thomas Ray.....	665 00	16 Haight, Jacob N—J C Matthews.....	119 71
14 Anstey, Harry L—R M Bruno.....	88 90	17 the same—Ellen Clancy.....	2,365 00	16 Herzberg, Moritz—Knickerbocker Ice Co.....	160 15
14 Adams, Alfred—Abraham Leipzig.....	64 36	10 Damon, George F—W T Mersereau.....	1,522 77	17 Hamilton, Walter—A D Ashmead.....	160 93
14 Anderson, Edmund, exr Mary A Patterson—Mary Anderson.....	2,602 59	10 the same—the same.....	1,021 71	17 Hapgood, John H—R H L Townsend.....	90 83
15 Anderson, Solomon—Alfred Adler.....	108 53	11 Purvey, Oscar—Cornelia Menken.....	186 92	17 Hayman, Charles—R N Winters.....	278 31
15 Arnold, Charles—August Loehr.....	356 31	11 Dering, Sylvester—J W Johnston.....	605 97	17 Herron, Francis J—E B Banks.....	156 72
16 Abell, Thomas—Ursula Story.....	954 10	13 Del Gaizo, Maria—J E Connolly.....	60 80	17 Heffron John—Schulein Sappaport.....	185 30
17 Amies, William T—John Bromley.....	425 12	13 Dowd, Thomas—Empire State Brewing Co.....	383 41	17 Holfer, Gartha—S G B Gourlay, Jr.....	37 57
17 Angel, James R—W C Spelman.....	364 89	14 Dart, Russell, Jr—A J C Foye.....	10,397 46	17 Hay, Charles—Amelia C Hay.....	97 00
11 Bremner, Jane W { H E Bowns.....	1,384 01	14 the same—the same.....	10,397 44	16 Izen, Yetta { Ott & Brewer Co.....	100 71
11 Bleakley, James A { G B Cur-Bleakley, Alexander N { tiss.....	79 21	14 the same—the same.....	9,458 74	11 Johnson, John—Rand Drill Co.....	703 94
11 Black, James—J R Bunting.....	949 00	14 Davies, Robert K—J T Wilson, revr.....	3,358 27	11 Johnson, Charles R—Union Switch & Signal Co.....	77 17
13 Brown, Charles F—National Herkimer County Bank.....	3,078 59	14 Dodge, George F—W H Platt.....	444 38	13 Jones, William C—J F Carroll, assignee.....	59 50
13 Brady, Edward J—J S Cary.....	14 50	14 Donnelly, Bernard—David Mayer.....	228 00	14 Jennings, Oliver B—George Rice.....	155 67
13 Beuerlein, Celia—Simon Schmuckler.....	309 71	13*Davidson, Jacob—L L Smolinsky.....	219 72	17 Jackson, Daniel—G M Hammond.....	100 15
13 Bauer, Henry C—Commercial Union Assur Co (Lim) of London.....	2,132 98	15 Daniels, Frances A { John Wieder-Daniels, Leonard H { hold.....	146 56	11 Kelly, Peter—Augustus Taber.....	290 67
13 Banks, Peter G—Jacob Feinberg.....	128 77	15 Dorsey, Charles R—C F Lawrence.....	180 98	13 Kingman, Richard S—F A Hall.....	322 63
13 Balcazar, Romulo—A H Flack.....	142 96	15 Doyle, Andrew T—W H P Bogert.....	278 92	13 the same—Harman Meyer.....	450 88
13 Bauer, Jacob C—F W Bayer, Jr.....	70 06	17 Drake, Robert H—G A De Forrest.....	102 21	13 Kilpatrick, Walter F—Nat'l Bank of Newburgh.....	1,753 93
13 Brown, Charles F—John Swan.....	129 54	17 Davidson, Daniel M—P H Sumner.....	453 62	13 the same—the same.....	902 02
14 Byrnes, Patrick J—John Clancy.....	48 07	17*Doe, John—R F Simmons.....	173 47	13 Kenna, John P—C C J Grohman.....	61 50
14 Bierman, Julia—Nathan Arnold.....	148 95	17 de Kraft, Henry—G W Gregory.....	229 80	13 Krause, Henry F—Andres Diaz.....	193 13
14 Bremner, Jane W { Nat Bank of Deposit.....	1,318 54	17 Dunn, James E—Market and Fulton Nat Bank.....	460 46	14 Kenyon, Frederick W—A J C Foye.....	10,397 44
14 Busse, August—Lewis Steinhardt, assignee.....	73 33	13*Edgerton, James—Coleman Brewing Co.....	124 70	14 the same—the same.....	10,397 44
14*Bellmer, John C { Frederick Bellmer, Christopher { Behrl.....	281 60	15 Everson, William H—W W Smith, Eilers, Hermann.....	4,777 14	14 Kinsey, Peter S { Kenyon, Frederick W { the same.....	9,458 74
14 Barry, Patrick—James Wallace.....	746 13	16 Eilers, Anna.....		14 Kingman, Richard S—Sligh Furniture Co.....	365 94
14 Bredow, Alfred A—Beadleston & Woerz.....	145 72	16 Eilers, Carl.....	94 80	14*Krekeler, Frederick—Thomas Stokes.....	534 09
14 Burk, Frank D { George Dillenback.....	881 55	16 Eilers, Eliza.....		14 Krakower, Gerson—D A Gaylord.....	1,339 93
15 Bernstein, Levy—George Hoepfner.....	111 35	16 Eilers, Hermann, Jr.....	72 76	15 Kelly, John W—Aaron Kohn.....	1,493 34
15 Bailey, George H—George Quackenboss.....	182 07	17 Engelking, Frederick—Max Hansen.....	72 76	15 the same—the same.....	1,895 30
15 Bushnell, Cornelius S—J P Page.....	2,234 05	17 Eberhard, Paul—Dry Dock, East Broadway & Battery R R Co.....	37 79	16 Kuntz, Joseph—Bridget Lennon.....	321 71
15 Baker, Clinton G—N L Munro.....	430 11	17 Emerson, Howard D—Eveline A Brainard.....	122 96	17 Kessler, Julius—David Pochodner.....	41 00
15 Basley, Charles C—G W Olivit.....	209 77	13 Fuchs, Fritz—Moses Price.....	110 30	17 Kelly, John W—T F Hayes.....	1,214 09
15 Bennett, Jonathan—Aaron Kohn.....	1,493 34	14 Friedman, Marcus—Mayor, Lane & Co.....	322 98	17* the same—Henry Blendermann.....	117 02
15 the same—the same.....	1,895 30	14 Flagler, Henry M—George Rice.....	155 67	17 Kennagh, Mary F—Comptroller City and County of N Y.....	381 65
15 Brown, Charles F—Thomas Mackellar.....	7,528 65	14 Freirich, Jacob—J L Prouty.....	178 37	17 Keefe, Clara A—J W Taber.....	234 08
15 Boynton, Nora—S L Weisl.....	1,140 41	14*Freund, Henry—L L Smolinsky.....	219 72	17 Kyle, Charles E—Louisa Broadbent.....	196 30
16 Barnum, Stephen C—J F Wright.....	1,533 42	15 Forney, Matthias N—Engineering News Publishing Co.....	114 56	11 Lockwood, Richard B—H W Stikeman.....	165 79
16 Bocher, Annie E—Johanna S Eilers.....	94 80	15 Foster, Alfred E—R B Turnbull.....	375 84	11 Lindeman, Henry—Conover Bros Co.....	2,255 88
16 Brooks, Solomon { John Hoey, as Brooks, Mark { prest.....	185 90	16 French, Charles B—C A Clegg.....	698 95	11 sued as { Simon Ros-lowenstein, Henry M { Simon Ros-lowenstein, Isaac { einbaum.....	171 46
16 Bailey, Arthur J—H P Williams.....	297 83	16 Florence, Thomas F { John Glaser.....	184 89	13*Lockwood, George R—C L Schultze.....	184 53
16 Boera, Gabriel—Pres't and Directors Manhattan Co.....	3,073 48	16 Finch, Luzon J—W E Dodge, Jr.....	224 60	14 Lane, James K—Philip Braender.....	152 50
17 Barker, Oscar T—F S Van Horn.....	122 17	16 Folkart, William—Hirsch Wundochte.....	337 37	14 Lockwood, Richard B—Douglas Taylor.....	100 51
17*Bennett, Jonathan—T F Hayes.....	1,214 09	16 Finn, Patrick J—J L Rothery.....	303 16	14 Loch, Joseph—Martin Goerl.....	262 59
17*Burries, John E—P J Ryan.....	65 66	16 Fisher, Erskine W—S A Rimington.....	163 70	14 Levin, Nathan—W S Dunn.....	777 37
17 Barret, William Skidmore—W J Madden.....	399 11	16 Fowler, Moses F—J R Foley.....	170 68	14 Le Count, Wm, exr Mary A Patterson—Mary Anderson.....	2,602 59
17 Bluma, Andrew—A P Stephen.....	559 48	17 Fonner, Hannah E—Lorillard Brick Works Co.....	1,431 53	14 Landon, Henry H—Chancellor Martin.....	521 11
17 the same—Melvin Stevens.....	334 79	11 Greenbaum, Leopold—Michael Benedict.....	78 87	15 Lawrence, James H—John Wiederhold.....	146 56
17 Bernstein, Daniel—Miguel Llano.....	254 42	11 Grozcky, Abraham J—Louis Kramer.....	21 50	15 Layman, Stephen D—N Y Bank Note Co.....	109 47
17 Blum, Elie—A D Mills.....	442 87	11 the same—Valentine Keim.....	69 43	15 Lee, James S—C H Reed.....	471 06
11 Coombes, George J—H W Stikeman.....	165 79	11 Glauber, Sarah—Meyer Libman.....	819 61	16 Lockwood, Richard B—A C Barnes.....	154 45
11 Culver, Delos E—W A Bates.....	230 30	11 Gottlieb, Isidore—W E Japhe.....	107 00	16 Lindeman, Henry—Henry Zoeller.....	319 72
11 Cornwall, Cora B—C F Hodsdon.....	194 41	13 Grossman, Adolph—W H Burbank.....	581 11	16 the same—George Peter.....	678 08
11 Conroy, John—Carrie Marum.....	259 87	13 Gaskill, Thomas E—F W Bayer, Jr.....	70 06	16 the same—Andrew Foster.....	487 03
11 Collins, James—Austin Kimball.....	176 30	14 Gannon, Thomas R—Harris Goldman.....	76 50	16 the same—John Bloom.....	213 61
13 Canfield, Richard S—Nat Herkimer County Bank.....	3,078 59	14 Gorman, William—Hugh O'Reilly.....	159 25	16 the same—Leonhard Sonneborn.....	331 81
13 Cole, William L—Nat Bank of Newburgh.....	902 02	14 Ginsburg, Mathilde—Solomon Wolf.....	784 11	16 the same—William Neuner.....	364 31
13 Comme ford, Thomas F—Coleman Brewing Co.....	124 70	14*Grant, George—David Kimmel.....	84 17	16 the same—August Werner.....	472 80
13 Coombes, George J—C L Schultze.....	184 53	15 Grossman, Adolph—J K Krieg.....	584 37	16 the same—Robert Weil.....	734 43
13 Cuns, Charles—Frank Thill, Jr.....	155 26	16 Gould, Jeremiah—P H McManus.....	165 33	16 Litheridge, George W—Charles Reilly, Commissioner of Jurors.....	110 00
13 Crasman, J Heron—Meyer Jonasson.....	270 02	16*Galwey, John—President and Directors Manhattan Co.....	3,073 48	17 Lindeman, Henry—Tobias Hamm.....	1,757 74
13 Chaude, Eugene J—J J Coogan.....	183 41	17 Gilroy, Thomas F, Commissioner of Public Works—John Sullivan.....	78 47	17 Lindauer, Jacob J—R F Simmons.....	173 47
13 Conderman, Theodore H—F W Bayer, Jr.....	70 06	17 Goslin, Adolph—Robert Hill.....	76 23	11 Metrangelo, Enrico—Isaac Livingston.....	72 70
13 Casey, Lawrence S—Eliza Dunn.....	85 54	17 Grossman, Adolph—N J Rees.....	677 13	11 Manley, Lewis E—Leopold Schepp.....	163 66
13 Canfield, Richard S—John Swan.....	129 54	17 Gumpel, David—Annie Carr, extrx.....	28 25	13 Moss, Charles—Alexander Clark.....	524 71
14 Corwin, Adolphus H { J S Martin.....	1,569 23	17 Gimbernath, Teofilo—Henry Blendermann.....	117 02	13 Morton, William O—Provident Chemical Works.....	455 14
14 Cotton, Louis K.....	1,569 23	17 Goldsmidt, Jacob—Anna Kohn.....	1,250 84	13 Mathesus, William A—North American Iron Works.....	536 53
14 Clarke, Abraham H—A J C Foye.....	10,397 46	17*Gaughan, Mary—Santillo De Pasquale.....	129 80	14 Murray, Thomas J—W P Hotchkiss.....	238 56
14 the same—the same.....	10,397 44	17 Goldbach, Samuel—F S Townsend.....	143 54	14 Moore, Mary—Annie Kelly.....	65 25
14 the same—the same.....	9,458 74	10 Huber, Ernst—E F Hall.....	97 40	14 Mattullath, Hugo—Nat Herkimer County Bank.....	3,078 39
14 Cohn, Henry L—Moses Levy.....	1,562 30	10 Hermann, Morris—S F Myers.....	718 58	14 Madden, Paul—People State N Y.....	100 00
14 Coombes, George J—Douglas Taylor.....	100 51	11 Hart, Julius—Trow's Printing and Book Binding Co.....	1,662 89	14 Manchester, James T—J H Bird.....	145 52
14 Cosse, Thomas J—A C Rex.....	738 87	11 the same—the same.....	1,715 65	14 Michel, Isaac—H C Hart.....	137 23
15 Coffin, Frederick W—Watertown Paper Co.....	161 08	13 Hilton, Samuel H—A M Collignon.....	1,396 69	14 Maccabe, James F—F B Lord.....	777 85
15 Cohn, Max—G T Knight.....	1,016 46	13 Harris, Deborah—S J Weaver.....	1,466 42	15 Mason, William C—C C Schild-wachter.....	109 30
15 the same—the same.....	2,691 06	14 Herzberg, Moritz—Bernard Metzger.....	378 76	15 Mayers, Samuel—Julius Bernstein.....	117 90
15 Corwin, Adolphus H { G S Nicholas.....	251 07	14 Hay es, Eliza J—J L Douglass.....	289 40	15 Marcus, Mendel—M L Stieglitz.....	743 29
15 Cotton, Louis K.....	251 07	14 Horowitz, Solomon—Adolph Horowitz.....	77 80	15 Murphy, Thomas J—W C Stewart.....	346 99
15 Carroll, James T—R E Parsons.....	279 76	14 Hubner, Adolph—O B Potter.....	353 50	15 Monks, Charles—S D Bruce.....	84 84
15 Carter, Mary Jane { George Keis-Carter, John { ter.....	529 91	14 Holters, Otto—H C Webb.....	111 35	16 Masterson, George F—D S Tuska.....	1,592 65
16 Carter, John—Marie Klebisch.....	1,977 91	14 Hardy, Milton J—J E Poole.....	939 12	16 Muurling, Joachim W—J C Mathews.....	182 41
16 Clark, Charles G—C A Clegg.....	698 95	14*Haines, John E—Anna E Gillies.....	142 66	16 Mathews, Daniel A—H E Pellew.....	227 64
16 Crosby, George—J F Wright.....	1,533 42	14*Howes, Reuben W { Chancellor Howes, Leander T { Martin.....	521 11	16 Mahnken, George—J E Hinds.....	139 34
16 Coombes, George J—A C Barnes.....	154 45	14 Herzberg, Moritz—Moses Stern.....	377 27	16 Meyer, Henry J—Hudson River Beef Co (Lim).....	85 95
16 Clancy, Andrew—P H McManus.....	165 33	14 the same—Henry Brunbild.....	251 04		
17 Cox, Charles P—Jennie Mc Conant.....	171 50	14 the same—Mary Clarke.....	354 24		
		14 the same—Adolph Tode.....	247 22		
		14 the same—P H Keller.....	117 73		
		15 Hutchison, Morton P—George Quackenboss.....	182 07		
		15 Hinman, Sarah E—W G Schuyler.....	858 55		

16 Meyer, Albert A—I S Bernheimer..	1,336 08	14 Shallcross, George W—H S Good-	1,521 00	13 Ullman, Charles—Hyatt Co.....	242 01
16 Morse, John T—Charles Reilly,		14 Swarthout, Margaret—Nat Bank of		14 Vaast, Amedee J—Patterson, Gott-	114 24
Commissioner of Jurors.....	110 00	Deposit.....	1,318 54	15 Vlasto, Solon J—W H Caswell.....	137 40
16 Morton, William O—Ursula Story..	954 10	14 Sweeney, Gillespie—Charles Reilly,		15 Vandewater, Daniel—Madison	
17 Mallet, Adrian—Samuel Lachman.	490 01	Commissioner of Jurors.....	105 00	Square Bank.....	219 16
17 Maharin, Michael A—Lorillard		14 Schuster, Susman—H W Blair.....	32 58	16 Vaughan, William—D J Steinhardt	236 95
Spencer.....	236 75	14 Stockdale, John P—A P and W E		17 Vienot, Jacob—Alfred Greenebaum	137 39
17 Miner, Henry C } Julius Bien....	417 36	Kelley Co.....	656 26	17 Van Wyck, Philip V R—Sixth	
17 Miner, Henry C, Jr.....		14 Sherick, Mark—Charles Reilly,		Avenue R R Co.....costs	613 17
17 Mersereau, Joshua D—Patent Water		Commissioner of Jurors.....	110 00	11 White, Morris—S J Cohen.....	67 50
and Gas Pipe Co.....	594 59	15 Strange, Theodore A—Aaron Kohn	1,493 34	11 White, Whitman V—Abednego	
17 Mansell, Maurice—A P Stephens..	559 48	15 the same—the same.....	1,895 30	Dewes.....	175 43
17 the same—Melvin Stevens ..	334 79	15 Seeler, Peter—J F Mulligan.....	36 90	11 Washburn, Ulysses L—R H Wolff	
17 McHugh, John—Sarah McCue.....	266 60	15 Saccomano, Carmino—Daniel Don-		& Co (Lim).....	35 14
14 McDonnell, Edward—A J C Foye..	10,397 44	ovan.....	411 67	13 Wetmore, William S—Russell John-	
14 McGee, James—George Rice.....	155 67	15 Schmidt, John M—August Loehr....	365 31	son.....	218 79
14 McNally, Michael—Lewis Stein-		15 Swift, George F—Simon Baruch....	53 95	13 Walters, Samuel D—Joseph Kahn..	112 60
hardt.....	109 16	16 Sause, Richard E—Anna Toffler....	83 74	14 Weinburgh, Charles—J F Hull, Jr..	142 16
14 McGovern, Thomas—the same....	112 82	16 Schoenfeld, Louis N—Jeremiah		15 Wells, Henry B—Emanuel Marks..	712 64
14 McCarty, James H—John Kress		Cumber.....	2,814 77	16 Watson, George W } August Stof-	
Brewing Co.....	832 78	17 Schmitt, Charles J—F H Cozzens..	1,621 88	*Watson, Mary } fel.....	71 55
14 Maccabe, James F—F B Lord.....	777 85	17 Strange, Theodore A—T F Hayes....	1,214 09	15 Weibel, Joseph—E H Schwartz....	21 86
15 McEntee, Daniel—People's Bank...	173 09	17 Springer, John H—Julius Bien.....	417 36	*Winslow, Stewart } R H Will-	
15 McGowan, John T—E A Boury.....		Smith, Theodore } Harold Nathan..	182 20	Winslow, Benedict S } Jams.....	960 31
costs	37 65	11 Eugene, Jr.....		15 Wolff, Louis—G T Knight.....	1,016 46
15 McQuade, Cornelius—P & W Ebling		Smith, Theodore }.....		15 the same—the same.....	2,691 06
Brewing Co.....	523 64	13 Smith, Albert E—Jacob Rossman..	532 56	15 Weeks, Addison—R E Parsons....	279 76
17 McQuire, Philip, admr. John Mc-		14 Smith, Frank E—T P C Stokes.....	2,104 85	16 Webster, Thomas—Marie Klebisch.	1,977 91
Guire—Trustees of St. Patrick's		16 Smith, George E—J G Dimond.....	452 23	16 Wood, Susan A—David Clarkson..	238 74
Cathedral.....costs	72 66	16 Smith, Albert E—H T Howard....	282 70	16 Waeffelaer, Louis—H H Sommer..	309 75
17 McCord, Hugh C—Elizabeth A		17 Smith, Frank E—Joseph Marren....	334 43	16 Wollman, Stanley—C H Dyett....	76 59
Clute.....	98 91	13 Tufts, Lewis C—Nat'l Bank of New-		17 Wheelock, Joseph A—A Siegel &	
17*McCarthy, Dennis—Schulein Rap-		burgh.....	1,753 93	Sons.....	243 00
rapaport.....	185 30	14 Taylor, Isaac—P F Olwell, exr....	136 76	17 Waters, Thomas J—J McD Waters	
14 Nast, Samuel } Otto Mayer.....	102 44	14 Tilford, Wesley H, trustee—George		costs	32 85
14 Nast, Louis.....		Rice.....costs	155 67	17 Wieder, Mrs Fanny—Singer Mfg	
14 Norton, Patrick—People State N Y		14 Thorp, Harry W—Bernhard Baron	240 72	Co.....	14 50
14 Nobis, Charles—H M Partridge....	371 94	14 Tauchert, Rudolph—S L Otto.....	278 08	17 Welteek, Ernest—Jacob Ruppert..	2,646 81
15 Nussbaumer, Joseph—Arthur		14 Thompson, Richard—Samuel Stein-		13*Yeaton, Charles C—Meyer Jonas-	
Gorsch.....	50 13	feld.....	164 49	son.....	270 02
15 Neilson, James—Charles Knaeblein	1,311 67	15 Tisch, Nafel, by Martin Tisch, as		14 Yeandle, Georg—Frederick Carl....	37 00
16 Nevillo, Matthew F—W C Reddy..	215 11	guardian ad litem—James Winter-		17 Ziegfeld, Hugo—Julius Bien.....	417 36
17 Napolitano, Mrs Rosa—Singer Mfg		bottom.....costs	22 44		
Co.....	16 50	16 Thorsh, Hermine—R J Dean.....	182 06		
11 Oestreich, Henry L—Conover Bros		16 Thain, Alexander—W K Van Bok-			
Co.....	2,255 88	kelen.....	2,682 80		
15 O'Kane, James—F H Yeaton.....	119 34	The Metropolitan Ele-			
16 Oestreich, Henry L—Henry Zoeller	319 72	vated Railway Co } S C Welsh,			
16 the same—George Peter.....	658 08	The Manhattan Rail- } exr..costs	244 50		
16 the same—Andrew Foster.....	487 03	way Co }.....			
16 the same—John Bloom.....	213 61	11 Kamak Mfg Co—Patterson Gottfried	121 50		
16 the same—Leonard Sonne-		11 The Anglo-American and Dry Dock			
born.....	331 81	Co—James Moore.....	3,667 09		
16 the same—William Neuner....	364 31	11 Samuel Crump Label Co—Leopold			
16 the same—August Werner....	472 80	Schepp.....costs	163 66		
16 the same—Robert Weil.....	734 43	13 The Manhattan Railway Co—J P			
17 the same—Tobias Hamm.....	1,757 74	McCartney.....	207 67		
11 Pisbach, Peter—Otto Jaeger.....	255 16	13 The Consumers' Coal Co—Milton			
11 Pryer, John T—J P Windolph.....	375 59	Rathbun.....	232 92		
13*Pollard, Martha B—Alexander		13 The Mayor, Aldermen, &c—Henry			
Clark.....	524 71	Hunneke.....	212 85		
13 Perry, Andrew J—Atlantic Pub		14 Globe Knitting Co—A J C Foye....	10,397 45		
and Engraving Co.....	130 15	14 The Asbury Park Gas Co—Ameri-			
13 Proctor, Josephine W—A H Sco-		can Loan & Trust Co.....costs	245 11		
field.....	328 49	The Metropolitan Elevated } J H			
14 Pells, Leonard A—Joseph Freeman.	489 11	Railway Co } Watson			
14 Pressfeind, Hugo—Henry Schott..	72 00	Manhattan Railway Co } costs	149 84		
14 Pursell, Arthur J—Agnes C Purs-		the same—W B Ross.....costs	111 79		
sell.....	2,416 34	14 N Y & Charleston Warehouse and			
14 Pratt, Charles—George Rice.....	155 67	Steam Navigation Co—J W Quint-			
14 Preble, John Q } Leather Mfr's		tard.....	3,077 06		
14 Preble, Walter E } Nat Bank....	7,347 64	14 The Coney Island Fuel, Gas and			
15 the same—the same.....	1,212 19	Light Co—G De Forest Lord.....	2,437 10		
15 Pierce, Mary J—Adolph Riesenber-		14 The Petra Crustra Matt Co—Will-			
costs	22 22	iam Matt.....	203 20		
16 Pratt, Charles E—Charles Reilly,		14 The Manhattan Railway Co—Julia			
Commissioner of Jurors.....	35 00	A Chapman.....	2,057 29		
16 Pond, James B—Western Union		15 The Pasteur Filter Co (Lim)—W W			
Telegraph Co.....	101 88	Allen.....	1,664 04		
17 Patterson, Charles Gordon—C F		15 the same—the same.....	1,542 47		
Starr.....	20,314 08	15 the same—the same.....	1,835 32		
17 Porter, Joseph H—Aaron Raymond	148 86	15 The Electric Time Co—J B Skehan			
17 Pierson, Henry R, recvr Widows'		costs	37 60		
and Orphans' Benefit Life Ins Co		15 The Wessell Metal Co—Karrick			
—J M Cronk, admr.....	100 00	Riggs.....	26,698 00		
11 Rogers, William C—Emil Danne..	264 78	The N Y Elevated R R Co } Susan			
11 Robbins, Edward K—Augustus Ta-		The Metropolitan Elevated } Jeffer-			
ber.....	290 67	Railway Co } son, Jr..	2,415 63		
11 Renwick, John R—Samuel Sweeting	413 55	The Manhattan Railway }.....			
13 Robison, Frederick—Lewis Stein-		Co }.....			
hardt.....	327 51	The Metropolitan Eleva- } Mary E			
Ryan, Matthew A } A B Westervelt		ted Railway Co } Hughes.			
13 Ryan, Patrick J }.....	322 03	The Manhattan Railway } costs	151 49		
Ryan, Nicholas W }.....		Co }.....			
13*Rodolph, Edith—Mary Johnstone..	40 50	16 Cary Mfg Co—J A Taylor.....	223 74		
13 Reynolds, Hugh M—Edward Marrin	1,060 55	16 The Utica & Unadilla Valley R R			
14 Radcliffe, James A—A J C Foye....	10,397 46	Co—Western Nat Bank.....	2,038 06		
14 the same—the same.....	10,397 44	16 The Broadway and Seventh Av R			
14 the same—the same.....	9,458 74	R Co—G W Morison.....costs	104 25		
14 Roberts, Anna—Zachariah Falk....	69 33	Manhattan Railway Co } B B Johns-			
14 Rockefeller, John D } George Rice		ton.....	1,204 14		
14 Rockefeller, William }.....costs	155 67	16 the same—W H Johnston....	1,989 69		
14 Rogers, Henry H }.....		15 the same—E F Snell.....	1,725 93		
trustees Standard }.....		17 The Guaranty Mutual Accident			
Oil Trust }.....		Assoc—R T Allison.....	1,033 54		
15 Reneker, Julia—John Jaburg.....	473 24	17 The American Finance Co—Eben-			
16 Roberts, William H H—Manhattan		ezer Baldwin.....	467 93		
Coal Co.....	145 45	17 the same—M J Briggs.....	1,217 71		
16 Rothweiler, Charles } Rose Jenne-		17 The Consumers' Coal Co—H L Her-			
Rothweiler, Mathilde } wein.....	201 13	bert.....costs	22 30		
16 Reilly, Farrel—V Loewer's Gam-		17 State Mutual Life Assur Co of			
brinus Brewery Co.....	229 94	Worcester—Louisa O W Butler,			
17 Ryan, Patrick } H J Fisher.....	641 19	extr.....costs	83 80		
17 Ryan, Mary }.....		17 The Ocean Steamship Co of Savan-			
17 Ratkowsky, Dora—J A Robinson....	171 21	nah—Charlotte B Miller.....costs	207 84		
17 Rowe, Elijah—G W Smith.....	125 49	17 The Central Lithographing and			
17 Rich, Arthur—Ward Wheeler.....	103 12	Engraving Co—Julius Bien.....	417 36		
11 Schermerhorn, John H—Rand Drill		17 The People of the State of N Y—J			
Co.....	703 94	C Duane.....costs	80 00		
11 Springer, John H—H S Cavanaugh.	221 76	17 Paraiso Reduction Co—H H Bing-			
13 Stern, Meyer—Jacob Goldstein....	111 51	ham.....	932 91		
13 Scott, Charles R—W G McCormick.	163 89	13 Uren, Lydia—Alfred Anderson....	90 50		
13 Sancier, Samuel A—Samuel Robert.	75 50				

KINGS COUNTY.

Jan.	
14 Ames, Frank W—Merchants' Nat	
Bank of Poughkeepsie.....	\$219 00
14 Arnold, Hobart G } F A Reddy... 379 21	
14 Arnold, Harriet }.....	
14 Abbe, Charles E—A Brown.....	393 66
9 Bierschenck, Peter—M Tully.....	71 82
10 Becht, Sebastian—Catharine Ennis.	71 43
14 Brown, Lionel E—Merchants' Nat	
Bank of Poughkeepsie.....	395 56
14 Bierman, Julie—F E Stephens.....	125 11
14 Bergen, Charles B—Catharine Mc-	
Cormick.....	101 29
14 Bruce, Robert—W T Tomlinson....	171 20
15 Bierman, Julia—N Arnold.....	148 95
15 Brooks, Edwin J—W E Van Orden,	
Jr.....	91 10
15 Busse, August—L Steinhardt, as-	
signee.....	73 33
15 Bennett, Michael, exr Thomas	
Wheeler—R H P Tighe.....	468 10
16 Barry, Patrick—J Wallace.....	746 13
16 Bailey, George H—G Quackenboss..	182 07
9 Cox, John—C Reilly.....	541 90
9 Cole, William, exr of Clarissa F.	
Prince—M E Hospital.....	96 47
13 Chapman, Hawley—J H Downes...	1,534 38
13 Cahill, Joseph—J Gottschalk.....	104 72
14 Cozzens, Charles E—Merchants' Nat	
Bank of Poughkeepsie.....	395 56
14 Conine, George—H Kemp.....	40 62
14 Cleary, John—M Schriever.....	51 39
15 Curry, William—J Taftee.....	7,523 32
15 Craig, Adam—Emma Moore.....	646 49
15 Cohn, Max—G T Knight.....	1,016 46
15 Cohn, Max—the same.....	2,691 06
15 Colgan, Edward—Robt H P Tighe..	468 10
10 Deyo, Jacob H } Merchants' and	
Deyo, Harriet M } Manufacturers' 118 95	
Nat Bank, Mid-	
dletown, N Y.	
15 Daniels, Leonard H—John Weiden-	
hold.....	146 56
15 Debevois, John H—Wm E Van	
Orden.....	91 10
9 Ephraim, Isaac—C Stern.....	90 00
9 Frost, Charles E, individ and exr	
Clarissa F Prince—W Cole, exr..	102 57
9 the same—Methodist Episco-	
pical Hospital.....	94 12
9 the same—Doty, Taber & Fer-	
guson.....	91 22
10 Freeman, Charles M—J & G Buffet	
26 18	
11 Fuller, Otto—The Brooklyn Citizen	
58 54	
13 Farren, John E—Obermeyer &	
Liebman.....	96 79
13 Flynn, John J—R Carroll.....	83 61
14 Furey, Robert H—J H English.....	297 52
10 Gardner, Peter—G E Blake.....	379 92
10+Glover, Edward F—B G Amend....	161 08
13 Geils, Anna—J T Maynard.....	273 81
13 Gormley, William } H Kemp.. 40 62	
14 Gormley, Jr, William }.....	
9 Harris, David—L Steinhardt.....	106 00
11 Hay, Peter—F B Carr.....	313 45
13 Hardenburgh, Cornelius A J—J C	
Brodhead.....	834 78
13 Heissenbittel, John H—W G Dil-	
lingham.....	116 25
13 Hadden, Edward G—P F Delaney..	14 75
14 Hebert, John H—E Nicholas.....	2,449 37
15 Herrmance, Elizabeth G—Geo W	
Chauncey.....	122 58
9 Kendrick, Charles T } Katie Booth 1,134 07	
Kendrick, Andrew W }.....	
10 Knapp, James A—Nat Bank of	
Newburg.....	5,050 02
10 Kirk, William—W H Wait.....	51 99

Table of legal notices and judgments for January 11 to 17, 1890, including entries for Kelly, Peter; Lake, Edwin R.; Lewandowsky, Augustus; Soerga; Ludden, Frank O.; Lawrence, Jas H.; Litchfield, Samuel S.; Dana; McDonald, Edward; Mackinson, Samuel; Miller, Victor G.; Payne, William; Phillips, William H.; Prindle, William W.; Pells, Leonard A.; Pierce, Maria F.; Pross, Christina; Quick, William H.; Rossi, Louis; Robbins, Edward K.; Rosenberg, Aaron; Simons, Thomas E.; Sullivan, William G.; Sanford, Loda V.; Thaler, Andrew; Walker, George; Winslow, Benedict S.; Whitney, James W.; Wilbur, P C; Wells, Altha M.; Walmsley, Jennie F.; Wheeler, Thomas; Wolff, Louis; Yaeger, Charles.

Table of satisfied judgments for January 11 to 17, 1890, including entries for Bailey, Charles O.; Bigonye, Newton; Burger & Hower Brewing Co; Beck, Frederick; Cahoon, Wm J.; Cohen, Max; Dwyer, William; Fischer, Robert; Gutman, Nathan; Grippentrog, Edward; Hirschback, Francisca; Kuschewsky, Raphael; Kelsey, Charles; Lett, Margaret M.; Lindsay, Robert; Lee, Cora.

Table of satisfied judgments for January 11 to 17, 1890, including entries for Legendre, Marie; Muench, Ludwig; McKee, Patrick; Meyer, Henry W.; Morrison, Benjamin A.; Maillard, Henry; Messenger, Milledge D.; Musical Mutual Protective Union; Monks, Charles; Nehb, John; New York Steam Co; Page, Charles A.; Perlstine, Elias; Parent, Julius; Pottier & Styms Mfg Co; Runk, Charles E.; Rankin, William; Richardson, George M.; Rodkinson, Michael L.; Rodgers, Thomas; Rabbe, Frederick; Sampter, Michael; Sampter, Otto; Sampter, Arnold; Shute, Noah B.; Spaulding, James J.; Shewell, Elizabeth A.; Schneider, Henry; Simon, Isaac; Simon, Adam; Schaefer, Henry; The Manhattan Railway Co; Van Name, Jessie; Wallace Eros; Wolowitz, Moses B.

Table of legal notices and judgments for January 11 to 17, 1890, including entries for Legendre, Marie; Muench, Ludwig; McKee, Patrick; Meyer, Henry W.; Morrison, Benjamin A.; Maillard, Henry; Messenger, Milledge D.; Musical Mutual Protective Union; Monks, Charles; Nehb, John; New York Steam Co; Page, Charles A.; Perlstine, Elias; Parent, Julius; Pottier & Styms Mfg Co; Runk, Charles E.; Rankin, William; Richardson, George M.; Rodkinson, Michael L.; Rodgers, Thomas; Rabbe, Frederick; Sampter, Michael; Sampter, Otto; Sampter, Arnold; Shute, Noah B.; Spaulding, James J.; Shewell, Elizabeth A.; Schneider, Henry; Simon, Isaac; Simon, Adam; Schaefer, Henry; The Manhattan Railway Co; Van Name, Jessie; Wallace Eros; Wolowitz, Moses B.

Table of legal notices and judgments for January 11 to 17, 1890, including entries for Ames, John P.; Burger & Hower Brewing Co; Kuntz; Betjeman, Christopher; Crandall, Jesse A.; Coger, John J.; Gately, Jos T.; Hallock, George G.; Jay, Wm H E.; Kelsey, Charles; Morrison, Benj A.; Porter, Albert V.; Petersen, Neil C.; Rodgers, Thos; Smith John; Sawkins, John E.; Schneider, Henry; Shanley, Thomas; The Marine and Field Club; Will, Nicholas.

Table of legal notices and judgments for January 11 to 17, 1890, including entries for Jan. One Hundred and Fifteenth st, s s, 75 w Madison av, 100x100; Kelly st, e s, 180 s 165th st, 25x100; Tenth av, s w cor 13th st, 76x100; One Hundred and Forty-fourth st, s s, 150 w 7th av, 125x99.11; One Hundred and Forty-third st, n s, 150 w 7th av, 125x99.11; Second av, e s, 50.5 n 108th st, 50.4x100; Tenth st, No. 456, s s, bet Av D and East River, 25x100; St. Nicholas av, s e cor 133d st, 101.5x117.3; One Hundred and Fifteenth st, s s, 75 w Madison av, 100x100; Bleeker st, No. 126, s s, 25.6 w Wooster st, 25x100; Seventy-fifth st, s s, 100 w West End av, 100x100; One Hundred and Thirty-fifth st, s s, 435 e Lenox av, 50x100.

Table of legal notices and judgments for January 11 to 17, 1890, including entries for Seventy-fifth st, s s, 100 w West End av, 100x100; One Hundred and Fifth st, n w cor Madison av, 75x100.11; Madison av, n w cor 105th st, 100.11x75; Madison av, n w cor 105th st, 100.11x70; Roadbed of the Twenty-eighth and Twenty-ninth Street R. R. Co.; Same property, Patrick West agt same; One Hundred and Twentieth st, n s, 375 w 7th av, 100x100; One Hundred and Fifteenth st, s s, 75 w Madison av, 100x100; One Hundred and Twelfth st, No. 66, n s, 30 e St. Nicholas av, 25x100; Twenty-second st, No. 44, s s, 256.6 e 6th av, 23x98.9; Sixty-sixth st, s s, 375 w 8th av, 100x100.5; One Hundred and Twelfth st, No. 66, n s, 125 w Lenox av, 25x100; One Hundred and Sixth st, n s, 75 e 9th av, 25x100.11; One Hundred and Seventh st, s s, 75 e 9th av, 25x100.11; Fifth av, n w cor 115th st, 50x100; One Hundred and Sixth st, n s, 75 e 9th av, 25x100.11; One Hundred and Seventh st, s s, 75 e 9th av, 25x100.11.

Editor RECORD AND GUIDE: The liens filed against us on our new building at No. 126 Bleecker street by the Union Iron Works and by Gus avus Hart, carpenter, were caused by our architect's refusal to issue their final certificates before the completion of their work, according to our contracts. We have placed the amounts claimed in the hands of trustees to await the result of their actions.

MANHATTAN BUILDING AND INVESTMENT CO. (LIM.) F. H. MELA, President.

Table of legal notices and judgments for January 11 to 17, 1890, including entries for Jan. Stone av, n e cor Somers st, 150x100; Dean st, s s, 100 e Utica av, 40x100; Nassau st, No. 216, s s, 69 e Gold st, 23.2x88 x20x80.10; Hancock st, s s, 225 e Lewis av, 100x100; Decatur st, n s, 250 w Patchen av, 25x100; Atlantic av, n w cor Waverly av, 135x100x100x100; Bergen st, n s, 225 e Schenectady av, 29x100; Thatford av, w s, 100 s Dumont st, 125x100; Jefferson av, s s, 25 e Throop av, 80x100; Jefferson av, s e cor Throop av, 100x100; Bushwick av, s w cor Elm st, 25x74.11x25x75.4; Irving av, w s, extends from Himrod st to Stanhope st, 200x100; Sixth av, w s, 26.2 n 46th st, 25x100; Forty-second st, n s, 350 e 3d av, 25x100; Dean st, s s, 100 w Utica av, 40x100.

Table listing property owners and contractors in Kings County, including names like Hines, Jefferson, and Stone, with addresses and lot numbers.

Table listing property owners and contractors in Kings County, including names like Fifty-ninth, Ninety-third, and Stone, with addresses and lot numbers.

Tinton av, w s, 100 n 145th st, rear, one-story frame stable, 20x50, gravel roof; cost \$500; ow'r, ar't and b'r, same as last. Plan 60.

KINGS COUNTY.

Plan 48-9th st, n s, 300 w 2d av, one two-story frame office and dwell'g, 36x20, best ready roofing; cost, \$1,000; Wilson & Baillie Mfg. Co. on premises; ar't and b'r, D. E. Harris.

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stands for architect, m'n for mason, c'r for carpenter and b'r for builder.

Copies of the laws relating to the construction of buildings in this city can be obtained at the office of THE RECORD AND GUIDE in pamphlet form. Price, 25 cents.

SATISFIED MECHANICS' LIENS.

Table listing mechanics' liens in New York City, including names like Essex, Bleeker, and Highbridge, with addresses and lien amounts.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Houston st, No. 320 E., five-story brick store and lofts, 24x86, tin roof; cost, \$20,000; M. Zimmerman, 220 East 72d st; ar't, J. Kastner. Plan 50.

BETWEEN 14TH AND 59TH STREETS.

8th av, w s, 25 s 56th st, six-story brick and stone warehouse, 75x95, metal roof; cost, \$85,000; Mrs. M. H. Lester, 231 West 25th st; ar'ts, Parfitt Bros; b'r, E. Gridley. Plan 58.

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

77th st, No 431 E, one-story brick office, 10x10, tin roof; cost, \$250; W. Bowers, 433 East 77th st; ar't, m'n and c'r, H. McDowell. Plan 51.

88th st, s s, 59.6 e 3d av, five-story brick storage and stable, 100.6x90, tin roof; cost, \$30,000; Hugo Gorsch, 326 East 86th st; ar'ts, Kurtzer & Rohl. Plan 61.

89th st, n s, 82.2 w Park av, five-story brick stable, 50x96, tin roof; cost, \$25,000; E. J. Curry, 1267 Lexington av; ar'ts, Thom & Wilson. Plan 54.

94th st, s s, 97 e 5th av, four four-story and basement brick and brown stone dwell'gs, 20x67, slate and felt roofs; cost, \$20,000 each; J. H. Gray, 1066 Park av; ar'ts, Ogden & Sons. Plan 57.

Lexington av, w s, 72.2 n 79th st, three-story brick school house, 30x20 and 40, tin roof; cost, \$20,000; Rev. Fred'k Tetrean, 159 East 76th st, ar't, M. J. Fitz Mahony. Plan 68.

NORTH OF 125TH STREET.

152d st, Nos. 533-537 W., three three-story and basement brick and stone dwell'gs, one 16.4 and two 16.10x50; tin and vitrified tile roofs; cost, \$10,000 each; M. J. Mahony, 126 West 87th st; ar't, D. F. Mahony. Plan 49.

10th av, e s, 24.11 n 130th st, two five-story brick flats and stores, 25x66, tin roofs; cost, \$22,000 each; Thomas Maloney, 244 East 118th st; ar'ts, Thom & Wilson. Plan 53.

143d st, n s, 475 w Grand Boulevard, two-story brick stable, 25x60, gravel or tin roof; cost, \$5,000; J. C. Leeson, 2271 7th av; ar't, J. A. Webster. Plan 64.

23D AND 24TH WARDS.

Creston av, e s, 340 n Kingsbridge road, one-story frame stable, 18x13, wooden roof; cost \$300; Sarah A. Lisk, Ridge st; ar't and c'r, T. C. Lisk. Plan 56.

Inwood av, e s, 229.11 n Gerard av, two-story and basement frame dwell'g, 21x36, tin roof; cost, \$2,850; J. Slaughter, 428 West 27th st; ar't, C. Mannig; c'r, Wilson Bros. Plan 55.

Tinton av, w s, 100 n 145th st, two-story frame dwell'g, 18x35, tin roof; cost \$2,000; D. Murphy, 92d st and 5th av; ar't, C. C. Churchill; c'r, T. Falvey. Plan 59.

52-5th av, s e cor 36th st, one two-story brick railroad depot, 122x60, tin and slate roof, metal cornice; cost, \$65,000; Brooklyn, Bath and West End Railroad, 16 Court st; ar't, M. Thomas.

53-Knickerbocker av, w s, 67 s Troutman st, two two-story frame buildings, one a bake shop, 22x40, and one a stable, 12x14, tin roofs; cost, \$2,000; A. Frey, 115 Hamburg av; ar'ts, Schrempf & Loeffler.

54-Clay st, s s, 200 w Oakland st, one three-story frame tenem't, 25x50, gravel roof; cost, \$4,400; Conrad Hafercorn, 108 Clay st; ar't, F. Weber; b'rs, W. Port and Gately & Smith.

55-Troutman st, n s, 200 w Knickerbocker av, four three-story frame (brick filled) tenem'ts, 25x56, tin roofs; total cost, \$14,000; A. Fink, 225 Troutman st; ar'ts, Schrempf & Loeffler.

56-Cook st, No. 227, rear, one one-story frame tailor shop, 20x30, tin roof; cost, \$500; Mrs. A. Wurzbacner, on premises; b'r, L. Meyer.

57-Linwood st, w s, 125 n Ridgewood av, one two-story frame dwell'g, 20x30, tin roof; cost, \$1,800; Charles H. Gregg, Chester st, East New York; ar't, A. G. Warren; b'rs, W. Rowland and G. Stoothoff.

58-28th st, s s, 200 w 5th av, one three-story frame tenem't, 25x52, tin roof; cost \$3,700; Mary A. Horn, on premises; ar'ts, H. L. Spicer and Son.

59-Pacific st, n s, 244 e Rochester av, two two-story frame (brick filled) dwell'gs, 18x43, tin roofs; cost, each, \$1,800; ow'r, ar't and b'r, Fred'k Dhuy, Jr., 1871 Pacific st.

60-Troutman st, n s, 100 w Knickerbocker av, one three-story frame (brick filled) stores and tenem'ts, 25x57, tin roof; cost, \$4,000; John Wahlbrochl, 27 Graham av; ar't, H. Vollweiler; b'r, not selected.

61-Pacific st, n s, 180 e Rochester av, four two-story frame (brick filled) dwell'gs, 16x40, tin roofs; cost, \$1,800; ow'r, ar't and b'r, Fred'k Dhuy, Jr., 1871 Pacific st.

62-Pilling st, n s, 200 w Bushwick av, fifteen two-story and basement frame (brick filled) dwell'gs, 16.8x34, gravel roofs; cost, \$2,300 each; ow'r, ar't and b'r, Jos. Hopkins, Jr., Bushwick av, cor Pilling st.

63-Richmond st, e s, 247 s Jamaica av, one two-story and attic frame dwell'g, 20x30; tin roof; cost, \$1,600; Wm. A. Scott, Jamaica, L. I.

64-Rogers av, n w cor Carroll st, one three-story brick store and tenem't, 27.9x65, tin roof; cost, \$10,000; ow'r and m'n, A. Timony, 745 Franklin av; ar't, H. Vollweiler; c'r, not selected.

65-Elton st, s w cor Arlington av, one two-story and attic frame dwell'g, 13 and 24x44, shingle roof; cost, \$4,000; E. Losee, 96 Cleveland st; ar't and b'r, W. D. Losee.

66-Elton st, e s, 175 n Ridgewood av, one two-story and attic frame dwell'g, 22x40, tin roof; cost, \$4,000; Frederick Boschen, 1115 Greene av; ar't, H. Vollweiler; b'r, not selected.

67-Schaeffer st, n s, 252 w Hamburg av, three two-story frame (brick filled) dwell'gs, 16x40, gravel roofs; cost, \$1,000; ow'r, ar't and b'r, John L. Reed, Barbey st.

68-Moffat st, n w s, 80 n E Broadway, one three-story brick tenem't, 20x55, gravel roof, wooden cornice; cost, \$5,000; ow'r, ar't and b'r, I. B. Booth, 132 Hart st.

69-Grand av, s e cor Lexington av, one four-story brick store and tenem't, 20x80, gravel roof, wooden cornice; cost, \$10,000; ow'r ar'd c'r, Joseph I. Kirby, 73 Gates av; ar'ts, A. Hill & Son; m'n, J. Rickard.

70-14th st, n s, abt 67 w 4th av, six three-story brick tenem'ts, 20x45, tin roofs, wooden cornices; cost, each, \$5,000; ow'rs, ar'ts and b'rs, Norris & Bowers, 246 13th st.

71-Quincy st, n s, 450 e Bedford av, one four-story brick and brown stone flat, 37.6 and 31.6x 70, gravel roof, iron cornice; cost, \$25,000; Mrs. A. E. Smith, 11 Bethune st, New York; ar't, J. A. Sinclair.

KINGS COUNTY.

Table listing property owners and contractors in Kings County, including names like Belmont and Rudolph Reimer, with addresses and lot numbers.

* Discharged by depositing amount of lien and interest with County Clerk.
† Discharged on filing of bond.

72—Liberty av, n s, 75 w Hendrix st, one two-story frame (brick filled) store and dwell'g, 25x36, tin roof; cost, \$1,800; Elizabeth Zweig, 189 Hendrix st; ar't and b'r, K. F. Schmidt.

73—Suydam st, n s, 75 e Bushwick av, one two-story and attic frame (brick filled) dwell'g, 25x50, tin roof; cost, \$3,000; Henry Munch, 20 Jefferson st; ar't, H. Vollweiler; b'r, not selected.

74—Snediker av, w s, 150 s Glenmore av, one one-story frame stable, 13x13, shingle roof; cost, \$100; ow'r and ar't, Noyes F. Palmer, Snediker av; b'r, G. Corine.

75—Linwood st, e s, 250 s Blake av, one one-story frame dwell'g, 20x30, tin roof; cost, \$400; Jane Becht, Linwood st.

76—Ashford st, e s, 275 n Arlington av, one two-story and attic frame dwell'g, 22x31, shingle roof; cost, \$4,500; Theodore M. Le Beau, 118 Fulton av; ar't, C. Infanger; b'r, J. Fench.

77—Greene av, s s, 150 e Evergreen av, one one-story frame wagon shed, 45x22, flat tin roof; cost, \$200; Wm. Walsh, 1162 Greene av; c'rs, B. J. Dennis & Son; ar't, Ernest Dennis.

78—Johnson av, n s, 50 w Bogart st, one one-story frame stable, 19x16, flat tar paper roof; cost, \$85; Christ Schliermacher, Stagg st, near Humboldt st; c'r, E. Werner.

79—Morgan av, s w cor Meserole st, one two-story frame factory, 56.6x20, gravel roof; cost, \$1,100; C. W. Visel & Co., on premises; ar't, D. E. Harris.

80—Pacific st, s s, 160.6 w Franklin av, one one-story frame dwell'g, 14.6x10, flat tin roof; cost \$100; W. P. Pope, 1104 Pacific st; c'r, A. H. Greer.

81—Evergreen av, n w cor Palmetto st, nine three-story frame (brick filled) tenem'ts, one with store on cor, 32.6 and 22.9x65, and eight others, each 29x62, tin roofs; total cost, \$43,000; ow'rs and b'rs, Roth & Brill, Graham av, cor Meserole st; ar't, Th. Engelhardt.

ALTERATIONS NEW YORK CITY.

Plan 44—11th st, No. 321 W., tank on roof; cost, \$100; J. P. Holzderber, exr., 58 West 134th st; c'r, P. Newman.

45—New st, Nos. 42 and 44, front steps changed and interior alterations; cost, \$1,600; Ruth Livingston, Hyde Park, N. Y.; ar't, m'n and cr, R. Van Brunt.

46—40th st, No. 356 W., cellar excavated; cost, \$250; F. E. Lutley, 229 West 134th st; b'rs, Demarest & Banta.

47—21st st, No. 521 W., one-story extension, 18x17; cost, \$500; J. C. Winch, 327 West 28th st; ar't, J. W. Cole; b'r, M. H. Gillespie.

48—91st st, No. 213 E., raised one story; cost, \$7,000; Geo. Ringler Brewing Co., 212 East 92d st; ar't, F. Wennemer.

49—Ann st, Nos. 21 and 23, repair damage by fire, cost, \$2,700; Isabella Goff, 355 West 34th st; ar'ts, m'ns and c'rs, Clark & Co.

50—3d av, e s, 100 n 177th st, moved back 34 ft., new stone piers; cost, \$200; A. Kountze, Hotel Cambridge; ar't, T. J. Blair; m'n, R. Gaffney.

51—Crosby st, Nos. 129 and 131, repair damage by fire; cost, \$7,000; L. Schlesinger, 128 East 74th st; c'r, E. Smith.

52—69th st, 204 W., interior alterations; cost, \$5,000; Mrs. L. Taussig, 1,029 Lexington av; c'rs, Taussig & Co.

53—11th st, No. 725, or Dry Dock st, No. 15, interior alterations; cost, \$600; A. Blue, 38 3d av; ar't, B. W. Berger; c'r, C. Doerfler.

54—125th st, Nos. 268 and 270 W., two-story extension, 50x20; cost, \$6,000; Chas. Weisbecker, lessee, 330 West 125th st; ar't, J. E. Darragh.

55—44th st, n s, 200 e 1st av, one-story extension, 22x10; cost, \$400; I. Blumenthal, lessee, 405 East 56th st; m'n, F. Muldoon.

56—3d av, No. 1487, interior alterations and walls altered; cost, \$1,500; Wm. Vogel, 35 West 70th st; ar'ts, Kurtzer & Rohl; c'r, E. Schulz.

57—University pl, No. 46, interior alterations and walls altered; cost, \$500; W. H. Speer, att'y, 63 Broadway; m'n, S. T. Brush; c'rs, C. W. Klapperts Sons.

58—Broadway, No. 749, raised three stories, interior alterations, walls altered and new elevator put in; cost, \$15,000; S. Dessau, 140 East 79th st; ar'ts, Schneider & Hertz.

59—162d st, n s, 465 w Port Morris Branch Railroad, two-story extension, 13x13; cost, \$200; H. McGough, 663 162d st; ar't, M. J. Garvin.

60—92d st, Nos. 422 to 426 E., walls altered and tank on roof; cost, \$300; East River Mill and Lumber Co., 316 East 87th st.; ar't, C. P. Thorp; b'r, E. A. Thorp.

61—Courtlandt av, Nos. 728, new store windows; cost, \$400; Jno. Frees, 612 East 156th st.

62—3d av, No. 2280, and 124th st, No. 182 E., interior alterations and walls altered; cost, \$800; R. J. Brown, 20 Nassau st; b'rs, Dey and Somerville.

63—Pitt st, No. 64, rear, raised one story; cost, \$800; I. Goldstein, 65 Pitt st; ar't, H. Horenburger.

64—Lexington av, s e cor 125th st, interior alterations and walls altered; cost, \$1,000; W. A. Martin, 4 West 122d st.

65—Greenwich st, n e cor 12th st, raised one-story, interior alterations and walls altered; cost, \$4,000; J. D. Eldredge, 82 West 90th st; ar't, J. M. Farnsworth.

66—Greenwich st, Nos. 808 and 810, four-story and basement extension, 41.8x28, interior alterations and walls altered; cost, \$2,500; ow'r and ar't, same as last.

67—Pearl st, No. 359, repair damage by fire; cost, —; Theresa M. J. O' Donohue, 5 East 69th st.

68—Park row, No. 120, interior alterations and walls altered; cost, \$500; Est. C. M. Church, 375 North 2d st, Brooklyn; ar'ts, Snook & Son; c'r, C. E. Hume.

69—5th av, No. 95, roof changed; cost, \$3,000; Mary C. Austin, on premises; ar't, C. B. J. Snyder.

KINGS COUNTY.

Plan 14—Union st, No. 223, add one-story, flat tin roof, also five-story brick extension, 28 and 22x22, new front and rear walls; cost, \$20,000; John M. Feely and Sarah Young, 552 9th av, New York; ar't, G. F. Pelham; b'r, J. M. Feely.

15—Hamilton av, Nos. 48 to 56, interior alteration, iron beams, &c.; cost, \$8,000; Uriah Herrmann et al., 82 Pearl st, New York; ar'ts, Lederle & Co.; b'rs, J. & L. Weber and Ch. Beinert.

16—Hamilton av, Nos. 48 to 56, interior alterations, iron columns, &c., spaces in walls reduced, &c.; cost, \$12,000; ow'rs, ar'ts and b'rs, same as last.

17—Fulton st, s e cor Utica av, raised one foot on posts; cost, \$200; Wm. Sprague, 4th av and Flatbush av.

18—Wyona st, No. 61, one-story brick extension, 12x10, tin roof; cost, \$150; E. Ehrlick, on premises; ar't, A. J. Warren; b'r, not selected.

19—Fulton st, No. 309, including cor Washington and Johnston sts, add one story, gravel or tin roof, iron cornice, walls partly rebuilt on new foundations, interior alterations, iron columns, &c., altered for hotel; cost, \$25,000; W. A. Husted, 388 Clinton av; ar't, J. G. Glover; b'r, not selected.

20—Shepherd av, w s, 125 s Blake av, flat tin roof, also two-story frame extension, 5.4x24, tin roof, new stone foundation walls, &c.; cost, \$1,000; Adolph Henn, 4th st, near 1st av, New York; ar't, C. Infanger; b'r, C. Rocker.

21—Court st, No. 251, add one story, flat tin roof, five-story brick extension, 13x3, tin roof, rebuild front wall; cost, \$5,500; Eliza J. Smith, 860 St. Marks av; ar't, O. Neilson.

22—28th st, s s, 200 w 5th av, raised 5 feet on brick wall, also one-story brick extension, 16x4, tin roof, wooden cornice; cost, \$400; Mary A. Horn, on premises; ar'ts, H. L. Spicer & Son.

23—President st, No. 564, raise 6 feet on brick foundation; cost, \$225; owner and contractor, Raffiello Qisonni, 564 President st.

24—17th st, n s, 200 e 7th av, two-story frame extension, 15x15, tin roof; cost, \$1,000; Mrs. Mullin, on premises; ar't and cr, Geo. O. Van Orden; m'n, not selected.

25—Columbia Heights, Nos. 68-72, interior alterations, cost, \$5,600; Equitable Life Assurance Co., 120 Broadway; ar't, Wm. W. Holmes; m'n and c'r, Holmes Bros.

26—Gold st, No. 381, interior alterations; cost, \$50; ow'r, &c., H. Konig, on premises.

27—Patchen av, No. 100, raise 18 inches on brick and stone foundation; cost, \$400; T. D. Littlewood, Sayville, L. I., m'n, C. Matthew.

28—Montrose av, No. 163, new foundation under extension; cost, \$50; M. Brown, on premises.

29—Fulton st, No. 1586, interior alterations, girder, &c.; cost, about \$100; Fry & Lyle, 1550 Fulton st; b'r, W. Wilson.

30—6th av, e s, 205 s 12th st, one-story brick extension, 11.6x15, tin roof; cost, \$150; Jas. Bond, on premises.

31—Myrtle av, No. 186, front and interior alterations; cost, \$509; Edward Rorke, Mansion House; b'r, D. Boyle.

32—8th st, No. 253, add one-story, flat tin roof; cost, \$500; L. Hickey, 257 8th st; b'r, W. Smithwick.

33—Kent av, w s, 75 s Park av, flat gravel roof, interior alterations; cost, \$3,000; Furman T. Nutt, 162 Pineapple st; ar't and b'r, S. Hazzard.

34—Henry st, No. 140, one-story brick extension, 25.9x10, tin roof; cost, \$400; Smid Bros., 140 Fulton st; b'r, not selected.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Jan. 10 Lockwood, Richard B. and George J. Coombes (composing firm of Lockwood & Coombes, book-sellers and stationers, at No. 275 5th av), to James R. Steers, Jr., without preferences.
11 Bishop, John W. and Philip W. Crawford (composing firm of Bishop & Crawford, hat manufacturers, at No. 19 West Houston st), to Henry Grasse, without preferences.
14 Davies, Robert K. (doing business as R. K. Davies & Co., importer of men's furnishing goods, at Nos. 806 and 808 Broadway), to William A. Wisdom, preferences, \$.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- Jan. 9 Linz, Michael to Charles A. Christianman,

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending January 11, 1890. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

PAVING.

Boston av, from south crosswalk of 167th st to south crosswalk of Jefferson st.

REPAVING.

16th st, from 10th av to Hudson River, with granite block.

20th st, from 10th av to Hudson River, with granite block.

15th st, from 10th av to Hudson River, with granite block.

FENCING VACANT LOTS.

Madison av, No. 1078.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. + Indicates that the resolution has passed and has been sent to the Mayor for approval. † Passed over the Mayor's veto.

NEW YORK, January 14, 1890.

CHANGE OF NAME.

Fitch st, from Carter to 3d av; changed to East 175th st.
Fairmount av, from 3d av to Southern Boulevard; changed (?) to Fairmount av.†

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Jan. 13, 1890.

FLAGGING.

Lee av, n e cor Gwinnett st.
Heyward st, s s, bet Bedford and Lee avs.
Leonard st, e s, bet Norman and Nassau avs.
Tompkins av, s e cor Jefferson av.
Tompkins av, s e cor Quincy st.
Rogers av, n w cor Park pl.

CULVERTS.

Wallabout st, s e cor Lee av.
Hamilton av, n w cor 15th st.
Court st, n w cor 4th pl.
Bushwick av, n e and s e cors Moffat st.
Bushwick av, n e and s e cors Fairfax st.
Johnson av, n w cor Bogart st.
Bushwick av, n w cor Myrtle st.
Central av, s e and s w cors Jacob st.

FENCING.

Smith st, s w cor Luquer st.
Smith st, n w cor Nelson st.
Smith st, w s, bet Luquer and Nelson sts.
Gates av, n s, bet Tompkins and Throop avs.
Grand av, bet De Kalb and Willoughby avs.
Bayard st, s s, bet Lorimer and Leonard sts.
Richardson st, at intersection Ewen st and Meeker av.
Lorimer st, bet Van Pelt av and Driggs st.

CROSSWALKS.

Union st, e and w s 7th av. †
Jay st, n and s s Sands st. †

MAINS.

Utica av, from Atlantic to St. Marks av; gas.†
OPENING.

Pilling st, from Broadway to Bushwick av.†

REGULATING, GRADING, ETC.

Vanderveer st, bet Broadway and Bushwick av. †
Stewart st, bet Broadway and Bushwick av. †

DIGGING DOWN.

Lafayette av, s s, bet Nostrand and Marey avs.†

ADVERTISED LEGAL SALES.

REFEREES SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 to 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED

- 134th st, No. 696, s s, 367.2 e Willis av, 16.8x100.
134th st, No. 698, s s, 400.6 e Willis av, 13.8x100.
Two two-story brick dwell'gs.
By Scott & Myers. (Amt due on each \$5,450).
97th st, No. 52, s s, 480 w 8th av, 20x100.
97th st, No. 50, s s, 460 w 8th av, 20x100.
Two four-story brick unfinished dwell'gs.
By R. V. Harnett & Co. (Amt due \$3,833; prior mortgages \$38,000).
133th st, s s, 71.10 w Brown pl, runs south 85 x west 10.8 x south 15 x west 8.10 x north 100 to st, x east 19.7, four-story brick tenem't, by Wm. Kennelly. (Amt due \$10,000).
123th st, s s, 327.6 w 4th av, 37.6x99.11, as widened, being the s e cor Madison av, by Peter F. Meyer. (Partition sale).
Madison av, No. 1686, w s, 40.5 s 111th st, 29x50, three-story brick dwell'g, by William Kennelly. (Partition sale).
Manhattan av, No. 122, e s, 17.3 n 105th st, 17x70, three-story brick dwell'g, by D. P. Ingraham & Co. (Amt due \$3,446; prior mort. \$10,500).
8th av, s w cor 145th st, 99.11x100, one-story frame store and dwell'g and vacant.
145th st, s s, 100 w 8th av, 108x99.11, vacant.
By R. V. Harnett & Co. (Amt due \$30,637; prior mortgages \$69,400).
113th st, No. 74, s w cor 4th av, 26.3x75.11, five-story brick (stone front) tenem't with store, by Wm. Kennelly & Bro. (Amt due \$2,269; prior mort. \$—).
Baxter st, No. 147, e s, 147.1 s Grand st, 25.8x100, five-story brick factory, by Wm. Kennelly & Bro. (Amt due \$27,078).
Vesey st, No. 55, s s, 25x75, four-story brick factory, by J. L. Wells. (Leasehold.) (Surrogate's sale).
Lenox av, No. 221, n e cor 121st st, 22.10x100, four-story brick dwell'g, by Wm. Kennelly. (Amt due \$2,219; prior mort. \$40,000).
101st st, No. 203, n s, 90 e 3d av, 20x100.11, four-story brick tenem't and store and two-story building on rear, by Horatio Henriques. (Amt due \$12,932).
137th st, No. 739, n s, 737.6 e Willis av, 16.3x75, three-story brick dwell'g, by R. V. Harnett & Co. (Amt due \$7,340).
Forrest av, e s, 145.2 s 165th st, 94.10x300, excepting that portion taken for opening Tinton av; also excepting.
Forrest av, e s, 145.2 s 165th st, 25x120.
By Wm. Kennelly & Bro. (Amt due \$674).

KINGS COUNTY.

Table with columns for address, date, and value. Includes entries like '3d pl, n. s. 210 e Court st, 20x133.5, by J. Cole, at 389 Fulton st...'.

LIS PENDENS, KINGS COUNTY.

Table with columns for address, date, and value. Includes entries like 'Fulton st, No. 224, w s, 108.10 n Clark st, 14.2x59x' and '3d pl, n. s. 210 e Court st, 20x133.5...'.

RECORDED LEASES.

Table with columns for address, date, and value. Includes entries like 'Allen st, No. 113, corner store and first floor'.

Table with columns for address, date, and value. Includes entries like 'Broadway, No. 218, rooms 11-14, James G. Bennett to Alexander Hudnut; 5 years'.

CHATELLES.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagee, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

JANUARY 10 TO 16—INCLUSIVE.

Table with columns for address, date, and value. Includes entries like 'SALOON AND RESTAURANT FIXTURES. Arata, Peter. 407 Canal...'.

Table with columns for address, date, and value. Includes entries like 'Burns, F W. 49 Cortlandt... E E Seyfried' and 'Carney, Thomas. 1396 3d av... Bernheimer & S...'.

Barr, Adrienne. 216 W 17th... D O Farrell & Co. (R) 156
Baum, Catharina. 149 E 52d... A E Perrin. (R) 150
Benson, C O. 1339 Broadway... Fidelity I & G Co. 150
Beresford, H N. 67 and 69 W 131st... Cowperthwait & Co. 563
Bishop, L M. 35 E 24th... J Gregg. 130
Blake, J J. 266 E 25th... J Gregg. 177
Buscoe, John. 42 6th av... J Moriarty. 106
Banks, C M and F. 107 E 123d... T B Harms. (R) 300
Barton, J A. 28 Cornelia... E D Farrell. 119
Bristol, E L M. 373 West End av... S Baumann. 298
Bucklin, M C. 43 W 20th... R C Cashia. 490
Burns, Thomas. 810 E 46th... E D Farrell. 160
Case, Clifford. 251 W 39th... C F Walters. 177
Collins, Mary. 57 E 11th... W Sharrp. 500
Cahill, L M. 264 W 21st... M G Cahill. (R) 500
Carlucci, Rocco. 366 Broome... Jordan & M. 251
Carron, M, Mrs. 1842 4th av... W E Wheelock & Co. Piano. 260
Collin, G A. 336 W 30th... A Ballin. 281
Collins, G C. 336 W 30th... E O Callahan. 197
Conner, B M. 120 W 11th... W E Wheelock & Co. Piano. (R) 225
Conway, Lavina. 246 W 25th... W J Weidersum. 139
Cooper, G E. 231 W 11th... M M Smith. (R) 1,300
Cuff, J, Mrs. 93 W 134th... Alexander Bros. 284
Cummings, Mary. 553 E 189th... W E Wheelock & Co. Piano. (R) 1,100
De Lavelette, A M. 607 5th av... S Knapp. (R) 1,800
Denning, Peter and George Ripley. 140 E 14th... Cowperthwait & Co. 1,941
Donaghy, J A. 418 W 47th... R M Walters. Piano. 275
Doran, Sarah. 233 E 27th... F G Smith. (R) 265
Downs, David. 100 W 64th... Fennell & Pye. 603
Driscoll, J H. 550 Broome... Cowperthwait & Co. Piano. 156
Des Ondes, Geo. 302 W 47th... M Manges. 476
Eisenberg, Jonas. 170 Delancey... M Manges. 112
Ettinger, Vinie. 16 Stanton... Jordan & M. 140
Faceini & Huet. 51 W 24th... W E Wheelock & Co. Piano. 275
Feist, L, Jr. 71 E 115th... S Heyman. 350
Ferne, Maude. 44 E 21st... T Willis. 1,091
Finegan, Annie. 13 Monroe... Cowperthwait & Co. 123
Fitzpatrick, Mary. 51 Pearl... C Binberg. Piano. 225
Flockhart, M C. 149 E 128th... A Schulz. 243
Foucault, Marie. 238 W 14th... N Y F Co. 146
Fraser, Margaret. 2030 Bathgate av... Alexander Bro. 119
Frise, Agnes. 491 7th av... A Ballin. 163
Fils, Emma. 212 Nassau... E D Farrell. 118
Foster, Lizzie. 444 W 58th... J Baumann. 159
Gaffney, James. 234 E 24th... J Moriarty. 177
Gallon, Jennie. 409 W 52d... J Baumann. 186
Gerth, Frank. 307 E 19th... J Baumann. 154
Gerretze, J H. 469 5th av... T Matthews. (R) 1,306
Gravel, Louise. 255 E 10th... J Moriarty. 146
Griel, Cecelia. 227 E 111th... J Moriarty. 113
Grimshaw, M J. 87 st and 10th av... Brooklyn F Co. 250
Grote, George. 86 Av A... S Green. 161
Gunther, M. 81 4th av... J Moriarty. 174
Gallagher, Minnie. 203 E 43d... E D Farrell. 174
George, N L. 104 W 44th... S Baumann. (R) 4,531
Graham, Eliza. 101 E 20th... F T Higgins. 107
Hurdle, H F. 54 W 35th... S H Hinckley. 100
Hanson, E. 14 W 27th... Brooklyn F Co. 133
Harris, Richard. 150 E 84th... A Ballin. 191
Hayes, D C. 132 Alexander av... T Stacom. 157
Henrich, P J. 14 Av D... Phillips & Berliner. 152
Herrmann, Henry. 637 E 163d... Cowperthwait & Co. 300
Hoar, M R. 1647 3d av... W E Wheelock & Co. Piano. 250
Hochstadler, L J E and O. 60 E 114th... J H Dampf. 315
Horan, Josephine. 352 E 17th... Cowperthwait & Co. 188
Hyland, J C. 26 Oliver... Jordan & M. 145
Hahu, Ernest. 214 E 16th... E D Farrell. 193
Hayes, James. 346 W 45th... E D Farrell. 193
Hochfelder, David. 312 E 73d... J Rubenstein. 320
Hunt, J W. 79 Cannon... D M Brown. 293
Ittner, F E. 250 W 16th... J Moriarty. 137
Jennings, Mary. 126 Leonard... E D Farrell. 180
Kessler, Alice. 337 W 59th... M Manges. 145
Jacksler, Jennie. 1936 3d av... H S Eisler. 164
King, Louisa. 61 Eldridge... C Busch. 151
Klonarides, Geo. 549 W 125th... D Schwarzkopf. 133
Kann, B, Mrs. 3 Frame Houses on 92d st... Cowperthwait & Co. 180
Kelly, Letitia. 353 E 86th... W E Wheelock & Co. Piano. 225
King, William. 228 E 89th... Cowperthwait & Co. 182
Kingston, E M. 210 E 13th... A B Marx. 500
Lalor, N M. 323 W 40th... Alexander Bros. 381
Langan, Mark. 30 Henry... Jordan & M. 135
Lawler, J L. 861 6th av... Cowperthwait & Co. 169
Lucas, Geo B. 230 W 62d... Cowperthwait & Co. 156
Langfield, Fred. 130 Alexander av... J Baumann. 188
Laplant, Ovil. 1908 3d av... J Rubenstein. 141
Leland, S C. 56 W 34th... H Hoyt. Furniture and Paintings. 1,500
Lellmann, Adam. 650 3d av... J Baumann. 198
Lillie, Frances. 311 Elizabeth... J Moriarty. 166
La Sour, W J. 69 E 86th... Cowperthwait & Co. 144
La Count, Lydia. 317 E 14th... A P Weston. 100
Libowitz, N S. 81 Madison st... Cowperthwait & Co. 218
Lynch, Mary. 601 E 15th... E D Farrell. 114
McCormick, Margaret. 606 W 43d... R M Walters. Piano. 175
McGlynn, Ann. 58 Greenwich av... F T Higgins. 107
Miller, J F. 2016 7th av... P A Welch. 1,800
Madden, Clifford. 189 W 136th... J Baumann. 114
Marks, Rebecca. 71 Monroe... R M Walters. Piano. (R) 140
Mayerhofer, C J. 956 8th av... J Baumann. 142
McCarthy, Kate. 230 E 70th... E D Farrell. 162
McDonald, A A. Staten Island... E D Farrell. 158
Merritt, W R. 60 E 10th... J Baumann. 277
Metzger, Alexander. 333 E 86th... E D Farrell. 158
Millard, Gertrude. 147 W 16th... J Baumann. 148
Moore, P J. 348 E 87th... J Baumann. 148
Marcus, Mendel. 329 E 4th... Krakauer Bros. Piano. 110
Mayer, Josephine. 531 W 152d... Dreisacker & Co. 264
McIntyre, Mary. 811 6th av... J Guinevan. 170
McKeon, K C. 32 E 20th... H B Ransom. 2,500

McLaughlin, E, Mrs. 185 E 45th... W E Wheelock & Co. Piano. 260
Merritt, W R. 60 E 10th... Fennell & rye. 702
Moore, E W. 460 W 49th... F G Smith. (R) 252
Morell, Joseph. 460 E 146th... Krakauer Bros. Piano. 300
Morrisey, A C. 288 8th av... I R Mayer. 150
Nessing, John. 231 E 10th... T Willis. 191
Norman, W J. 328 W 48th... J Baumann. 210
O'Reilly, Ellen. 32 Downing... J Baumann. 144
O'Farrell, Matilda. 360 6th av... S Baumann. 132
Pincow, Max. 350 W 47th... Cowperthwait & Co. 409
Piper, De Witt. 66 E 88th... Friel & H. 180
Poltzer, A P. 423 E 79th... C Palmer. 160
Philbrook, William. 203 Grand... T Willis. 257
Powers, J. 34 Henry... Alexander Bros. 114
Price, Lizzie. 55 Oak... E D Farrell. 141
Quinn, M M. 160 W 23d... Cowperthwait & Co. 192
Ray, Nana. 247 W 26th... S Baumann. 328
Resing, W, Mrs. 337 W 59th... M Manges. 109
Reynolds, Mary. 186 Lexington av... J R Reynolds. (R) 2,500
Rosenblatt, Sam'l. 316 E 44th... E D Farrell. 117
Russell, Nellie. 86 W 3d and 161 W 15th... F T Higgins. 153
Rose, A F. 62 1st av... J Baumann. 306
Roversi, Ettore. 127 E 13th... J Rubenstein. 855
Rowland, Mary. 312 W 126th... J Baumann. 247
Ross, C J. 164 E 104th... E O Callahan. 143
Roessle, John. 227 E 70th... Jordan & M. 276
Shannon, May. 151 W 16th... J Moriarty. 199
Stifter, Marcus. 52 Bond... Alexander Bros. 134
Swager, Maria. 131 Burrow... W E Wheelock. Piano. (R) 145
Safran, B & Bro. 335 East Houston... Meifowitz & A. 207
Seamon, J C & M S. 201 W 127th... J Cassidy. 935
Shea, Norah. 334 Cherry... Cowperthwait & Co. 136
Stark, Frank. 224 E 100th... E D Farrell. 142
Siede, Louise. 35 Great Jones... L Bodstedt. Piano. 150
Steller, J B. 247 W 15th... S Baumann. 311
Strauss, Sigismund. 1711 Lexington av... S Baumann. 206
Thomas, J M. 17 Cornelia... A Aldridge. 214
Tiemann, Fritz. 168 E 63d... R G Lexow. 350
Turkham, A E. 259 W 128th... J Baumann. 115
Tow, Louisa. 175 E 104th... E D Farrell. 179
Van Patten, Alicia. 74 W 46th... J Baumann. 288
Van Winkle, John. 410 W 26th... W R Bartley. 850
Walke, Florence. 493 7th av... M Manges. 106
Westcott, Maud. 164 W 34th... D Schwarzkopf. (R) 750
Woolley, R B. 344 2d av... J F Manges. 163
Ward, James. 506 E 86th... E D Farrell. 127
Warner, F L. 280 W 118th... R M Walters. Piano. 175
Williams, Albert. 326 W 34th... J Baumann. 548
Wolf, T O. 115 E 120th... R M Walters. Piano. (R) 159
Woodman, Anna. 217 W 24th... J Baumann. 828
Wood, Alice. 277 W 42d... J Baumann. 159
Ward, Henry F. 26th st and 12th av... J Moriarty. 161
Warwick, H L. 36 W 24th and 201 W 38th... F E Miller. 600
Weeden, G E. 301 W 53d... F G Smith. (R) 255
Weissburger, C H. 744 6th st... Alexander Bros. (R) 202
Williams, Kate. 1273 Lexington av and 407 E 89th st... D H Anderson. 1,800
Yunker, Magdalena. 426 W 125th... Jordan & M. 181

MISCELLANEOUS.

Abraham, Morris. 59 Ridge... M Tannenbaum. (R) 400
Aldine Club. 20 Lafayette pl... E Maynard. Club Fixtures. 20,000
Barton, S M. 65 E 125th... J W Tufts. Soda Fixtures. 1,200
Bigelow, J H. 170 E 4th... Worthington Co. Horses and Trucks. 1,289
Brunner, C F. 89 Walker... J G Grassmuck. Machines. (R) 800
Bernhardt & Schenck. 167 William... J P Rathbun & Co. Press. 250
Beutlinger, S & Co. 433 E 76th... E Beutlinger. Horses, Wagons, &c. 600
Barlotti, James and Vincenzo Stella. 72 Delancey... F Marino. Barber Fixtures. 325
Beauchamp, Henri. 1186 Lexington av... F Tetreau. Barber Fixtures. 1,000
Bernstein, Jennie. 138 Division... R Ranner. Printing Fixtures. 140
Boyle, Thomas. 149 W 25th... D B Dunham. Coach. 135
Brown, C F and R S Canfield. 76 Greenwich... Third Nat Bank of New York. Molasses. 3,046
Same... same. Fixtures, &c. 1,000
Bundy, R H. 408 6th av... A Schwaab. Barber Fixtures. 117
Castelli, Salvatore. 1663 3d av... P La Farre. Barber Fixtures. 140
Commercial Cable Co... E W Siemens & C, trustees. Franchises, &c. (R) \$180,000
Canti, Nicola. 203 Mott... G Perito. Barber Fixtures. 185
Christ, W H. 77 Mott... Jaeger & T. Horse, Truck. 400
Casey, W C. 648 Water... A Edwards. Horses Trucks, &c. 5,306
Church Record Co. 256 Pearl and 194 Water... W B Glover trustee. Type, &c, and Publications Church Record, The Advertiser, Church Record Library. 5,000
Darrow, E M. 63 and 65 Elizabeth... Arthur & Bonnell. Machinery, &c. 500
Davis, G W. 122 Chambers... J C Collins. Office Fixtures. 130
Detteson, Ernest and Theo Borgstedt. 366 9th av... R Ahrens. Confectionery. 350
Du Planty, F H. 34 3d av... J J Daly. Confectionery. (R) 150
De Matteis, Alfonso. 762 3d av... P Westphal. Barber Fixtures. (R) 197
Elkin, Jacob. 57 Hester... M Elkin. Horse, Wagon and Fixtures. (R) 250
Fairman & Weitzman. 4 Forsyth... J Stewart. Machines. 255
Finan, James. 202 E 77th st and 1507 1st av... Stein Mfg Co. Horse, Wagon and Fixtures. (R) 400
Forbes, Horatio. 533 Broadway... W L Forbes. Hat Fixtures. (R) 500
Fatulo, Graziano. 115 Mott... G Nicola. Barber Fixtures. 200
Gallagher, D H. 306 E 112th... B Weil. Horses and Trucks. 150
Goodwin, Jane. 2754 10th av... D Houlahan. Grocery. 100

Gregory, R H. 22 to 26 Reade... M Daniels. Machinery. (R) 4,000
Ginna, Michael. 4 Doyer... J O'Connell. Truck. 200
Goldsberry, Josephine. 235 1/2 E 84th... J F Galvin. Livery Stable. 3,500
Hatton, W A. City... P Barrett. Truck. 150
Hartshorne, J W. 142 E 59th... Hincks & J. Coach. (R) 450
Howes, S J. 124 E 102d... W P Chase. Horse and Furniture. 255
Huber, Ernst. 10th st and University pl... C Billings. Tools, &c. 1,500
Hammond, A R and C M. 2899 3d av... J Messerschmitt. Machinery, &c. 2,012
Hirschberg, Clara and Herman. 196 East Broadway... L Monsheimer. Machinery, &c. 14,300
Hayes, Joseph. 1 Broadway... S M Prevost. Office Furniture. 100
Heydorn, Wilhelm. 412 E 17th... M Weissenbron. Grocery. 500
Ide, A C. 1119 W 45th... E G Prall. Oil Paintings. (R) 200
James, Charles. 325 E 23d... R James. Plumber Fixtures. 700
Kornbium, Henry. 18 Norfolk... A Minor. Bakery. 100
Klinger, Henry. 42 80 and 82 Greene st and 360 Broadway... R Silverman. Machines, &c. 125
Kelly Bros. City... Armstrong & Co. Brougham. (R) 500
Knizek, Joseph. 229 E 3d... J Vogel Bakery. 350
Kolle, Philip. 122 and 124 W 46th... E H Hawkes. Livery Stable. (R) 700
Kou, Maurice. 710 Broadway... Liberty Machine Works. Press. 525
Kurtz, John. 678 1st av... J Bechtold. Machinery. 500
Lilley, Clara E and Chas A. 1569 9th av... F Wisel Mfg Co. Press. 500
Lewine, Julius. 206 Canal... W S Ives. Machinery, &c. 200
Loetzer, Frederick. 16 Beaver... S Littman & Co. Barber Fixtures. (R) 100
Macrae, Jno. 31 Broadway. Marvin Safe Co. Safe. 210
Meisner, Henry. 565 1st av... J H Richters. Grocery. 475
Morgan, J W. 75 Clarkson... Marvin Safe Co. Safe. 140
Miller, William. City... Armstrong & Co. Coach. (R) 370
Minard Bros. 271 and 273 W 87th... Hincks & J. Coaches. (R) 900
Mittler, Annie. 39 Eldridge... A Minor. Bakery. 103
Moore, John. City... W B Davis. Coach. (R) 200
Murphy, Patrick. 157 37th... W B Davis. Coach. (R) 348
Murray, Edward. City... M Armstrong. Coupe. 350
N Y Freestone Quarrying Co. City... M Snow. Machinery, Tools, &c. (R) 20,000
O'Connor, Margaret. 52 W 16th... Hincks & J. Coaches. (R) 2,200
O'Sullivan, M. City... M Armstrong & Co. Coupe. 400
O'Dwyer, E F. Kemble Building... M Witherbee. Office Furniture. 800
Place, J F. 71 Park pl... Holmes, Booth & H. Lamps and Fixtures. 900
Porter, J H. 99 Nassau... Marvin Safe Co. Safe. (R) 250
Pera, Charles and B G Fontana. 827 10th av... M J Kay. Confectionery. 200
Reid, William. 1695 10th av... Austin Nichols & Co. Grocery. security 150
Rosner, Leny. 179 Stanton... A Minor. Bakery. 150
Rutgers Female College. 54 and 56 W 55th... G W Samson. School Fixtures. 2,500
Rohrs, Henry. 639 Greenwich... M Rohrs. Livery Stable. 5,000
Rose, I L. 46 Marion... A Clarke. Machinery. 650
Runge, Frederick. 211 E 113th... W H Payne. Horse, &c. 550
Salkind, J. City... P Reidenbuch. Wagon, &c. 150
Schaffmier, M J. 405 E 121st... W Austin. Horses, &c. (R) 1,210
Shapiro, J B. 24 Orchard... Society Chobbie Zion. Type, &c. 250
Spiro, Louis. 1671 2d av... B Josephson. Barber Fixtures. 600
Scholes Bros. 281 1st av... J J Tarlton. Horse and Wagon and Fixtures. 600
Sciurca, Joseph. 624 8th av... M A Florence. Barber Fixtures. 125
Shakeshaft, C S. 310 and 312 E 75th... C B Rogers & Co. Machinery. 343
Silberman, Morris. 134 Norfolk... A Baronowitz. Machines, &c. (R) 300
Simon, Robert and Rebecca. 49 Division... Fidelity I & G Co. Machines. 175
Stern, H L. 47th st and 2d av... J B Haug. Horse and Milk Fixtures. 175
Schaper, Henry. 217 Greene... W W Butcher. Horses and Coal Carts. 1,050
Schenck, Wm K. 1591 Broadway... Marvin Safe Co. Safe. 240
Schuss, Max. 390 East Houston... H Stecher. Horse and Wagon. 300
Silberman, Morris. 162 Division... B Levy. Machines. 100
Stucker, W W. City... J A H Hand. Canal Boat John Haye and Fixtures. 750
Tiege, William. 4 Liberty pl... L E Ransom. Machinery. 150
Townsend, T S. Columbia College... F A Schermhorn. Books. 1,500
Valley, William. 142 to 148 W 39th... D B Dunham. Coach. 225
Voegler, John and Anna. 276 3d... Roberts & Collins. Bakery. 750
Wade, Maria. 191 Delancey... J Miller. Horses. 650
Wiegand, Conrad. 220 E 80th... C E Zeidler. Horses, Wagons, &c. 300
Welftsch, Leon. 41 Hester... Marvin Safe Co. Safe. 180
Wood, Bella A. 242 Centre... B G Hughes. Portraits. 368
Wurst, Carl. 2636 3d av... Sonn Bros. Bakery. 450
Winter, L F. 418 W 27th... Knapp Mfg Co. Machinery. 466
Wood, S A. 146 W 29th... J Rudd. Coaches. (R) 800
Wood, S A. 148 W 39th... H Killam Co. Coach. 250
Zalenko, Henry and Samuel Rieger. 35 Sheriff... P Weyfield. Machines. 261
Zapke, Adolph. 209 E 74th... M Vogel. Shoe Fixtures. 450
Zekind, Morris. 245 Division... Warren & Stratton. Bakery. (R) 1,100
Zeigler, Herman. 1843 2d av... G Zeck. Bakery. 200

BILLS OF SALE.

Armarn, Gebhard. 868 2d av... M Armarn, Oyster Saloon, 300

Arnowitz, Louis. 1898 3d av....M Meyer. Jew- elry.	500
Bock, Charles. 57-61 Gansevoort....J J Finn. Market Stands.	200
Bulmer, J T. 133 Water....B L Scott. Type and Office Fixtures.	100
Chelsea Jute Mills. 13th av, cor 25th st....W M Kingsland. Buildings under Lease.	nom
De Lorenzo, Ulisse. 529 West....M & V Gatti. Barber Shop.	200
Galvin, J F. 225 E 34th .. J Goldsberry. Livery Stable.	5,000
Gardner, F E. 648 9th av....D J Burck Gro- cery.	325
Goldowsky, Henry. 1669 Lexington av....J J Simon. Fixtures, Horse and Wagon.	1,000
Hassinger, Fred. 545 2d av....L Hassinger. Grocery.	500
Hojer, Louis. 413 6th av....M Gross. Cigar Fix- tures.	500
Ives, W S. 206 Canal....J Lewine. Machinery. Kolloge, L W. 11 Thompson ...F Schmid. Car- penter Fixtures.	350
Labit, M. 1317 Broadway....M Kalfon. Cigar Fixtures.	1
Muller, Joseph & Son. 191 Delancey....M Wade. Horses, &c.	1,250
Norman, Albert and Gerhard Hageman. 1498 Av A....C Carlin. Grocery.	400
O'Connell, John. 999 10th av....M C Tighe. Restaurant Fixtures.	325
Orthlieb, Aloise. 37 Ann....V Greitner. Restau- rant Fixtures.	300
Redmond, Mary, Ex of 210 W 127th....A V Earl. Furniture.	1,500
Schmid, M A. 11 Thompson....L W Kolloge. Carpenter Fixtures.	350
Schwartz, Ignatz. 1111 1st av ...L H Knief. Cigar Fixtures.	825
Wilkening, F H C. 3d av and 99th st....G Car- vein. Grocery.	3,250

ASSIGNMENT OF CHATTEL MORTGAGES.

Dirlan, Schaffer & Co to C M Roof. (Mort. given by S E Randolph, Dec 22, 1888.)	150
Tegeler, J H to Carstairs, McCall & Co. (Mary Harkin, Jan 9, 1889.)	1

KINGS COUNTY.

JANUARY 10 TO 16—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Alves, Elizabeth. 134 Sands J Dittman. Saloon and Furniture.	\$600
Buckley & Talmage. 270 5th av....M O'Keefe. Brimlow, H. 592 Park av....Williamsburgh B Co.	3,000
Bawershan, C V. 117 Driggs .. O Huber. (R)	795
Butzky, Annie. Broadway and Madison st.... Liebmann's Sons B Co. (R)	500
Boesch, F. 294 Ellery....J Eppig. (R)	400
Coar, W. 33 Cedar....Burger & H B Co. (R)	1,000
Eckhoff, P and F. De Kalb av and Skillman st....J Everard. (R)	1,525
Fromm, J F. 506 6th av....F Munch. (R)	600
Fales, E. 270 North 2d....O Huber. (R)	220
Graef, J. 94 Maujer....P Greis. (R)	200
Hanrahan, J J and D E. 160 Court....Ballantine Sons. (R)	1,443
Healy, J J. 442 North 2d....Burger & H B Co. (R)	350
Hoffman, J. 109 Rochester av....J Yander. (R)	225
Jud, P. 29 Broadway....W Ulmer. (R)	2,688
Kelly, T A. 28 Broadway....F Marsh. (R)	2,640
Minden, M R. Broadway and Kent av....Shook & E. (R)	5,079
Mooney, N. 112 Bridge....P Gaynor. (R)	500
O'Keefe, M. 592 Atlantic av....Burger & H B Co. (R)	1,828
Pfaefle, J. 334 Stockton....Liebmann's Sons B Co. (R)	500
Post, Sarah F. 837 Fulton Metropolitan B Co.	1,750
Prozesky, G. 204 Graham av ....Williamsburgh B Co. (R)	700
Paulsen, H. 124 Park av....J Lackermann. (R)	2,700
Rehfele, Cath A C G. 379 Henry....M Seitz. (R)	600
Roschen & Omal. 189 Schenck....Liebmann's Sons B Co. (R)	750
Rode, J C. 79 Ewen ...Metropolitan B Co. (R)	875
Saunders, E and J W Corcoran. 94 Cedar....M Seitz. (R)	617
Shea, J. 19 Maspeth av....Burger & H B Co. (R)	1,200
Schlichten, H. 252 7th....J Kellerle. (R)	200
Serrian, J. Hamilton av and Court st....D We- renson. (R)	150
Stanley, J. 1001 De Kalb av....H Elias B Co. (R)	325
Stahl, J. 171 Hopkins....W Ulmer. (R)	450
Weick, W. 38 Morrell....J Fallert B Co. (R)	450
Wichmann, J. 122 Meserole av....P Doelger. (R)	1,000
Wiseley, P G. 17 and 19 Alabama av....O Huber. (R)	123
Woche, G....Danenburg & C. (R)	490
Wray, W H. Bedford av....Brunswick-B-C Co. Billiards. (R)	467

HOUSEHOLD FURNITURE.

Abbey, Mrs S W. 557 Madison....I Mason. (R)	158
Abrams, Carrie N. 359 State....I H Alexander. (R)	400
Same. 11 Hoyt ...same. (R)	400
Annan, Elvira S. 392 Clinton Caroline Schenck. (R)	1,000
Bannon, J. 29 Willow....A Peterson. (R)	1,155
Baptiste, J H. 47a Lynch....Markle & Co. (R)	112
Beckwith, Emma. 38 Cranberry....E A Rorke. (R)	276
Behrens, H W. 274 Atlantic av....J Michaels. (R)	274
Benne, Annie. 533 Park av....J Mullins. (R)	163
Bergen, G. 6 Sheffield....F G Smith. Piano. (R)	105
Bischoff, Annie. 1875 Atlantic av....W J Wie- dersum. (R)	139
Boerum, J E. 1035 Broadway....F G Smith. Piano. (R)	164
Bascom, Clara A....T Taaffe. (R)	127
Brison, H....T Taaffe. (R)	106
Canfield, R S. 361 Lafayette av....J F Pearson. (R)	293
Carberry, K F. 481 Herkimer....Brooklyn F Co. (R)	220
Cantor, Jennie. 337 Degraw....F G Smith. Piano. (R)	310
Cleary, M. 349 Hoyt....F G Smith. Piano. (R)	175
Cowles, Emma L. 10 Lafayette av....W Berris' Sons. Carpets. (R)	140
Cross, E J. 417 Sumner av....F G Smith. Piano. (R)	215
Davis, R O. 280 Court ...F G Smith Piano. (R)	274
Delay, E F. 64 North Elliott pl....F G Smith. Piano. (R)	340
Donaldson, Mrs E F. 157 52d....F G Smith. Piano. (R)	190
Doyle, C J. 136 Degraw....F G Smith. Piano. (R)	150

Du Bois, Adeline. 867 Union....W Berris' Sons. Carpets. (R)	108
Dunn, Mrs Alice. 1140 Bushwick av....F G Smith. Piano. (R)	214
Fitch, Mrs C H. 59 Reid av....F G Smith. Piano. (R)	253
Fox, Mary M. 79 Hanson pl....D Elston. (R)	250
Gillen, Miss M E. 355 Franklin av....F G Smith. Piano. (R)	292
Griffith, Mrs E P. 1092 Bedford av ...F G Smith. Piano. (R)	220
Griswold, J A. 164 Bond....Brooklyn F Co (R)	112
Griebe, C. 125 Furman....M Seitz. (R)	422
Harding, Eliza. 228 Atlantic av....F G Smith. Piano. (R)	190
Henderson, C A. 36 Somers....F G Smith. Pi- ano. (R)	202
Holwill, Mrs M F. 447 Franklin av....F G Smith. Piano. (R)	215
Housey, G W. 555 Union....F G Smith. Piano. (R)	350
Housman, C. 262 Rutledge ...Brooklyn F Co. (R)	213
Ives, Laura L wife of T C. 384 Quincey....J B Smith. (R)	300
Jacobs, Mrs E. 195 Steuben....Brooklyn F Co. (R)	160
Kearney, J. 188 High....F G Smith. Piano. (R)	285
Leavy, J J. 39 Cumberland....F G Smith. Pi- ano. (R)	225
Magnus, E A. 840 Gates av... F G Smith. Pi- ano. (R)	310
McCormick, G W. 789a Willoughby av....F G Smith. Piano. (R)	330
McManus, Annie. 214 9th....F G Smith. Piano. (R)	300
McNamara, Emma. 1323 Greene av....C Palmer. (R)	250
Miller, H J. 305 Evergreen av....F G Smith. Piano. (R)	158
Murphy, Mary. 72 Van Dyke....Eliz Madden. (R)	400
Madden, Mrs J....T Taaffe. (R)	170
McCarthy, D F. 273 10th....Brooklyn F Co. (R)	201
Merrill, Margt M. 369 2d....Fidelity I & G Co. (R)	200
Noonan, E. 91 Park av....F G Smith. Piano. (R)	325
O'Mahoney, M J. 699 Jefferson av....F G Smith. Piano. (R)	183
Patterson, C H. 115 Reid av ...F G Smith. Piano. (R)	120
Phillips, Mary E. 28 4th av....F G Smith. Piano. (R)	232
Purcell, M B. 103 Adams....F G Smith. Piano. (R)	100
Perrin, Mrs S M. 289 Livingston....Brooklyn F Co. (R)	152
Reilly, C. 241 Van Brunt....Fidelity I & G Co. (R)	100
Roesch, A G. 111 South 3d....Jacob Eros. Pi- ano. (R)	305
Richards, Sarah F. 60 1/2 Bainbridge....C L Burchard. Piano. (R)	350
Rock, Mary. 31 Reid av....F G Smith. Piano. (R)	283
Ryder, Annie. 622 Lafayette av....R Silver- man. (R)	100
Renouf, E A. 84 Willow ...Platt & C. (R)	108
Smith, Gertrude. 325 Carlton av....R Silver- man. (R)	103
Smith, Mrs G. 362a 14th....I Mason. (R)	118
Schoobert, Mrs Emmie. 169 Park av....F G Smith. Piano. (R)	250
Strain, Bertha M and J H. 70 Carlton av....W D Crowell. (R)	205
Swayne, Amelia. 205 Sterling pl....F G Smith. Piano. (R)	217
Sickles, W J. 325 Gold ...Brooklyn Furn Co. (R)	144
Tucker, C B. 381 Clinton....H C Faught (R)	4,200
Tyson, A B. 51 Van Siclen av....F G Smith. Piano. (R)	115
Valentine, Mrs E R. 627 Douglass....Brooklyn Furn Co. (R)	211
Velligan, Mary. 7 Henry....F G Smith. Piano. (R)	185
Wheeler, W H. 97 Cumberland ...F G Smith. Piano. (R)	265
Wilson, W H. 978 Bergen....F G Smith. Piano. (R)	227
Walker, Louise M. 117 Montague... Brooklyn Furn Co. (R)	189
Walsh, L....T Taaffe. (R)	165
Willey, Annie L. 407 Pacific....J Gregg. (R)	459
Young, G W. 323 Van Brunt....F G Smith. Piano. (R)	240

MISCELLANEOUS.

Bailey, O L. 86 Myrtle av....S W & J A Hav- iland. Baker Fixtures. (R)	500
Bennett, R R....W B Davis. Coach. (R)	600
Bennett, R R....W B Davis. Coupe. (R)	500
Brown, J. 147 Washington ... G Sieburg. Register. (R)	185
Bramble, D K. 353 Kosciusko....D B Dunham. Coach. (R)	1,050
Carroll, N. 91 Atlantic av ...Lockett & Co. Butcher Fixtures. (R)	1,200
Commercial Cable Co ...E W Siemens and ano. trustees. All Property, Rights and Fran- chises. (R)	£480,000
Conley, J. 552 Myrtle av....Cunningham, Son & Co. Carriage. (R)	495
Same....same. Carriage. (R)	379
Conley, J. 552 Myrtle av....W B Davis. Coach. (R)	200
Crotty, H M. 558 State....N Langler. Phaeton. (R)	462
Cunningham, P J. 76 Smith ...Lamson S S Co. Register. (R)	260
Davis, F. Livonia st....L Weil. Cows, &c. (R)	350
Engel, J D. 207 Kent av....Abbott B Co. Store. (R)	200
Ferchland, C. 215 23d ...J Curley. Phaeton (R)	256
Ferris, Bridget. 72 12th ... T E Wheeler. Cows, &c. (R)	350
Friel, J H. 344 Hudson av....W B Davis. Coupe. (R)	257
Friel, J H....W B Davis. Coupe. (R)	250
Gallagher, M. 172 Pacific ...W B Davis. Coaches, &c. (R)	3,200
Gompert, J F. 81 Vernon av....W B Davis. Coach. (R)	800
Henry, W. 490 Throop av. . W B Davis. Coach. (R)	700
Henry, W....W B Davis. Coaches, &c. (R)	2,200
Higgins, P J. 67 Pearl....W P Talbot. Horses. (R)	600
Krogsgaard, C R B. 465 5th av....E C Squance. Presses, &c. (R)	750
McCleary, P. 77 Hudson av....W B Davis. Coach. (R)	225
McGivney, T. 502 3d av....W H Winchester. Horse. (R)	150
Miller, M Y. 590 Fulton J Houseman. Laundry. (R)	1,000
Miltenberger, Mary. 129 Central av....Margt Johnson. Flour and Feed Store and Furni- ture. (R)	300
Mortimore, W B. 1055 Atlantic av.. W Don- nelly. Milk Route. (R)	100
Malone, Co, J. 42 Tiffany pl ..Singer Mfg Co. Machines. (R)	425

Mott, J H. 4 Howard av....Marvin Safe Co. Safe. (R)	120
Power, J. Lafayette av ...W B Davis. Coupe. (R)	325
Raabe, W. 1186 Park pl....G Volker. Horse. (R)	150
Ritterbusch, A. 594 6th av....J Endemann. Bakery. (R)	500
Rogge, F, and H Ahrens. 208 Nassau av....H F Alfke. Grocery. (R)	500
Schade, J H. 1621 Broadway....A D Martens. Butcher Fixtures. (R)	400
Stevens, A. 698 Gates av....Lamson C S S Co. Register. (R)	210
Seltenreich, W. 643 Hicks....Ella Seltenreich. Butcher Fixtures. (R)	1,000
Thomson, G A....P Barrett. Wagon. (R)	166
Walden, E B and G H Neale. 137-141 Oakland....E A Walker. Preserves, &c. (R)	3,000
Warsnop, A. South 6th st, n e cor Kent av .. Young & S. Machinery, &c. (R)	645
Weed & Paul....C H Brinkerhoff. Wood's Ex- press. (R)	800
Wells, E H. 520 5th av....G E Hart. Drug Store. (R)	nom
Wright, G S. 210 Manhattan av....Eliza Bailey. Express Business, Sheds, &c. (R)	500

BILLS OF SALE.

Bisson, J. 34 and 36 Frost....Mary J Smith. Builders' Tools, &c. (R)	1,800
Bitterlich, E. 1359 Greene av....Jacobine Diet- rich. Butcher Fixtures. (R)	200
Blaum, J, and A Glaser. 66 and 68 North 1st....C Herr. Machinery, &c. (R)	500
Brown, A. 173 4th av....H Brown. Butcher Fixtures. (R)	50
Constantin, A J. 466 5th av....F E Constantin. Fixtures. (R)	600
Cohen, L. 510 Grand....P Kalisch. Shoe Store. (R)	125
Donnelly, W ...W B Mortimore. Milk Busi- ness. (R)	500
Dietrick, F. 1359 Greene av....E Bitterlich. Butcher Fixtures. (R)	250
Elliott, B R. 321 Lafayette av....Eliz A Elliott. Furniture. (R)	500
Foster, Eliza J .. H White. Horses, &c. (R)	275
Neise, E. 59 4th av....G E Battermann. Gro- ceries. (R)	250
Penna, F. 169 4th av....G Maugearcina. Bar- ber Fixtures. (R)	200
Renneberg, W. 676 Park av....Barbara Esch- enbreuner. Grocery. (R)	200
Schellenberger, F. 1060 6d av....L Schellen- berger. Furniture. (R)	500
Turnbull, W. 619 De Kalb av ...W Redmond. Plumbers Fixtures. (R)	25
Walker, C J. 112 Rockaway av....Mary H. Downing. Grocery. (R)	nom

ASSIGNMENTS OF CHATTEL MORTGAGES.

Burger & H Brewing Co....Danenberg & Coles. Assignment mort by J Maus. Oct. 18, 1888. (R)	350
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NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Ayres, E F—L Peter, Van Buren st..... \$1,500	
Avers, E F—P Tennyson, Elm st..... 550	
Ayres, W R—E L Kellogg, Millburn..... 275	
Ball, Isaiah—M L O'Connor, West Orange..... 1,400	
Same—same, Orange..... 750	
Barnett, H F—J J Mangen, on Passaic River, cor land J M Davis..... 22,000	
Baum, Wm—J West, Livingston..... 5,500	
Belfatto, Ernest—G Serrattelli, Drift st..... 900	
Breakenridge, J H—A Lelong, Ridgewood av.... 1,500	
Same—A Hotz, Hillside av..... 350	
Breakenridge, J H—L Lelong et al, Belmont av. 1	
Brown, George—J Gibson, Ogden st..... 800	
Buehrer, Michael—U Eberhardt, Prospect st, cor land A Smith, 28x131..... 6,600	
Burgess, M E—F S Fish et al, undivided 1/4 part block 7th av, Mt Prospect av, 6th av and Wood st..... 9,000	
Campbell, C G—The Prudential Ins Co of America, Broad st..... 1	
Campfield, M E—E White, Taylor st..... 600	
Carroll, Thomas—C S Day, Newark st..... 1,000	
Clapp, E B—J Ball, South Orange..... 5,250	
Clerihew, A M—J B Conolly, Montclair..... 9,000	
Coe, Abby, by exrs—C A Zeh, South 8th st..... 525	
Colton, D J—E V Ball, Brunswick st..... 1,000	
Condit, A P—T Blunt, West Orange..... 850	
Conklin, John—C Conklin, William st..... 1	
Conner, F B—L M Thompson, Badger av..... 1	
Crook, W A—J S McDonald, Jr, Princest..... 1,000	
Dietsch, Mary—E Dietsch, Berlin st..... 2,000	
Docd, Amzi et al, exrs—R Brown, n s 13th av 336 v High st 25x100..... 2,200	
Dougherty, C N—M E Dougherty admr, High st. 200	
Doughty, Samuel—J P McFadden, Essex and Middlesex..... 1,200	
Drake, M S—E F Cochrane, Clinton..... 3,500	
Drummond, W H—F W Paul et al, Miller st..... 1,600	
Dunn, J H—E Belfatto, Drift st..... 900	
Peters, Parmelia—F H Wismer, w s High st 28 s William st, 54x99..... 5,500	
Ellor, Wm—S Ellor, Bloomfield..... 600	
Finlay, H P—M S Taylor, South Orange..... 5,000	
Flock, Charles—G Krueger, Morton st..... 1,800	
Same—M A Flock, Morton st..... 1	
Fowler, C R—L O Hedden, East Orange..... 500	
Gould, Thomas—R J S White, Caldwell..... 5,000	
Gould, Thomas—R J S White, Caldwell..... 1	
Green, G R—J Carson, Montclair..... 500	
Same—M J Carson, Montclair..... 500	
Haley, J A—J N Haley, Montclair..... 1	
Same—J A Haley, Montclair..... 1	
Hamilton, E P—M L Mix, Orange..... 4,000	
Hardie, W C—W Parkinson, East Orange..... 2,000	
Harris, R B—F H Harris, Montclair..... 2,000	
Harris, W J—F H Harris et al, Montclair..... 1	
Hartshorn, Stewart—R Humphrey, Millburn..... 2,350	
Hasselbach, Jacob—K Lahr, Ferry st..... 1	
Hauser, Simon—J H Knorr, s s Ferry st 114 Alaya st, 28x100..... 3,200	
Hayes, Charles—W Hill, 18th av..... 1	
Jackson, B A—M Togher, e s Washington st, 24 s Market st 35x80..... 9,000	
Jones, Thomas—G Ramato, Orange..... 1,500	
Same—F Sicoranza, Orange..... 1,500	

Kek, Theodore—C Karrach, South 18th st.	1,250
Kingsley, G P—J Rousseau, West Orange.	250
Same—same, West Orange.	5
Same—L I Fell, Orange.	1
Koch, Charles—M Humenan, es Stone st 190 from 7th av 30x100.	3,300
Kuschewsky, Eva—R Carey, n w s Parker st 228 n e 5th av 200x200.	12,000
Lahr, Katharina—P Hassebach, Ferry st.	1
Lighthipe, C A—A L Matthews, Orange.	3,600
Mackin, Sarah—C Peter, Niagara st.	2,000
Mailler, W H—G Spottiswoode, Orange.	10,000
Mangen, J J—H F Barnett, on Passaic River, cor land J M Davis.	22,000
McDonald, J S Jr—W A Crook, Prince st.	1,000
McGeragle, Ralph—H Congar, Verona av	100
McGuire, A—W Mendel, Norfolk st.	100
McLaughlin, Bernard—A Murphy, Belleville.	500
Miller, J W—J Kleinhaus et al, South st.	1
Moore, W T—A Smith, North 3d st.	700
Morris, Elizabeth—C Fentzlaff et al, Montclair.	4,500
Morris, S A—N Hammer, Orange.	2,300
Negbauer, Max—J Baier, Academy st	1,300
O'Connor, M L—E B Clapp, East Orange.	4,200
Petty, William—I Dennis, Humboldt st.	950
Pinkney, Emeline—W H Pinkney et al, South Orange av.	1
Pinkney, W H—W H Pinkney et al, South Orange av.	1,530
Richards, M S—M Bossert, Ferry st.	600
Rudebock, Holcombe—D Ewer, Chester av.	911
Seibert, C L—W S Carver, Bloomfield.	650
Southard, Lott—The trustees of the Sixth Pres Church, Union st.	1,000
Spengeman, F De W—F A Spengeman, Montclair.	1,200
Scaine, R P—J Scaine, Belleville.	600
Seiler, C E—F E Seiler, n w cor Plane and Bank sts 29x76.	4,000
Smith, W E—F A Robinson, East Orange.	500
Spengeman, F A—G A Spengeman, Montclair.	1,200
Stockton, C S—C Parker et al, 1st tract n s Cedar st 180 n w Broad st 35x129, 3d tract n s Cedar st s e cor land G P Colburn 40x44x10 x31x29x76.	27,500
Streib, M C—M C Streib, Kinney st.	1
Taylor, H G—J E O'Neil, Newark.	1
Tunis, Nehemiah—J G Muller, s s Ferry st 47 w Polk st, 25x100.	2,000
Van Wagenen, Bleeker—O Vail, North 7th st.	1,200
Same—H E Kennedy, e s Roseville av 100 n 5th av 50x150.	2,500
Wagner, Edward—J Wagner, 15th av.	1
Wagner, Julius—E Wagner, 15th av.	1
Ward, L L—J A Clark, Charles st.	500
West, Jacob—D Baum, Livingston.	5,500
White, Edward—M J Lawler, Orange.	412

MORTGAGES.

Axtell, M E—F M Conklin, Washington av.	2,500
Ball, Isaiah—T Nevins, East Orange.	9,000
Beria, Elias—G S Duryea, Jelliff av.	3,500
Bickler, Philip—The Essex Co B & L Assoc, Bloomfield.	4,700
Bodles, James—The United States Industrial Ins, Belleville av.	2,000
Bossert, Matthias—The Enterprise B & L Assoc, Ferry st.	3,000
Brower, E J—W Stockman, Columbia st.	300
Campbell, H L—R H Ball, Montgomery av.	1,000
Carey, Robert—E Kuschewsky, Parker st	4,500
Cassidy, Annie—The Orange Savings Bank, Orange.	800
Cleveland, W H—M R McIlvaine, Newark st.	1,000
Cochrane, E F—M S Drake, Clinton.	2,000
C. nolly, J B—S V White, Montclair.	1,656
Connor, Mary—F Bonykamper, Jr, Lexington st.	735
Coyne, John—The U S Industrial Ins Co, East Orange.	5,000
Day, C S—The West End B & L Assoc, Newark st.	950
Decker, A V—J W Dawson, exr, Jefferson st.	2,839
Dickinson, Philemon—P Dickerson, Sr, Clinton.	2,400
Fay, Thomas—C A Feick, Lentz av.	600
Fentzlaff, Charles—E Morris, Montclair.	3,000
Flock, Charles—G Kreuger, Morton st.	5,700
Gless, Elizabeth—M Grebe, South Orange av.	500
Hanley, Michael—W R Howe, exr, &c, Orange.	900
Harrily, Martin—The Franklin Savings Inst, Bloomfield av.	2,500
Hausman, H L—Mutual B and L Assoc, South 8th st.	3,000
Hawley, John—The Belleville B and L Assoc, Belleville.	800
Hitchcock, Josiah—M H Tichenor, Clinton.	1,000
Howell, George—F J Love, Montclair.	2,000
Humphrey, Rosamond—M R French, Milburn.	3,500
Karrach, Christian—T Kek, South 18th st.	2,000
Karrach, Christian—Phoenix B and L Assoc, South 18th st.	1,000
Keitz, Frederick—O M Flagg, Milburn.	600
Kennedy, H E—B Van Wagenen, Roseville av.	2,000
Knorr, J H—S Doughty et al, exrs, Ferry st.	2,000
Lacomb, Auguste—The North End B and L Assoc, Clinton.	3,000
Laubenchlager, Margaretha—H Schork, Gott-hart st.	1,600
Lawler, M J—E White, Orange.	200
Lynch, Theresa—C V Stoutenburgh, South Mar- ket st.	1,500
Lynch, Francis—Montclair B and L Assoc, Montclair.	1,500
Mackin, Sarah—C S Haines, Bremen st.	3,000
Mangen, J J—A Kutfroff, on Passaic River.	7,000
Marcell, W H—M T Cooper, Clinton.	1,000
Matthews, A L—C A Lighthipe, Orange.	1,800
Same—The American Ins Co, Orange.	5,000
Same—C A Lighthipe, Orange.	1,800
Same—The American Ins Co, Orange.	5,500
Matthews, A M—E Cox, Orange.	2,000
McCormick, Mary—The Orange Savings Bank, Orange.	500
McEvoy, Margaret—The Newark Orphan Assoc, South 8th st.	6,200
McGeragle, Ralph—M Noll, Bryant st.	1,500
Same—same, Bryant st.	1,500
McNamara, James—E P Doremus, Montclair.	500
Miller, G W—Wilkinson, Gaddis & Co, Thomas st	1,020
Miller, Cornelius—Montclair B & L Assoc, Mont- clair.	800
Moran, Michael—A F Skinner guard, Belleville.	200
Morris, E H—S Milnor, Bloomfield.	4,500
Muller, Theresa—C Zwinge, Orange.	1,500
Murphy, Alice—The Belleville B & L Assoc, Belleville.	600
Murray, C C—C Lawrence, Warren st.	2,000
Parker, Cortlandt—C S Stockton, Cedar st.	25,000
Paul, Wm, Jr—W A Allen, Miller st.	1,000
Same—M Paul, Miller st.	3,500
Pruitt, Thomas—E H Green, Spruce st.	2,000
Randolph, A C—M H Macknet, Mulberry st.	1,500
Same—same, Mulberry st.	1,800

Raisch, Henry—The Orange Savings Bank, West Orange.	3,000
Reiter, P K—The East Orange B & L Assoc, East Orange.	3,800
Richardson, H W—J D Field, East Orange.	4,000
Robert, Thomas—The Howard Savings Inst, North 1st st.	1,500
Romato, Giusseppe—J E Jones, Orange.	1,000
Scaine, John—The Belleville B & L Assoc, Belle- ville.	600
Shepard, E A—W S Opydyke et al trustees, Mont- clair.	10,000
Sicoranza, Frank—J E Jones, Orange.	1,200
Smith, Aron—W T Moore, North 3d st.	350
Snow, Wm—C S Haines, East Orange.	500
Stewart, P C—C A Crofut, Orange.	3,500
Tennyson, Peter, E F Ayres, Jr., Elm st.	700
Tyler, Josephine—H D Williamson, East Orange.	250
Underwood, James—M B Martin, Orange.	2,500
Vail, Oliver—B Van Wagenen, North 7th st.	400
Warman, T E—M H Macknet, Emmet st.	2,000
White, R J S—T Gould et al, Caldwell.	2,000
Wickes, L M—E Reynolds, Orange.	1,500
Williams, J P—W Pierson, Orange.	2,500
Wismer, F H—The Newark German B & L Assoc, High st.	2,000
Wood, H C—J W Condit, Orange.	1,400
Wylie, R T—The Fireside B & L Assoc, Bank st.	300

CHATEL MORTGAGES.

Carrington, J L G, 182 Summit st—E E Bond, furniture.	100
Elyea, Jane, 304 Bank st—S Wakefield, furni- ture.	65
Greiner, Alfred, Montclair—J H Greiner, furni- ture.	500
Hagemann, C L, 36 Bank st—B Hagemann, stock cloth.	1,000
Same—E Smith, stock cloth.	950
Haines, L J, 42 Kearney st—J Baumann, furni- ture.	406
Hanlon, Ellen, Montclair—G Gressing, furniture.	200
Hennion, M W, 25 Liberty st—J Colyer, furni- ture.	550
Hopkins, Florence, 49 Irving st—S Wakefield, piano.	65
Jackson, J W, 261 Washington st—M A Mullin, horse and harness.	129
Nelson, W M, 28 Elliot st—C Bierman, furniture.	250
Nesbitt, T I, 37 Rector st—E B Nesbitt, furniture.	1,000
Picot, L M, South Orange—Fidelity Indorsing and Guarantee Co, furniture.	140
Redding, W E, 75 Central av—C E Cameron, printer's fixtures.	250
Reynolds, E H, 233 Broad st—H B Doremus, fur- niture.	445
Stimson, John, 195 Plane st—H W Mills, trustee, furniture.	150
Spielman, O F, 268 Springfield av—F J Kastner, saloon fixtures.	468
Wadams, W S, 319 Bank st—T Wadams, Sr, butcher fixtures.	200

JUDGMENTS.

Baker, W H—The Keystones Portable Steam Drilling Co, (Lim).	218
Bisse, M L—G A Ohl.	costs
Bishop, J W et al—J H Tilge et al.	20,004
Byrns, D M et al—The Orange Nat Bank	244
De Witt Wire Cloth Co—I B Baker.	256
Farley, Daniel—J D Rhodes et al.	278
Garrabrant, A P—G La Boutellier.	25
Hampson, J E et al—The North Ward Nat Bank	15,004
Heitemeyer, Charles—The New Brighton Glass Co.	222
Hutmacher, John—E Keller.	50
Lebbere, Carmine et al—W Hill.	414
Lehman, Emanuel—W E Sherk.	38
Murray, John—L Katz.	306
Speeding, J J et al—J M Thatcher.	278

HUDSON COUNTY.

CONVEYANCES.

Allard, R J—P W M West, J City.	\$1,000
Anderson, George—W Grosch, Hoboken.	1,900
Bacot, R C—O O Grescke, J City.	1,150
Barnes, Reon—C Hartsborne, J City.	nom
Same—R H Sayre, J City.	nom
Boyd, Elizabeth C—Caroline Harter, Harrison.	2,100
Braun, Anton—Marie Zwerneman, J City.	800
Brown, Sophia—S I Myers, Bayonne.	2,000
Brown, W C—J E Smith, Bayonne.	425
Butler, J H—R L Stevens, Hoboken.	5,000
Cadmus, Josephine L—Trustee of Cecile Ton- nele, J City.	nom
Central New Jersey Laud and Imp't Co—J G Hansen, Bayonne.	1,000
Same—same, Bayonne.	400
Clark, Luke—C C Jewell, J City.	2,000
Corbin, W H—R H Sayre, J City.	nom
Same—C Hartsborne, J City.	nom
Davis, Bertha—P F Davis, Union.	nom
Davis, W A—Bertha Davis, Union.	nom
Demarest, C L—Maria B Schloerb, J City.	3,150
Drayton, W H—W R Drayton, J City.	42
Eagen, Denis, by sheriff—First Nat Bank of Ho- boken, Hoboken.	825
Eggerding, Heinrich—F Leitner, Hoboken.	800
English, James, by exr—Mary Crotty, Bayonne.	nom
Falkinburgh, Job, and Samuel Birdsall—J P Northrop, J City.	2,500
Ferguson, G W, by sheriff—Provident Ins for Savings, J City.	1,000
Gardner, Stanley—M Gardner, Bayonne.	1,000
Gobbert, Matilda A—W Kahlmeyer, Bayonne.	6,500
Henderson, David—L S Haines, J City.	700
Hoff, R W—Jane Andrews, J City.	nom
Hoff, W B—Jane Andrews, J City.	400
Johnston, Caroline W—J C Henn, Kearney.	750
Johnson, J M—I Bagert, Bayonne.	1,300
Kane, Bridget—P Kane, Jr, Harrison.	1,200
Same—Catharine Kane, Harrison.	nom
Kearney Land Co—Teresa M Gilvary, Kearney.	200
Kross, Jno, by guard—C F Ruh, Union.	3,525
Love, James—C L Demorest, J City.	3,000
Loyd, Emma M—Susan L Clapp, J City.	nom
Moore, James, by sheriff—Rosahne H Towar, J City.	800
Morton, Ellener—C Trobinger, J City.	1,000
Nolan, Patrick—A Craig, J City.	900
Northrop, J P—R A McKnight, J City.	2,500
Offner, Sarah—H A Gaede, J City.	300
Parkin, C E—A A Parker, J City.	nom

nom and other consid
Phillin, Martin—J McClure, J City. 16,000
Potterton, G A—J H Potterton, J City. nom
Potterton, J H—G A Potterton, J City. nom
Ranft, Richard—J Wickham, West Hoboken. 1,000
Ruh, C F—J Ostwaldt, Union. 3,525
Salinger, Max—W Cranstein, J City. 450
Shannon, J M—F J Mersheimer, J City. 800

Siegel, F W—Emma Sporer, J City.	1,300
Same—Fisher, J City.	1,200
Smart, T C and A W Ellis, by master—P Nolan, J City.	1,500
Stevens, E A by exr—C A Stevens, Hoboken.	5,666
Same—same, Hoboken.	268
Taylor, Weatherlie—H B Eills, J City.	800
Tonnele, Cecile trustee of—Florence M Lana- rine, J City.	4,500
Van Buskirk, Rebecca L—Maria Gribbon, 32d st s w s 317.6 n e Av C 37.6x100, Bayonne.	3,000
Van Emburgh, J H—A W Beck, Kearney.	1,598
Van Horne, Cornelius—M Jannelli, J City.	4,450
Vredenburgh, J B and George Van Keuren— United States Foundry Co, J City.	8,000
Webster, Richard, by sheriff—M Salinger, Hobo- ken.	339
West, P W M—Annie Allard, J City.	1,000
Wittmeyer, Anna L—Susan Mount, Bayonne.	2,500

MORTGAGES.

Anderson, O A—G Huber, 3 years.	800
Benton, Anna S—J E Chapman, 2 years.	2,800
Bloomer, Harriet—Provident Ins for Savings, 1 years.	1,200
Same—S V R Cooper trustee, 3 years.	2,000
Brown, C F and R S Canfield—Third Nat Bank New York, demand.	31,200
Same—Sprague Nat Bank, Brooklyn, demand.	15,500
Cassidy, James—Provident Ins for Savings, Bay- onne, 1 year.	3,000
Clausen, J B—Doreathea E Clausen, Hoboken, 1 year.	5,000
Craig, Andrew—Lafayette M B and L Assoc, in- stalls.	800
Cuff, James—Exr L Corbin, 1 year.	1,210
Denniston, R F—Rebecca L Newbold, 3 years.	2,000
Doswell, Edward—Kearney B and L Assoc, Kearney, installs.	2,500
Douglass, Hugh—Exr J Tonnele, 5 years.	10,000
Eello, S S—Mary E Wortendyke, 3 years.	650
Falkinburgh, Sarah R—Provident Ins for Sav- ings, 2 years.	8,000
Fielder, B H—McLaughlin Bros, installs.	630
Fischer, Auguste—F W Siegel, 3 years.	600
Foster, Kate—Susan J Wortendyke, 3 years.	2,500
Same—same, 2 years.	500
Freese, Rudolph—Adrienne De Backer, 5 years.	400
Gardner, Miriam—Mechanics' Trust Co, Bay- onne, 2 years.	1,000
Giescke, Otto—H F Strohsahl, 5 years.	700
Gretschel, Frederick—Montgomery M B & L Assoc, installs.	1,200
Haines, L S—D Henderson, 2 years.	500
Handel, Christian—Teresa Henning, 7 years.	2,000
Jamelli, Michael—C Van Horne, 12 years.	4,000
Jewell, C C—Exr of Elizabeth A Edge, 5 years.	1,080
Laudrine, Florence M—Fairmount M B & L Assoc, installs.	5,000
Same—O R King, 1 year.	3,000
Lewahan, Thomas—J P Northrop, 2 years.	3,500
Lemon, Ann—G R McKenzie, 5 years.	2,500
McKnight, R A—Lafayette M B & L Assoc, 3 morts, each \$2,800, installs.	8,400
Merschmeier, F J—J M Shannon, 1 year.	400
Merwin, S O—Mary A Myers, 10 years.	3,000
Myer, Auguste—Excelsior M B & L Assoc, in- stalls.	1,600
Motel, Marie M—Exr of C Moller, 1 year.	4,000
Muller, E W L—J A Peters, 5 years.	1,300
Myers, S I—Sophia Brown, Bayonne, 2 years.	1,200
Nash, Sidney—W Sieliger, 2 years.	2,000
New Jersey Warehouse and Guarantee Co—J C Wilson, 5 years.	250,000
Nolan, Patrick—Lafayette M B & L Assoc, in- stalls.	1,000
Olipphant, Eliza—Provident Inst for Savings, 1 year.	8,000
Ostwaldt, Julius—J Nove, 3 years.	4,500
Paxton, James—Elizabeth J Henriques, 2 years.	700
Pepper, Katie—E De Groff, West Hoboken, 3 years.	1,500
Peart, T L—Amelia Micoll, 5 years.	700
Potterton, G A—Home for Aged Women, 3 years.	2,000
Potterton, J H—same, 3 years.	2,000
Reardon, Thomas—Ann Bedford, 3 years.	2,000
Reinhart, William—D Juhren, 3 years.	1,300
Ruempler, C H—Excelsior M B & L Assoc, in- stalls.	6,000
Russell, William—J Baird, 5 years.	3,000
Schoone, C I—J Lapeire, Union, 3 months.	400
Schweer, H B—J D Ludwig, 3 years.	1,000
Sites, Jeannie M—J M Eldridge, installs.	1,000
Sporer, Emma—F W Siegel, 3 years.	1,000
Todd, A R—Grace W Davis, 2 years.	200
Trabinger, Charles—G Huber, Union, 5 years.	1,000
Turner, Jerome—Guard of Florence A. Wilson, 3 years.	1,500
Witt, Albert—P Albrecht, Union, 5 years.	2,000

CHATEL MORTGAGES.

Brown, C F and R S Canfield, partners as Chas F Brown & Co—The Third Nat Bank, horses, trucks, harness, barrel manufactory.	31,200
Same—The Sprague Nat Bank, horses, trucks, harness, barrel manufactory.	15,000
Coolihan, Michael and Peter Moore, partners as Coolihan & Moore—A Finch & Son, saloon.	262
Ellerbach, Frank, Hoboken—Warren & Strat- ton, horses, wagon, harness, bakery and s. ore fixtures.	107
Evans, H F—John Mullins & Co, furniture.	148
Gudorf, Bernhard, Hoboken—C Feigenspan, saloon.	500
Haas, Joseph, Union—J Bauman, furniture.	345
Hausmann, John—Jordan & Moriarty, furniture.	156
Heitzman, William, North Bergen—A Zengel, horses, wagons, harness, &c.	300
Kaiser, John J—G Kaiser, stock and fixtures, store.	600
Kaur, Mary—F G Smith, piano.	158
Kuncken, Frederick, Hoboken—G Ehret, saloon.	2,500
McHugh, Francis—A Finch & Son, saloon.	300
McNickle, Isabelle, Bayonne—John Mullins & Co, furniture.	261
Mersheimer, J P—F J Mersheimer, horses, wagons, stock and fixtures, store.	500
Straut, C E—C Stell, horses and furniture.	115
Spincken, William, Bayonne—D Katz, horse and wagon.	95
Taino, Julius, Hoboken—C Feigenspan, saloon.	250
Weastell, J H—J T Adams, horses, milk wagons.	1,975

BILLS OF SALE.

Winslow, Winslow—S V Winslow, two floating hoisters vs Victory and Double Ender.	1,000
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JUDGMENTS.

Envard, E C—L J Envard.

BUILDING MATERIAL MARKET.

The large amount of space given over to our yearly review, and the practically unchanged condition of all the markets since last Friday, induces us to omit the ordinary detailed report this week and simply give a few passing notes. Of Brick the arrivals have proven only fair, as many manufacturers are gradually stopping shipments and a surplus of stock afloat was thus prevented, demand keeping up very well. Sellers, however, gained no advantage in the matter of price, and \$7 remains as the extreme limit, with most of the business taking place at a lower range, according to quality. Cement is generally ruling steady, with the arrivals of foreign well taken care of. Lath firm, with latest sale reported at \$3.30 per M for St. John stock. Lime unchanged. Lumber steady all along the line and the few cargoes coming to hand coastwise quickly disappeared, either on contract or into the hands of waiting buyers, while some of the yard dealers report a pretty good distribution whenever the weather will permit. In the woods winter work is liberal, with fewer complaints of the absence of snow.

Yearly Building Material Market.

REVIEW OF ALL THE LEADING ARTICLES FOR THE YEAR ENDING DECEMBER 31ST, 1889.

In presenting our review of the building material market for the departed year, we do so with a belief that it embodies about as perfect a record as can be made. Many statistical improvements may suggest themselves to our readers, as they have to us, but for their absence we have no apology to offer, for the simple reason that everything that could be collated without resorting to estimate is given. The task has not been an easy one by any means, and probably few have a conception of the vast amount of work required to bring together, arrange and perfect a simple column of figures through which the reader may by a hasty glance obtain so much useful information, and we feel no little pride in what this paper has, single-handed, accomplished in that line since we commenced the compilation of yearly statistics of structural material. We are, however, forcibly impressed with the belief that the work could be much more thoroughly done if taken in hand and earnestly pushed by the Exchange, which ought to command information now denied the journalistic seeker after light. There should also be a much larger and more powerful representative body of the trade, and it is a pity the negotiations for an amalgamation of the two associations now existing should have fallen through, for united they would have formed the basis upon which the building trade in the vastness of its ramifications might have erected the most powerful Exchange organization in the city. The general condition of business has been of a much more favorable character than during 1888 in the matter of movement and consumption of supplies, owing to the remarkable character of the season. A great deal of rain has fallen, but only in a few instances did it lead to more than temporary interference with operators, while against that was the fact that the building year of 1889 has contained pretty nearly the full three hundred and sixty-five days with the odd six hours. Last winter it will be remembered was very open, with only one real cold snap in February, and work pushed so steadily forward that by spring very few jobs were uncompleted. That permitted the taking up of new operations promptly, and whatever delays may have arisen through the influence of the summer storms have been more than neutralized by the almost unprecedented mildness of the fall and winter, permitting full work right down to the end of the year with a prospect of continuation. The fluctuations in values can be best understood by a reference to the various detailed reports, but in pretty much all cases they have averaged full enough to afford a fair margin, and exceptionally there was a chance to recoup on some of the unpleasant experiences of the preceding year. Production of all staple articles has been ample, probably a little too full if anything, and work has rarely had to wait for supplies, and at the close about an average quantity carried over, the increased consumption finding balance in the lengthened season for manufacturing and transportation and additional arrivals from primary sources. There appears to be a slight measure of doubt regarding the outlook for material if only ordinary influences prevail, but in the event of the

location of the World's Fair here it is calculated that scarcely anything can receive a greater boom than structural merchandise, with operators hopeful accordingly. We append our usual table of the export movement from this port, by which it will be seen that foreign countries draw upon us for quite a little amount of stuff.

The following shows, in condensed form, the export movement of the leading articles of Building Materials from the port of New York during the years named:

	1886.	1887.	1888.	1889.
Bricks.....	\$9,075	\$5,785	\$5,135	\$12,828
Cement.....	36,914	37,499	40,663	33,077
Doors.....	81,282	87,264	118,639	74,015
Fire Brick, Tiles, &c ...	9,990	10,751	11,241	17,679
Lumber and Timber.....	1,528,391	1,859,887	1,704,332	2,213,338
Lath.....	4,530	4,027	5,974	1,798
Shingles.....	10,639	2,417	11,266	14,292
Paint.....	429,467	479,069	560,365	544,084
Plaster.....	46,078	35,435	58,714	39,643
Nails.....	283,033	347,229	324,476	286,749
Slate roofing.	79,064	62,052	116,119	48,568
Stone.....	19,123	30,000	25,000	35,000
Roofing.....	13,311	18,996	19,460	17,807
Plumbing Ma- terial.....	37,793	41,753	41,319	34,110
Houses.....	44,465	21,289	10,577	51,323
Bridges.....	91,318	126,954	179,071	46,729
Miscellaneous.	29,763	20,984	55,765	40,231
Totals.....	\$2,754,236	\$3,198,391	\$3,288,116	\$3,511,276

BRICKS.—While some points of interest have developed on the market for Common Hards, the business has experienced another year free from exciting or violent features, and all in all panned out a great deal better than many of the trade seemed inclined to admit during the season. Complaint and a general range of expression in dissatisfied form over the state of trade and ruling prices are a sort of part and parcel of the business, but at the close most leading operators have given testimony to the fact that conservative careful methods and judicious management at critical periods on the part of receivers and dealers have brought affairs through in very good shape, and beyond a few minor features the general market may be credited with healthy conditions. Manufacturers themselves have also contributed in many ways to beneficial results, first by abstaining from a resort to any strained competitive measures on a gradually expanding productive area, and secondly by endeavoring to minimize the cost of making by dispensing wood as a fuel and using in place thereof coal and oil, with rather greatest favor shown the latter as bringing the most satisfactory results. They have also taken first-rate care of the labor question as the outcome of the bitter experience of preceding years, and while denying no just and equitable claim, stood as a unit in resisting extravagant, arbitrary and malicious attempts at dictation on the part of workmen, and from the passive temper shown by the latter they seemed to size up the situation very shrewdly. In the matter of transportation there is some question as to whether the management has deserved full commendation. Either through ownership or lease the facilities for moving supplies have been ample and at times apparently a little too liberal, the result of which was frequently developed in annoying and serious delay in the attempt to get the vessels back to primary sources for reloading. It has been a very common occurrence for barge loads of brick to be sent to yards under purchase and lay there until dealers consented to unload, the detention ranging up to ten or fifteen and in some cases twenty days, and from the size of the cargoes it is an easy matter to realize the liberal amount of storage room thus obtained as a gratuitous contribution from manufacturers, and against which it would naturally be poor policy to make other than a mild protest. A brief retrospective glance at the general course of the market shows a much larger supply on fresh offering balanced by an equally full demand during the first three months of the year than is commonly found at that period, owing to the remarkably open winter. On the average best grades \$7.75 per M was reached during the first week in January, but with navigation on the river almost like summer shipments ran full and there soon came a tumble to \$7.25, assisted possibly by the appearance of the first cargoes from Long Island somewhere between the 10th and 20th of the month. After this many barges were withdrawn, and as consumption was running along from a million to a million and a-half of brick per day by the end of the month the market had hardened up again so as to exceptionally touch \$7.75 per M. The highest plane was reached in February when the river at last became closed, the demand continued quick up to the final sale afloat, which was Haverstraws, at \$8.50 per M, after which fresh purchases for a while were dependent upon Long Islands. Quite unexpectedly the first week in March found navigation again resumed, and almost immediately thereafter some Haverstraw stock offering for which \$8.50 was asked, without finding buyers above \$8.25 for the bulk, though a few specials were reported a fraction higher. The second week brought the first tow down from "Up River," and by the end of the month some stock all the way from Albany put in an appearance, and the demand, which in the meanwhile had been spasmodic, seemed to be settling into indifferent form and \$8 became practically the top rate. A little further easing off took place the first week in April, then came a temporary flurry in demand, on which sales crept up to \$8.12½@8.25 again, and that was the final development of strength, for while the demand continued very good the entire trade was surprised by the magnitude of the old supply coming to hand supplemented by new make from Jersey about April 25th, and the tone was easy. The advent of May brought the Centennial Jubilee, with the Exchange closed for three days, business practically suspended, stock accumulating, including the first arrivals of new Hudson River stock, and before business could be resumed again the bottom dropped out of the market with a perpendicular decline of \$1 per M, showing \$7 as top. A little slower, but none the less sure, the shrinkage in value continued until by the end of the month it was only exceptional makes of stock that could be sold above \$6 per M, the immense amount of work completed during the winter and the seasonable absence of new jobs in waiting just at this juncture having greatly curtailed demand.

So it continued until early June, with \$5.10 for several days all that could be depended upon, especially under pressure, but that was the turning point, for between an appreciation of the remarkable cheapness of the stock and spur of increasing wants buyers commenced to take hold with greater freedom and a recovery in value followed. After that for a period of a great many weeks the market ran along on fluctuations between \$6.00@6.50 per M, according to influence of supply and demand, until well into fall, when as high as \$7.25 was reached, but an open river keeping a steady stream of supplies coming forward without full compensatory demand, even with dealers stocking up somewhat, there was a settling back to \$7, and that was carried to the end of the year.

Incidental features of the season may be recorded in the somewhat increased amount of the plant tributary to this city, which was estimated at a capacity of 80,000,000 per week, and when it is considered that moulding commenced at the remarkably early date of March 27th and work was continued until an unusually late period in the fall, the output might have been prodigious. The calculation is, however, that there has been equal to fully three weeks absolute suspension of work which, with only a portion of the capacity running at other times owing to unfavorable weather conditions, has, of course, made considerable difference. At one time during midsummer the brick-makers at a meeting in this city came to an understanding that if eighty per cent. of the trade would agree, all moulding should stop October 1st. Results have shown that consent from the required percentage was not obtained. The market experienced a mild measure of excitement for a short time on the rumor that an immense combination had been formed of all manufacturers supplying this market, who were to pool their interests and erect a "Trust," but the scheme, it is generally understood, was soon abandoned, and an impression now prevails that the movement originated, partly at least, with parties a trifle anxious to work off their plant at a good round sum. In the matter of quality, brick have really averaged much better than might have been expected. More or less stock was, of course, caught at times by the rains, and once or twice during the season there was an offering of quite a little amount of washed brick, but the caution of manufacturers, natural and enforced, prevented a much larger amount, the weather signals proving sufficiently pronounced to give timely warning and prevent filling the yards with fresh moulded stock when there was danger of early rain.

Pale Brick have had a most excellent season, so far as selling the stock was concerned, with great uniformity in price. The two extremes for anything in the way of good stock were \$3 or \$4 per M, but most of the business was done intermediate, and week after week would find absolutely the same quotations prevailing, and frequently complaint from receivers or inability to secure supplies rapidly enough to satisfy all the calls made upon them. Toward the end of the year there was a temporary break in tone, but soon recovered again and went out in good shape. With such results and the existing laws, a great deal of moralizing might be indulged in, for while the usual fable is repeated about our sister city over the bridge taking about all this class of stock, there is every reason to suspect that considerable has been worked into local consumption, either through connivance or ignorance of the proper inspectors.

Fronts have not been playing a very important part in the local brick market for a few years past, owing to the general predilection for stone, and in this matter the old standard finest and fancy grades suffer most. Indeed, in the matter of Baltimores they have practically ceased to have an open market quotation, and are placed simply on special orders in nine cases out of ten, and while other makes of fine stock somewhat less costly do fairly well, their use here is not crowding the capacity of manufacturers to any extent. There is nothing the matter with the brick, quality preserving its standard and prices as reasonable as could be expected, and as generally known probably furnishing the most endurable material that could be used, but they are not entirely the "fad" and must await the revival of interest. North River Fronts have become "rears" to a considerable extent, and that in conjunction with a pretty good demand from out-of-town sources for buildings in which all sides are exposed affords a more general outlet, and the finer qualities, such as Croton Points, are reported as sold up close, the open weather having permitted some pretty late shipments, partly on contracts it was not expected to fill until spring. These grades, too, are affected by stone, by the light shades of brick brought in here from the West on special contract, sometimes without even passing through a dealer's hands, and are also confronted by a successful competitor for a great deal of work in the higher quality to which some makers of Hards are now steadily adhering and securing sale on their simple reputation alone.

COMPARATIVE PRICES OF BRICK, JANUARY 1ST.

	1888.	1889.	1890.
Pale.....	\$3 50@ 4 00	\$2 75@ 3 00	\$3 25@ 3 50
New Jersey..	6 25@ 7 00	6 00@ 7 00	5 50@ 6 50
North River..	6 75@ 7 75	6 50@ 7 50	6 00@ 7 00
Croton Fronts	14 00@16 00	14 00@16 00	14 00@16 00
Phila. Fronts.	27 00@28 00	20 50@21 00	22 00@24 00

Quite as much time and care as usual have been devoted to the collection of information necessary to reach the compilation of production and the supply remaining on hand at the end of the year, and we have received the valuable assistance and experience of gentlemen who favored us in former seasons. In deciding upon production, owing to faulty records of workers, a few carefully considered estimates have of necessity been resorted to. The stock on hand, however, is very close, so close indeed as to almost warrant the claim of as near absolute correctness as it is possible to reach. According to the figures as given there is an indicated consumption for 1889 of 946,000,000 brick, against 903,500,000 in 1888.

The following is the production of Brick at points from which the market draws its supply, during the years named:

1880.....	450,000,000	1885.....	850,000,000
1881.....	500,000,000	1886.....	962,000,000
1882.....	600,000,000	1887.....	960,000,000
1883.....	650,000,000	1888.....	960,000,000
1884.....	600,000,000	1889.....	1,000,000,000

STOCK OF BRICKS ON HAND AT BASE OF SUPPLIES JANUARY 1ST.

	1888.	1889.	1890.
Haverstraw Bay, etc.	78,000,000	79,500,000	105,000,000
Other points on N. R.	50,000,000	51,500,000	69,000,000
New Jersey.....	45,000,000	38,000,000	50,000,000
Long Island.....	10,000,000	10,000,000	9,500,000
Staten Island.....	3,500,000	4,000,000	3,500,000
Total.....	186,500,000	183,000,000	237,000,000

ported stock they are sufficiently fine to satisfy a considerable portion of the consumptive trade. Foreign goods have come out with freedom in part for stock, but to a very large extent on orders for special jobs, etc. The standard of quality has been well preserved and values therefore had good support, and of late have in a few cases stiffened a trifle. Sellers have as usual found most of their custom on the big and imposing work, yet the demand broadens out somewhat and new territory is constantly being added to the list of localities to which shipments are made. We find that for this class of stock, too, importers are talking about an advance during the incoming year, some of them say as much as \$7 per M. and lay it to the influence of more expensive fuel and labor with a feeling of danger regarding strikes as a possible check to production.

COMPARATIVE PRICES OF FIRE BRICK AT NEW YORK, JANUARY 1:

	1889.	1890.
Welsh.....per M.	\$21 50@	\$22 50@
English....."	25 00@32 00	25 00@32 50
American No. 1..	30 00@33 00	31 00@33 00
American No. 2..	23 00@28 00	23 00@28 00

The movement of Fire Brick at this port, so far as reported, were as follows:

	Imports.		Exports.	
	Number.	Value.	Number.	Value.
1880.....	1,504,462	80,000	\$3 208	
1881.....	1,968,230	181,359	8,361	
1882.....	2,831,033	269,810	9,843	
1883.....	1,256,135	358,616	11,039	
1884.....	1,524,000	300,100	9,042	
1885.....	1,081,625	195,636	7,075	
1886.....	1,156,250	223,010	7,838	
1887.....	2,424,353	294,250	9,566	
1888.....	1,552,051	255,060	8,929	
1889.....	1,316,796	409,100	15,981	

The importations indicating Enamelled Brick at this port compare as follows:

	1889.	1888.	1887.	1886.
Number.....	1,595,813	1,302,480	1,086,570	678,580

For roofing tiles the market has been somewhat more satisfactory than during the preceding year, the home production finding fair favor and the importation proving fuller with prices ruling firmer throughout. A fair number of tenders are said to be now under consideration by importers, and there is a reasonably promising outlook.

The imports and exports of Tiles, so far as made known, are as follows:

	Imports.		Exports.	
	Pcs.	Pkgs.	Pcs.	Pkgs.
1880.....	1,308	2,154	131	\$2,025
1881.....	861	4,649		1,149
1882.....	342	2,260	7,850	295
1883.....	167	2,114	1,446	98
1884.....	7,600	2,391	4,660	80
1885.....	120,070	3,073	3,390	217
1886.....	26,000	2,790	1,916	215
1887.....	76,333	1,638	1,288	149
1888.....	58,250	1,095	1,420	399
1889.....	241,275	2,074	1,400	24

GLASS.—Taken as a whole it has not been a year for liberal or thoroughly satisfactory business in imported cylinder glass, but a gain has been made toward the close, and the wind-up leaves affairs in comparatively cheerful condition. During the first eight months of the year there was a very dragging condition of affairs, and operators who secured anything like a respectable run of trade were a decided exception, while some talked and complained as though everything in the way of business had come to a complete standstill without hope of revival. Under the circumstances the natural effort was to attract custom, and the method a modification in the line of cost, which, in some cases, went to rather an extreme, and quite generally compelled all hands to sell closely. About August, however, demand commenced to assume quicker and fuller volume, and has since expanded into very acceptable proportions, with a feeling that a lull in trade for a week or two is only of a temporary character, and such as might be calculated upon with the turn of the year. Reviving interest among buyers also acted as a stimulus upon values, and steady but sure recovery took place, until a plane was reached that, without showing anything of a liberal or unusual character, afforded a margin over which less cause for complaint could be found, and, indeed, conservative operators admitted ruling rates to be fair. Opinions differ somewhat as to the quantity of stock on hand, but the average inclination is to estimate it as smaller, the prevailing conditions of trade during earlier portion of season having induced importers to exercise a great deal of caution in making contracts abroad, and while latterly orders have gone out more freely it was still only about a balance against demand, and leaves but a moderate surplus, if any at all. Localities dependent upon this market are also said to be scantily stocked, and that adds a further measure of confidence in the general prospects for the opening year. American cylinder has undergone variation and fluctuation similar in many respects to that noted on foreign, with the final end of the year finding the position in pretty good shape, outside the troubles and grievances, real or imagined, that appear inseparable from this portion of the trade. There is, as usual, a great deal of insinuation more or less of a deprecatory character about the unattractive quality of domestic window glass for local trade, but the stock is certainly growing in favor here and continually securing new outlets in the country at large. One year ago we mentioned a movement on foot to organize a general association or combine of all the glass makers in the country and a few months since it was near enough consummation to induce some of the sensational journals to confidently announce that a "Gigantic Trust" (in big capitals) had been formed, through which absolute control of the production and the regulation of prices would be entered in one board of management. There were just two important errors in this statement, however, for, as a matter of fact, no actual Trust was intended, and no general combination of manufacturers perfected, several of the State and other locality organizations in various portions of the country concluding that interests were not sufficiently identical to warrant such action. In the more important sections, however, producers are working well together and calculate upon keeping the output and value in good shape. Plate has, all in all, found a very good season, the disagreeable features noted in cylinder during many months proving less decided in the market for plate, though not altogether absent. There appears to be a particularly cheerful line of reports over the home product, the popularity and use of which is claimed to be steadily

spreading, and enthusiastic operators are confident that in a very short time it will entirely displace the foreign article except for silvering purposes. This is due, in a great measure, to a growing appreciation among manufacturers of the necessity for exercising the greatest care in handling their product, and, as a natural sequence, the raising of the standard of quality. Competition is still found, to some extent, from broken and retrimmed, and also second-hand stock, but operators devote less time to complaint over this inevitable feature and adjust their calculations accordingly.

The following shows the imports of Glass at New York during the past ten years:

	Window Glass.		Plate Glass.		L. G. Plate.	
	Pkgs.	Value.	Pkgs.	Value.	Pkgs.	Value.
1880.....	707,414	1,420,567	7,245	988,710	5,700	918,866
1881.....	404,752	980,828	8,386	986,823	5,594	790,052
1882.....	580,812	1,171,155	10,772	1,208,574	6,006	1,043,355
1883.....	719,275	1,407,717	10,383	1,033,525	6,051	1,183,851
1884.....	770,912	1,547,008	10,481	973,551	6,069	1,027,450
1885.....	555,488	757,274	9,066	843,542	6,939	1,209,943
1886.....	556,374	873,640	11,118	900,284	8,074	1,405,026
1887.....	598,465	845,327	13,411	1,090,149	9,226	1,568,104
1888.....	624,787	774,240	12,643	993,808	9,611	1,761,701
1889.....	585,115	662,322	9,830	833,524	8,726	1,620,611

Exports of glass from port of New York in years named:

	Window Glass.		Plate Glass.		Total Value.
	Value.	Value.	Value.	Value.	
1886.....	\$5,510	\$1,265			\$6,775
1887.....	8,399	9,773			18,172
1888.....	18,729	3,151			21,880
1889.....	6,291	7,122			13,413

HAIR.—Altogether it has been rather a troublesome sort of market for Plasterers' Hair during the greater portion of the year under which wholesale operators and dealers alike have suffered. The demand for consumption has naturally been in about ordinary relative proportion to other descriptions of building material and with a certain appreciative portion of custom it was not very difficult to deal upon a reasonably satisfactory basis, but the regular trade found it necessary to contend against a very disagreeable competition that for a long while succeeded in capturing a considerable amount of the current inquiry. The interfering factor was found in a large amount of poor goat hair from Eastern and local sources in the hands of peddlers who went about hawking their stock from pillar to post in any quantity to suit, and doing most of their trading direct with consumers who were attracted by the cost without giving much attention to quality. Indeed, very few regular dealers would handle the stuff at all even for the sake of accommodating their custom, as experience taught them that the sale of inferior goods must sooner or later react upon those who disposed of them for any purpose, and after having cut the price of first-class stock down to the lowest possible plane short of absolute loss, the keeping of hair was practically abandoned at many of the yards. Pretty much all the offering from the outside source to which we have referred, we are informed, was taken off by the use of arsenic and lime, which destroyed the vitality of the hair, besides which through impracticable handling it came upon sale in such irregular and poorly assorted condition, the only wonder is that any careful and well-posted builder or contractor could be induced to use it. The glaring character of the evil, however, in time brought its own cure, the test of attempts at actual use bringing a revelation to many who thought they had a bargain and within a month or two the frank admissions of mistake on the part of many consumers, and better still their orders for regular stock has strengthened the market and revived the confidence of legitimate dealers. It is not a time now for much business, but the outlook is considered good and hopes are entertained of ultimately restoring value to a basis that will give a living profit. Cattle hair, as usual of late years, finds limited favor with builders except for common, cheap work, but a great deal of white cattle as well as long washed goat hair is used as a mixing element in the production of cheap woolsens. The course of the market has not been an attraction for foreign stock and importations were comparatively moderate. During the year the Treasury Department, on an appeal by an importer, sustained the action of the Collector of Customs at this port in assessing duty at 10 per cent. ad valorem on a parcel of goat hair. The importer claimed that the hair was free under the provision for "hair of all kinds unmanufactured, not specially enumerated or provided for." The Appraiser reported that the hair was not hair of the common goat, as designated by the appellant, but was taken from the skin of the Angora goat, after being loosened by a process of liming, and the department holds that the provision for "hair of the alpaca goat and other like animals" includes all goat hair, whether of the common or other species.

Comparative prices of Plasterers' Hair per bushel, of 7 lbs., at New York, Jan. 1, for the years named:

Cattle.		Goat.		Cattle.		Goat.	
1881.....	14c.	15@18c.	1886.....	21@25c.	30@35c.		
1882.....	16c.	25c.	1887.....	21@25c.	30@35c.		
1883.....	21@25c.	35@38c.	1888.....	21@25c.	30@35c.		
1884.....	25@30c.	35@40c.	1889.....	18@21c.	28@30c.		
1885.....	31@25c.	30@35c.	1890.....	14@18c.	21@25c.		

HARDWARE.—Altogether there has been an improvement in the general tone of the market, and some increase of business with all the leading outlets. The commencement of the year was probably the slowest and most unsatisfactory, as operators generally were in very cautious mood, and neither buyer or seller knew exactly what stand to take; but as the season moved along there was a noticeable growth in the feeling of confidence, gradually merging into really healthy conditions. Buyers have not abandoned the very safe method of operating closely to well defined actual wants, refusing anything like speculative investment, even when it was quite evident that values must move into stronger position; yet this rule has been interpreted with somewhat greater latitude by calculating requirements rather further ahead, so far as thoroughly staple articles are concerned. All natural outlets have been represented in the distribution, both local and out of town, including an invasion of Canada and a pretty good increase of business on export account with other countries, and a good general selection was made, fancy stock as usual getting its share of attention toward the end of the year. Builders' hardware has found more country demand and a better city trade, the latter running all along the line of ordinary, good useful,

fancy and ornamental stock, making quite a favorable contrast with last season. Production was pressed a little at times, but never found seriously at fault, and custom has obtained what it called for on reasonably prompt delivery; indeed, most dealers assert that no delays occurred through want of stock of staple description. With such conditions as noted prevailing the natural tendency of values would be toward greater steadiness, and that feature has most certainly developed. For a few months early in the year there was some cutting of rates; but as business began to improve manufacturers drew closer and closer together, especially as they found a powerful assistant in the increased cost of pretty much all metals, and, indeed, the latter was such an important factor that quite a number of price lists and discount sheets had to be revised upon a new and higher basis in order to make a clear margin, and immediately after the turn of the year it is expected a very much more general marking up will take place on both heavy goods and shelf stock. Dependent custom is believed to be poorly stocked and likely to require a renewal of assortments somewhat earlier this season than usual.

The following shows the exports of Hardware and Cutlery from New York during the past four years:

	1886.	1887.	1888.	1889.
East Indies..	\$535,794	\$705,215	\$895,687	\$794,212
Europe.....	744,580	686,605	685,775	844,196
S. America...	898,673	1,046,353	1,020,540	1,236,890
West Indies..	228,687	231,790	315,722	359,812

Total..... \$2,457,740 \$2,670,963 \$2,917,724 \$3,235,110

LABOR.—The labor market during the season has been well supplied with artisans of the various degrees of skill and proficiency required and free from any violent or serious fluctuations in prices. Indeed, this prime element in producing, shaping and putting together the numerous descriptions of building material seems to have again passed through a season under very good restraint either voluntary or involuntary, and the results have proven beneficial to the workmen as well as those who employed their services. Once or twice general strikes were talked of, but mostly in the columns of a certain class of newspapers that are always willing to fan anything of that kind along for the sake of political capital, and the difficulties actually developed were mainly of the same minor character as during 1888, and directed against individuals, some particular job, or to boycott the use of certain specified material, one noticeable case of the latter attracting somewhat extra attention, and the particulars of which we published in full at the time. The Master Builders' Association members, we understand, have not suffered at all, the agreement entered into with the representatives of the working bodies at the annual conference in the spring having been faithfully adhered to on both sides. The knowledge that the "subject to strikes" clause was in the contracts has also again protected a great many builders outside the association, and especially those of good standing and prompt in their settlements, but a number of speculative builders and individuals putting up their own structures were subject to numerous and more or less serious annoyances. Indeed, it was among such that the "walking delegate" put in most of his fine work, and watching for opportune moments when employers could be caught at the greatest disadvantage sent forth the edicts that meant either a prompt settlement on the terms demanded or the stoppage of work at a juncture when it could least be afforded by the builder, though it is probable that the delegate never gave the laborer much of a thought. Some of these strikes threatened possibly had a measure of reason, while in others no doubt the excuse was forced, and on the latter if any workman lost it was a simple case of served them right. Artizans, too, who have left steady employment with regular operators at the standard rates and gone to speculative builders on a promise of a fraction more only to find that much of it was promise alone, are among those who can hardly be pitied, because the experience has been so common. No change in rates expected this year.

The following is a comparison of wages per day on the 1st of January of the years named:

	1887.	1888.	1889.	1890.
Ordinary labor	1.50@2.50	1.50@2.50	2.00@2.50	2.00@2.50
Masons.....	3.50@4.00	3.75@4.00	3.50@4.00	4.00@4.25
Plasterers....	3.75@4.00	4.00	4.00	4.00@4.50
Carpenters....	2.75@3.50	3.00@3.50	3.00@3.50	3.50@3.75
Plumbers.....	3.50@4.00	3.50@4.00	3.50@4.00	3.50@4.00
Painters.....	2.50@3.50	2.50@3.50	2.75@3.50	2.50@3.50
Stone cutters..	3.75@4.00	3.75@4.00	3.75@4.00	3.50@4.00

LATH.—While the majority of lath received in this city find consumption either here or in Brooklyn the actual boundaries of the market cover a much wider area, extending to points up the Hudson and numerous localities over in New Jersey, so that in one direction or another an outlet can generally be found. On the other hand, the number of regular receivers is not very large, and, as they work together in fair enough union to prevent suicidal competition values are rarely severely strained, through attempts either to force up prices or to slaughter stock on a mere matter of sentiment, and probably the natural factors of supply and demand assert themselves as an influence in a more direct degree than upon almost any other staple article in the material line. Some of the receivers have, during the year, indulged in occasional talks of somewhat buoyant character, but they accomplished little in the matter of action, and their harmless predictions served probably as intended, only as a diversion to the more or less monotonous character of the market. Indeed, as a matter of fact, the range of prices has been almost identical with that of the preceding year, and the extremes touched at about corresponding periods. That is, along in February and March, with almost nothing available for two or three weeks, and the demand pretty urgent, \$2.45@2.50 per M was reached, from which there was prompt enough reaction as soon as arrivals commenced to show up, and with many intermediate fluctuations the drop finally carried cost down to \$2.00@2.10 for standard stock, which is not quite so low as during 1888 for the same grade, though some inferior stuff from Maine ports did upon two or three occasions get below the two-dollar mark. It may also be well to include in the record that as an unusual occurrence for the time of the year there was a sharp drop in price during the month of January with \$2.10 accepted on a great deal of stock, owing to unexpected heavy arrivals from both Maine and the Provinces compelling receivers to skirmish around for custom outside of the city. This offering, however, seemed to clean up the holding of manufacturers pretty well, and it was followed by

the scarcity on which top prices were obtained as already noted. Of round wood stock there was a considerable quantity among the spring and early summer arrivals, probably about as much in the aggregate as during the preceding season, and as some of it was of really very good quality it acted as something of a check upon slab lath, though selling at the usual difference, say 5@10@15c. per M less, according to momentary conditions. The Northern lath coming to hand via Hudson River, however, appear to have been the great thorn in the side of receivers of Eastern cut, and were not only more plenty but available over a much larger period. As early as February something over half a million came in by rail and sold at \$2.40, pretty closely to the then ruling top rate, and after the river opened they kept coming forward at irregular intervals, a great many on contract made with dealers and contractors, with the down dip carrying rates to \$1.85@1.90, and exceptionally and momentarily to \$1.75@1.80 per M. As usual, there was a great deal of fault found with these, both by operators representing the coastwise product, they taking issue on the size and number in package, but there was evidently many dealers who could use them to advantage, and it is not likely the stock was brought here continuously at a loss. It is one of the texts of this trade that a matter of 5@10c per M on lath makes so little difference in the cost of a building that actual consumers rarely notice such changes, a theory possibly likely to hold good on single buildings, small jobs, etc., but large contractors and dealers must study every fraction, and they handle such goods as appear to be most remunerative wherever work in hand will permit. From indications during the year it looks very much as though about \$2.20@2.25 per M for Eastern was a plane at which objection to cost becomes quite pronounced and turned the thoughts of buyers toward anything that could be used as a substitute. The result to Eastern manufacturers, therefore, has not been of a character to induce them to send forward letters of congratulation, for by figuring out the relative difference it has been found that lath have been selling at equal to 25@50c. per M less than spruce timber. Chances for the incoming year are considered good, provided due allowance is made for the Northern lath, which have evidently come to stay. Of the Northern lath we have been unable to arrive at any figure of receipts that can be accepted as reliable, but have, as usual, given below the import from the British Provinces. This shows a slight increase, and there is also quite a gain from Maine, reaching up to 141,400,000, which is something of a surprise, but early season receipts were very full and the average size of cargoes has been considerably larger this year. Altogether there has been pretty nearly 300,000,000 lath received during the year.

The condition of the trade in the West was thus referred to in a recent issue of one of our contemporaries: "Lath is higher in all the white pine district than it has been in a good many years. This condition is due to a shortage in the stock. It is readily possible to believe that this is due, in a large measure, to the consumption of lath material in woven-wire farm fencing. An immense amount of the raw material which, in previous years, has gone into lath has been put into pickets for fencing. Meantime, very little lath is being used in the large buildings in the cities where vast quantities were absorbed only a few years ago. But the manufacturers of lumber everywhere are slabbing lighter than they did, and the amount of raw material which goes to the lath saws is less than it was at one time, not very long ago. But there has not been a great deal of money in lath for some time, and the lumber makers will welcome any change in the circumstances which will enable them to get something for their raw material, besides the cost which might otherwise be incurred of getting rid of just so much more refuse."

COMPARATIVE PRICES, JANUARY 1.

Eastern.	Cargo rate.	Eastern.	Cargo rate.
1881, per M. ...	\$2 10@ ...	1886, per M. ...	\$2 25@2 30
1882, per M. ...	2 00@ ...	1887, per M. ...	2 15@2 25
1883, per M. ...	2 40@2 45	1888, per M. ...	2 20@2 25
1884, per M. ...	2 00@2 25	1889, per M. ...	2 10@2 20
1885, per M. ...	2 50@ ...	1890, per M. ...	2 25@2 30

The following shows the imports and exports at New York of Lath for the periods named:

Imports from British Provinces.	Exports to all points.	No.	Value.
1880	40,513,700	946,000	\$1,300
1881	55,604,000	589,000	1,368
1882	77,181,800	1,094,800	4,257
1883	71,054,300	298,000	1,016
1884	77,250,900	1,326,000	3,951
1885	68,629,900	2,008,000	5,952
1886	114,226,100	1,741,000	4,580
1887	112,476,000	1,306,000	4,027
1888	126,571,000	1,814,000	5,974
1889	132,247,000	573,000	1,798

LIME.—This has been the most monotonous market on the entire list, and week after week, month after month the general form of reports was essentially unchanged, about the only variations to chronicle being found in the occasional fluctuations of demand or difference in the volume of arrivals. On Eastern stock the first five months' business of the year was carried under the manufacturers' compact of the previous season, and while at one time during the spring a little irregularity and shading took place on Thomaston stock the rate was as a rule held steadily. Naturally a measure of nervousness prevailed regarding the probable action of manufactures upon the expiration of the limit of their agreement, but after a few preliminaries of a consulting character the combination was renewed, the former rates fixed upon, and from that time to date the figures have remained intact so far as known. We have from time to time heard rumors of some quiet favors shown buyers and on by no means poor authority, but suspicions did not seem to locate on any leading receivers, and if there really has been any cutting of price conceded under extra allowances for discounts, etc., it was of much less flagrant character than during the preceding year. Indeed action of that kind in pronounced form would probably have resulted in shutting off all further commitment to the offender. Production is understood to have worked along smoothly, increasing or diminishing under orders from the association as the requirements of the general market might seem to suggest, and there was nothing particular to complain in the cost of work or packages, though now and then annoyance was experienced in obtaining prompt transportation owing to the scarcity of vessels. It is estimated that consumption has been much the same as during 1888, and while the state of the wind has been

a factor to sometimes keep back supplies for a while, and again to bring them in quite a bunchy form, the accumulation rarely caused any more than temporary inconvenience and never ran into a positive surplus that had to be forced, especially as the vessels were so chartered as to prevent claims for demurrage. In short, it has probably been the most even year on record, and while the margins over lay down cost was by no means liberal the results appear satisfactory alike to manufacturer, receiver, dealer and consumer. St. John lime has again played some part in meeting the local trade, as will be seen by our annexed record of imports, and while for some months the price remained about the same as at the commencement of the year there was afterward an advance of 5c. per bbl. and receivers say they could have placed more stock if available. Representatives of the State lime interest do not claim quite so full a trade as during the preceding season and attribute the falling off to the vast amount of wet weather. They have, however, managed to adjust production fairly to the wants of the market and maintain a steady line of value with arrangements such that deliveries can be made by rail if called for before the resumption of canal navigation. It is calculated that the accumulated stocks of all kinds in the hands of local dealers are about the same as one year ago, possibly a trifle fuller in some few instances. At the close advices from the Eastward report a cessation of shipments, temporarily, at least, and it comes to us pretty straight that as matters now stand the chances are all against the renewal of the combination among Rockland manufacturers when the present compact expires next spring.

COMPARATIVE PRICES OF EASTERN LIME AT NEW YORK, JANUARY 1.

—Rockland—			—Rockland—			St.		
Com.	Fin.	per	Com.	Fin.	per	Com.	Fin.	per
per	per	per	per	per	per	per	per	per
bb.	bb.	bb.	bb.	bb.	bb.	bb.	bb.	bb.
1881... \$	1 00	\$1 00	1886... \$	1 00	\$1 00	90@95		
1882... 1 25	1 40	1 40	1887... 1 00	1 20	1 20	90@95		
1883... 1 10	1 40	1 40	1888... 1 00	1 10	1 10	80@85		
1884... 1 00	1 20	1 20	1889... 1 00	1 20	1 20	85@90		
1885... 1 00	1 20	1 20	1890... 1 00	1 20	1 20	90@95		

The imports of Lime from St. John, N. B., compare as follows:

1885	..... bbls.	15,500
1886	..... "	42,618
1887	..... "	132,497
1888	..... "	111,213
1889	..... "	81,934

LUMBER.—It is many years since we have found so many diverging opinions over the results for the season as encountered while gathering suggestions for this review, yet a careful analysis and comparison leaves the impression that there has been a great deal of recuperation of the lost trade of 1888 and probably a gain over 1887 during the twelve months just closed. The fact is, business centres shift about to a considerable extent in the lumber trade, according to the points at which building operations may be greatest, and those dealers who remain at old localities waiting for the return of departed trade do the grumbling, while those who keep up with the procession or by their foresight have become so situated as to have the procession of business come up to them, are in cheerful humor. It is in the nature of things that with the steady growth of the two great cities and their suburbs, for which the big bridge forms the connecting link, there should be an increased outlet for lumber in various forms, and with the expansion comes occasional new methods and features, though nothing lately of very decided character. Inspection and classification have in many cases been improved, and in turn accepted as standard by shippers from interior points, so that while there is still entirely too much illy-sorted stuff sent this way, the offering has contained a larger portion of desirable goods than in 1888, leading to quicker and more satisfactory handling and fewer necessities for slaughtering. The close of navigation, too, has become a factor of less importance than in former years in view of the comparatively low cost and superior rail facilities for transporting stock of both hard and other woods. The formation of combinations among yard dealers, not alone to maintain a uniform price, but to protect themselves against many evils of more or less magnitude, is another innovation, and so long as these compacts are framed and carried out in the proper conservative spirit, they are, no doubt, calculated to prove quite beneficial. Furthermore, we believe every one of these combinations have a tendency to add a stone for the foundation of a Lumber Exchange, and will, in conjunction with the embryo associations in the wholesale market, it is to be hoped, finally come together in an amalgamation practically representing and protecting the entire lumber interests of the city. A great deal of stock has been sold direct to the consumer, probably more than in the preceding year, as many agents have located here with that avowed purpose, and this, of course, has become more or less an annoyance and source of complaint among yard dealers, without any good remedy suggested. There has also been a large and varied assortment of agents in attendance, some experienced and some inexperienced, offering supplies to dealers and occasionally at what would appear to be absolute bargains in the matter of cost, but finding those who were dealing direct with the mills affording practically no custom at all, and those who were not so dealing manifesting quite an indifferent spirit, the field of labor was transferred to other sections. That course was detrimental somewhat to local trade, as the drummers placed a great deal of stock with small outside dealers ordinarily dependent upon this market. The scope of distribution from this point, however, continues reasonably wide, embracing the lower end of Westchester County, Staten Island, to some extent, Newark and Jersey City and its nearby cities, while Brooklyn finds a really good line of trade on Long Island, where the attendance of traveling salesmen is said to be few and far between. Locally, the trade down town, as in former years, is principally in stock for repairs and for manufacturing purposes, but increases in general character as we get up town, and in the Harlem district requires more or less of every description of stock, as it is there where the vast amount of work in the way of improvement is going on. Prices, with few exceptions, have ruled on a comparatively easy basis, both wholesale and retail, and especially bulk lots from interior points, whence the pressure to realize was most pronounced. Accumulations in the aggregate are probably up to the average, but are scattered and unevenly divided, some dealers being

scantly supplied, owing to inability to get the description of goods wanted, and others because they had no special faith in the future and consequently made investments light accordingly. There has, since the canal closed, been quite a little pressure to place car lots of stock, but with limited, unsatisfactory result. In most cases, dealers have a pretty good opinion of the prospects, especially should the winter prove an open one, as all the indications to date of present writing seem to point, and if the World's Fair be located here it must, of course, prove of vast benefit to lumber as well as all other building material.

We have taken considerable trouble during the past year to obtain something in the way of statistics that would show the receipts of lumber and other wood products at this port, and have met with some success. We frankly admit, however, that the record is by no means perfect, as many difficulties presented themselves that appeared impossible to overcome. Of the coastwise supplies of lumber and piling the showing is a very close approximation to the actual amount received, but other stuff doubtless short; while the arrivals from the interior are canal and rail receipts so far as they could be ascertained. So far as they go, however, the figures are liberal and interesting, and we give them for what they may be worth as an indication of New York's capacity for consuming the products of the forest:

PARTIAL RECEIPTS OF LUMBER AND OTHER FOREST PRODUCTS AT NEW YORK DURING 1889.

Lumber, Eastern coast, ft. ...	150,000,000	} 1,243,000
" Southern coast, ft. ...	233,000,000	
" Interior, canal and car lots ...	850,000,000	
Logs, interior car lots, number ...	24,150	
Box shooks, interior car lots, bundles ...	1,353,750	
Piling, coastwise, pieces ...	176,349	
Lath, coastwise, pieces ...	300,000,000	
Shingles, coastwise, pieces ...	80,000,000	
Staves, Southern coast, pieces ...	2,932,000	
" interior car lots, bundles ...	3,494,400	
Heading, interior car lots, bundles ...	757,900	
Hoops, interior car lots, bundles ...	367,500	

Since compiling the above a local trade journal has reached us with tabulated statements, going into somewhat elaborate estimates. A portion of the figures named are closely in accord without, but the compiler, by adopting a plan of reducing everything to feet, including mahogany, cedar, lath, staves, shooks, shingles, piling, etc., makes it appear that the receipts at this port during 1889 amounted to the enormous total of in round figures 1,622,000,000 feet. Quite a snug little lumber market take it altogether.

Eastern Spruce has had its ups and downs during the year, but rather more "ups" than otherwise, and on the whole the market was a good one, making an exceeding favorable contrast with the preceding season. In fact, sellers seldom more than temporarily lost advantage, the general average of price was considerably higher, and about the one complaint throughout was over the scantiness of the offerings at the time they were most wanted; though had not this feature existed there is doubt as to whether the value range would have proven so full, as the keynote to the situation was rather in the light supply than in any great spread to the demand. During the first three months of the year a good steady tone prevailed without any great variation in price, and buyers did not appear inclined to contest the situation seriously, but the last week in March brought in an immense fleet of lumber-laden craft from both Maine and the Provinces, and while a great many of the cargoes were under contract a sufficient number were unsold to make a surplus and drop prices 50c.@\$1.00 per M in rather sudden order. During April and early May the arrivals continued pretty liberal, the Maine ports in particular contributing a very large percentage, and the rates continued easy until \$14.50 was accepted on some of the least desirable random and possibly less in exceptional cases, though that figure appeared to be about the average inside, and made the base from which there was a slow but steady recovery, and for the balance of the year receivers rarely found themselves at a disadvantage in the matter of setting terms, but were frequently unable to satisfy their regular custom, even on distant deliveries. During the earlier portion of the season dealers seemed to have an idea that the talk about the exhaustion of the supply of logs was simply the regulation story sent on from the Eastward, and the free offering to which we have already alluded naturally had a tendency to confirm the supposition; but efforts to obtain contracts on specials, the fact that some regular vessels had left the route for want of assurance of freight, and other developments seem to bring a strong impression that manufacturers were not drawing the long bow, with the result to be found in a prompt straight demand whenever supplies were wanted. Final positive conviction came when dealers met with disappointment after standing off for the annual August decline, only a few weak-kneed sellers surrendering a fraction during that month, and within thirty to sixty days thereafter buyers were begging to have orders placed without success, this latter demand to a very considerable extent representing a call for stock rather than for immediate consumption. During July a labor strike at Bangor cut out many days of production and tended to still further reduce the quantity available. During the fall a great many of the logs came down, and the mills if urged could have turned out a larger quantity of stock; but manufacturers, especially at St. John, refused to hurry themselves at all, indeed expressed a determination to carry their logs over, and did so, on the belief that upon the opening of spring trade they will have still greater advantages and exact from buyers almost anything within the bounds of reason it might be thought well to ask. So far as local dealers are concerned at the close of the year, they are carrying a very fair stock all things considered, but no abundance, and should it prove a continuous open winter again are likely to distribute with some freedom and help create the conditions upon which sellers are calculating, though, of course, there is a plane of cost at which consumption would be checked and seek substitutes, and it may also be well to bear in mind that some pretty free work is being done in the woods this winter at all points of supply which may prove a factor of importance. Indeed, while the present conditions are certainly remarkably strong, operators here probably understand better than manufacturers that the market has possibly expanded pretty nearly to its legitimate boundaries and attempts at further strain may overdo matters and bring about a sudden and unexpected collapse. Even as it is some of the trade, and not all of them dealers by any means, are predicting just such a result before midsummer. There has been nothing particularly new in the form and methods of local trade, except possibly that the circumstances under which business was conducted

gave the smaller dimensions a chance to keep a little closer company in the matter of price with wide stuff, while extra sizes have at times commanded more than the ordinary premium, and agents have claimed they could have obtained about what they might choose to ask when custom was getting a little desperate regarding specials. For our immediate city trade the favorite cuts have as usual been 10 and 12 inch 24 to 25 feet, though Brooklyn is commencing to want more of that class of stock, and is also a good consumer of 8 inch 14 to 20 feet. Cargoes have continued to average pretty full, indeed larger than last year, and no noticeable objection came from the majority of buyers. During the year there has been some offering of West Virginia spruce and a little of it handled, with the cut ranging 20 feet and under in length, and any ordinary width asked for, the price said to be \$16 per M at Jersey City. The wood is spoken of as showing a brittle tendency, and not likely to become popular for general work. Although the receipts from St. John N. B., show quite a falling away for the season, there has off and on been a great many cargoes dropping in from the Nova Scotia ports, and we find on the footing for the year that the total shows in round numbers 58,000,000 feet, or really a small excess over the preceding year from the Provinces. We have been unable to complete the record from Maine, but the indications point to a very considerable falling off. Within the past two or three months our local retail dealers in spruce have come together for the purpose of forming a protective combination similar in many respects to that existing in the yellow pine trade. The main objective point seems to be to guard against useless competition and cutting of values, and if these ideas are carried out on an equitable basis the association is likely to prosper. Full details have already been given in our columns.

Northern Spruce has found quite an irregular, and possibly not altogether satisfactory market, as the selling side labored under some disadvantages, more, however, upon the matter of supply than demand. Indeed, most of the testimony obtained leads to the inference that this portion of the stock has retained at least its average position in the general movement of lumber, and some claims are for an increase of consumption, especially at some of the nearby or suburban dependent points. Against the comparative freedom of the outlet, however, was to be placed the liberality of the supply, manufacturers having got about all their logs down, owing to the peculiarly favorable condition of the streams, and there being no feeling of co-operation in the matter of production. Each mill seemed to work at times as if the main object of the owner was to see how much could be turned out in a given space of time. During the entire season, however, there was an absence if anything like real direct or severe pressure to realize, and except for a little while during midsummer rates were supported on quite a uniform sort of basis and for first-class standard cuts buyers could claim no great favors. There is generally understood to be a reasonably good stock wintered at ordinary points of accumulation, yet in a position to be controlled without much difficulty, and expectations regarding spring trade of a character to inspire holders with considerable confidence.

Hemlock has secured quite as much attention as during the preceding year, possibly a trifle fuller sale if anything, and while the variations in value were not wide there was at one time a somewhat feverish feeling growing out of sensational and groundless reports, started by the penny-a-liners of some of our local journals and copied widely throughout the country. This occurred at the time of the Johnstown and Williamsport floods, when it will be remembered a vast quantity of lumber and logs were washed down stream, and at once went up the cry of a great scarcity of hemlock, with even a corner in the wood talked of, and \$14.00 per M and upward suggested as a price. It pretty much all ended in talk, however, so far as our local market was concerned, for as a matter of fact neither the mills or the logs from whence our supply of Pennsylvania stock is drawn were seriously injured by the floods, Philadelphia and vicinity in reality being the localities at which most inconvenience was felt, and a great deal of that of only temporary character, and eventually in one way or another a considerable quantity of the derelict stuff was recovered and made useful. There was unquestionably an effort to put the rate up here, and on the first flurry we remember quite distinctly receiving reports of buyers somewhat hastily closing pending contracts, and in a few cases adding to amounts originally under treaty. There was not, however, at any time an advance positively established and sellers very soon began to discover that they had two influences to compete against of a very potent character, the majority of custom flatly refusing to advance its line of bidding, and the offering of Northern stock coming out in a liberal manner and under such terms as to indicate quite clearly that it would be a very aggressive competitor and able for a time to practically control the position in the formation of values. Not that Pennsylvania stock lost caste at all in the matter of quality, or attractions, indeed a few buyers will have nothing else, but it cannot be made to satisfy the general run of trade with plenty of stock from the Northward available at a marked saving in cost. The large amount of Northern Hemlock offering during the season was the results of the copious rains which bought the logs down with a run, and led to a production that became the important factor we have already advised. The supply, however, seems to have been handled with a great deal of discretion, and while, of course, at times leading to some annoyance and more or less irregularity in value it was rare that regular operators offered anything unusual in the way of a low price of cost, and by reaching out for other markets it is understood finally succeeded in securing a place for a large proportion of what at one time threatened to be an uncomfortable sort of accumulation to wind up the season with. It was a frequent experience here during the summer and fall to have buyers claiming ability to obtain supplies, at a cut of at least 5 c. per M from regular rates, and solemnly insisting that they had purchased on such basis. And, as a rule, their statements were correct, but a little cross-questioning or other investigation generally elicited the information that the stock handled was in odd lots, offered by boatmen, etc., who without intimate knowledge of the market and compelled frequently to hurry their trades could be "squeezed" by a little judicious management. Since the close of the Northern season, however, the Pennsylvania product has commenced to stiffen in tone again, and as it is understood that many manufacturers have been working light, the available supply is not extensive, and rates are hardening on all first-class stuff. Joist are rather the slowest in finding sale, but boards 1x10 and 13 feet long is what everyone calls for, and a very much larger quantity

could be sold promptly if offered. There seems to be a first-rate opinion of hemlock for the coming year, so far as demand is concerned, and operators seem to have an idea that supplies will be no greater if as full. The consumption of hemlock at the West has continued to gain somewhat, and complaints over its use are becoming less frequent.

White Pine has again found an irregular market throughout pretty much the entire year, and at all seasons, spring, summer, fall and winter, it was much easier to hear expressions of complaint and dissatisfaction than words of praise and cheerfulness. It is very probable, and indeed absolutely certain, that a great deal of the fault-finding was strained and exaggerated with adverse features seized upon and given wide currency, frequently in distorted form, by parties interested in the introduction of other woods, yet the loss of favor to which White Pine found itself subjected during 1887 and 1888 has continued during the past year, not only here but throughout the entire country, and instead of standing out boldly as an independent leading grade it has been compelled to acknowledge the competitive merits of other products of the forest and take its chances along with them. A great many of the hardwoods in one way or another have acted as a partial displacing element, but Poplar and Southe Pine have no doubt proven the most successful competitors, partly on their merits and partly through the systematized and vigorous manner in which they have urged into all consumptive channels to which they were adopted. Every conservative operator admits this readily enough and the natural tendency has been to adjust matters to the order of things as they exist, and the accusations that have upon occasion been allowed to go forth to the effect that dealers here were stubbornly refusing to recognize the possibility of anything taking the place of White Pine, were only useful in revealing the inability of those who were reckless enough to make the charge. Indeed no better refutation of such nonsense can be found than in the class of dealers who continue to make White Pine a specialty, and it has also had a due and fair proportion of the natural increase that has come to the general lumber trade of this city, the only difference as compared with several years ago being in the cutting down of the exceptional percentage of the gain. It may be well to add also as a portion of the record that within a month or two we have in several instances heard reports of the return of prodigal custom, especially from the use of poplar, owing to indications, and for that matter absolute experience, that sellers were foisting an inferior quality of the latter wood upon the market, though it is but justice to say that these charges in all cases appeared to locate upon outsiders and not upon members of the association. As a very natural result of the situation in which they were placed dealers have found it desirable to keep terms attractive and margins narrow, though as a partial compensation they have found it possible to secure stock for replenishment without difficulty and at comparatively low cost. Many have as usual drawn direct upon primary points, either from their own mills or manufacturers who can and do cut to suit exactly the special custom tendered them. Of open general offering, however, there was always enough and to spare, with occasionally a raid of salesmen seeking orders that made it look as though interior holders were getting a little desperate in the effort to realize. This was in part due to the permeation of the competitive offering of Southern pine into the Western district inducing the white pine men to turn their efforts Eastward in the search for relief, and in part to the fact that right at home as it were, at Buffalo and Tonawanda, and even at Albany, the necessity for a more spirited and direct effort to closely and persistently canvass them for custom has been recognized and acted upon with much success, to the frequent disquiet of the salesmen from more distant points. One of the plans operators from the other end of this State are trying to popularize, is to have dealers buy or engage their stuff in large quantities and shipped and settled for as desired. A feature of the local market is that it now has to depend upon the consumption of the cities and their immediate suburbs almost exclusively as a means for distributing the supplies, the army of drummers having explored pretty much every nook and corner of the Eastward, and a great deal of demand formerly dependent upon this market now plumes itself upon receiving goods direct. Uppels have again proven the most unsatisfactory grade to handle, as it was too costly for any but special use, even when offered, as it frequently has been, at less than it could be replaced, while box had the surest sale and maintained a pretty full rate. Siding has done very well, probably a little better in annexed district, etc., than in the city, and both ceiling and flooring found better sale than might have been expected through the reports of sellers of competing stock. Accumulations here are somewhat irregular in quantity, according to the sentiment of dealers, but plenty to work with, and evidently no great fear about the chance for additions, as there is a large stock left on hand at pretty much all interior points, and since the close of navigation a good offering for rail shipment, though just at the present juncture many agents have gone to headquarters to report and receive instructions for future movements. There is one feature in connection with the general white pine market that might with propriety be kept in view. It has not thus far given signs of any inherent tendency to demoralization, but simply seems to have come down from the extreme plane of supremacy formerly occupied, and producers as a rule, having ample means to carry them along through the period of transition, will eventually adjust their methods to the new order of things, though from current reports it looks as if there was in some sections too much work going on in the woods this winter for the good of the trade. The amount handled for export has been greater than last year, but most of it, early in the season, or say, well up to the end of summer, and hardly the growth of orders ordinarily expected after Canadian shipments have become cut off. There have been fair offerings here in assortment, and at reasonable rates, and more stock could have been brought forward if desired, but the trouble has been in the financial straits prevailing on the River Plate, and a hesitation to move on Brazilian account until the status of the new government becomes thoroughly determined.

Yellow Pine has not only thoroughly supported the improved conditions noted one year ago, but shares a realization of the promises then given of a further substantial gain in the solidity of the market. Steady, full demand, even at periods when other grades of lumber were more or less under neglect, was the foundation upon which operators had the opportunity to build, and by their good management in making conservative use of natural advantages they have succeeded in working up a structure that embodies most of the essentials of a healthy business conducted on legitimate lines, affording a fair margin of profit to

pretty much all interested, and making still more decided the contrast with the state of affairs a few years ago, when the trade had fallen into almost utter demoralization and become practically at the mercy of buyers. The seeker after detailed and close information on this market, unless accompanied by a more or less substantial order for stock, has not met with that response and courtesy ordinarily accorded those who are willing to disseminate all reliable news for the benefit of the entire trade; but a narrow policy of that kind benefits no one—is very apt to react in the end upon those who practice it, and really deserves notice, only by way of explanation of any shortcomings that may seem to exist in reports. The instrumental factors of the greatest power in securing benefits from the expanding consumption were the two organizations of operators, one of wholesalers and the other of retailers, working on somewhat independent lines, so far as the distinctive features of their respective branches of the business might be concerned, yet in thorough harmony whenever the general benefit of the trade so suggested. Buyers who have wasted time shopping about among the yards rarely secured any advantage, except the knowledge that retailers could not be severed from a uniform line of valuation, especially on standard grades of stock, and the result of this has been to inspire such confidence that when future wants had to be met orders were placed with the most accessible dealer, and after only ordinary and natural negotiations. The same rule has held good on the open cargo market and the placing of special orders, customers generally discovering that, except positively in the matter of minor details, any responsible house or agent, willing and prepared to accept their tenders, had about the one basis of cost, from which no deviation could be forced. Of course there have been exceptions to the rule and occasional claims put forth of considerable cutting of prices, but when these stories were carefully run down, they generally brought up against a deal with some small outside operator, and not infrequently, if watched to final culmination, the buyer was very apt, as he ruefully looked over the faulty gradings, etc., to wish that he had stuck to the regular line of sellers, whose very firmness on valuation was an additional guarantee of intention to deliver standard stock according to understanding and agreement. In fact, cutting and slashing of prices appeared to have become practically eliminated from this market, and the "take an order at any price" method simply a bit of past history, serving as a useful contrast to aid in preserving the present healthy and profitable basis. It has been no uncommon occurrence during the year to find buyers compelled to do a great deal of running around in the effort to place specifications, not always because they were extra difficult, but even when of average dimensions, simply because most of the mills were well provided with work and felt no necessity or desire to commit themselves to engagements they were in any way doubtful about meeting. The range of cost has been higher, but only as a natural sequence of the better balance between supply and demand, and that ruling advantages have not been used to extract extreme rates is probably the best refutation of the charge made last year to the effect that the wholesalers' combination was formed for the purpose of cornering the market and would be assisted by the co-operation of the retailers. The facts of the case are that the yellow pine trade had become so completely disorganized and unprofitable, by reckless and unprofitable methods, that it required heroic measures to save it, and these have been applied with the beneficial results already recorded, while the evidences seem to show that advantages have been thus far so managed as to make an equitable adjustment between manufacturers, wholesalers, retailers and consumers. The use of this wood covers the usual wide range, from dock building up to some of the most attractive house trim, and its consumption on the several outlets is increasing, while the area of distribution broadens out materially, the West in particular having become a liberal customer, drawing its supplies direct, of course, and a factor on our local market only as it may serve to make manufacturers more independent. Coastwise receipts, as recorded in comparison through tabulated statement annexed, speak for themselves, but are not a full representation of the supply, as a considerable amount of stock came in by rail, of which no distinct record is available. Much confidence is felt in the chances for the new year supported by the specifications of both small and large dimensions already in hand for estimate and bidding, and operators calculated that the class of work likely to be stimulated by the Fair will benefit that class of lumber quite as much if not more than any other. The export trade, mostly on f. o. b. orders as usual, has been somewhat erratic and not altogether satisfactory. About an average amount is claimed for Europe by some of the operators, and others say that the India deal was a very good one, but South American business was greatly disturbed, first by financial irregularities and subsequently by the Brazilian change of government, though it is thought that eventually the latter may bring material benefit.

The receipts of lumber from the Southern coast reported at this port for a series of years are as follows:

Year.	Feet.	Year.	Feet.
1880.....	130,329,000	1885.....	128,752,000
1881.....	134,261,000	1886.....	165,087,000
1882.....	141,372,000	1887.....	220,622,000
1883.....	136,370,000	1888.....	219,522,000
1884.....	103,578,000	1889.....	233,197,000

Receipts of Cedar reported from Southern ports as follows:

Year.	Logs.	Feet.	Cases.
1880.....	18,819	619,865	5,208
1881.....	18,434	437,289	6,270
1882.....	15,121	694,900	7,663
1883.....	20,545	2,034,000	7,757
1884.....	8,932	1,729,500	12,766
1885.....	12,003	1,411,316	14,503
1886.....	18,986	1,090,770	15,800
1887.....	17,522	512,987	19,284
1888.....	13,298	624,700	16,915
1889.....	26,120	558,845	20,803

Carolina Pine timber has probably found a trifle fuller sale, but more as the result of chance than through any attractions of natural merit, as appreciated by local dealers and consumers. Indeed, the call has come almost wholly from custom in a position to run the stuff into immediate use and wanted something very cheap, in order to save margin on contracts taken for rough work, and this class of wood just about filled the bill. The trade was mostly during the summer and fall, however, and we are unable to learn of any laid away for stock. For the kiln-dried, rough and dressed stock, however, conditions have been of quite an opposite character, and there is a still further gain in the volume of business for pretty much all grades, not the vast expansion of trade constantly clamoring for an unattainable supply, as some of

the subsidized reports would have had it appear, but a good, healthy growth that has kept manufacturers busy even with an addition made to productive capacity, and along toward the end of the season, when buyers became somewhat anxious to get supplies into yard rapidly, there was a natural running behind with orders, in some cases due to scant shipping facilities. However, on the whole the market has been managed well, and to that is due the success attained, and which can probably be carried without difficulty, if ordinary care is used. When the first determined effort was made to introduce the wood upon a more liberal scale, the prejudice of many years experience with it in always a poorly prepared condition, had to be met, and as not much additional pains was taken to improve quality sales were slow and more or less unsatisfactory, dealers and consumers alike raising their voice against the stuff. Fortunately, however, there were many manufacturers determined not to be discouraged, and with shrewdness enough to carefully investigate and ascertain directly what the market did want, they went to work to improve general run of quality, adopt a grading to the wants of custom, and, in fact, in every way make their offering as attractive as possible, and while that brought a good return during 1888, the benefits have been of even more pronounced character during the season just closed. Buyers have, in fact, gradually become convinced of the merits of Carolina Pine for various uses, and gathering confidence from the evidences of intention to maintain a high standard of quality took hold with the increasing freedom to which we have already referred, especially as sellers have also acted conservatively in the matter of cost. For while generally refusing to make any concessions from the line of valuation decided upon at the commencement of the season, there was also an absence of attempt to push up cost, even when ruling conditions might have appeared to justify such a course. There was, however, to be found, at times, the usual exception to the rule, and once or twice quite an amount of grumbling might be heard about the cutting on rates. Investigation did not always prove the complaints to be well founded, and in nine cases out of ten, where the charge was found to be in accord with the facts, it was simply due to the efforts of some new seller seeking a foothold, but not impressed with the necessity of having every foot of his lumber right up to the standard of quality claimed for it. Experience, the best of teachers, however, soon brought improvement in condition, and with it recovery in tone. Rate cutting, in fact, has become quite an exceptional matter, and that, of course, is another victory scored by manufacturers. The consuming points include the city market, where there is a slight increase; Brooklyn, with a very liberal addition to the demand; and a more extensive boundary of distribution to interior localities East, this State and Pennsylvania, and as far west as Ohio, while, in variety, flooring and ceiling were the most popular, but there is a claim for not only an established trade in box boards, but excellent conditions prevailing to hope for a still further increase. The grade of boxes a rule shipped, has admitted of some sorting and of which was obtained stuff utilized for roofing boards. There was at one time some talk about workmen demanding extra pay for putting together boxes from Carolina pine, but nothing of the kind appeared to materialize. The dressing mills started in this vicinity, and to which reference was made last year, have proven a success, and were frequently kept on the jump to meet their booked orders.

Hardwoods have found a somewhat diversified trade, at times quick, and then again slow enough to draw out considerable complaint, yet on the whole the actual consumption has probably been nearly or quite as full as last year, without making any great amount of show over it. That is, changes in methods for one thing have brought dealers and large furniture manufacturers in still more direct connection with producers, and considerable quantities of stock practically pass directly from the mill into our local yard accumulation or actual consumers' hands; while the replenishing of stocks and assortments from time to time broken into, through distribution, has been of a quiet undemonstrative sort of character, that, without any special intention to that end, has really served to conceal a great deal of business. So far as the retail or yard trade is concerned a pretty steady line of valuation is retained, and probably a fair margin for profit found; but it is a mooted question if there was any money in the deals made here for larger parcels, as whatever the demands have been, greater or smaller, there was always enough stock awaiting it, with the exception of very choice qualities, which, as in former seasons, have, as a rule, only become available under special agreement and iron-bound guarantee. Exactly why this territory should have been considered a peculiarly hopeful and promising field of operations, after the experience of 1888, is not very clear, yet it is certain that during the early portion of the season the tide of sellers commenced to flow, and reached its flood during the summer and early fall, embracing within its body a large number of new agents, who, in common with the older ones, when they found it impossible to place goods here, flopped over into the surrounding districts, some of which were dependent upon this market, and, in fact, made a thorough canvass of the Eastern trade. Within two or three months, however, a great many sellers have disappeared, partly because it was simply a matter of unbalanced expense for them to remain longer, and partly to escape the complaints growing out of the arrival of some of their sales, revealing quality so poorly fitted to the wants of this market, that buyers were inclined to prompt repudiation unless a rebate of some kind was allowed. Compromises of various kinds were patched up, but that did not serve to remove the reflected injury felt to a greater or less extent by all the better qualities of stock. Another old, and therefore still more disagreeable unsettling factor was to be found in the consigning methods of interior shippers, who either fail to read their trade journals, or to accept the advice of dealers here, have persisted in sending forward such stock as they thought the market wanted, and missing it by so wide a mark as to be practically at the mercy of buyers, no matter how hard a consignee might try to save them. Buyers may be very hard in the matter of grading—it would be poor business if they saw such an opportunity and did not improve it; but producers who send supplies haphazard have no right to complain when they could secure themselves against loss by simply writing to some first-class house for information as to quality, quantity, and methods of shipment, and then following instructions to the letter. Our local market is one of it not the very best for strictly perfect quality hardwood lumber, and always has room for a little more. The condition of transportation charges for a long while has been of a uniform reasonable character, and promises to continue, a feature that to some extent creates a certain amount of indifference among buyers when suggestions of "accumulating for winter and spring" are made, yet certain indications have prevailed leading to the impression that some of the

large dealers have become possessed of larger amounts than at this time last year, and will add to them steadily in confident anticipation of the future. A good foreign trade has been done during the year, embracing about the usual relative proportions of the various grades, as our tabulated statement annexed will show, but there was a constant and determined call from shippers for the best of quality, as every time anything else slipped through back came a grumble from the other side, loud and deep. A great many manufacturers took it into their heads there was a great deal of money in the export business at the rates quoted, and at once went in to run a deal themselves. The result came about as might have been expected, in the arrival of a great amount of stuff totally unfitted for the outlet intended, and unsalable except at a very low figure. There is nothing the matter with the export trade, indeed it is improving, but it will take only such stock as specially qualified operators select, and attempts to force upon it anything else results in failure and loss.

While probably every recognized hardwood has some custom on this market the character of the demand varies greatly. Walnut, in view of its former popularity, appears to have become almost a nonentity so far as the home trade is concerned in the matter of good and choice quality. It costs too much and the whim of fashion is against it. Rejects and culls, however, sell to some extent whenever they are placed low enough to cope with competing woods. The export call for walnut was a very good one pretty much all the season, and the sale of stock fully adapted to that outlet never appeared to drag. The selection was close, not necessarily entirely clear, but free from unsound knots and splits, and 10 inches or better, though the measure is gradually falling to 8 inches as a necessity in absence of the larger size. Cherry has frequently been reported as losing popularity, yet that is hardly the proper term to use as it is just as much in favor as ever, but only the few who can afford to work fine stock into consumption at the ruling extreme valuation, with price sure to go higher should demand in any way quicken owing to great scarcity of supplies, especially old growth. Culls and common cherry has found little favor even at several dollars per M shading in cost from last year. Poplar has again been a bone of contention, and between those who were hired to disseminate favorable reports of the wood, others employed to depreciate it, and the mixed character of suggestions from actual buyers and sellers, the market was in quite a chaotic state at times. The formation of the poplar manufacturers association and the establishment of a fixed code of prices seem likely to afford a steady basis, but hardly had the list been announced when charges and counter charges about cutting prices commenced and continued to the close, even after a second meeting of the association had reiterated the firm and confident feeling of manufacturers with an expressed determination to stand for full valuation. From an impartial and disinterested standpoint it looks as though poplar had sold with a little more freedom than last year, and on really choice stock commanded full rates as a rule, but with a great deal of competition buyers would shade now and then on good grades, and on poor stuff name some pretty low rates, and buyers who obtained the latter did most boasting about weakness, for what it might be worth. Among one of increased sources of consumption for poplar during the year was in the manufacture of bungs, of which vast quantities are constantly turned out for home use and shipment. Plain sawed oak has undergone little or no change during the year on the home demand, but there was a fair call now and then for export, with prices nominally steady, though it is generally surmised that careful buyers obtained many little advantages. Quarter sawed oak, however, has probably been one of the best selling woods on the market, with a broadening demand and hardening line of value, though a great many operators complain that the ruling prices were not full enough in proportion to the popularity of the wood and the cost of getting out just what was required to satisfy the taste of the average run of consumers. The standard of quality as generally set as required has repudiated anything less than 6 inches in width and thence up to 16 or 18 inches, and each piece to show something in the way of a distinctive feature. Anything deviating from that was pretty sure to be relegated to second place, while the attempt to run in white and red oak, especially narrow, meets with still greater discomfiture and is the basis for the grumbles that are now and then heard regarding the unfavorable market. There was, however, nothing the matter with the market, the trouble was with the stock. Ash has done better than last year in finding a somewhat fuller and more continuous trade, but like every other description of hardwood it was only on the best of quality that buyers' attention could be retained at a full line of valuation. Boards have been the most certain selling out of ash, indeed probably sixty or seventy per cent. of the demand was for boards wide and dry running 8 to 18 inches, and largely 14 to 16 feet long and in a few cases where 16-foot stock preponderated quite a little premium was paid. There has been a pretty good export call for ash at times, and of course this custom was extra particular over quality and insisted that stock should run 10 inches and over in width. Sycamore has met with about the usual demand for consumption in the manufacture of tobacco boxes, but there has also been quite a little demand for it quarter sawed to be worked up into trim and furniture. Manufacturers say it does not pay to quarter saw sycamore, and there has, in consequence, been a scarcity of that kind of wood. Maple has secured some export demand and a better home trade, the latter showing an increase over the preceding year, and mainly for flooring, clear, even thickness and perfectly dressed 3 to 6 inches wide, 1 to 1 1/4 inches thick and 12 to 16 feet in length, anything falling in these requirements proving very difficult to sell. In other domestic woods, such as Cottonwood, Basswood, Red Birch, wormy Chestnut, Gum, Cypress, Elm and Hickory, there has been more or less doing throughout the season and generally at satisfactory rates, though no higher than the year before. The log market has been reported quite, or at the best only moderately active throughout the season, with generally a fair supply available. Prices, however, were fairly sustained, especially for sound straight stock, which is suited to either the home or foreign trade. Mahogany for all really first-class work in the way of furniture and trim is probably the most popular wood on the list, and has had an excellent year. Not only did the local trade call for liberal quantities to meet its requirements, but outside custom was full, and at times anxious, the West in particular showing a high appreciation of this magnificent wood. Thus the demand alone was a support to value, but in conjunction with scant supplies became a stimulus, and cost gradually increased, closing firm all around.

The following shows the value of exports of Hard-

woods from the port of New York during the years named:

	1885.	1886.	1887.	1888.	1889.
	\$	\$	\$	\$	\$
Ash.....	30,252	43,237	30,543	30,553	32,920
Cabinet.....	19,842	10,066	10,971	9,960	14,566
Cedar.....	121,449	120,891	172,897	123,365	256,429
Cherry.....	8,456	6,193	10,183	9,819	16,981
Elm.....	11,353	6,751	10,593	12,123	15,426
Hickory.....	46,162	24,887	30,152	38,273	70,958
Maple.....	55,912	50,500	57,508	96,654	106,362
Oak.....	194,867	201,984	246,869	150,244	234,716
Poplar.....	61,590	74,206	83,694	45,851	106,828
Walnut.....	658,107	560,051	569,722	942,986	817,613
O'rH'w'ds.	4,269	2,665	5,533	1,729	5,129
Total.....	1,221,289	1,101,431	1,228,545	1,461,557	1,677,928
Veneers.....	35,818	31,762	36,743	56,744	34,891
Total.....	1,257,107	1,133,193	1,265,288	1,518,301	1,712,819

Imports and exports of Foreign Woods reported through the Custom House at New York during the past three years:

	—Imports—			—Exports—		
	1887.	1888.	1889.	1887.	1888.	1889.
	\$	\$	\$	\$	\$	\$
Boxwood	25,874	28,255	26,478	16,737	6,612	2,809
*Cabinet	50,697	61,159	39,587	.....	.....	.....
*Cedar	236,978	267,242	396,496	.....	.....	.....
Cocobola	11,458	11,852	45,182	4,006	.....	5,220
Ebony	16,590	34,768	16,054	923	5,477	5,430
Lancew'd	27,784	15,195	5,000	52,752	62,093	21,814
Lign'n'æ	34,445	17,708	27,321	6,943	6,687	25,801
Mahog'y	741,231	397,291	331,492	43,448	63,330	37,466
Rosew'd.	43,486	31,625	19,257	.....	.....	.....
Satinw'd.	13,061	8,367	1,784	877	4,016	10,478
*Walnut	84,005	62,120	77,198	.....	.....	.....
Various..	28,745	25,741	35,802	250	428	4,692
Total.....	1,314,354	961,323	1,021,631	125,936	148,643	113,710

* All exports of Cedar, Walnut, Cabinet and Oak have been placed under the regular exports of hardwood lumber, etc., as the bulk, if not all, are without doubt of domestic growth.

Shingles generally have found a better market, and in some cases there was a very decided improvement in the volume of business, both on home and shipping account. The local trade in shingles is not ordinarily considered of any great moment, the majority of dealers even refusing to keep them in stock, and so far as the city proper may be concerned, there is, of course, no consumption, but the suburban inquiry has expanded materially, and a large call has come from more distant points, for which this market is a distributive centre, either from stock brought here and accumulated for sale, or through contracts made for direct shipments from the manufacturing locality. This increase of the use of shingles is not for roofing purposes alone, but is due largely to the current taste in architecture and the embellishment of villas, etc., upon which, in many cases, the siding is made up to a very liberal extent of fancy work in such shingles as may suit the notion of the builder. This has given all kinds a chance, and operators in pine, cedar, cypress and redwood stock have severally found trade good and satisfactory, though there seemed to be a little favoritism for cypress and cedar, with the latter reported as continually selling right up to the supply, especially in the way of fancy grades. A very large amount of stock has been consumed on Long Island, both in public and private enterprises. Nor has the home trade afforded the only satisfaction, as those operators who make a specialty of export orders report an excellent and gratifying result. At this point the foreign movement was as usual made up principally of small, odd lots required for some special order; yet, even in this way there is an increase, as our figures show, while in the matter of f. o. b. orders for shipment from Southern ports the expansion of trade was full and to all ordinary points, though the Island of Jamaica has furnished an extensive proportion of the custom. Under the circumstances as noted, value naturally ruled pretty steady, though not strained, as sellers seemed satisfied to "let well enough alone," and abstain from forcing advantages. Latterly there has been a somewhat firmer feeling and a slight advance in pine shingles, owing in part to reduced offerings.

The exports of Shingles from the port of New York for the years named were as follows:

	Number.	Value.	Number.	Value.	
1880.....	6,459,500	\$35,525	3,217,000	\$16,826	
1881.....	4,120,000	19,494	1886.....	2,347,700	10,639
1882.....	4,167,600	23,088	1887.....	1,890,000	9,417
1883.....	2,591,800	12,072	1888.....	2,156,000	12,266
1884.....	3,778,700	17,049	1889.....	2,698,000	14,292

Piling generally has had a better year than during 1888, owing to the smaller volume of offering and the absence of any raft to disquiet the temper of receivers. During last winter and spring the demand proved unusually good, leading at times to the engagement of cargoes before arrival, and making a very considerable draft upon the stock stored here, with prices under the circumstances naturally ruling quite stiffly, especially as it was understood that the supply at primary points for several months would be under the control of one or two operators. During midsummer, however, although actual consumption continued uninterrupted, the stock to meet it had been secured, and inquiry fell off to a point sufficient to create a dull feeling, and receivers had to decide between shading price or putting cargoes in chains, and, as both courses were adopted according to sentiment a measure of irregularity prevailed, and some buyers could fairly claim to have secured a little advantage. They were, however, the exception, and a revival of demand in the fall that has since continued very good restored strength, and the close finds the tone very healthy and cheerful all around. Against some work contractors made arrangements to receive their stock direct from the mills, but the majority of arrivals came through regular sources and were well handled, the few "outsiders" in fact being about the only sellers who have manifested any haste to realize. At the present time the accumulation is very much smaller than at the corresponding date last season, is in better hands it is claimed, and the outlook is quite promising. Ordinary sources of consumption, it is calculated, will want full average amounts, beside which some liberal contracts have been closing for future delivery, not alone during the incoming year but extending into 1891, and that seems to promise a continuation of at least current valuation with the chance of an advance. Miscellaneous stuff, in the way of clothes and scaffolding poles, etc., has secured good average sale, and at well-maintained rates throughout. Reports have been made for some time past that another raft venture from Nova Scotia is to be made in the spring, and even the supposed

dimensions of the structure given out, but we have pretty good authority for stating that there is no present prospect of a raft, and so little do the trade fear it that they are making all arrangements on the presumption that there will be only the usual methods employed in invoicing supplies.

Comparative prices of lumber, cargo and wholesale rate, January 1:

Table with columns for 1888, 1889, 1890 and rows for Eastern Spruce, White Pine, Yellow Pine, and Imports.

Imports have been reported from British Provinces as follows:

Table with columns for 1886, 1887, 1888, 1889 and rows for Lumber, Piling, Pickets, Shingles, Spars, Poles.

The following is a comparative statement of the exports of Lumber (exclusive of hardwoods), wood and manufactures of wood for the years named at the port of New York:

Table with columns for 1886, 1887, 1888, 1889 and rows for Africa, Argen. Repub., Brazil, Br. Australia, Br. Guiana, Br. Honduras, Br. W. Indies, Central Amer., Chili, Cuba, Danish W. Ind., Dutch W. Ind., Europe, French W. Ind., Hayti, Mexico, New Zealand, Peru, Porto Rico, San Domingo, Uruguay, U. S. of Colm., Venezuela, Miscellaneous, Total, Timbr pieces.

COOPERAGE STOCK AS FOLLOWS:

Table with columns for 1886, 1887, 1888, 1889 and rows for Staves, Shooks, Hoops, Emp. hds & bbl.

THE VALUE OF THE EXPORTS OF WOOD AND ITS PRODUCT AS FOLLOWS:

Table with columns for 1886, 1887, 1888, 1889 and rows for Lumber, Hardwoods & veneers, Lumber not classified, Timber, Ties, poles, spars, &c., Lath., Shingles, Coop'age st'k, Mfs. of Wood, Furniture, Woodenware, Shoe-pegs, Oars, Doors, sash, etc.

The following gives a condensed statement of the exports of Lumber from New York for the years named:

Table with columns for 1886, 1887, 1888, 1889 and rows for West Indies, S. America, East Indies, Europe, Total, Values.

METALS.—The entire space occupied by our general review might be given over to a history of the metal trade for the year without doing fair justice to the voluminous subject, for it has certainly been a phenomenal season, and in most radical contrast to 1888. As nearly all parties interested, however, have their regular trade journals from which to obtain the extensive details, it is utterly impossible for us to make room for, we simply attempt to give the salient features in order to perfect the list of articles embodied among building materials. It is an old belief that the condition of the Iron market is a thermometer of general trade, and if the theory be accepted as conclusive the past year should have been one of almost unexampled prosperity. In fact the iron trade and steel industries of the country have probably never before in such short space of time made so rapid and broad expansion with so little of a speculative stimulus, as one of the healthiest features of the situation has been found in the purely legitimate character of improvement. Railway building, with its roadways, bridges, and rolling stock, various and vast public improvements, liberal private enterprises and the multimiform exhaust afforded an almost endless list of manufactured articles have altogether created a demand that was extremely difficult to keep pace with, and for the past six or eight months production has been constantly behind the waiting outlet. Not only has the productive capacity existing at the com-

menement of the year been thus taxed, but a vast amount of abandoned plant revived and extensive new enterprises inaugurated, and with the rapid enhancement of values that come as a natural sequence of the growth of trade manufacturers have been enabled to recuperate and largely reimburse themselves for the bare living profits if not actual losses through which they were compelled to struggle during preceding years. In some sections, however, and particularly the South, the expansion is so great and unrestrained as to raise apprehension that matters may be overdone and ultimately prove of serious detriment to the entire trade though solidity is thought to be assured for the first half of the incoming year at least. Great Britain has had a boom also, but more of a speculative character, and prices were carried so high as to practically shut off a great deal of her product from this market, iron in particular having no custom here for some time except on special orders, but on the contrary contracts have been entered into and shipments actually made of iron from this country to Great Britain. Another event of the year was the utter collapse of the French Copper syndicate, the ruin of its projector, and the serious crippling of many of his financial supporters. This ultimately tumbled the price of Lake down to 10@10 1/2c., but as surplus stocks of outside holders gradually became worked off and trade returned to normal conditions, consumption was found to be liberal and steady, affording a new and sounder basis from which a recovery was built up to 14@14 1/4c., and there is an evident hope that it can be held there. Lead has undergone minor fluctuations but nothing of a remarkable character, and it is calculated that the consumption was somewhat larger. Tin has been handled by consumers in rather a conservative manner, the general inclination being to invest only against current requirements, as the speculative element following the advice from abroad kept prices in quite an unsettled condition. Plates, however, have done somewhat better than last year, both the quantity of stock handled and the opportunities afforded for occasionally finding a turn over that would afford a respectable margin for profit in a regular legitimate way, for there has been no great demand of speculation in them. Steel rails have had an immense boom and reached \$35.00 per ton, but at that figure the market appeared to be a little staggered and slowed up somewhat. Lead has been handled in a speculative way to a moderate extent, but the business, principally of a regular order, and for some time values have shown a fair steadiness. At the close everything looks promising on the general metal market, and while there is no disposition to talk from a further decided buoyant standpoint the selling side evidently expects to hold the advantage for some little time to come.

RULING WHOLESALE PRICES AT NEW YORK, JANUARY 1ST.

Table with columns for 1889, 1890 and rows for Copper, Lake, Iron, Amer. No. 1, Gray Forge, Scotch Pig, Old Rails, New Steel Rails, Lead, Pig Tin, Straits, Plates, Char'l Terme.

NAILS.—In many respects this market has resembled that or the previous season, no innovations or radically new features having developed in conducting the business, but where there was any change at all it went to the credit of the year just closing. The aggregate of local trading has certainly been somewhat larger, and the range of price fractionally above the inside figure of 1888, and when the proper time came an upward turn was secured without disturbance or the manifestation of any serious objection on the part of buyers. Still there has by no means been an absence of grumbling on the selling side, and it has been a constant and pronounced source of complaint among manufacturers of iron nails that there was no money in the business, some yet insisting that with the great bulk of the production sold at less than \$2 per keg in a small way and still lower by car lot, the sum of the closest kind of figuring reveals an extremely small and unsatisfactory margin for profit. The form of demand and an absence of harmonious work on the selling side are probably the prime factors that for a long while kept all semblance of buoyancy out of the market, and it is possible there would have been no more than a small fractional gain in value had not the increased cost of material supplied a very important stimulating influence, and that is another point made by makers who talk of slim profits, and assert that the marking up process was simply enough to cover the additional expense of production. In the development of demand caution has been very conspicuous from the beginning to the end of the year, and has proven extremely serviceable to buyers, who by refusing persistently to anticipate their wants have kept the market on a diet of hand to mouth inquiry, which if sometimes a little exasperating was none the less healthy. Several times in this locality there was an effort to get the plane of value higher long before the advance actually came, but without success, as there was no competition among buyers and considerable of it among sellers, more particularly near the geographical dividing lines of the several districts, and encroachment upon each others territory was what manufacturers feared. Even as it was something of the latter character occasionally took place, where there could be a good sized invoice disposed of, though of course that was felt mainly by operators doing a shipping trade with the interior and had no real effect upon the local situation. Having made the turn of cost on iron nails well above \$2 a couple of months ago, however, with steel and wire nails in proportion, manufacturers have generally since remained quite firm, though there was an occasional intimation that dealers fortunate to load up pretty freely before the improvement have to some extent undersold the regular rates, especially toward the close of the year when trade was a little dull and there was a temptation to turn stock into cash. On deductions drawn from cost of material there appears hardly a possibility of any lower rates on nails during the season, and there is a belief that distributors and consumers are so low in stock as to insure a full general trade.

COMPARATIVE PRICES OF IRON NAILS, JANUARY 1.

Table with columns for Per keg and rows for 1881, 1882, 1883, 1885, 1889, 1886, 1887, 1888, 1890.

The following shows the exports of Nails from New York during the years named:

Table with columns for Pkgs., Value, 1885, 1886, 1887, 1888, 1889 and rows for 1880, 1881, 1882, 1883, 1884.

PAINTS, OILS, ETC.—On a broad general view of the market for paints, oils, colors, etc., the season has been a very good one, though some of the trade assert that in the aggregate business really shows less volume than during the preceding year. The late winter and spring business was full, and during the summer there could at times be found considerable of a drive, especially in the matter of regular standard stock, but during the fall and the better portion of the present winter business has been erratic and shrinking and covers the period of the greatest loss in the volume of operations. That was due wholly to the condition of the weather, which not only interfered with and delayed a vast amount of work commenced, but has induced the postponement indefinitely of much that was contemplated, though it is reasonable to suppose it will be heard from in the spring. Business, too, was somewhat curtailed by the continuation of an extremely cautious method among buyers who, while ready enough to negotiate promptly to the extent of known wants, have entertained nothing in the way of a speculative spirit, and very generally refused to accumulate against the future. Not that there was expectation or even attempt to get cost down to a much lower basis, but an absence of fear that any advance would take place and the tendency was therefore to leave the carrying of supplies as near first hands as possible. However, pretty much the same conservative policy was adopted by manufacturers and importers and they have in consequence evaded any serious difficulty in taking care of goods. There was little new in the scope of distribution, about former general territory being represented, including a fair proportion of orders for export, though the latter have suffered a little within a month or two on the South American outlet. As already intimated prices ruled unusually steady for pretty much all goods throughout the season, the changes made from time to time in quotations proving only fractional in character and through natural temporary influences. Even the formation of an apparently almost impregnable lead trust, controlling probably 90 per cent. of the entire output of the country, did not enhance the cost as so many feared, as the previous prevailing rates as set by the Corroders' Association was adopted and adhered to. It is a question, in fact, whether the consumer was not really benefited by the trust, as jobbers being bound by no compact and feeling that price would not drop from under them have sold leads as a leader and at just about cost in a great many instances. Oxide zincs were also quite steady and manufacturers have taken contracts for next year at 1889 prices. An exception to the general rule may be found in Paris green which did very well until November 1st when the combination through which it had been held expired and not a voice was raised for renewal. That, of course, upset uniform valuation, and with all hands, including late members of the combine, the so-called outsiders, jobbers and retailers, making a general raid for custom, the buyer had a pretty good time of it, with the close still unsettled and somewhat nominal. Linseed Oil has undergone no very violent change and found a demand about in proportion to other goods upon the market. During the early portion of the season values had an inclination to rule comparatively easy, but after midsummer a scarcity of seed developed, with the influence promptly shown its product and fuller rates became current. The advance, however, it is intimated, has induced an effort at adulteration, and in some instances a strong desire to keep stock as near the heat as possible to help it run. Spirits Turpentine has undergone very little more than the ordinary fluctuations in value as occasioned by the seasonable variations of supply and demand, and presents no feature worthy of extended notice. As a ruler holders remain steady at the close and consider supplies under control.

Although not exactly a portion of last year's record it may be well to note that at the close the lead trust has made a revision of rates on white lead equal to an advance of about 1/4c. per lb. through a new system of rebates and the figures adopted are as follows: Pure white lead in kegs, in lots of 500 lbs. and over, \$7.25 per 100 lbs.; dry white lead in kegs, \$7.25 do.; lithargo (powdered) in kegs, \$7.25 do.; red lead, in kegs, \$7.25 do.; red lead, in packages of 500 lbs. and larger, \$7 do.; dry white lead, in barrels, \$5.75 do.; white lead, in 25 lb. tin pails, 1/2c. in 12 1/2 lb. tin pails, 1c., and in 1 to 5 lb. tin cans assorted, 100 lbs. in case, 2 1/2c. per lb. over keg price. The following are the rebates allowed: To buyers of three tons and less than ten tons, 4 per cent.; ten to twenty-five tons, 6 per cent.; twenty-five to fifty tons, 8 per cent., and fifty tons and upward, 10 per cent. To make up the required quantity all purchases of regular corroders' brands of strictly pure white lead, red lead and litharge may be counted.

Comparative prices of Linseed Oil from crushers hands, January 1:

Table with columns for 1886, 1887, 1888, 1889, 1890 and rows for Per gallon.

The following shows the value of the exports of Paints, Varnish, etc., from New York for the years named:

Table with columns for 1886, 1887, 1888, 1889 and rows for East Indies, Europe, South America, West Indies, Total.

PLASTER PARIS.—Although the year 1888 was considered a large one in the matter of importation of Lump Plaster, the record of the past twelve months greatly exceeds it, and is, in fact, by far the heaviest of any since statistics have been kept, and probably reaches the most liberal amount in the history of the trade. While to a certain extent the generally healthy condition of business may be credited with this result, it is only fair to state that manufacturers had another and justifiable incentive to induce them to get out and bring forward every ton they could conveniently handle, in the fact that a great many quarrying contracts would expire with the present year. For a year or two past we have been calling attention to the change in the condition of affairs in Nova Scotia where the continuous inroads upon the gypsum deposits have compelled a steady

and pronounced change in the methods of getting out the rock until the comparatively easy quarrying has through force of necessity been abandoned for the more difficult and expensive mining.

Calced Plaster affords little opportunity for review of specially interesting character, owing to the somewhat monotonous state of affairs prevailing during greater portion of the year.

COMPARATIVE PRICES OF PLASTER AT NEW YORK, JANUARY 1.

Table with columns for 'Lump', 'White', 'Lump', 'Blue', 'Calc'd City', 'Ordinary'. Rows list years from 1881 to 1890 with corresponding prices per ton.

The following shows the imports of Lump and the exports of Calced Plaster at New York for the years named:

Table with columns for 'Imp'ts of Lump', 'Exp'ts of Calc'd', 'Tons', 'P'kgs', 'Value'. Rows list years from 1880 to 1889 with import/export statistics.

SLATE.—Local consumption of roofing slate continues of comparatively moderate proportions, too small in fact to make any regular market.

factory run of orders and frequently it has been found impossible to keep the output at a balance with the waiting wants of custom, especially the black slate of Pennsylvania, which have as in former years retained the lead in favor, and at the close, notwithstanding the quarries have been worked to their utmost, there is said to be practically nothing left over in the Bangor and Pen Argy district.

Comparative prices of Roofing Slate at New York, January 1:

Table with columns for 'Purple', 'Green', 'Red', 'Black' and years 1888, 1889, 1890. Prices are listed in dollars and cents.

The following is a statement of the exports of Roofing Slate from New York for the years named:

Table with columns for 'Totals', '1887', '1888', '1889', '1888', '1889'. Rows list 'South America', 'West Indies', 'Africa', 'New Zealand and Tasmania', 'British Australia' with pieces, value, and tons.

The exports from this port in cases, generally conceded to be almost entirely composed of School Slates are as follows:

Table with columns for 'Great Britain', 'Continent', 'East Indies', 'W. Indies, S. A., etc.' and years 1889, 1888. Rows show cases, value, and tons.

Table with columns for 'Total for 1887', '1886', '1885', '1884', '1883', '1882', '1881', '1880'. Rows show 'Cases' and 'Value'.

STONE.—The difficulties in the way of obtaining any authentic record of the quantity of stone handled in this city during the year must be apparent at once, but a comparison of the views as expressed by leading operators shows a very general tendency to estimate quite a little increase, with a continual growing tendency.

The following shows the imports of Stone at New York as reported by the Custom House during the years named:

Table with columns for 'B'dg stone', 'Marble and mfs. of stone', 'Value', 'Cases', 'P'ces.', 'Tons', 'Value'. Rows list years from 1880 to 1884.

The reported exports of Stone from New York were as follows:

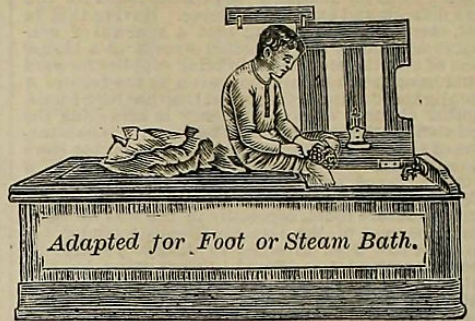
Table with columns for 'Cases', 'Value', 'P'ces.', 'Value', 'Tons', 'Value'. Rows list years from 1880 to 1889.

Kapp's Patent Bath-Tub Cover.

No. 1136 3d Av., N. Y.



A most essential improvement to the bathroom for private apartment houses or flats. In taking a bath it is a comfort to have all the requisites, such as soap, sponge, bath-brush, shower, etc., within easy reach, which are all attached to the lid, as the above cut shows. It preserves the walls from being spattered and disfigured by driving nails or screws in them. Can be made of any kind of wood, to correspond with the woodwork of the bath-room.



We refer with kind permission to the following parties who are using our Bath-Tub Covers:

- G. L. Jaeger, 84th Street and Avenue "A" Boulevard.
- H. Lindenmeyr, 240 East 15th Street.
- Paul Goepel, 3 Riverview Terrace.
- John Weber, builder, 1121 Madison Avenue.
- Inspector Steers, 152d Street and St. Nicholas Avenue.
- Wm. Steinway, 26 Gramercy Park.
- Dr. Mittendorf, 140 Madison Avenue.
- Hon. A. P. Fitch, 1376 Lexington Avenue.

Prices (including putting on):

Whitewood, painted and brass attachments	\$7.50, varnished	\$9.00
nickel-plated attachments,	8.50, "	10.00
Ash and oak, oil finish, nickel-plated attachments,	12.00, polished	14.00
Black walnut, oil finish, nickel-plated attachments,	13.00, "	15.00
Mahogany and fancy top, nickel-plated attachments,	16.00, "	18.00

Herter Bros.,

ARCHITECTS,

Mercantile Bank Building,

191 Broadway, NEW YORK CITY.

Business Property.

BROADWAY, \$100,000 TO \$900,000.

FULTON ST, \$47,000 TO \$60,000.

BEEKMAN ST., \$93,000 TO \$110,000.

NASSAU, MAIDEN LANE, NEW, GOLD, JOHN, LIBERTY, WALL, STONE AND PEARL, \$32,000 TO \$200,000.

SOME WITH CORNERS.

Other Locations.

ISAAC A. GRAVES,

111 Broadway, New York.

PROPERTY FOR SALE.

Grand Boulevard, near 72d st, corner plot	- - -	\$45,000
Grand Boulevard, corner 97th st, 100 ft frontage	- - -	22,000
West End Avenue, superb corner, 27x100 ft	- - -	17,000
Riverside Drive, 50x100 ft, corner	- - -	37,500
Riverside Drive, choice corner lot	- - -	25,000
Riverside Drive, entire frontage	- - -	160,000
10th Avenue, corner 59th st, 100 ft square	- - -	65,000
10th Avenue, corner 150th st, full lot	- - -	11,000
9th Avenue, below 72d st, 100 ft square	- - -	65,000
9th Avenue, corner 81st and 82d sts, 9 lots.	Price reasonable	-
Central Park West (8th av), corner 91st st	- - -	25,000
Central Park West, corner 75th st	- - -	33,000
66th Street, 100 ft from Central Park West, 50x100 ft	- - -	20,000
70th Street, near park, 25x100 ft	- - -	12,000
71st Street, near park, 75x100 ft	- - -	48,000
76th Street, near park, 50x102 ft	- - -	25,500
77th Street, opposite Manhattan sq, one or two lots, each	- - -	25,000
81st Street, one or two lots, price reasonable	- - -	-
83d Street, near park, 60 ft	- - -	-
85th Street, near park, 50 ft, very desirable	- - -	-
90th Street, near park, 55 ft	- - -	27,500
98th Street, near park, two lots	- - -	17,000
120th Street, between 7th and Lenox avs, 50 ft	- - -	19,000
72d Street, near 5th, Madison and Park avs, superb building sites and single properties	- - -	-
5th Avenue, near 77th st, one or two lots, very low price	- - -	-
59th Street, corner Park av, elegant site for apartment, 50 to 100 ft, 100 ft square, each	- - -	6,000
119th Street, near 5th av, five lots, each	- - -	7,500
151st Street, near St. Nicholas pl	- - -	-

J. JAY SMITH, 171 Broadway.

Lumber Yard Workers, Saw Mill Men, Carpenters, Masons and all engaged in outdoor employment should remember that

Sweet, Orr & Co.,

Manufacture not only the Best Overalls made in the world, but also Pants, which can be bought from one of their Agents for ONE DOLLAR Each, every one of which is Guaranteed not to Rip, and to be made from Cloth which cannot be Torn.