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OF the stock market little can be said. It still preserves its enigmatic character and gives but little satisfaction from any point of view. Transactions are declining to figures that look very small in the light of experience of the past year, and sometimes such as would have made but a small day's business at any time. If from these figures the professional contribution could be deducted, it would leave very little for the commission houses, who are, indeed, doing comparatively nothing; and, in view of the high range of current quoted values on the one side, and the strength of the business situation and the general prosperity on the other, are indisposed to advise their connections to enter a campaign either for or against prices. On the whole, this makes an uninteresting, not to say stupid situation, though one not without gratifying features. It is surprising and previously unheard of how long stocks that are often referred to as possessing latent powers to advance have hung around particular figures. If one wants something of more moving encouragement, one is compelled to fall back upon the general business situation, which happily readily responds to the desire. Undoubtedly that situation continues to be good; railroad earnings prove that, together with the flattering reports from the centres of the great and typical industries such as the iron and steel industry where efforts, titanic as they are, are restricted by inadequacy of shipping facilities. The market took this week's shipment of a large amount of gold nonchalantly, which shows how differently the same things influence in good times and in bad. The years 1888-1895 were years of net loss of gold, amounting in the whole period of eight years to the sum of \$317,646,299; in 1896, the imports exceeded the exports by \$46,474,419; in 1897 there was a small loss of \$253,589; the following three years were all years of gain, the imports for the whole period exceeding the exports by \$160,539,012. Last year we lost again in the sum of \$2,968,009, but, as in January of that year we had already exported \$8,000,000, it will be seen that most of what goes out now is quickly regained. Already this year nearly \$8,000,000 has gone out, but as this is the season of the European demand on this centre this fact could only be unfavorably construed if it could at the same time be shown that a compensating movement will not occur in due course before the year is out, as it did, for instance, last year, and leaving the net imports for the whole year much less than they were for the first month.

BOTH the Assembly and the Senate have passed an amendment to the Charter which will permit the local authorities to grant a perpetual franchise to the Pennsylvania Railroad for its tunnel in Manhattan; and it is known that the Mayor and the Corporation Counsel approve this bill. Presumably, it was only on these terms that the Pennsylvania Railroad will build the tunnel, so that considering the immense benefit which it will be to the Boroughs of Manhattan and Queens, it is as well that the local authorities have consented to a perpetual franchise. Yet, we cannot but regard with distrust this departure from the principle, which was embodied in the Charter for the permanent protection of the city's interests. The present exception will be made the precedent and excuse in the future for other departures of the same kind. The privilege which the Pennsylvania Railroad has probably succeeded in getting will be claimed by other roads as well; and when they are situated as the Pennsylvania is situated it will be difficult to refuse the privilege. There is this consolation in the present proposed

arrangement, viz., that the rate of remuneration must be re-adjusted every twenty-five years. At the present time the franchise, considering the large expense which must be incurred in order to make use of it, probably has not a very great value, but when there are 1,000,000 people living in Queens, instead of 170,000, and when the present population of Hudson and Essex counties has trebled, the traffic to, from, and across Manhattan will be enormous, and the franchise will be very valuable. Even if the Governor signs the bill, however, the railroad company will still have some difficult obstacles to overcome, for the Democrats are strong in the Board of Aldermen, and have apparently decided to block the improvement if possible.

The Tenement House Law Amendments.

THE hearing in Albany on Thursday before the Joint Committee on Cities indicated with as much certainty as can possibly pertain to prophesy in such matters that what may be termed the administration amendments to the existing tenement house law will be enacted. If the show of opposition made on that occasion represents the full force of argument and influence now directed against the bill, it is clearly insufficient to prevail at this stage of the proceedings. For it must not be forgotten that the real incidence of attack at this moment cannot bear upon the amendments themselves alone which confessedly liberalize the tenement house law, but must also touch the law itself. It is hardly necessary to point out how great would have to be the opposition necessary in any case to abolish legislation already enacted and in force, or how serious and widespread would have to be the arguments and agitation sufficient to convert the administration and the Legislature to a retrograde movement. It is not belittling the opposition that does exist against the tenement measures to say that it is, for this purpose, quite ineffective. And, if for this purpose it is ineffective it follows that in its application to the amendments it cannot be quite free from the appearance of being illogical. If the law is to stand, the amendments are a distinct concession to the very criticism that has been directed against the law. On the other hand, if the amendments are insufficient, the proper course is not to attack them, but to accept them and endeavor to enlarge them as far as possible without at the same time attempting to impair the spirit and purpose of a law too firmly entrenched to be overthrown by a light cavalry movement.

The difficulty in the path of opposition therefore is the existence of the law and that which has been added by the amendments themselves. It would be easier even from the point of view of the whole principle involved to deal with these amendments were they not so distinctly liberal and conciliatory. It would even perhaps be easier to deal with them did they not receive in peculiar measure a personal support from the temperate, judicial and reasonable attitude of Mr. De Forest, who has achieved the rare success of winning both his battle and his enemies. If he hasn't converted his opponents to tenement house reform as he understands it, he has impressed them to the point that the next best thing to its defeat is that the law shall be entrusted to his administration.

As a matter of fact, however, there is very little serious opposition to the amendments. The earnest issues that remain concern the requirements for air shafts in three and four story buildings in Brooklyn and the retroactive effect of the tenement house law upon owners of existing buildings in Manhattan as well as in Brooklyn. So far as the former is concerned, our sister borough is made to feel the effect of its alliance with a city of the first class. Conditions beyond the bridge are not similar to those prevailing in Manhattan. Buildings quite permissible in a semi-urban town are distinctly impossible in a metropolitan city. Neither will it pass to contend that the semi-urban town will in time develop into the higher class, and so it is wise to proceed from the beginning in that expectation, and prohibit in the lower stage everything that will be unsuitable to the higher stage. There is a time for everything and development would be impossible upon the principle of demanding to-day the requirements of to-morrow, even though in meeting present necessities we produce much that will be distinctly disadvantageous in the future. We have seen no evidence that shows the narrow court to be a distinct evil in buildings planned and inhabited as two and three story tenements are in Brooklyn. By and by, when conditions change in Brooklyn, they undoubtedly would be as obnoxious in that borough as they are in Manhattan. The law to-day is anticipatory and the owner is called upon to pay for the anticipation. It may be a judicious investment for the city and the future, but for him it is something of a hardship.

On the other issue, that of the retroactive effect of the law upon existing tenements, we cannot but see in it an element of

injustice against owners, in some cases a heavy injustice. The State has every right to enact regulations for the benefit of the community, but in equity, which no State can safely disregard, it must not be at the expense of a special and limited class of

citizens. Tenement buildings that do not meet modern requirements should of course be condemned, but if they were built with the sanction of previous laws the condemnation should be at the expense of the community.

The Real Estate Situation

The General Market.

The real estate market, in all its branches, has been active and interesting during the past week. Sales have been very numerous and well distributed throughout the city. They include an important parcel on lower Broadway, several large plots in the mercantile district, a half-dozen houses along the line of middle Fifth avenue, and a good deal of unimproved property both on the West Side and in The Bronx. The buying continues to be largely speculative, and realty corporations appear in ever-increasing quantities, both as purchasers and sellers; but the amount of money which is being actually invested is on the increase. The papers put on record at the Register's Office are exceptionally numerous for this time of year. Thus in 1902, from Feb. 14th to 20th, there were 293 conveyances of Manhattan real estate recorded, involving the very large sum of \$6,601,757. In 1901, from Feb. 15th to 20th (one day less) there were only 185 papers recorded, involving \$1,976,762. So far during the present year the number of transfers recorded has increased from 2,201 to 2,512, while the amount involved by them has increased from \$20,464,638, to \$24,806,592; and it must be remembered that the year 1901 was exceptionally active. On the other hand, the number of building plans filed up to Feb. 20th decreased from 325 in 1901, to 212 in 1902, and their estimated cost from \$14,186,265 to \$9,603,485. Be it added, however, that during 1901 there were a large number of building plans filed, involving a larger sum of money than during any year, but one, in the past history of the city. The outlook for a very large amount of building this spring is very good. At present tenement-house plans are held back because of proposed modifications in the law; and we are informed that many plans will be filed as soon as these modifications go into effect. A good many apartment hotels are still being planned for erection all over the city, and very large numbers of mercantile buildings. On the whole, while the figures of the filings for the present year are likely to continue smaller than the year before, the work actually underway will be as great, if not greater, for in many cases the buildings for which the plans were filed late in 1901 are not as yet even started.

The Auction Market.

Superficially the auction market of the past week does not look very prosperous, for in the case of the largest sale of the week, most of the parcels offered were purchased in the interest of the heirs. But this superficial aspect of the matter is not the whole story. As a matter of fact, the two sales held last Thursday excited unusual interest. The auction room was well filled with people; the bidding was spirited, and outsiders generally offered prices but very little under the high prices at which the heirs bid in the property. The tenement-house parcels seemed to be in particularly good demand. Two six-story modern tenements, each on lots 25 x 87.7, situated on Essex street, opposite Seward Park, brought respectively \$49,500 and \$50,000—a result which was reached in case of one of them only after 41 bids had been made. Considering that these buildings could not have represented an outlay of \$40,000 for lot and building, the prices must be considered very good—even though the buildings will yield eight per cent. upon the investment. A six-story tenement in this part of the East Side is an extraordinarily safe and remunerative piece of income-bearing property. All the other parcels, except one, were bought in by the heirs, but at prices which in almost every case must be considered fairly high. The reason why so many auction sales are apparently failures is unquestionably the very considerable value which owners put upon their properties. The auction room far from being a place in which a man can pick up bargains, is, on the contrary, very frequently a place in which extremely liberal bids are rejected by the owners. Nevertheless, the auction business promises to be very good during the present spring. No part of the market so quickly feels the effect of wide-spread interest in real estate. In addition to the partition sale above-mentioned, there was an

important auction sale during the week of a parcel fronting 67.7 feet on the east side of Broadway, between 29th and 30th streets, and containing in all about two city lots. The bidding started at \$250,000, and ran up rapidly to \$333,000—\$500 under that figure having been offered by Flake & Dowling. As the property is rented for only \$13,500, exclusive of taxes and repairs, the value obtained is due to speculative rather than investment considerations. The prospects of this part of Broadway were never so good as at present.

Business Property and Residences.

The two most interesting departments of business during the week has been the purchase of large parcels for the sake of improving them with business buildings, and the sale of private houses near Fifth avenue and south of 59th street. A very important transaction was the purchase of Nos. 38, 40, 42 Broadway, running through to New street, by a syndicate that proposes to erect a twenty-story office building. The plot contains 21,568 square feet, and was sold probably for a little over \$100 a square foot. It has the advantage of being one of the very few large parcels remaining on Broadway or Wall street available for a big office building. Another large sale, to be followed by a similar improvement, is that of No. 76 John street and Nos. 29-33 Platt street, to the owners of the adjoining Woodbridge Building, which will be extended over this plot. New mercantile buildings are, however, even more in evidence than new office buildings. Recently there have been many sales for improvement on Broadway just south of 14th street. This week a parcel, containing 20,000 square feet on the corner of University place and 11th street has been bought for the purpose of putting a mercantile building on it. This demand for more space on the part of wholesalers and manufacturers is one of the most noticeable and wholesome influences in the market, and it seems to be the direct influence of the present business prosperity, which encourages business men to rent or purchase more room. In the two months of the present year there have been plans filed for no less than eighteen lofts, factories and warehouses, to be erected at an estimated cost of \$1,885,000, which, for this class of buildings, is an unusually large proportion of the total filings; and this list includes only one of the really large improvements of this character which have been announced.

The other branch of real estate operations to which we wish to call particular attention is the ready sale of the new expensive residences in the course of erection, or recently erected south of the Central Park. Two of them were marketed during the week. So far during 1902 it has been south rather than east or west of the Park that has been the most important centre of interest of operations in private dwellings. Plans have been filed for twelve dwellings to be erected south of the Park, at an estimated cost of \$770,000, or \$64,000 each, whereas west of the Park plans have been filed for only three similar buildings, to cost \$180,000, and east of the Park for four to cost \$320,000. Of course, the season is still young, and the newer sections will take the lead later on, but these facts and figures afford an interesting indication of the tenacity with which well-to-do people cleave to central locations for their houses, as well as of the extraordinary strength of well-situated residence property in Manhattan. These houses are all erected upon the sites of former residences; and the value paid for the land includes the cost of the first building. A second generation of speculative builders are operating over precisely the same territory over which an earlier generation operated during the fifteen years succeeding the war, and before they are finished will undo almost entirely the work of their predecessors. Will their own work be any more permanent?

THE destruction of the Park Avenue Hotel by fire and the deplorable loss of life that ensued gives point to our remarks of last week about the dangerous condition of certain theatres in this city. It is bad enough to have a hotel burn down, because it is always inhabited by many people, and in

one way or another some loss of life is sure to result; but if a theatre catches on fire during a performance—which is the time it is most likely to catch on fire—the loss of life is many times worse. Moreover, if the theatre in question is unsafe because it has been constructed in violation of the building law, and if the lives are sacrificed because private owners have been greedy, and public officials remiss, the accident is not merely deplorable; it has become a crime, for which certain men are responsible. After the warning that has just been given the Superintendent of Buildings cannot escape the duty of having these theatres, whose names are matters of common gossip, inspected, and, if necessary, condemned—until alterations are made in conformity with the law.

PRICES on foreign exchanges seem to have got into the slow and limited see-saw that marks them in our own. Among other securities Kaffirs have settled down again to await events. Reports of production in the Rand are not appearing as frequently as could be wished and as would be the case were mining in full swing again, and unhampered by the peculiar conditions resulting from a state of war. Here and there a bright spot appears on the business horizon. One of the largest British railroads reported a fair increase of earnings for January, and European iron and steel industries are on the lookout for overflow orders from this side. A discussion not without interest to ourselves, is proceeding in Germany, on the economical effect of the great trade combinations on the country as a whole. It is claimed for the German iron, steel, coal and coke combinations, that they are more nearly monopolies than anything of the kind seen elsewhere, even in the United States, and their creation was originally defended on the ground, that controlling the situation as they did they could so restrict production to a parity with demand, and depressions could not occur. This claim was not sustained by events. It is always an unseen factor that controls eventually, and in this case the unseen factor was the competition of the foreigner whose productiveness exceeded his own demands except in times of great commercial and industrial activity within his own borders. Depression has supervened upon prosperity in Germany now as it has done on other occasions, but has still left open to discussion the point of degree. If, as is not probable, however, the present era of depression in Germany has passed its climax, it will by no means compare in intensity with other such eras, particularly that of the '70s that followed the war boom. Some of the more venturesome of the economists are taking the ground that the worst has passed and recovery begun, and that the shorter duration and lessened intensity of the depression was due to the complete hold on the markets possessed by the syndicates, which were enabled to resist pressure to reduce prices and thereby escape the necessity of cutting pay and so setting at work those forces that restrict and lessen circulation. Thus two great advantages are claimed for syndicate control of staples in Germany—one, the sustentation and prolongation of an industrial movement once begun; and, two, the ability to prevent decline running into utter stagnation when the movement is ended. This conflicts with accepted notions on the limits of consumption in any given period, but if the syndicates have in the brief period of their existence done what is claimed for them, it will be possible for them with the progress of years, to reach something like a continuous and even flow of production that would eliminate booms and relapses. Such a condition of affairs would, of course, have a direct and sustaining influence on values of industrial securities.

THIS week Comptroller Grout issued a statement for the information of the Board of Estimate and Apportionment upon the city's debt-incurring capacity, and the probable calls thereon in the current year. From this statement it appears that the borrowing limit on January 1st was not much more than \$7,500,000, an amount the Comptroller thinks ought always to be kept as a margin of safety. During the year it is estimated that, by the operation of the sinking fund, collections of amounts due on improvements and increase in real estate tax valuations, resources of \$37,264,438.10 will be produced, bringing up the total resources for the year to \$44,815,975.97, which may be disposed of this way: Reserve, \$7,500,000; already appropriated \$10,319,840.20; this year's estimated further requirements for improvements, \$26,882,180.40; surplus, \$113,955.37. The estimated requirements were made in the Comptroller's office, but as he does not accept them as imperative, but on the contrary holds that the money should be distributed differently, it is hardly worth while to go into the items. The fact brought out is that during this year something more than \$34,000,000 will be available for improvements and the question is, how shall it be spent?

Tenement House Law.

THE HEARING IN ALBANY UPON MEASURES PROPOSING AMENDMENTS TO THE EXISTING LAW.

On Thursday the Cities' Committee of the Senate and Assembly gave a joint hearing on the bills proposing amendments to the existing Tenement House law. A number of delegations were present, sufficient to well fill the Senate chamber. The entire afternoon was devoted to the discussion, which proved to be one of the most animated that has occurred this session.

The bills considered were the Stranahan or (as it is unofficially designated) the "Administration Amendatory bill," published in full last week in the Record and Guide, and the Audett bill, which proposes to free three and four story tenements in Brooklyn from the operation of the existing tenement house law. The passage of this latter measure is urged upon the grounds that the law of 1901 presses upon Brooklyn with special severity due to particular local conditions and requirements.

Senator Hill was given the floor first. He spoke for the city of Buffalo, wherein he declared great confusion had arisen owing to a misinterpretation and a lax administration of the present law. With the amendments proposed by the Stranahan bill the new tenement house regulations would be satisfactory; but to afford relief for the tangled conditions that had arisen in Buffalo he desired that so far as that city is concerned the law should not be considered effective until the first of January, 1903.

Senator Wagner followed for Brooklyn, denouncing the tenement house law in general terms as unjust and onerous. In the borough he represented it had put an absolute stop to the building of tenements, thrown thousands of workmen out of employment, and endangered the very existence of many trades dependent upon building operations. He supported the Audett bill and offered an amendment to the existing tenement house law to the effect that none of its provisions should apply to buildings already erected or in process of erection.

Commissioner De Forest was then called upon to open the regular proceedings. Commissioner De Forest said the Stranahan bill was the result of many conferences between the authorities of New York and the parties at interest in both Brooklyn and New York and of careful observation of the operation of the Tenement House act since it became a law.

"It would have been easy," said Mr. De Forest, "for the members of the city administration to confine themselves absolutely to enforcing the law as they found it, and it would have been easy for the members of the recent State Tenement House Commission to decline to give the subject further care or consideration. We have felt, however, that we owed a higher duty to the public in continuing to put at its service the knowledge of this important subject which had already been acquired.

"I am not aware of any intelligent opposition to the amendments proposed on the side of builders or real estate owners whose interests they are intended to serve. There may be some opposition to some of these changes from so-called 'tenement reformers of the extreme type' who have not given so much consideration to the interest of builders and property owners as have the members of the old commission and the tenement house department. But even such reformers must realize that the amendments proposed involve no departure from the principles underlying the reformatory bill enacted last winter. They are distinctly intended to make building less expensive, and the buildings erected more remunerative, as well as to minimize the changes required in existing buildings; but they do this at no sacrifice of principle, and at no substantial loss to the light, air, and healthful surroundings which that law was intended to insure to the vast number of tenement dwellers. Among the more important changes are the following:

"The omission of fire escapes at both front and rear, when apartments run through from front to rear, and permitting the owner, at his option, to erect but a single fire escape and to put it either in the front or rear, as he prefers.

"Permitting stores and halls in new buildings to cover the courts on the ground floor, and on corner lots to cover even the yard. The light and ventilation of living rooms upon the open courts above the stores will not be affected by having these courts begun at the second story.

"Doing away with the necessity for fireproof construction of stairways, public halls, etc., in tenement houses not more than three stories in height. This is reverting to the law in force previous to the enactment of the tenement house law in 1901. The additional cost of this fireproofing, as represented to us, is about \$1,500 per house. The risk of loss of life by fire in such low buildings is much less than in higher buildings, and we think the advantage of encouraging the construction of those low tenements, of which there will be many in Brooklyn, Queens and the Bronx, counterbalances the disadvantage of not making them fireproof in these particulars.

"The new law prevented the occupation of rooms in old tenements which opened upon courts or shafts less than twenty-five square feet in area, and which did not open to the sky without roof or skylight. These old courts or shafts are so many in number and so varied in kind that it is proposed to add a proviso to the new law whereby rooms opening upon them may, nevertheless, be occupied if adequate light and ventilation are provided.

"This amendatory act does not cover all the amendments which

have been proposed by the property owners, but it covers the greater portion of them. Some of the gentlemen with whom I have been in conference have urged that the city should at least come half way to meet them. We have gone more than half way to meet them, and, indeed, have absolutely met most of them, but there are some (I have specially in mind my builder friends from Brooklyn) who wish us to go further. This we will not do."

John P. Leo, representing the Builders' League, followed, speaking in opposition to the Stranahan amendments. He said viewed in general they were a confession of the one-sided and impracticable character of the law of 1901. When the passage of that law was urged its advocates declared its provisions had been formulated after a most careful and judicial consideration of all conditions and requirements. That contention had been stoutly controverted by men perfectly familiar with the tenement house situation as it really is, men whose opinions and experience were at least equal and some might judge vastly superior to the knowledge possessed by those who framed the law in the first place or those who now were administering the law or advocating the proposed amendments. These amendments were a clear confession of original error, and substantiated the position taken and maintained right along by opponents of the law. He and the league he represented were opposed to the amendments. Many of them were dangerous, permitting much that ought not to be permitted. Section 20 of the amendatory bill regarding the height of buildings would open again a door through which many evils had already come. Likewise the curtailment of staircase accommodation and the reduction of fireproof requirements permitted by the amendments were equally unsound and dangerous. He asked how the advocates of the suggested amendments squared their present opinions regarding the permissible area for a building upon corner lots with their opinions of a year ago. Mr. Leo quoted from the original report and suggested that if those words represented the truth when written they represented the truth to-day. Again, he continued, the advocates of tenement house reform were stoutly set a year ago against any discretionary power being given to those concerned with the administration of the law. Now they ask for this very "discretion." Finally he pointed to sections 122 and 123 of the existing law, which decrees that in case of unlawful occupation of a building (even by a janitor) without a certificate, no rent shall be recoverable by owner or lessee, and that any bond or note secured by mortgage on the building may be declared due by the mortgagee. Such provisions, he declared, hardly needed characterization. He urged the committee to send a sub-committee to New York City for a couple of days to collect evidence and hear objections on the spot.

E. H. Roehr spoke in favor of the Audett bill on behalf of the Brooklyn Mechanics' & Traders' Exchange and others. His remarks applied almost entirely to the width of the interior courts (11 feet) required by the present law, and so far as Brooklyn was concerned. He did not object to the length of the court; was indeed willing that it should be extended to 18 or even more feet, but he declared if it had to be built more than three feet wide the erection of three and four story tenements in Brooklyn would cease. The conditions in that borough differed greatly from those prevailing in Manhattan. People there would not live in rear tenements. To-day apartments run through a building from street to yard. Bath rooms are in the rear and this arrangement is, he thought, infinitely preferable to the one proposed wherein water-closets and bedrooms would open on a court. But in any case the requirements of tenants and financial and other conditions would make the erection of buildings with wide courts impossible.

Mr. Roehr's remarks were listened to with marked attention by the committee, and the Chairman, Senator Stranahan, asked whether some compromise between the views of the Brooklyn people represented by Mr. Roehr and those of the Tenement House Department was not possible.

Mr. De Forest, in reply, said attempts in that direction had been made, but the Commission and the administration were unalterably opposed to any extension into Brooklyn of the narrow air shaft which had proved so great an evil, indeed one of the most serious, in tenement house construction in Manhattan.

Adolph Bloch, representing the United Property Owners' Association, spoke against the Stranahan amendments and the Tenement House law generally so far as existing buildings were concerned. He approved of most of the proposed amendments, but declared it was unjust and possibly unconstitutional to compel owners who had built under the provisions of the law existing at the time of construction to now forfeit a large part and in cases perhaps the whole of their equity in making their structures conform to new and at the moment of erection undreamed-of requirements.

Senator Stranahan intimated that the committee had considered that point and had determined that the betterments required by the new law were similar in nature to police and sanitary regulations.

Mr. Roehr answered that such regulations must always be of a reasonable nature and not confiscatory.

"Of a reasonable nature," Senator Stranahan repeated, as though convinced of the "reasonableness" of what had already been enacted.

Senator Davis asked Mr. Bloch whether he would condemn a

horse to be stabled in the interior rooms of existing tenements, rooms without direct light or ventilation.

Mr. Bloch replied that he didn't represent such buildings.

Ex-Comptroller Palmer, of Brooklyn, Mr. Densmore and Mr. Burns spoke in favor of the Audett bill, the latter two gentlemen on behalf of labor organizations. Mr. Densmore declared that thousands of workmen had been put out of work in Brooklyn by the new law.

Mr. Lawrence Veiller, of the Tenement House Department, read, in opposition to this assertion, a letter from the Central Labor Union of Brooklyn, repudiating Messrs. Densmore and Burns, and favoring the new tenement house law. (It should be said Densmore and Burns did not say they spoke for the Central Labor people.) Subsequently in a vigorous speech Mr. Veiller quoted statistics showing that the erection of tenements under the existing law had not ceased, despite the fact that a full year's supply had been planned for last spring in anticipation of the new provisions. He declared that a considerable amount of new building was now already arranged for, and would proceed as soon as the present amendments were passed. He also pointed out several inaccuracies as to the actual and proposed requirements of the tenement law in the remarks made by Mr. Leo and others.

Abraham Stern spoke strongly favoring the amendments. Last year he and others thought the law would hamper building. Some of the objections had vanished with maturer consideration. The amendments would take care of the rest. Architects, builders and others must meet the new issue. It was quite possible to do so and work profitably under the new law. Light and ventilation are important possessions of the poor in tenements, and these must be preserved for them. The problem only needed scientific and careful consideration for solution without the sacrifice of anyone's real interests. He was surprised at Mr. Leo's attitude. In opposing the amendments on the ground Mr. Leo adopted he could not be acting frankly. Did he wish to make the Tenement House law prohibitive, or did he wish to make it a workable measure?

Messrs. Samuel Sass said he found the law quite practicable and had designed paying buildings under it. With the amendments passed work would go on all right. It was simply a matter for architects and builders to work out with brains. It could be done.

Messrs. Fredk. Pratt, of the Pratt estate, and W. J. O'Brien, the labor representative on the Tenement House Commission, favored the bill, the latter declaring that labor was heartily in sympathy with the law and had no interest in an inferior type of tenement.

The meeting closed with some short remarks from Mr. George B. Christman and others, mostly in opposition.

Geo. B. Christman, for the United Real Estate Owners' Association, handed in a statement of the sections the Association approved, and of those they did not. Regarding Section 79 of the present law, that relating to rear rooms, they asked that it be amended to read as follows: "Every room in a now-existing tenement house shall have either a window upon the street or yard, or upon a court or shaft, or shall have a window or transom opening into an adjoining room of the same apartment or the hall, but such window or transom, however, shall have at least 3 square feet of glazed surface, and at least one-half thereof being made to readily open." Section 100, requiring the removal of school sinks, the Association asks be amended so as to simply provide that the school sinks shall be kept clean, and shall be flushed daily. Sections 79 and 100, it will be remembered, are those against which the greatest outcry has been raised by owners of "now-existing tenements."

William J. Fryer was asked his opinion as to the desirability of the bill prepared by the tenement house commission amending the tenement house law being passed by the Legislature, and to give his views on the subject. He said: "I am not opposed to advanced requirements for apartment and tenement houses or any other kind of buildings. During twenty years past my efforts in connection with building laws have been in that direction. But I am opposed to harmful and unwise laws, to fool legislation. The tenement house act cannot be entirely wiped out, but it needs to be radically changed, and I am confident will be in due time. The amendments prepared by the tenement house commission are only piece-meal changes, many of them quite trivial. They are not sufficient, but so far as they go I favor them, except a few ridiculous changes, one of these being the requirement that fireproof structures shall be erected over water-closets in yards. The bill amends forty-four of the one hundred and twenty-five sections of the law, that is to say, one-third of the entire number. This is a confession of weakness. However, I am not in sympathy with those who declare that if the entire law cannot be amended properly they will agree to no piece-meal amendments. Some changes will come this year, more next year, still more the year after that, and ere long the law will be in practical shape.

"The proposed amendments relating to tenement houses hereaf-

ter erected in the bill, are few but very important. On a corner the building is to be allowed on the first story to extend back to the full depth of the lot; this is going back to the former law. A corner lot may be considered 50 feet in width, so far as the depth of yard behind a corner building is concerned. Courts for tenement houses may start at the level of the second story floor; this is again going back to the former law. These two or three changes alone will largely remove the embargo which the present law lays on building enterprises. The existing law made no provision for a triangular lot or a lot at the intersection of two streets at an acute angle any more than the former law provided for a lot running through a block and having two street frontages. This defect was pointed out a year ago, and an amendment now corrects it. Another amendment will relieve three-story tenement houses hereafter erected from fireproof halls and staircases; this is reverting to the former law. The extreme height for tenement houses hereafter erected is proposed to be placed at one and a-half times the width of the street, instead of one and a-third times; this means that such a building on a 60-foot cross-street can be built 90 feet in height instead of 80 feet, i. e., eight stories high instead of seven stories. Another amendment proposes that a non-fireproof tenement house, irrespective of its width, may be built six stories in height, instead of allowing such a height only when a non-fireproof tenement house has a frontage exceeding 40 feet as the existing law declares.

"As to existing tenement houses, the bill proposes many changes to the law for the better.

"One section of the existing law (34) which says that if any existing tenement house shall be damaged by fire to an amount greater than one-half of its value above the foundations, it shall not be repaired or rebuilt except in conformity with the new tenement house act, or if the stairs in any now-existing tenement house shall be damaged to an amount greater than one-half the value thereof, the entire stairs must be rebuilt fireproof and enclosed in brick walls—this entire section it is proposed to strike out. A good thing to do, but where did the pressure come from to effect this proposed change? From the occupants of tenement houses? From the builders? Oh, no, from none of these. It came from insurance companies and from loan companies, and it was heeded. A number of other proposed changes are to be commended, but to go over the entire bill and specifically point out what is good and what is bad or inadequate would occupy too much space.

"It would be churlish on my part not to acknowledge the general merits of the amendments to the existing tenement house law proposed in the tenement house commission's bill. The bill, if it becomes a law, as I hope it will, only slightly remedies the deplorable situation. A joint committee from both branches of the Legislature, as provided by a resolution already introduced in the Legislature, should be appointed to investigate the whole subject, including the charter provisions creating a tenement house department and the abolition of the Department of Buildings, during the coming summer months, and report back to the next Legislature in 1903 what measures of relief are just and proper."

To the Editor of THE RECORD AND GUIDE:

In answer to your request as to my opinion of the proposed amendments to the Tenement House Law, as prepared by the Tenement House Commission, I would say that it fully bears out the stand taken by our League when the bill was proposed last March. The Commissioner now finds that fifty sections of the law require amendment. The most salient features of these amendments are: (1) Removal of the fireproof requirements for halls and stairs in a 3-sty house. Now, such a house may contain nine or twelve families, but the full rigor of the law is exacted for a 4-sty building which, with a single apartment on each floor, may contain only four families.

(2) The department now asks the privilege of using discretion as to what changes they would require in light shafts and courts of tenement houses already erected. Last year they condemned such a proposition absolutely for the reasons stated in the report of the Tenement House Commission.

(3) They now permit a non-fireproof building containing six stories to be built to a height not exceeding one-half more than the width of the street on which it faces, while if it should be made seven stories in the same height, it must be fireproof throughout—a trifle inconsistent.

(4) They now permit an entire lot, except yard, to be covered on the first floor, and the shafts started on the level of the second tier of beams, and this may be in a 6-sty building, and with no provision made for intakes of air at the foot of the shaft, while in a 3-sty building the intakes must be provided and the rigor of the law is exacted.

(5) They now permit corner lots, 50 feet wide, to be covered completely to the level of the second tier of beams in certain cases, while last year they said that it was unpardonable to cover the entire lot, as it interfered with the ventilation of the inside lots.

I might go further in the criticism, but the above is sufficient evidence of the improper manner in which they propose to tinker

with the law, and the proposed amendments should certainly be looked upon with the gravest suspicion.

JOHN P. LEO, President,
The Builders' League of New York

*Mr. Leo is wrong in this. The provision he refers to applies to fireproof tenements; the bill does provide that non-fireproof tenements may be erected to the height of six stories.

In the Legislature.

TUNNEL FRANCHISES AND MOTIVE POWER—NUMEROUS MEASURES AFFECTING REALTY AND KINDRED INTERESTS.

This week was marked by the discussion of the Stranahan mortgage tax bill in the Senate, and the defeat of an amendment intended to kill the bill by striking out the enacting clause; the passage of what is known as the Pennsylvania Railroad Co.'s bill empowering New York City to grant tunnel franchises in perpetuity; and the hearing on Thursday on the Tenement House bills. Mayor Low now has the tunnel bill, and the bill increasing the powers of the Tax Department to remit or reduce taxes.

A measure likely to interest realty circles is one introduced into the Assembly by Mr. Bennett, providing that the Governor shall appoint a commission of five persons to study in what way the State can best reform its system of recording titles to real property, so as to expedite and facilitate the same.

Assemblyman Bedell on Thursday introduced a bill requiring the railroad companies to use electricity as a motive power in the Park Avenue tunnel, but setting no specific date when the change must be made. Assemblyman Wainwright already has before the Railroad Committee a bill fixing a time limit after which the use of steam as a motive power in the tunnel is to be prohibited. Mayor Low has written to the Assembly asking that consideration of the bills be deferred until he has had time to confer with the railroad companies. He states that he is opposed to the Bedell bill, believing that some time limit should be named. He desires time to investigate, he says, before making up his mind on the Wainwright bill.

The Tenement House Commission's bill, to amend the Tenement House Act of last year, which was given in full in the last issue of the Record and Guide, was introduced into the Senate by Senator Stranahan, with introductory number 575, and into the Assembly by Mr. Kelsey, the introductory number of the bill in that chamber being 924.

The Ash bill, Assembly Intro. No. 847, has been introduced into the Senate by Senator Andett (Senate Intro. No. 525). This is the bill to take tenement houses of not more than 3 stories in height and occupied by not more than 6 families from the operation of the Tenement House Law.

Assemblyman Julius H. Seymour has taken charge of the United Real Estate Owners' Association's bill to secure that organization representation on the Board of Examiners. This bill (Introductory No. 920), if passed, would also carry for the Builders' League representation on the board and clarify the situation as to the pecuniary value of the subject of an appeal to the board: That is, whereas, the law at present provides that an appeal may be taken where the amount involved exceeds \$1,000, the bill would provide that appeal would lie on any job the total cost of which exceeds \$1,000. The North Side Board of Trade also sent up a bill giving the membership on the board.

Mr. Allds' (Assembly Introductory No. 898), putting the work of preparing drawings and contracts and the supervision of all state constructional work in the hands of the state architect.

Mr. Kelsey introduced into the Assembly (Introductory No. 879) Comptroller Grout's bill to change the due date for taxes in New York City from the first Monday in October to the first Monday in February, a detailed outline of which was also given in these columns last week.

Senator Slater has a bill, Introductory No. 571, to require that every conveyance of real estate must, to entitle the same to be recorded, set out the post-office address of the party to whom the conveyance is made, and must also have endorsed thereon the name and post-office address of the party at whose request the conveyance is recorded, which endorsement shall be part of the record.

Other important measures are the following:

Senator Slater's (Introductory No. 499), amending section 7 of the lien law, to provide that the burden of proving that advance payments are not made for the purpose of avoiding the provisions of the law, shall be upon the person making such payment.

Senator Foley's (Introductory No. 568), enabling commissioners of appraisal, in the matter of the New East River Bridge, to make separate reports.

Senator Trainor's (Introductory No. 549), authorizing the Dock Department to set apart a pier at or near the foot of West 22d st, for purposes of recreation.

Mr. J. A. Allen's (Assembly Introductory No. 848), laying out the block between 27th and 28th sts, 9th and 10th avs, as a public park; the property to be acquired and work to be done at the expense of the city, and without local assessment.

Mr. Marson's (Assembly Intro. No. 835), that in condemnation proceedings, where service of petition and notice is by publication, it shall be sufficient to publish the notice.

Fire Protection and Insurance Rating.

"So damned fireproof!"

Small wonder it was, if General Meigs was shocked by the pointed criticism of his construction of the Patent Office Building at Washington. It is well known that this building had been both designed and constructed by army officers who were engineers. General Meigs had full control of the construction, and when his work was completed, he was proud to escort the famous General Sherman through its spacious chambers, eagerly listening for some words of praise, but his guest was silent. General Meigs concealed his disappointment at hearing no outburst of commendation until they were about to leave the building, when he ventured to ask his brother officer for an expression of opinion upon his work.

General Sherman's Opinion.

"You have seen it all, General, but you have said nothing; what do you think of it?"

"Meigs, I have only one criticism to make;" and then Sherman hesitated. But Meigs, while concealing his elation at the fact that his friend had only one criticism to make, said: "Well, General, tell me frankly what your one criticism is."

"Well," replied Sherman, "I have, as I said, only one criticism to make, and that is, that the building is so damned fireproof."

When public buildings are built fireproof at the cost of architectural beauty, it is to be regretted. Such edifices, whether erected by government or state, should be monuments to be admired for their architectural design, besides being notable examples of fireproof construction.

The government has set up a noble example of the possibilities of fireproof construction allied with architectural completeness and beauty of design, and comparative economy, in the Congressional Library at Washington. This building is a grand success from the architect's standpoint, and on the score of fireproofedness it is reputed to be as near perfect as can be. It measures about 10,000,000 cubic feet and cost the nation \$6,000,000, or about 60 cents per cubic foot. The State House at Providence, Rhode Island, is another grand example of modern architecture, combined with usefulness and fireproof construction. We have not the dimensions at hand, but we have reliable information that the cost was about forty cents per cubic foot. Another specimen of a great fireproof structure, wherein the architect (Cass Gilbert) has produced a good design, is the new State Capital at St. Paul, Minnesota.

Some Government Examples.

As a rule, government and state carry their own risks, and, therefore, insurance companies have little to do with public buildings. This fact, however, should not prevent the encouragement of high standards of building construction by insurance interests. High ideals might surely be expected to be the outcome, and corporations, as well as individuals, with such encouragement would in the long run vie with each other in harmonizing the requirements of the underwriter with pretensions to architectural design and their ideas of economy. The requirements of the fire underwriter in building construction ought to form matter for serious consideration with the architect. In some instances they do, as also do the building laws. In some cases, however, it would appear that both buildings laws and demands of insurance underwriters have been evaded to some extent at least—hence the surprises we have from time to time in the burning of alleged "fireproof" buildings. The burning of the Armory and the Park Avenue Hotel only a week ago are notable examples of criminal negligence or gross ignorance, or both.

The mere gathering in from the insurance companies of the sum for which the property is insured, however prompt they may be in payment, cannot be considered adequate compensation to the owner. If he is the originator of the building his safeguard ought to be in using materials which are vastly more durable than substances which cannot be classed as fireproof. If he does this in the first instance, he eliminates the elements of disintegration and increases the life of his building at least a hundred per cent. In addition to this he reduces his rate of insurance probably fifty per cent. The building laws do not altogether meet the case. Fireproof construction is quite as important as fireproof material, and every detail these include, ought to be made compulsory in the residence, the office building, the factory, the warehouse, the theatre or the church. If the building laws pay no heed to the architectural beauty of a construction, or its harmony with other structures of the city, by all means let them be complete in their provisions for the protection of human lives. The stipulations of the fire underwriter cannot be expected to do this, yet we have only to examine the cause of the appalling loss of life at the Park Avenue Hotel and find that compliance with the demands of the insurance underwriters might have saved it all. If fire chief Croker is reliable in his statements that there were not even fire-escapes, then we believe that parsimonious management is responsible.

True Economy in Building.

The fireproof schedule generally adopted by fire underwriters of New York City "is arranged for rating a fireproof building

so that the initial rate will be that necessary to cover the wooden trim, plate glass decoration, floor boards and other combustible materials—the rate at this point (unoccupied building rate) approaching that for a non-fireproof building. It will

The Fireproof Schedule.

receive a lower rate thereafter only in proportion as the insurance approaches the value, as will be seen by the table, and in proportion as the insurance actually covers the fireproof portion. A building, for example, which would rate 86 cents, with 20% of insurance, would rate 34.4 cents with 80% co-insurance. A fireproof building which would rate 116½ with 15% insurance would rate 29 cents with 80% co-insurance. With 15% insurance the company would be liable practically for the destructible portions of the building; with 80% of insurance it would be covering also bricks and mortar, iron beams, etc. It will be observed that the deduction for 80% co-insurance on one floor is 15% as compared with 30% deduction where the policy covers four or more floors." Stone treads to stairways are charged for, as they are considered serious faults, being found to succumb very readily to action of fire and water, and the result is equally dangerous where they are let into rabbets. In this case an iron staircase soon becomes full of holes and quite impassable to firemen or inmates. The building law of New York requires that iron treads shall be placed beneath the stone in every instance.

The underwriter's schedule takes particular care to designate between cast-iron, steel and wrought-iron columns, in accordance with the views of experts. It was conceded some time ago, at a convention of iron factors held in this city that cast iron was superior to wrought iron in the matter of rust, and possibly to steel. While wrought iron has been found to rust to the point of destruction, it has been demonstrated convincingly that cast iron would not rust to the point of danger. The matter of the disintegration of steel is too important to be considered seriously at present, but investigation has proved sufficient to show that even the steel which forms the framework of our mammoth structures needs protection from the action of the atmosphere. The writer has already advocated the use of lime as a preservative of iron or steel. Not mixed with cement, but pure lime. Proofs that lime will preserve iron are to be found in our Art Museum, and wherever iron has been discovered buried in limestone in any form. Our indefatigable friend, Edward Atkinson, is making deep researches, and we have no doubt that a flood of light will be thrown upon this important matter before long.

Unprotected Iron and Steel Columns.

The descriptions of "fireproof" building in the schedule which is termed "standard" is as follows: "Walls not less than 16 inches for the upper 25-feet portion, thence increasing 4 inches for each 25 feet to the bottom; not exceeding five thousand square feet of ground floor area; height not over eight stories; floor beams and girders to be supported by masonry. If 'skeleton' construction, floors carried entirely by framework. (Skeleton construction, while not so durable for weight-carrying purposes, and from a structural point of view, as the old-fashioned construction in which all the weights are carried by the brick or stone walls, is yet only little inferior for fire-resisting purposes, where the iron members are protected with incombustible materials.) Not to be occupied above seventh floor for storage of merchandise or other combustible material, whose burning would injure the iron-work. All iron beams, girders and pillars, or story posts, to be protected by approved fire-resisting material, except in office and hotel buildings, in which make half-charge for absence of covering. If wrought iron or steel is used in construction, that portion of the masonry in contact with the metal should be free from cement or plaster of Paris, and only lime mortar should be used. At least one stairway to be fireproof, with metal treads; stone treads, whether marble or slate, being dangerous."

The Standard Building.

In addition to a key rate based on the foregoing description, additional charges are added by the underwriter for deviations or differences from the building standard, as follows:

WALLS.—Skeleton Construction, wrought iron or steel columns or vertical supports (no charge for cast-iron), charge.....	\$.05	How to Estimate Insurance.
If average thickness of two side or bearing walls (or either of them) less than 20 inches, charge for each inch deficiency....	.02	
If any portion of wall less than 12 inches, double the charge.		
Stone Fronts or Side Walls or veneered with stone ashlar, charge for each if plain or "axed" finish .01; if carved or ornamental02	
Poor Bricks or poor quality mortar.....	.20	
UNPROTECTED IRON.—Charge as follows: For unprotected cast-iron columns .10; unprotected wrought-iron or steel columns .15; unprotected lower flanges of beams.....	.02	
One-half above charges in hotel or office buildings.		
CEILING OR SHEATHING.—Wood or strawboard Ceiling, one story, not less than .01; each additional story ½ cent....		
Wood or strawboard siding, one story, .01; each additional story ½ cent		
5,000 sq. ft. to 10,000; charge for each 1,000 in excess of 5,000, ¼ of.....	.01	

If over 10,000 sq. ft., charge for each 1,000 in excess of 10,000 (not exceeding a total of .40)..... .04
 If mercantile building exceeds ten stories, double area charge.
 If building occupied exclusively above grade floor for offices or dwellings, no charge for area.
HEIGHT.—For each story over eight up to twelve, charge..... .01
 For twelfth and each story over twelve up to fifteen..... .03
 For fifteenth and each story over fifteen..... .10
 If building occupied exclusively above grade floor for offices or dwellings, make one-fourth charge for height. Office buildings may be 10 stories without charge.
MERCHANDISE ABOVE 7TH FLOOR.—Charge .15 and add .02 more for each floor over seventh up to tenth, and .05 more for tenth and each floor above tenth. For example: an eleven-story building would have .29 added.
FLOORS.—Wooden Floor Boards laid solid on concrete without air space .10; with air space .15 (one-half charge in office buildings)
 Floor Arches: If concrete, cement or approved plaster composition, with iron centres or supports (such as Metropolitan, Roebing, Expanded Metal, Fawcett, Columbian, Bailey, Guastavino) (no charge for brick or terra-cotta arches)10
 If on exposed corrugated iron centres .15. If flat arch, supported on iron (such as Rapp)..... .20
 If space between floor beams exceeds 5 ft., charge for each excess foot..... .02
 One-half floor charges in office or hotel buildings.
ELEVATORS.—Not cut off according to standard, but in hallway or enclosed court, or if provided with automatic trap doors, charge06
 Open12
 Wooden shaft (if approved metal covering half charge).. .15
 For each additional elevator not cut off, add..... .02
 One-third charge for elevators in office or hotel buildings.
STAIRWAYS.—Enclosed in wood, lath and plaster hallway, or provided with automatic trap doors in floors..... .05
 Enclosed in wood with self-closing doors, each floor.... .10
 Open, charge not less than .01 each floor, not exceeding a total of12
 If more than one stairway, charge for worst and add one-fourth charge for each additional. One-third charge for stairs in office or hotel buildings.
 If elevator and stairway are combined in the same shaft or opening, only one charge for the two.
 If at least one stairway is not fireproof with metal treads under stone treads (no charge for hardwood treads over iron), charge as many times .02 as building has floors (one-third charge for office building). If stairway in fireproof hall or enclosure protecting treads from heat, one-half final charge.
WELL-HOLES.—Add for each floor pierced, not less than..... .03
 No charge in office or hotel buildings.
CHUTES, DUMB-WATERS, VENT. SHAFTS (unless fireproof shaft), and small floor openings.—For each floor pierced, not less in each case than..... .02
 No charge for steam or water pipes if space around the same is filled in with mineral wool, or other incombustible material, and properly arranged to prevent draughts and leakage.
SKYLIGHTS.—If of thin glass (less than 1/2-inch), or if unprotected wooden frames, charge for each 9 sq. ft. in excess of 9 sq. ft. (not exceeding a total of .10)..... .01
 If skylight is monitor style, charge for square feet in sides as well as top. If protected above and below with approved wire netting, or if 1/4-inch glass, one-half charge.
 Same charge for floor lights less than 3/4 inches thick.
STREET.—If street on which building fronts is less than 60 ft. wide, but over 50..... .02
 If under 50 ft., add for each 5 ft. less..... .02
WIRES.—Overhead to interfere with fire dept., not less than 1/2 cent.
TENANTS.—Each in excess of one, exclusive of office and dwelling tenants01
 If manufacturing risk add .01 for every 10 operatives employed in excess of 20 (not exceeding a total of .10 in risks where first column charge does not exceed .25. In wood-working and other hazards where first column charge exceeds .25, double the charge, but total not to exceed .25).
LIGHTING.—Electricity, approved, add..... .01
STONE PIERS.—Stone columns, pillars, or brick piers with bond stones, especially supporting beams or girders in basements, etc., charge according to number, not less than..... .02
DEDUCTIONS FOR EXCEPTIONAL CONSTRUCTION.

	Per cent.
For fireproof floor surfaces of cement, concrete or asphalt....	5
Floors waterproof and inclined with scuppers to carry off surplus water	5
Fireproof woodwork, trim, etc.....	5
DEDUCTIONS FOR FIRE APPLIANCES, ETC., ON BUILDINGS.	
Hydrants; if one, supplied by 8-inch water main, within 300 ft..	4
Two or more within 300 ft.....	6
If said water pipe be fed at both ends by mains..4% (10% in all)	

Automatic fire alarm, telegraphic signal to central station or fire department house 5
 Special building call direct to fire department (one-half allowance if no watchman)..... 2
 Standpipe, external, with siamese connection, for use of fire department 3
 Standpipe, internal, with tank supply and approved hose..... 1
 Basement and sub-cellar perforated pipe sprinklers..... 2
 Automatic sprinklers in basement (no deduction if allowance has been made for sprinklers throughout building)..... 5
 If building occupied exclusively for offices or dwellings, or both. 20
 If occupied exclusively for offices or dwellings, or both, above grade floor 10
 Roof hydrants protected from freezing..... 1
 Casks of water or filled pails on each floor (6 pails to 2,500 sq. ft. floor area)..... 5
 If watchman (on premises) with clock or electric detector.... 10
 (If automatics, one-half deduction only.)
 Auxiliary private fire plant, force pump, etc..... 10

The standard frame building is described "as one which does not exceed two stories in height, with a ground floor area not exceeding one thousand and square feet—say, 25x50. The building itself and all buildings should rest on substantial foundations of brick or stone laid below frost line. The side walls should be of clapboard finish in substantial hardwood studdings, either filled in with brick between studs or with back-plastering on inside of outside sheathing between studs. (These two forms of finish are usually intended as non-conductors of heat, and as a protection against the weather, but they are also admirable provisions for preventing the rapid spread of fire, particularly when in connection with mortar fire stops, which cut off drafts from floor to floor.) If the building is veneered with brick, or sheathed with metal—tin or corrugated iron—five per cent. is deducted. Wooden side walls should be painted with good fire-resisting paint. Roof should be of metal or tile, or shingles laid in mortar."

The basis rate for the foregoing is four times the key rate of city, not exceeding a total of 160. The additions for deviations from a standard building are as follows:

FOUNDATIONS.—If on wooden posts, 25 cents.
ROOF.—Ordinary pine, cypress or cedar not laid in mortar, add 15 cents; ordinary pine, cypress or cedar laid in mortar, 5 cents; redwood, not laid in mortar, 10 cents; basswood laid in mortar, 30 cents; basswood, not laid in mortar, 50 cents; composition or gravel, 3 cents; slate, 5 cents.
CEILING.—Wood or strawboard, etc., each story, 5 cents (if side walls 5 cents additional); if cloth, 25 cents each story.
AREA.—(Ground floor).....ft. x.....ft., total.....sq. ft.—For each 1,000 sq. ft., or fraction in excess of 1,000 sq. ft., charge 10 cents.
HEIGHT.—For third story, charge 10 cents; for fourth story, 25 cents; for fifth and each additional story, 50 cents.
 (These charges cumulative, for example, a five-story building, should have 85 cents added.)
HEATING.—Furnace, 5 cents; stoves, 3 cents. (No charge if charge has been made for furnace); stovepipe, through hollow partition or floor protected, each passage, 2 cents; stovepipe, through floors or partition, not protected, 50 cents; stovepipe through window, roof or wall, protected by double metal chimney, 50 cents; pipe through window, etc., not protected, 100 cents; stovepipe entering bottom flue vertically, 25 cents; stovepipe entering flue in attic, etc., 25 cents; natural gas or oil for fuel, 5 cents.
CHIMNEY.—Not built from ground, each 10 cents; resting on attic floor beam or roof joist, 25 cents; poor bricks or mortar, 25 cents; terra-cotta or cement, 50 cents.
STREET.—If street on which building fronts is inaccessible, unpaved, etc., not less than 10 cents. (No charge if no fire department); less than 60 ft. wide, over 50, 5 cents (unless opposite side vacant); under 50 ft., for each 5 ft., 5 cents.
OVERHEAD TELEGRAPH WIRES.—On poles, front of building, sufficient to interfere with fire department, not less than 2 cents.
NUMBER OF TENANTS.—Each, in excess of one, exclusive of office and dwelling tenants, 2 cents.
WEATHER BOARDING.—If side walls not clapboard or shingled, but "balloon" frame or board finish, from 25 to 50 cents.
CONDITION.—If not in good condition, not well painted, etc., from 5 cents to 25 cents.
AGE OF BUILDING.—If over fifteen years, charge according to condition, not less than 5 cents.
LIGHTING.—If by kerosene or electricity, system and installation in compliance with underwriters' rules, 2 cents.
DEDUCTIONS FOR EXCEPTIONAL CONSTRUCTION.

	Per cent.
If oak or other hardwood, frame.....	3
If back-plaster is between studs.....	10
If filled in with brick.....	15
If fire-resisting paints on side walls and roof.....	3
For metallic lathing	10
If brick is veneered.....	15
If ironclad or covered with metal—tin, corrugated iron, or metallic shingles	5
The charges on construction which is acknowledged non-	

fireproof are more numerous than the foregoing illustrations of the fire underwriters' methods of arriving at a fair rate of insurance upon buildings alleged to be fireproof. These charges are to be found in the Universal schedule with other matter which, while interesting to the insurer, are not necessary to this article. The general allowances for fire apparatus are as follows:

	Per cent.
One hydrant supplied by 8-inch water main, within 300 ft....	5
Two or more hydrants (8-inch), main within 300 ft.....	10
If said water pipe be fed at both ends by mains..5%; (15% in all) (If 6-inch pipe, one-half above deductions.)	
Automatic fire alarm signal to central station or fire dept.....	10
Burglar alarm, approved system to central station.....	2
Special building call direct to fire dept. (one-half allowance if no watchman)	5
Chemical engines on wheels, available in case of fire.....	5
Iron fire-escapes outside of building, with landings at each floor	2
Casks of water or filled pails on each floor (6 filled pails to each 2,500 square feet of floor area), 5%; (if no hydrants within 300 ft., 10%).....	
(One-half number may be filled with sand. One cask may be considered the equivalent of three pails.)	
Standpipe, internal, with tank supply.....	2
Standpipe, internal, without tank supply.....	1
Standpipe, external, with siamese connection for use of fire dept.	1
Each side or rear accessible to fire dept. (no deduction for front)	3
Fire department house, engine, hose or hook and ladder, within 300 ft., 2%; if next door or on opposite side of street	5
Basement and sub-cellar perforated pipe sprinklers.....	2½
Automatic sprinklers in basement (no deduction if allowance has been made for sprinklers throughout building).....	5
Occupancy, exclusively dwelling above grade floor, if one fam- ily	20
(If only one floor so occupied, deduct 10%.)	
Occupancy, exclusively dwelling, if two families.....	15
Occupancy, exclusively dwelling, if more than two families....	10
Occupancy, if tenement house above grade floor.....	5
Occupancy, if building occupied throughout exclusively for of- fices or dwelling and offices.....	25
Occupancy, if occupied exclusively above grade floor for offices, or offices and dwelling	10
Watchman, but no watch clock.....	5
Watchman, with watch clock or electric detector (one-half deduction for watchman, if automatic alarm.....	10
Roof hydrants protected from freezing.....	2
Floor beams and girders, self-releasing.....	1
Auxiliary private fire plant, force pump, etc.....	10

Not a Monopoly After All.

The news of the reorganization of the National Fireproofing Co., of Pittsburg, Pa., with a capitalization of \$12,500,000, which was telegraphed to certain newspapers last week, including the Record and Guide, we find needs considerable correction.

The name of Henry Maurer, of Maurer, N. J., was included among the manufacturers of fireproofing product in the combine without the least authority for so doing, as will be seen from the following letter:

New York, February 27, 1902.

To the Editor of THE RECORD AND GUIDE:

Dear Sir: With relation to a notice published in the Record and Guide of February 22d, referring to a fireproofing consolidation, wherein we find our name mentioned as about to be absorbed in connection with one, the National Fireproofing Company of Pittsburg.

We beg to emphatically deny that this is so! Such an assertion is entirely unauthorized by us.

We trust you will give this refutation equal prominence with the report above referred to. Yours truly,

HENRY MAURER & SON.

The following letter on the same subject is also called out by the "monopoly" claim made for the National Fireproofing Co.

New York, February 25, 1902.

To the Editor of THE RECORD AND GUIDE:

Dear Sir: In your issue of Feb. 22d, you allow a statement to be made that the fireproofing interests are now in the hands of a monopoly. As this is not so, I am sure you will permit me to contradict it.

My business is owned and controlled by John W. Rapp. Furthermore, appearances do not indicate that the concern mentioned in your worthy paper has any monopoly of the fireproofing business. I hold some of the largest contracts in this city, to wit: the Mount Sinai Hospitals, and the Metropolitan Life Insurance Co.'s buildings, and have no reason to complain of the business I am doing in Philadelphia, Baltimore, Boston, Washington and the principal cities of this country.

Yours truly,

JOHN W. RAPP.

Fireproof or Not Fireproof.

The word "fireproof" has caused unusual enquiry as to its real application during the past week. So many things have been declared to be "fireproof" from time to time, and then found wanting when the test has come, that it is not to be wondered at, if the untechnical public are sceptical as to its reality.

They read of fireproof wood, fireproof paper, fireproof paint, fireproof curtains, in fact "fireproof" is connected with almost everything of a combustible nature, and the people, not caring or having the time to consider the truth of the application of this most important word, either ignore it altogether or accept it implicitly.

The Park Avenue Hotel is the most recent awful example of the blind faith we refer to. Some fireproof building materials used according to old methods of construction had been used in that building, and the owner and his guests seem to have been satisfied in their ignorance of what in present practice is regarded as "fireproof." In the face of twentieth century invention and enlightenment on the subject of fireproof construction and protection, such unprotected construction ought not to be classed as fireproof.

"Fireproof" ought to mean what it says: Proof against fire, and ought never to have any other meaning. Things which are designated as fireproof in order to make them sell ought to be denounced. Life and property are too sacred to be at the mercy of a misapplied term. The word no doubt in some instances is used without intent to deceive and without due thought. Undoubtedly there are chemicals which will render some things temporarily flame proof. A solution of phosphate of ammonia will render almost any fabric, including lace curtains, proof against flame.

Brick, however, has been proved time and again as the prince of building materials and there can be no question as to its being the basis of the highest class of fireproof material known to-day. Experiment with the elements of this material has evolved what is known as terra-cotta; and by its admixture with other matter we have what is called porous terra-cotta, which is the nearest approach to the original brick to-day. By the porousness or elasticity of this material, or its power to withstand intense heat followed by sudden cooling by water we have an almost perfect fireproof composition which cannot well be over-estimated.

Concrete is still another material invaluable in fireproofing. It is made of various mixtures, but the chief ingredients are: Portland cement, broken fire brick, slag and coke-breeze or cinders.

Though somewhat new in the field as a fire retardant, though not fireproof, wire glass is worthy of especial attention. A windows to elevator shafts, skylights or in any exposed place where light is required, this product has already prevented many losses from fire, and will undoubtedly prevent many more in accordance with its persistent use. Mounted in steel frames and adapted to the protection of buildings fireproof in other respects, overlooking roofs or mutual areas it is invaluable.

In the construction of a building intended to be fireproof, the principal thing is to omit the introduction of all combustible material. We know we can build the walls of non-combustible material and as for flooring—there are several flooring combinations on the market which are fireproof and durable. With exquisite tiles, and a number of other materials which will not readily burn there ought to be little difficulty in this advanced age, in building fireproof without losing anything in the way of external or internal ornament.

The building which is to be really fireproof must have all its constructive members amply protected by one or more of the fire-resisting materials which have been approved by the fire underwriters. The outer roof should be made proof against possible flying sparks; elevator shafts built of porous terra cotta; the openings of doors of elevators should be metal lined and made to close automatically. Such an elevator would provide means of safety to guests as nothing else would. Even old residents seldom think of the stairs of the hotel under any circumstances, but always go for the elevator through sheer force of habit.

The penalties for defective fireproof construction imposed by insurance underwriters are so great in many instances that architects are in duty bound to consider them in their clients' interests. The tax imposed becomes a considerable factor on large amounts of capital.

In conclusion, let us not forget that smoke is almost as potent a danger to life as flame is to property. Many of the lives lost in the Park Avenue Hotel fire were lost through smoke from the burning wood work in the elevator shaft and openings. This is a problem in itself, but we have little doubt that it will be solved when buildings are really constructed with absolutely fireproof materials and designed so as not to be huge chimneys or artfully arranged firetraps.

MANY BROKERS are spending large sums of money in maintaining an office record of real estate transactions. Such a record is indispensable, and can now be obtained at \$10 a year, by subscribing to the Record and Guide Quarterly. All records, alphabetically and numerically arranged with annotations. Subscribe now and be equipped for your business. 14 and 16 Vesey St.

THE REAL ESTATE WORLD

Gossip, News and Personals

The following are the comparative tables of Manhattan and the Bronx of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1901 and 1902.

CONVEYANCES.

1902.		1901.	
Feb. 21 to 27, inc.		Feb. 21 to 28, inc.	
Total No. for Manhattan	221	Total No. for Manhattan	264
Amount involved.	\$1,971,838	Amount involved.	\$3,362,686
Number nominal.	118	Number nominal.	129
1902.			
Total No., Manhattan, Jan. 1 to date.	2,086	Total No., Manhattan, Jan. 1 to date.	1,921
Total Amt., Manhattan, Jan. 1 to date	\$25,231,574	Total Amt., Manhattan, Jan. 1 to date	\$22,181,712
1902.		1901.	
Feb. 21 to 27, inc.		Feb. 21 to 28, inc.	
Total No. for The Bronx	62	Total No. for The Bronx	107
Amount involved.	\$616,768	Amount involved.	\$353,140
Number nominal.	35	Number nominal.	63
1902.			
Total No., The Bronx, Jan. 1 to date..	709	Total No., The Bronx, Jan. 1 to date..	651
Total Amt., The Bronx, Jan. 1 to date	\$2,163,634	Total Amt., The Bronx, Jan. 1 to date	\$1,998,752
1902.			
Total No., Manhattan and The Bronx, Jan. 1 to date.....	2,795	Total No., Manhattan and The Bronx, Jan. 1 to date.....	2,572
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$27,395,198	Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$24,180,464

MORTGAGES.

1902.		1901.	
Feb. 21 to 27, inc.		Feb. 21 to 28, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	205	Total number	93
Amount involved.	\$4,477,497	Amount involved.	\$5,639,877
Number over 5%.....	68	Number over 5%.....	38
Amount involved.	\$854,858	Amount involved.	\$193,446
Number at 5%.....	69	Number at 5%.....	45
Amount involved.	\$1,068,139	Amount involved.	\$261,490
Number at less than 5%..	68	Number at less than 5%..	10
Amount involved.	\$2,554,500	Amount involved.	\$183,000
No. above to Banks, Trust and Insurance Co.'s.....	54	No. above to Banks, Trust and Insurance Co.'s.....	15
Amount involved.	\$2,117,000	Amount involved.	\$286,200
1902.			
Total No., Manhattan, Jan. 1 to date.	1,753	Total No., Manhattan, Jan. 1 to date.	1,963
Total Amt., Manhattan, Jan. 1 to date	\$43,952,406	Total Amt., Manhattan, Jan. 1 to date	\$42,283,120
Total No., The Bronx, Jan. 1 to date..	519	Total No., The Bronx, Jan. 1 to date..	647
Total Amt., The Bronx, Jan. 1 to date	\$3,171,389	Total Amt., The Bronx, Jan. 1 to date	\$3,348,687
1902.			
Total No., Manhattan and The Bronx, Jan. 1 to date.....	2,272	Total No., Manhattan and The Bronx, Jan. 1 to date.....	2,610
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$47,123,795	Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$45,631,807

PROJECTED BUILDINGS.

1902.		1901.	
Feb. 21 to 28, inc.		Feb. 21 to 28, inc.	
Manhattan.....	The Bronx.....	Manhattan.....	The Bronx.....
Total No. New Buildings:	28	Total No. New Buildings:	38
Manhattan.....	10	Manhattan.....	36
The Bronx.....	18	The Bronx.....	2
Grand total.....	38	Grand total.....	74
Total Amt. New Buildings:	\$2,002,100	Total Amt. New Buildings:	\$2,924,300
Manhattan.....	13,199	Manhattan.....	506,500
The Bronx.....	19,901	The Bronx.....	1,417,800
Grand total.....	\$2,015,299	Grand total.....	\$3,430,800
Total Amt. Alterations:	\$203,240	Total Amt. Alterations:	\$79,400
Manhattan.....	9,600	Manhattan.....	20,860
The Bronx.....	193,640	The Bronx.....	58,540
Grand total.....	\$212,840	Grand total.....	\$100,260
Total Amt. New Buildings:	115	Total Amt. New Buildings:	221
Manhattan, Jan. 1 to date.....	135	Manhattan, Jan. 1 to date.....	178
The Bronx, Jan. 1 to date.....	135	The Bronx, Jan. 1 to date.....	178
Manhattan-Bronx, Jan. 1 to date...	250	Manhattan-Bronx, Jan. 1 to date...	399
Total Amt. New Buildings:	\$10,720,550	Total Amt. New Buildings:	\$15,820,965
Manhattan, Jan. 1 to date.....	916,244	Manhattan, Jan. 1 to date.....	1,796,100
The Bronx, Jan. 1 to date.....	9,804,306	The Bronx, Jan. 1 to date.....	14,024,865
Manhattan-Bronx, Jan. 1 to date...	\$11,618,794	Manhattan-Bronx, Jan. 1 to date...	\$17,617,065
Total Amt. Alterations:	\$1,251,812	Total Amt. Alterations:	\$775,765
Manhattan-Bronx, Jan. 1 to date...	1,251,812	Manhattan-Bronx, Jan. 1 to date...	775,765

Coming Auction Sales.

Peter F. Meyer makes announcement in our business pages of the coming sale, on 11th inst., of three important and valuable parcels. The first of these is the modern bachelor-apartment house, the Pierrepont, on West 32d st, a 12-sty fireproof building, containing up-to-date operating plants and every modern convenience for tenants. It stands on a plot about 59x99, and is exceptionally well located for its purpose. The second parcel is a large fireproof store and loft building, known as Nos. 209, 211 and 213 East 23d st, equipped with freight and passenger elevators, electric light, steam heat, etc. The third parcel is the large elevator apartment house, located on the northeast corner of Lexington av and 73d st, on plot 102.2x51. Book-maps and further particulars may be obtained in Room 1,842, No. 25 Broad st, and at the auctioneer's office, No. 111 Broadway. Title Guarantee and Trust Co. will guarantee titles.

Richard V. Harnett & Co. (Incorporated) will sell, in partition, on Tuesday, the modern 7-sty apartment house, located on the northwest corner of Broadway and 99th st. The building contains 13 apartments and two stores, and is furnished with all modern requirements. Maps may be had of the auctioneers, at No. 73 Liberty st, and dimensions and other particulars will be found in the advertisement of the sale on another page of this issue.

Gossip of the Week.

SOUTH OF 59TH STREET.

William E. Finn has sold to the John W. Stevens Building Co. the Colonnade Hotel property, at No. 726 Broadway, and the adjoining property known as "The Old London Street." The whole fronts 120.10 on Broadway, and extends 275 feet to Lafayette place, where it has a frontage of 135 feet. Mr. Finn bought the plot early in the month for close to \$1,000,000, and since December last this is the third Broadway parcel which he has bought and resold, the others being No. 543 Broadway and No. 682 Broadway.

E. A. Cruikshank & Co. have sold for Woodbury Langdon and the Mitchell estate Nos. 36 to 42 Broadway, extending through to New st. S. H. Gardyne Stewart, of Stewart & Co., bankers, is the buyer. The plot fronts 115.9 on Broadway, 115.3 on New st, has a northerly line of 174.5 and a southerly line of 197.7. The plot contains 21,483 square feet, and in the reports has figured at \$200 a square foot, which is much more than it is worth, and than it actually sold for. It has been in the market, together with Nos. 44 to 50, which includes the Tower Building, at \$110 a square foot, and sold for very near that figure. At \$110 the price for the plot sold would be \$2,363,130, which is very near the price obtained. In 1893, Nos. 32 to 42 were sold; the title, however, never passed. That plot contained 33,016 square feet, and the price agreed upon was \$57.55 a square foot. With the exception of the small plot containing only 1,899 square feet at the northeast corner of Broadway and Beaver st, and which sold at \$131.12 a square foot, this is the highest price per foot paid for any property on Broadway, south of Exchange place. John J. Astor paid \$52.31 per square foot in 1883 for the southeast corner of Broadway and Exchange place, containing 19,115 square feet. While the property is owned by Mr. Langdon and the Mitchell estate, the title to the present buyer will pass from J. M. Hoen.

The Central Realty Bond & Trust Co. announce a resale of the Union Club property at the northwest corner of 5th av and 21st st to the Hudson Realty Co. The property comprises a plot 63.6 x120 on 5th av, with an adjoining building on 21st st, 25x98.9. The sellers bought it from the Union Club in January for \$615,000. Possession to the property will be given in September, and a resale to a well-known builder or building company in that section will shortly be announced.

Mrs. Paul F. Mundy has sold No. 20 West 45th st, a 4-sty dwelling, on lot 21x100.5.

The estate of William H. Patterson has sold No. 115 East 40th st, a 5-sty American basement dwelling, now in course of construction, on lot 18.9x98.9. Mr. Patterson bought the lot in June last for \$25,000.

Nichols & Lummis have sold for August V. Pappert, Jr., of Rochester, No. 32 East 30th st, a 3-sty and basement dwelling on lot 21x98.9. This house adjoins on the east the new Women's Hotel, now under construction.

M. E. Hewitt & Co. have sold for Lillie P. Webb to J. J. Frank No. 151 Wset 49th st, a 3-sty dwelling on lot 20.10x100.5.

E. B. Levy, as President of the recently organized Regents Realty Co., has bought Nos. 254 to 258 West 42d st, a plot 66.8x98.9, with old buildings. This property was reported sold in January to Joseph Jacobs. Nos. 254 and 256, 50x100, has not changed hands since 1846, when it sold for \$1,400.

Charles Martin has sold for Frederick Doscher No. 412 West 44th st, a 3-sty and basement dwelling, on lot 20x100.5; No. 413, a similar dwelling, sold recently for \$9,500.

Lucy Buhler has sold to H. Liebman the old buildings at the southeast corner of William and Duane sts, known as Nos. 8 and 10 Duane st, and Nos. 238 and 240 William st, a plot 57.4x58.7x28x69.9.

John Tod has sold Nos. 150 and 152 Baxter st, lot 50.7x69, with old building. David Cohen is the buyer and R. J. Casey the broker.

Abraham Silverman has sold to Oscar Englander No. 30 St. Marks place, a 7-sty flat with stores, on lot 26x120.

Joseph P. Day has sold for Mrs. Susan Palmer No. 349 West 52d st, 5-sty tenement, on lot 20x100.5. No. 347, adjoining, sold at auction in December last for \$10,500.

Dr. A. O. White has sold No. 237 East 3d st, a 5-sty tenement, on lot 25x96.

Mandelbaum & Lewine have bought the old buildings, on lot 25x67, at the northeast corner of 8th av and 30th st.

William C. and Florence G. Bryant have sold to John J. Lester for \$110,000, three 5-sty flats, on plot 75x100, at Nos. 849 to 853 7th av, 50.5 feet south of 55th st.

Geo. R. Read has sold to Thomas Templeton the northeast corner of 5th av and 30th st, 25x100, and No. 1 East 30th st, 21.5x98.9, the two parcels forming an L. The price is \$330,000.

F. de R. Wissmann has sold for the City Real Property Investing Co. to George C. Coleman, Nos. 17 to 21 West 32d st, three 4-sty dwellings, on plot 73.9x98.9. The sellers bought this property in December last from John L. Cadwalader, whose asking price was \$240,000; he paid \$70,000 for No. 19, a lot 25x98.9.

Geo. R. Read has sold for the Hamilton Bank Nos. 418 and 420 West 16th st, two 5-sty tenements, 50x117.

Geo. R. Read has sold for William A. Duer No. 17 West 21st st, a 4-sty dwelling, on lot 29.8x98.9.

John P. Kirwan has sold for Lowenfeld & Prager Nos. 520 and 522 West 27th st, old buildings, on lot 38.1x109.8.9.

Thomas B. Hidden has sold through McVickar & Company the southeast corner of 7th av and 49th st, old building, on plot 100.5x100. He bought the property in January, 1901, for \$180,000, from the Dewhurst estate. The present buyer will improve his purchase by the erection of a 12-sty hotel.

W. W. & T. M. Hall have sold to George Helme, president of the American Snuff Co., No. 35 West 56th st, a 5-sty American basement dwelling, on lot 25x100.5. They bought the property in April, 1901, for \$82,500, and has since altered and modernized it, putting in a fireproof staircase and a passenger elevator. The same firm have sold through L. J. Phillips & Co., to S. J. Reckendorfer, Treasurer of the American Lead Pencil Company, No. 45 West 56th st, a 5-sty American basement dwelling, on lot 22.8x100.5. The sellers bought this property in June last for \$60,000.

Louis Schrag has sold for Mathias Horn and the estate of Jacob Mussel, Nos. 160 and 162 West 25th st, two 5-sty single flats, each on lot 18.6x98.9.

Searle Barclay has sold No. 64 West 38th st, a 4-sty and basement dwelling, on lot 20.10x98.9.

John McKee has sold to Silas Wodell No. 30 East 39th st, a 4-sty and basement dwelling, on lot 20x98.9.

Jacob Hirsch, the buyer of Nos. 202 and 204 West 34th st, has bought Nos. 206 to 210 West 34th st, thus forming a plot 91x100.

Christopher st, Nos. 117 and 119. See Lex. av, Nos. 1465 to 1469.

R. M. Haan has bought No. 8 East 55th st, a 4-sty and basement dwelling, on lot 25x100, from Samuel Thorne for \$107,500. The property adjoins the 18-sty hotel, St. Regis, which John Jacob Astor is erecting at the southeast corner of 5th av and 55th st, on plot 75x200. Mr. Astor bought No. 6 in March, 1901, for \$115,000. Mr. Haan's present purchase will be used as the site of an addition to the hotel, but will not be extended to the full height of the main building as this purchase was made mainly to protect the light and air of the St. Regis.

The Stuyvesant Realty Co. have purchased from B. Smith No. 395 7th av.

The Metropolitan Life Insurance Co. have sold Nos. 42 to 48 East 20th st, an 8-sty loft building, on lot 88x92. The sellers obtained it in a three-cornered trade last year for the much traded Beard Building, on Liberty st, the 20th st property figuring in the deal at \$450,000. It is now sold at \$480,000 and the property is now said to be out of the market. Frank E. Smith was the broker.

E. G. Scott has sold to Henry Schuyler & Co. No. 36 West 20th st, a 4-sty dwelling, on lot 25x92.

Joseph O'Donnell has sold No. 316 West 20th st, a 4-sty dwelling, on lot 16.8x98.9.

Herbert A. Sherman has sold for Dr. C. W. Cutler No. 50 East 53d st, a 4-sty dwelling, on lot 16x100.

William E. Finn has sold No. 682 Broadway to the John W. Stevens Building Co. It is an old building, on lot 29x130. The buyer will erect a 10-sty store and loft building, for which Mr. Finn makes a building loan of \$80,000.

Nevins & Perelman have bought the northeast corner of Avenue D and 3d st, old buildings, on lot 48x75.

The Jay estate has sold to George W. Stetson No. 38 West 45th st, a 4-sty dwelling, on lot 20x100.5. Mr. Stetson already owns Nos. 40 and 42, a plot 40x100.5, which sold in December, 1901, for \$85,000. Edward N. Crosby was the broker.

The Reynal estate have sold No. 30 East 40th st, a stable, on lot 25x98.9. No. 38, a similar property, was sold to the City Real Property Investing Co. in January for \$47,500, and No. 34 for \$50,000. No. 36 East 40th st and No. 35 East 39th st, 25x197.6, were bought for \$121,500; No. 33 East 39th st and No. 34 East 40th st sold for \$137,500 in January. Nos. 34 and 36 East 40th st and No. 35 East 39th st, have been resold to the Cosmopolitan Realty Co. for \$192,500, and they in turn have resold to Walter Stabler for \$222,500.

J. C. Lyons has sold to Mrs. Frederick Benedict No. 47 West 49th st, 4-sty dwelling, on lot 20x100.5, Columbia College leasehold.

Potter & Brother have sold to a Mrs. O'Brien, through Alexander Wilson, No. 113 West 47th st, a 3-sty and basement dwelling, on lot 20x100.5.

John J. Coady has sold to Jackson & Stern Nos. 334 to 338 West 18th st, two 5-sty flats, on plot 60x92.

NORTH OF 59TH STREET.

H. H. Cammann & Co. have sold for the Century Realty Co. the plot, 100.5x150, at the north corner of Central Park West and 64th st. The buyers are The New York Ophthalmic and Aural Institute. The plot just sold was bought by the sellers in 1901 for \$160,500. The northwest corner of 65th st,

100.5x125, which was recently purchased by the Evangelical Lutheran Church of the Holy Trinity for \$170,000, sold in March, 1900, for \$150,000; at the same time the south corner of 66th st and Central Park West, a similar-sized plot, sold for \$140,000; it was recently sold for \$225,500, with a building loan of \$200,000.

Philip Jeselson sold to Frank Tilford, President of the Standard Gas Light Company, the following properties: for Wendolln J. Nauss, Nos. 32 to 38 West 125th st, a 2-sty and basement brick store and office building, on plot 62.6x100.11. Part of these premises have been occupied by above-named corporation since the construction of the building, nearly five years ago. Last August Mr. Jeselson was the broker in the sale of this property to Mr. Nauss, the present seller. For Henry Steinau, No. 40 West 125th st, a 3-sty and basement brownstone front store and office building, on lot 20.10x100.11; and for Mrs. Josephine W. Wuppermann, No. 35 West 124th st, a 4-sty and basement brownstone front dwelling, on lot 20x100.10. This house, abutting the 125th st property, as well as No. 40 West 125th st, will receive extensive alterations and be connected with present stores and offices; the entire purchase gives the Standard Gas Light Company a frontage of 83.4 feet on 125th st and 20 feet on 124th st.

Adelson & Slone have sold to Israel Lippman Nos. 1465 to 1469 Lexington av, southeast corner of 95th st, a 7-sty apartment house with store, on lot 55.8x95. The buyer gives in payment \$66,500 and the two 6-sty tenements with stores, on plot 49.9x90.6, at Nos. 117 and 119 Christopher st.

Frankel & Bassman have sold for Dr. Victor C. Bell, No. 53 West 114th st, a 5-sty double flat, 25x88x100.11.

Leopold Herrmann has sold No. 75 East 91st st, a 3-sty and basement dwelling on lot 21x100. Ernest Tribelhorn was the broker.

S. Osgood Pell & Co. have sold for Miss Johanna Kelly to the Real Estate Security Co., No. 53 East 61st st, a 4-sty dwelling on lot 19x100.5.

Edward J. Welling, Jr., has sold for Ferdinand Kurzman to George Schaefer, Nos. 362 to 368 Lenox av, four 5-sty flats with stores, each on lot 18.9x100.

The Greenwood Cemetery Association has sold to A. Kassel Nos. 314 and 316 East 81st st, two 3-sty dwellings, on lot 30x82, for \$12,000.

Frank L. Fisher Co. have sold for the Hamilton Bank No. 161 West 75th st, a 4-sty dwelling, 20x65x102.2. The bank acquired the property as plaintiff in a foreclosure action in 1900 for \$27,500.

Lewis L. Abbott has purchased No. 153 West 73d st, a 4-sty and basement brownstone dwelling, on lot 21x102.

Charles M. Goodrich has sold to Klein & Jackson the southeast corner of Madison av and 79th st, a 5-sty flat, fronting 21 feet on 79th st and 80 feet on Madison av.

The Provident Realty Co. has bought from Jonas M. and Frederick Libby the plot, 240x100.11, on the north side of 101st st, 80 feet east of Lexington av. The property was offered at auction some months ago, but was withdrawn, there being no bidders for it. The plot will probably be improved with tenement houses, this being about the only improvement suitable to the neighborhood.

Max Marx has sold for Nathan Wise to Mortimer C. Addoms the southwest corner of 11th av and 182d st, a lot 25x100.

Henry H. Otten has sold to Henry Marks No. 2651 8th av, between 141st and 142d sts, a 5-sty flat with stores, 25x80x100.

The estate of John B. Snook has sold No. 35 East 65th st, a 4-sty and basement dwelling, on lot 16.8x100.5.

James V. Geraghty has sold No. 103 East 78th st, a 3-sty and basement dwelling, on lot 18.9x102.2. M. Morgenthau recently bought No. 105.

Henry J. Braker has sold No. 146 West 72d st, a 4-sty dwelling, on lot 19x102.2.

F. R. Wood & Co. have sold for Ralph S. Townsend No. 330 West 88th st, a 4-sty dwelling, on lot 18.6x100.8.

William R. Coe has purchased from James A. Frame & Son, through Henry D. Winans & May, a 5½-sty dwelling, on lot 28x102.2, now in course of construction on the south side of 83d st, 155 feet east of 5th av. The buyers bought the plot, 80x100.5, in July, 1900, for \$225,000.

Slawson & Hobbs have sold No. 16 West 115th st, a 3-sty dwelling, 20x50x100.11.

J. Clarence Davies & Co. and Brooke & Georger have sold for Otto Diedrich Nos. 169 and 173 West 78th st, two 5-sty single flats, each 22.6x102.2; in part payment Mr. Diedrich takes a plot, 225x120, on the east side of Sedgwick av, 450 feet north of 165th st.

The Equitable Life Assurance Society has sold to Gustav J. and Leon Fleischmann, through L. J. Phillips & Co., the plot of nineteen lots on the south side of 141st st, between 7th and 8th avs. The buyers are now completing a 7-sty apartment house at the southwest corner of 7th av and 141st st.

Frederick W. Marks has sold to Isaac Dreyfus No. 69 East 80th st, a 4-sty dwelling, on lot 20.6x102.2.

Alexander Wilson has sold for a Mr. Steel to a Dr. Smith No. 136 West 66th st, a 5-sty double flat.

Henry Gerken has sold to Frederick Lese No. 234 East 81st st, a 5-sty double flat, on lot 25x102.2. Mr. Lese gives in exchange

a lot, 25x102.2, on the north side of 75th st, 148 feet east of Av A. Mulhner Bros. were the brokers.

Patrick McGovern has sold the 3-sty dwelling, on lot 17x100.8, No. 27 West 95th st.

Patrick McGovern has sold No. 84 West 103d st, a 5-sty flat, on lot 24.6x100.11.

Picken & Lilly have sold No. 124 West 120th st, a 3-sty and basement dwelling, on lot 19x100.11.

Lotta Acker, W. F. Donnelly and Howard Lente have sold Nos. 239 to 245 West 103d st, old buildings, on plot 71.4x100.5.

Mary A. Kennedy has sold No. 750 Lexington av, a 3-sty dwelling, on lot 20x65.

Jacob Wicks has sold to E. Schmidt No. 111 East 113th st, a 3-sty and basement dwelling, on lot 16x100.11.

Eliza McNally has sold No. 124 East 116th st, a 5-sty double flat, on lot 25x100.11.

Sarah Thorp has sold No. 40 East 63d st, a 4-sty dwelling, on lot 14.7x100.5.

David H. Hyman has sold, through Post & Reese, No. 42 East 63d st, a 4-sty and basement dwelling, on lot 14.2x100.5.

Lewis Hyman has sold No. 127 East 60th st, a 4-sty and basement dwelling, on lot 20x100.5.

Henry H. Cook has sold the plot, 70x11.5, on 5th av, beginning 102 feet north of 78th st. The parcel, which is the last of Mr. Cook's holdings in this block, is restricted to a single private house. Isaac H. Fletcher has a residence at the south corner of 5th av and 79th st, and Mr. Cook owns and occupies the north corner of 78th st.

Henry D. Winans & May have sold for Simon Haas to David H. Hyman No. 71 East 91st st, a 4-sty brownstone dwelling, with butler's pantry extension, on lot 18x100.8½.

Weil & Mayer have sold Nos. 70 and 72 East 123d st, two 4-sty single flats, on plot 37.6x100.

Eugene T. Hawkins has sold to P. J. Cucksley No. 168 East 71st st, a 3-sty and basement dwelling, on lot 16.8x100.5. The William S. Anderson Co. were the brokers.

S. Osgood Pell & Co. have sold for Mrs. Emma M. Whittemore to the Real Estate Security Co., No. 723 Park av, a 4-sty and basement dwelling, on lot 20x82, adjoining the northeast corner of 70th st. Thomas E. Crimmins owns No. 725, which he bought in 1891 for \$29,000.

Solomon E. Sonneborn has sold, through Post & Reese, No. 117 East 69th st, a 4-sty dwelling, on lot 20x100.5. He bought it in 1880 for \$18,000. Nos. 119 and 121 were recently sold to a Mr. Opydyke. No. 119 sold in 1893 for \$26,150, and No. 121 in 1875 for \$21,500.

Francis C. Cohn has sold No. 131 East 61st st, a 4-sty dwelling, on lot 19x100.5, 100 feet west of Lexington av. It sold in 1891 for \$22,500. Owners on this street are asking as high as \$32,000 for 20-foot houses, which they would have been glad to sell a year ago at cost.

L. J. Phillips & Co. have sold for Thomas L. Watt No. 6 West 87th st, a 4-sty dwelling, 22x90x100.8.

Rachel Axelrod has sold No. 310 West 94th st, a 7-sty elevator apartment house, on plot 62x100.8.

Frederick Beck has sold No. 49 West 71st st, a 4-sty brownstone dwelling, on lot 18x102.2.

Ida Newcombe has sold through McVickar & Company No. 805 Madison av, a 4-sty brownstone dwelling, on lot 20x95. No. 803, adjoining, was recently sold to Mrs. Sarah E. C. Coe.

Ludwig Ellinger has sold to M. Heimerdinger No. 81 East 79th st, a 4-sty and basement dwelling, with extension, on lot 20x102.2. John J. Kavanagh was the broker.

John J. Kavanagh has sold for Elise Boettcher, of Germany, No. 50 East 91st st, a 3-sty dwelling, on lot 18.4x100.8.

THE BRONX.

The Lewis G. Morris homestead, known as Mount Fordham, at Fordham Heights, has been bought by H. H. Rogers, through J. Clarence Davies & Co. Mr. Rogers has purchased this property with the intention of presenting it to the Messiah Home for Little Children, of which institution Mrs. Rogers is President. The home is now situated at Mott av and 149th st. The property just acquired includes the entire block bounded by 176th and 177th sts, Montgomery and Andrews avs, about seven acres, and is said to have sold for about \$150,000. Mount Fordham was one of the original homesteads of the Morris family in the Borough of the Bronx, and has been a landmark for generations. The house is a solidly-built granite structure, with stone porticos, standing on the crest of the hill overlooking the Harlem River, one block south of the Berkeley Oval, and only a short distance above Washington Bridge.

B. F. McQuay & Co. have sold for E. B. Wintersmith No. 1414 Longfellow st, a 2-sty and cellar frame dwelling.

Mrs. D. Adelman has sold to a Mrs. Eberhart No. 612 East 139th st, a 5-sty double flat.

LEASES.

Adrian G. Hegeman & Co. have leased for the Aycrigg Estate, the northwest corner of Broad and Beaver sts, a 4-sty and basement building, covering lot 33x75 feet, for a term of years, to F. D. Babcock.

Heil & Stern have leased for Henry Corn two lofts, 100x103, in the new building about to be erected at the northwest corner of 5th av and 14th st.

Chas. R. Faruolo & Co. have leased for the estate of Morris Rosenberg and B. Golden the new 7-sty double tenement now being completed at Nos. 90 and 92 Roosevelt st, for a term of five years, at a rental of \$3,300 per annum, to Vincent Pinella.

L. A. Liebeskind, the builder, who has recently completed extensive alterations to the 4-sty dwelling No. 41 West 19th st, has leased the same for ten years to Frederick J. Hoetzer, of the Collonnade Hotel.

MANY BROKERS ARE SPENDING

large sums of money in maintaining an office record of real estate transactions. Such a record is indispensable, and can now be obtained at \$10 a year, by subscribing to the Record and Guide Quarterly. All records, alphabetically and numerically arranged with annotations. Subscribe now and be equipped for your business. 14 and 16 Vesey St.

Real Estate Notes.

Edward H. Kelly paid \$30,250 for the 5-sty tenement at No. 169 8th av, near 18th st.

The First Roumanian-American Congregation paid \$95,000 for the church at Nos. 89 to 93 Rivington st.

A. V. Amy & Co., real estate brokers, have removed to larger offices in the Warwick Apartment, St. Nicholas av and 115th st.

D. H. Taylor is the buyer of No. 131 East 60th st, reported sold in our last issue.

W. De Witt is the buyer of No. 39 West 51st st, sold last week by Charles J. Morrogh.

Tickets for the Sixth Annual Dinner of the Real Estate Board of Brokers, which will take place at the Savoy Hotel, 15th inst., can now be obtained of H. A. B. Kelly, manager; price, \$5 each.

A. G. Hegeman & Co. were the brokers in the sale of the Grinnell estate property, at Nos. 29 to 33 Platt st, and No. 76 John st, to the Woodbridge Company. It will probably be used for an addition to that building, which it adjoins.

The buyer of No. 34 East 63d st, a 4-sty and basement dwelling, 20x60x100, reported sold two weeks ago, is Frank C. Hollins, of No. 11 Wall st, and the seller E. Morgan Grinnell. Buyer will make extensive changes in the house.

Samuel C. Warwick and Edward T. Thomson paid \$250,000 for the plot, with old buildings, on the west side of 11th av, from 36th to 37th st. It fronts 197.6 on 11th av, 150 feet on 36th st and 208 feet on 37th st.

Austin G. Fox is the buyer of No. 37 East 39th st.

The Empire Realty Corporation has been incorporated at Albany, with a capital of \$300,000. The directors are Louis Lande, J. J. Mackin and George Gilkinson.

J. C. Lyons, who, last week, sold through Lalor & Beringer, Nos. 594 and 596 Broadway, took in exchange the Hollywood Hotel property, at Long Branch, N. J. The hotel was built by John Hoey; it is now owned by the Hollywood Hotel Co., representing Adams Express Co.

The Chelsea Realty Company of New York City was incorporated this week with a capital of \$100,000. The directors include John D. Crimmins, Charles T. Barney, James A. Deering, William F. Havemeyer, Edgar J. Levey, and Henry B. Steele of New York City, and Cyril H. Burdette of Flatbush.

Gordon, Levy & Co., real estate operators, have removed their offices from No. 159 Canal st to commodious, well-arranged and handsomely-furnished offices in the new Bowery Bank Building, No. 230 Grand st, corner of Bowery. Louis Gordon, Barnett Levy and S. Gruenstein comprise the firm. Their telephone call is 4694A Spring.

Frederick A. Booth, of No. 22 East 16th st, has long made a specialty of the management of estates and collection of rents, in which lines he has been very successful. He is also very well posted on realty values, and has many desirable parcels for sale. His recent sales include No. 36 East 10th st, near University place, which is being improved with a 10-sty mercantile building by Philip Braender, the well-known builder.

The Chisholm Realty Company of this city was incorporated at Albany, with a capital stock of \$600,000. S. H. Chisholm, William W. Lancaster and Griswold Smith are the directors. The company was probably incorporated to erect a hotel, for which plans have already been filed, at the southeast corner of 5th av and 52d st, a plot 125.5x100, which is owned by Stewart H. Chisholm, of No. 35 Wall st.

The Wyllys Company has been incorporated with a capitalization of \$250,000 in stock and bonds, to purchase from I. N. Phelps Stokes the southeast corner of William and Platt sts, and erect upon the property a modern 12-sty fireproof office building. Members of the Stokes family will be the chief holders of the stock. This corner plot has a frontage of 32.5 feet on William st, where the street number is 92, and 111.9 feet on Platt st, where the numbers are 34 to 38. Three 5-sty structures now encumber the property, which is slightly irregular.

The Empire City track, the resale of which took place at Yonkers on Tuesday, was purchased by a syndicate of six men, headed by Bryan L. Kennelly, for \$300,000. It was on this bid that Supreme Court Justice Keogh ordered the recent sale of the property to Frank Farrell for \$218,000 to be set aside on the ground that the price was inadequate. The track will be used for amateur matinee racing, to be conducted by the association

recently formed within the Road Drivers' Association of this city. The track was built by the late W. F. Clark, former corporation counsel, at a cost of \$800,000. Many improvements had been made on the property, and when Mr. Farrell secured it at the low price mentioned charges of conspiracy were made.

An Assembly bill (Introductory No. 828), provides for the recovery of moneys paid, with interest, on assessments for improvements which have been, since Jan. 1st, 1868, or may be hereafter annulled, for any cause. In cases of assessments heretofore annulled action is to be begun within one year from the passage of this bill, and in future cases within one year of the filing of the judgment, decree or order on appeal.

The St. Lorenz Hotel, formerly the Abingdon Square, No. 2 8th av, was transferred twice last week, first to Van Loan Smith, who bought at a foreclosure sale on Jan. 14th, at \$61,100. There was over \$56,210 due the Citizens' Savings Bank on the mortgage foreclosed, plus \$1,288 due for taxes. The bank took back a mortgage of \$45,000 at 4½%, against a mortgage of \$53,000 at 5%, which they accepted in part payment when they sold the property in June, 1900, they having acquired the hotel in 1899, when over \$77,000 was due them, plus over \$4,000 for taxes. The second sale, to Morris B. Goldberger, was negotiated by Kahn & Baumann. Mr. Goldberger now runs a hotel at No. 75 Clarkson st, and will hereafter manage the St. Lorenz.

Evidence of activity in dealings in flats, tenements, and small properties generally, is shown when the dealings of one firm of busy operators for the month of February are noted. Cohen & Glauber, of No. 35 Nassau st, bought Nos. 1657, 1735 and 1737 Madison av, 5-sty tenements, with all improvements; No. 149 East 116th st, a 4-sty dwelling; 82 and 84 East 110th st, a plot 42x100.11, ready for improvement; No. 141 Broome st, a 4-sty single flat, and 128 Cherry st, a 5-sty tenement. They sold Nos. 15 and 17 Lewis st, 5-sty tenements, and No. 47 Gouverneur st, a 4-sty single flat. During the same period they leased for a term of years the tenements No. 200 East Houston st, No. 95 1st st, No. 282 Madison st, and No. 233 2d st. Telephone 4481 calls Cohen & Glauber. Max Cohen and Emanuel Glauber comprise the firm.

MORTGAGE LOAN STATISTICS.

A grand total of \$83,036,436 was loaned on mortgage during the years 1899, 1900 and 1901, by the Title Guarantee and Trust Co. Over 23 millions were loaned in 1899, more than 24 millions in 1900, and over 35 millions last year, an increase in 1901 of more than 50 per cent over 1899. Of the grand total over 66 per cent., or \$54,831,570, was loaned on Manhattan property, and over 33 per cent., or \$28,204,866, on Brooklyn realty. It is interesting to note that the average amount of the Manhattan mortgages increased from \$21,220 per mortgage in 1899 to \$23,954 in 1900, and \$28,921 per mortgage in 1901. A few weeks ago we gave the figures, showing how the average cost per new building planned increased from less than \$26,000 in 1899 to \$29,000 in 1900, and \$48,000 in 1901. Figures were also given relative to the increase shown in the average amount involved in the conveyances, despite the largely increased number in which no price is given. The average price per conveyance increased from \$17,800 in 1900 to \$21,900 in 1901. There was a total of \$353,025,870 loaned on mortgage in New York, Bronx and Brooklyn Boroughs during 1901, so that the \$35,035,882 loaned last year by the Title Guarantee and Trust Co. represents about ten per cent of all the mortgages made.

Brooklyn.

The following are the comparative tables of Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1901 and 1902.

CONVEYANCES.

	1902. Feb. 20 to 27, inc.	1901. Feb. 21 to 28, inc.
Total number.....	358	353
Amount involved.....	\$1,004,652	\$810,279
Number nominal.....	251	228
Total number of Conveyances, Jan. 1 to date.....	2,686	2,579
Total amount of Conveyances, Jan. 1 to date.....	\$5,223,421	\$3,970,486

MORTGAGES.

	1902.	1901.
Total number.....	228	280
Amount involved.....	\$1,393,931	\$858,245
Number over 5%.....	79	87
Amount involved.....	\$588,391	\$149,445
Number at 5% or less.....	149	193
Number nominal.....	\$805,540	\$708,800
Total number of Mortgages, Jan. 1 to date.....	1,834	1,897
Total amount of Mortgages, Jan. 1 to date.....	\$10,331,357	\$12,907,340

PROJECTED BUILDINGS.

	1902.	1901.
Number of New Buildings.....	46	97
Estimated cost.....	\$198,355	\$454,975
Total No. of New Buildings, Jan. 1 to date.....	372	435
Total Amt. of New Buildings, Jan. 1 to date.....	\$1,918,000	\$2,653,365
Total amount of Alterations, Jan. 1 to date.....	\$319,537	\$209,890

Thomas A. Kerrigan had a successful sale of the six Willoughby av dwellings, on Thursday, all being disposed of at satisfactory prices. The results are given in the auction sales column of this issue.

The estate of Norman L. Monroe have sold to F. C. Edwards No. 109 Montague st, a 4-sty brick flat with store, 25x80x100.

No. 1170 Dean st, a 3½-sty brick and stone dwelling, on lot 20x

95, has been sold by the Eagle Savings and Loan Co. to Edward M. Barlow, and resold by the latter.

A. H. Bailey has sold No. 451 Washington av, a 3-sty brown-stone dwelling with 2-sty extension, on lot 20x120.

The Wilhelms Realty Co., of Brooklyn, was incorporated this week with a capital of \$25,000, and with Charles R. Smith, Charles Wilhelms and R. L. Sackett as directors.

Questions and Answers.

BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

A broker sells a piece of property on which there is a mortgage of \$35,000 for \$42,500. (1) Does the law allow him to charge full commission on the full amount? If so, it does not seem just. (2) Does the administrator of the estate get commission on the full amount or only on the \$7,500 over the mortgage in above sale?

Answer: (1) Yes. (2) The executor or administrator of an estate gets commission only on the amount of money which passes through his hands.—Law Editor.

COVENANT NOT TO ASSIGN LEASE.

To the Editor of THE RECORD AND GUIDE:

Would you kindly enlighten us on the following question? A claims that he can sublet his lease to any desirable tenant, even though the owner stipulates therein "that this lease is not to be assigned or transferred without the written consent of the owner." What recourse would an owner have, providing lease with the covenant were transferred without his written consent?

Answer: The landlord cannot have summary proceedings to recover the demised premises. If there is nothing more in the lease about "assigning or transferring, etc.," than you set forth, the landlord can have only his action for damages for the breach of the covenant. If there is a provision for re-entry or forfeiture in the event of a breach of the covenant, the landlord may have an action of ejectment if the covenant is broken. "These covenants are liberally construed in favor of the lessee so as to avoid a forfeiture. * * * A covenant not to assign is not broken by an underletting." (McAdam on Landlord and Tenant, 2d Edition, page 172.)—Law Editor.

MORTGAGED FOR FULL VALUE.

To the Editor of THE RECORD AND GUIDE:

Will you please answer the following questions and oblige a reader. A has a piece of property deeded to him with a first mortgage on it, for about full value, and which was put on by previous owner. Six months' interest becoming due about two months later is paid by A. Before the interest becomes due again A discovers the property is not paying for itself and declines to pay any attention to the notice received from B (the mortgagee) that the interest is due, and leaves B, the holder of the mortgage, to foreclose. Can B get a judgment against A for the difference if the property does not bring the amount to satisfy the mentioned mortgage? A is on no bond.

Answer: B cannot recover a judgment for the deficiency unless A, when he bought the property, assumed the payment of the mortgage.—Law Editor.

LANDLORD AND TENANT.

To the Editor of THE RECORD AND GUIDE:

Please inform me if a tenant that is supposed to have a verbal lease can be dispossessed as an undesirable tenant with a five days' notice?

Answer: You do not give me facts enough so that I can answer you definitely. A tenant can be dispossessed for statutory cause whether his lease is verbal or written.—Law Editor.

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The World of Building

Material Market.

With the exception of iron and steel there is no branch of the building material market which can honestly boast of any great rush of orders. With one or two exceptions, the supply in every direction appears to be quite equal, if not superior, to the demand. The demand for the rebuilding of Paterson is not yet much in evidence, but the recent snow storm is blamed for the tardiness of buyers during the past week. Prices remain generally the same, and advances are not immediately in prospect.

The demand for pig iron is exceptional, but the rumors of a dearth of supplies appears to be without strong foundation. Stocks of pig iron at furnaces are fast decreasing, and on Feb. 1st amounted to only 154,200 tons. The stock a year ago at the same time was 556,764 tons. Consumers find it difficult to place orders at any price for delivery before July 1st, and it is freely stated that prices would have been advanced five or six dollars per ton, had it not been that there was a general desire to conserve Southern companies' prices. There is no doubt that rumors of scarcity of iron have arisen through the difficulty of obtaining coke for many of the furnaces, which have been compelled to shut down in consequence.

Undoubtedly many consumers have placed orders far ahead, and after all, there will in all probability be iron enough throughout the year to supply all demands.

Steel and Iron.—The demand for steel and iron bars continues firm, and orders are being booked ahead. The business in sheets is good, and the mills are making prompt deliveries, but are prepared for an increased demand which they anticipate with the opening of spring. Soft steel bars are quoted at \$2.00 to \$2.10 for ordinary sizes. Tool steel is quoted at \$7.00 for regular quality and \$13.00 for extra quality.

At the New York Metal Exchange we learned that there is a strong demand for scrap material from foreign markets. Some sales of old steel rails were reported at \$19.50 per gross ton delivered.

Lumber.—There is a fair demand for all grades of lumber, and in some instances supplies are short. Hemlock is much sought after, and prices remain firm. North and South Carolina pine are in active demand, and good prices maintained. Some fair orders have also been placed for cypress during the past week.

The lumber trade may be interested to learn that a charter was granted at Raleigh, N. C., on the 26th, to the Pencardan Lumber Manufacturing Co., of Lenoir, Caldwell Co., with a capital of \$3,000,000. The Union Lumber Company has also increased its capitalization from \$50,000 to \$125,000.

Window Glass.—The National Window Glass Jobbers' Association expects to have an early meeting after March 1st, when a reduction of prices will be one of the most important matters for consideration. At present there is nothing new to report. The demand in anticipation of building activity with the dawn of fine weather is not unusually large, and for the present prices and discounts remain the same as last quoted. The squabble between the Independent Glass Co. and the American Window Glass Co. still continues, and probably will to the advantage of the jobbers. A report has come from Pittsburg that more than half of the Jobbers' Association's members have refused to take any part of their quota of a recent 500,000 box order placed with the American Company. This move, it is said, is due to the fact that glass can be bought cheaper from the Independent Co., and also the French and Belgian plants. Two hundred men are thrown out of employment by the closing of the North American and Wheaton window glass plants at Millville, N. J. The men wanted an advance of 15 per cent. on their wages. It is expected, however, that an arrangement will be quickly arrived at, as in the case of the window glass plants at Bridgeton, Swedesboro, and Vineland, N. J., which have both settled similar disputes with employees during the past week.

Some instances of price-cutting by jobbers have been reported to us, but we are unable to verify these as we go to press. One reason for the cut given is the importation of cheaper foreign-made goods. This glass comes through the West, and one jobber estimates that the imports of the next two months will be larger than ever before at the same time of the year.

Brick, Cement, Lime, etc.—At the Brick Manufacturers' Agents' Exchange this week there was very little doing. Mr. W. K. Hammond said he put it down to the sudden snow storm, and did not think the visit of Prince Henry had tended to interfere with the general run of business. "The opening up of navigation and coming of fine 'building' weather," said Mr. Hammond, "will make a vast difference in business with brick men. Nevertheless, we should like a little more activity just now, and are well able to meet it."

At the Building Material Exchange we found that there was no unusual activity. Sellers were more in evidence than buyers. Prices quoted were same as last week for cement and lime.

Eastern spruce lath was not urgently seeking orders, even at \$4.25, because supplies were short. Cement and lime dealers seemed well contented with the present outlook, the general opinion being that there would be no lack of demand in two or three weeks, when the winter might be considered passed. The brick trade may be interested to learn of a new brick, which is about to be manufactured in Indiana. This new brick is said to be as hard as fieldstone, and made in any shade or any design, and can be used in the erection of buildings having claim to artistic finish. Cement, sand and other ingredients enter into the makeup of this new product, and it will be placed upon the market at \$8.00, while the ordinary press brick sells from \$10.00 to \$12.00 per thousand. The first of these bricks have been produced at Mishawaka, Ind., by hydraulic presses, and are said to be highly satisfactory.

Paints, Oils, etc.—Prices are firm, but the demand is not by any means brisk. "Those who are placing orders now," said a representative manufacturer, "are not doing so for their immediate use, but for future use, in anticipation of big demand and advanced prices in the spring."

Hardware.—The demand for builders' hardware is considered ordinarily active for the time of the year; nevertheless, the manufacturers have all they can do to keep up with orders, and in some lines they are overtaxed. Notwithstanding the activity, prices remain firm, and there are few changes except in the way of revision.

Nails, etc.—The market for wire nails is strong, and store demand exceeds supplies. Prices are quoted at \$2.25 to \$2.30 per keg from store. The demand for cut nails is fair, and prices are quoted at \$2.20 per keg from store.

The building trades are notified that the business of the late John J. Tucker will be continued by his sons under the name of John J. Tucker & Sons, at the old address, 37 West 12th st.

Building News.

MERCANTILE.

Henry Ives Cobb, No. 1 Wall st, is drawing plans for a 20-sty brick and stone (fireproof) office building, to be erected at Nos. 36, 38, 40, 42 Broadway, for the syndicate represented by S. H. G. Stewart, No. 115 Broadway.

George H. Pigueron, No. 1920½ Park av, will probably erect a 6-sty loft building at Nos. 23 and 25 Lispenard st, on plot 50x100. F. C. Zobel, No. 41 West 24th st, was his architect in a similar operation.

The John W. Stevens Building Co. are drawing plans for a 10-sty fireproof store and loft building, which they will erect at No. 543 Broadway, extending through to No. 114 Mercer st, on lot 25x200; also for a similar building which they will erect at No. 682 Broadway, southeast corner of Great Jones st, lot 29x130. William E. Finn, who sold them the lot, makes a building loan of \$80,000 on No. 543 Broadway. It is also reported that they will erect a similar building on the site of the Old London Street, and Colonnade Hotel, which have a frontage of 120.10 on Broadway, and extend 275 feet to Lafayette place, where the frontage is 135 feet.

William T. Mapes, De Milt av, Wakefield, N. Y. City, is drawing plans for a 1½-sty frame stable, 30x50, to be erected at the corner of Railroad av and Mechanic st, for the Lorillard Refrigerator Co., No. 1168 Broadway; it will have 8 stalls, and cost \$3,000.

APARTMENTS, FLATS AND TENEMENTS.

The White estate have decided to build a 10-sty hotel at the northwest corner of 37th st and Broadway, which will be used as an addition to the Hotel Navarre, at the southwest corner of 38th st and 7th av. The building will front 100 feet on 7th av and probably 250 feet on 37th st; the street end will include a theatre, which will be leased, and for which there are a number of bidders. Barney & Chapman, who drew the plans for the original Navarre, will probably be the architects for the new building.

Harry T. Howell, northeast corner of 138th st and Brook av, is drawing plans for a 5-sty brick and stone flat with stores, 25x65, to be erected on the southeast corner of Jennings st and Christopher st, for Kirk & Graham, owners.

Schmeidler & Bachrach, No. 31 Nassau st, will build at Nos. 322 and 324 West 11th st, from plans by Oscar Lowinson, No. 39 Cortlandt st, a 6-sty tenement with stores, three families on floor, on irregular plot, 45.6x58.10, x48x60, brick construction; estimated cost, \$32,000.

Sass & Smallheiser, No. 23 Park row, are drawing plans for a 6-sty brick and stone (non-fireproof) flat, 42.4x92, to be erected on the north side of 18th st, 100 west 3d av, to cost \$30,000; Mishkind & Feinberg, No. 83 East 7th st, owners and builders.

DWELLINGS.

A. De Saldern, No. 130 Broadway, is drawing plans for a 2½-sty frame cottage, 20x61, to be erected at Loring pl, to cost \$5,000; S. Caplin is the owner.

Welch, Smith & Provot, No. 11 East 42d st, are drawing plans for a 3-sty brick and stone (non-fireproof) dwelling and store, 40x80, to be erected at Nos. 236-238 West 40th st; J. Weber, No. 213 West 42d st, owner; cost, \$20,000.

Charles Glenn, who has just purchased the plot, 51.1x100.8, on the north side of 89th st, 178.11 feet east of 5th av, will erect thereon two 5-sty American basement dwellings, for which Joseph Hamerslag makes him a building loan of \$50,000.

ALTERATIONS.

P. F. Brogan, No. 119 East 23d st, is drawing plans for general interior alterations to store, at No. 131 West 23d st, to cost \$5,000; George W. Connell, No. 227 West 70th st, is the owner.

William T. Mapes, De Milt av, Wakefield, N. Y. City, is drawing plans for a 2-sty frame addition, 50x50, to factory, at the corner of Railroad av and Mechanic st, which will be used for varnish and tin shop, and cost \$7,500; Lorillard Refrigerator Co., No. 1168 Broadway, are the owners.

Sobel & Kean, No. 400 East 74th st, will be ready for estimates next week for the general alteration of three 3-sty brick flats with stores, at the northwest corner of 3d av and 75th st, on plot 102x120.

A new front and 4-sty rear extension will be added to the 4-sty and basement dwelling, No. 34 East 63d st, by Frank C. Hollins, who bought the property recently. H. Edwards Ficken is the architect.

Frank M. Wright, No. 503 5th av, is drawing sketches for interior alterations to store at No. 508 5th av, for John S. Huyler, No. 64 Irving pl and No. 863 Broadway.

No. 473 5th av, alteration of dwelling to store and loft building; estimated cost, \$15,000; Lionel Moses, architect, 156 5th av; Schultz, Dowling & Butler, lessees, 431 5th av.

ESTIMATES RECEIVABLE.

Charles Fall, No. 112 14th st, Hoboken, is taking estimates for nine 2-sty and attic frame dwellings, 22x50, to be erected at Oak st, West Hoboken, N. J., to cost \$50,000.

Estimates are being taken for the general interior and exterior alterations to the 5-sty brick and stone (non-fireproof) dwelling, 25x68, at No. 133 East 62d st, for Robert McA. Lloyd, No. 100 Broadway; Foster, Gade & Graham, No. 281 4th av, are the architects.

BROOKLYN.

Edward Chestresmith, No. 60 Broadway, N. Y. City, is preparing sketches for a 2½-sty frame dwelling, 34x36, to be erected at Sea Gate, to cost \$4,500; Joseph Reshower, care architect, owner.

Sass & Smallheiser, No. 23 Park row, are drawing plans for a 4-sty brick flat, 40x90, to be erected on the southwest corner of Stuyvesant av and Kosciusko st, to cost \$28,000; Balleisen & Wexler, No. 170 McKibbin st, Brooklyn, are the owners.

COUNTRY WORK OF NEW YORK ARCHITECTS.

Bristol, Conn.—George Palliser Co., incorporated, 32 Park place, has drawn plans for frame church, on plot 40x50, Gothic design, open timber roof, stained glass windows; Lutheran Kirche, Bristol.

New Rochelle, N. Y.—Snelling & Potter, 111 5th av, are preparing plans for a 2-sty residence, stucco construction, on plot 38x40; estimated cost, \$7,000; owner, W. T. Emmet.

Newport, R. I.—Abner J. Haystel, 156 5th av, is preparing plans for a 2-sty villa, stone and concrete construction, on plot 125 ft. square; owner, J. Mitchell Clark. Plans will be ready for estimating in about a month.

Titusville, Pa., Benson Memorial Library.—Jackson, Rosencrans & Canfield, No. 160 5th av, are preparing plans for 1-sty and basement library building, brick and terra cotta construction, on plot 70x60; estimated cost, \$20,000; R. D. Benson, vice-president, Water Oil Co., 12 Broadway, N. Y.

Fallsburg, N. Y., and Napanoch, N. Y.—Jackson, Rosencrans & Canfield, architects, have drawn plans for two 1-sty buildings, frame and cement construction, tiled roofs, on irregular plots; N. Y. Ontario & Western R. R. Co., 56 Beaver st, N. Y., owners.

Amagansett, L. I.—C. H. Cauldwell, architect, 160 5th av, has drawn plans for 2-sty frame residence, on plot 25x50; estimated cost, \$6,000; owner, Mrs. Emil Kinchling; general contract has been awarded to George A. Eldredge, East Hampton, L. I.

NEW JERSEY.

Jersey City.—John T. Rowland, Jr., No. 76 Montgomery st, is drawing plans for a type foundry (probably brick) to be erected at Communipaw av for the American Type Founders' Co., No. 25 William st, N. Y. City. President, R. W. Nelson; Vice-President, R. M. Janney.—John Rowland, No. 55 Montgomery st, is drawing plans for a 2-sty, two-family, frame dwelling to cost \$4,500, for A. R. Rustum; estimates will be ready in about three weeks; also for the alterations and addition to the High School for the Board of Education of Jersey City; cost, \$4,200.—Charles Falls, No. 112 14th st, Hoboken, is drawing plans for a 5-sty brick flat and store, 25x56, to be erected at 3d av and Garden av, Hoboken, N. J., to cost \$20,000. W. F. Jackson is

the owner—L. H. Broome, No. 68 Montgomery st, is drawing plans for a 2-sty brick engine house, 25x100, to be erected at Lafayette for the city of Jersey City; the first floor will have engine room, 4 stalls, fuel and feed-room; the second floor will have dormitory, sitting room and bath rooms.

Of Interest to the Building Trades.

C. H. Southard, dealer in second-hand building materials, with yards at 9th av, 14th to 15th st, has the contract to demolish the St. Cloud Hotel, Broadway and 42d st, and will commence work next Monday.

The New York Ophthalmic and Aural Institute, now located at Nos. 44 and 46 East 12th st, will erect a new building at the north corner of Central Park West and 64th st, a plot 100x150, which they have just purchased. Charles T. Barney and Miss Alice Duke signed the contract of purchase. The officers of the institution are William A. Wheelock, president; William Howe, secretary; and William Salomon, treasurer.

The final report of the United States Industrial Commission submitted to Congress states that, as nearly as the United States Department of Labor can reach the facts, the aggregate loss of wages to employees, as the result of labor disputes, in the twenty years from 1881 to 1900, inclusive, was no less than \$306,683,223, or a little over \$15,000,000 annually. The loss to employers during the same period from a similar cause is placed at \$141,659,104, or rather less than one-half the amount lost by the striking workers. Adding these two losses together, it will be seen that the aggregate loss on account of strikes in the twenty years covered by the statistics quoted, amounts to nearly \$450,000,000, or an average of about \$22,500,000 annually, or nearly \$2,000,000 a month.

A handsome vest pocket diary for 1902 issued by the John P. Kane Co. contains much information valuable to busy men, including population of important cities of the U. S., foreign trade as shown by value of imports and exports for nearly 30 years, rules for computing interest, tables of weights and measures, and Weather Bureau explanation of flag signals. The diary also contains what is equally important to contractors, builders and architects; a synopsis of the merits of "Trowel" Brand Portland Cement, which has been largely used under rigid inspection and test, without the rejection of a single barrel, on such important works as the Manhattan Elevated R. R. Co., Metropolitan Traction Co., Mt. Sinai Hospital, Consolidated Subway; Union Subway, asphalt works (under approval of the Department of Highways), Departments of Docks and Ferries, U. S. Government (Army and Navy), N. Y. public schools, fire houses, police stations, public library and Riverside Viaduct, and in foundations of many commercial and residential buildings throughout the city. "Trowel" Brand Portland cement is manufactured near Catskill, N. Y., less than 100 miles from New York City, and is delivered by barge directly from the works to any city dock. The plant for its manufacture is strictly up-to-date and every detail from the quarry to stockhouse is under the closest supervision. The John P. Kane Co. (whose facilities for handling building materials for the largest operations are well known) is largely interested in the manufacture and guarantees every delivery of "Trowel" Brand Portland cement. Estimates will be cheerfully given on application to the John P. Kane Co.; dealers in masons' building materials, main office, northeast corner 22d st and 4th av. Telephone, 3231 18th st.

INTER-UNION STRIFE.

Over 700 mechanics of various trades are on strike on work of the Geo. A. Fuller Construction Co. in different parts of the city. The trouble is a development of the quarrel between the Brotherhood of Carpenters and the Amalgamated Carpenters. The former entered into a contract with the Construction Co. which was not approved by the Building Trades' Council, and that body ordered all the organizations affiliated with it to quit work until the carpenters' contract is annulled or modified to conform with the constitution of the council. The buildings affected by the strike include the Union Club Building, at 51st st and 5th av; the Century Building, 70 Broadway; the Tontine Building, Wall and Water sts; the Maritime Exchange Building; southeast corner of Maiden lane and Broadway; No. 180 Broadway; building on 48th st, near 5th av; and another on 63d st and Madison av. The strikers' headquarters are at Central Hall, No. 147 West 32d st. Vice-President McConnell, of the Geo. A. Fuller Construction Co., when seen yesterday, would have nothing to say on the subject of the strike.

Another Fireproofing Combine.

The International Metal Lath Company, of Niles, Ohio, has sold out to the General Fireproofing Company, of Youngstown, Ohio, which has been incorporated with a capital of \$500,000. The plant of the International Co. will be entirely removed to Youngstown, O., and will be on a much larger scale, in conjunction with the new works of the International. The Herrington expanded metal lath, another fireproof construction, will constitute the general product of the new company. The officers are Myron I. Arms, president; W. H. Foster, secretary; and W. A. Kingsley, treasurer and general manager.

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NOTICE TO PROPERTY OWNERS, ASSESSMENTS DUE AND PAYABLE.

The Comptroller give notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before April 22 for 2d av and April 21 for all others will be exempt from interest; after that date interest at the rate of 7% per annum will be charged from the date of the respective entries of the several assessments in the Record of Titles and Assessments:

Acquiring Title for Street Opening. Belmont av, from Tremont av to the land of St. Johns College;

135th st, from 3d av to Exterior st; 181st st, from Webster av to Park av.

Area of Assessment: For Belmont av—Beginning at a point formed by the intersection of the m l of the block bet E 175th st and E 176th st with the s w prolongation of a line drawn parallel to the n w s of Belmont av and distant 100 n w therefrom; running thence n e along said s w prolongation and parallel line to the s w s of E 177th st; thence n e to the intersection of the n e s of E 177th st with the s e s of Hughes av; thence n e along said s e s of Hughes av to a point 100 e n from the n e s of E 182d st; thence s e from a line at a right angle to Belmont av to its intersection with a line drawn parallel to the n w s of Belmont av and distant 100 n w therefrom; thence n e along said parallel line to the s e s of Crescent av; thence w to the intersection of the n s of Crescent av with the s w prolongation of a line drawn parallel to the n w s of Belmont av and distant 100 n w therefrom; thence n e along said s w prolongation and parallel line and its prolongation n e to its intersection with a line drawn at a right angle to the n e prolongation of Belmont av and distant 300 n e from the s w boundary of the lands of St. John's College; thence s e along said line at a right angle to the n e prolongation of Belmont av to its intersection with the n e prolongation of a line drawn parallel to the s e s of Belmont av and distant 100 s e therefrom; thence s w along said n e prolongation and parallel line to the n s of Crescent av; thence s e to the intersection of the s s of Crescent av with the n e prolongation of a line drawn parallel to the s e s of Belmont av and distant 100 s e therefrom; thence s w along said n e prolongation and parallel line to its intersection with a line drawn parallel at a right angle to Belmont av from a point in the n w s of Cambreling av distant 100 n e from the n s of Grote st; thence s e along said line at a right angle to Belmont av to the n w s of Cambreling av; thence s w along said n w s of Cambreling av to the n s of Grote st; thence s w to the intersection of the s s of E 182d st with the m l of the block bet Belmont av and Crotona av; thence s w along said m l of the block to its intersection with a line drawn parallel to the s e s of Belmont av and distant 100 s e therefrom; thence s w along said parallel line and its prolongation s w to the m l of the block bet E 175th st and E 176th st; thence n w along said m l of the block to the point or place of beginning. For 135th st—Beginning at a point formed by the intersection of the n w prolongation of a line drawn parallel to the s w s of E 132d st and distant 100 s w therefrom with the United States pier and bulkhead line of the Harlem River; running thence n along said United States pier and bulkhead line to its intersection with a line

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drawn parallel to the n e s of E 138th st and distant 100 n e therefrom; thence s e along said parallel line to its intersection with a line drawn parallel to the s e s of Willis av distant 100 s e therefrom; thence s w along said parallel line to its intersection with a line drawn parallel to the s w s of E 132d st and distant 100 s w therefrom; thence n w along said parallel line and its prolongation n w to the point or place of beginning. For 181st st—Beginning at a point formed by the intersection of the n e s of E 180th with a line drawn parallel to the n w s of Webster av and distant 100 n w therefrom; running thence n e along said parallel line to its intersection with the n w prolongation of a line drawn parallel to and distant 440 n e from the n e s of that part of E 181st st lying e from Webster av; thence s e along said n w prolongation and parallel line to the m l of the block bet Park av (formerly Vanderbilt av, E) and Washington av; thence s w along said m l of the block to its intersection with a line drawn parallel to the n e s of E 181st st and distant 100 n e therefrom; thence s e along said parallel line to its intersection with a line drawn parallel to the s e s of Washington av and distant 100 s e therefrom; thence s w along said parallel line to the m l of the block bet E 180th st and E 181st st; thence n w along said m l of the block to the m l of the block bet Washington av and Park av (formerly Vanderbilt av, E); thence s w along said m l of the block to the intersection with a line drawn parallel to the s w s of E 180th st and distant 100 s w therefrom; thence n w along said parallel line to the s e s of Webster av; thence n w to the intersection of the n w s of Webster av with the n e s of E 180th st; thence n w along said n e s of E 180th st to the point or place of beginning.

Grading, Paving and Curbing. 2d av, bet 59th st and 65th st.

Area of Assessment: Both sides of street named within the limits stated, and half the block on the intersecting and terminating streets.

Anthony av, from Clay av to Burnside av, and Burnside av to the Concourse; 171st st, from Sedgwick av to the United States bulkhead line of the Harlem River;

132d st, from Locust av to the East River; 172d st, from Jerome av to Morris av; Broadway (or Kingsbridge road), from its present terminus across the Harlem River at its junction with Spuyten Duyvil Creek to the present terminus of Broadway;

Lane, bet Mott and Walton avs, and from E 150th st to the New York Central and Hudson River Railroad.

Estimates and assessments completed and report filed with the Bureau of Street Opening for inspection. Verified objections must be filed at the office of the Commissioner, Nos. 90-92 West Broadway, on or before March 13th for all of the above. Hearings will begin March 14th for Broadway or Kingsbridge rd, and March 17th for all others. Reports will be presented to the Supreme Court for confirmation April 14th for 171st st and 172d st and Anthony av; May 8th for 132d st; April 22d for Broadway or Kingsbridge rd, and July 6th for Lane, bet Mott av and Walton av, and from E 150th st to the N Y C & Hudson R R.

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Acquiring Title for Street Opening. Hoffman st, from Belmont pl to E 191st st. Estimate and assessment completed and report filed with the Bureau of Street Opening for inspection. Verified objections must be filed at the office of the Commissioner, Nos. 90-92 West Broadway, on or before March 17th. Hearings will begin March 19th. Report will be presented to the Supreme Court for confirmation April 14th.

167th st, E, from Anderson av to Marcher av; Haven av, bet the s line of 170th st and a distance of 464.31 ft n therefrom; Tiebout av, from E 180th st to Fordham rd; Morris av, from the Concourse to Tremont av; Topping st, from Claremont Park to E 176th st; 157th st, E, from 3d av to Brook av; Station pl, from Gun Hill rd to the Bronx River; 162d st, E, from Jerome av to the approach to the Grand Boulevard and Concourse at Walton av; Public pl, formed by the intersection of Tremont av, Buckout st and the Grand Boulevard and Concourse.

Bills of cost will be presented to the Supreme Court for taxation March 13th for Station pl, 162d st and Public pl. March 12th for all others.

ASSESSMENTS COMPLETED.

Assessments for the following have been completed and deposited in the office of the Board of Assessors for examination. Verified objections must be presented to the Secretary, at No. 320 Broadway, on or before March 27th.

Paving.

Lexington av and 101st st, with granite block pavement. 106th st, from 1st av to the East River, with asphalt pavement. Jackson av, from E 165th st to E 166th st, with asphalt pavement.

Sewers and Appurtenances.

11th av, e s, bet 52d and 53d sts; alteration and improvement. 12th av, e s, bet 52d and 54th sts, with curve at 53d st. 133d st, E, from Cypress av to the summit of Cypress av. 166th st, E, from Westchester av to Forest av. 188th st, E, bet Beaumont av and Arthur av. 164th st, E, from Woodycrest av to Ogden av, and in Nelson av, from E 164th st to E 165th st. Kingsbridge rd, from Webster av to Valentine av, with branch in Fordham rd, from Kingsbridge rd to Valentine av. Prospect av, from 177th to 179th st.

Regulating, Grading, Etc.

Wadsworth av, from 173d st to 11th av.

Receiving Basins.

176th st, E, at the s e and the s w corners of Townsend av, n e and s e corners of Walton av, and the s e corner of Morris av; 176th st, n e cor, and Bathgate av at the n w cor of E 176th st, and Bathgate av, and the n e cor of 178th st and Burnside av. Area of Assessment: For Lexington av and 101st st—Both sides of 101st st, extending to half the block from Lexington av to 3d av, and from Lexington av to 4th av; both sides of Lexington av, extending abt 101 ft n and s of 101st st. For 11th av, bet 52d and 53d sts—Both sides of 53d st, from 9th to 11th av; both sides of 10th av, extending about 100 ft n and s of 53d st; w s of 9th av, from 53d to 54th st; e s of 11th av, from 52d to 54th st. For 176th st, E, at the s e and s w corners of Townsend av—S s of 176th st, from Townsend av to Walton av; both sides of Townsend av, from 175th to 176th st; n s of 176th st, from Walton av to Morris av; s s of 176th st, from Walton av to the Concourse; both sides of Morris av, from the Concourse to 176th st; w s of the Concourse, from Morris av to 176th st; e s of Walton av, from 176th st to Mt Hope pl. For 188th st, E—Both sides of E 188th st, from Beaumont av to Arthur av; also block bounded by 188th st and 189th st, Beaumont av and Cambreling av. For 156th st, E—E s of Forest av, from 156th st to 158th st; both sides of 156th st, from Westchester av to Forest av. For 176th st, E, n e cor of Bathgate av—Both sides of Bathgate av, from Tremont av to E 176th st; n s of 176th st and s s of Tremont av, from 3d av to Bathgate av; e s of Burnside av, from 178th to 179th st. For Kingsbridge road—Both sides of Kingsbridge road, from Webster av to Valentine av; e s of Briggs av, extending abt 200 ft n of Kingsbridge road. For Prospect av—Both sides of Prospect av, from 177th to 179th st; n s of 177th st, from Prospect av to Clinton av; both sides of 178th st, from Prospect av to Clinton av. For all others—Both sides of streets named within the limits stated and half the blk at the intersecting streets.

Acquiring Title for Street Opening.

Ryer av, from Burnside av to E 187th st. Estimate and assessment completed and report filed with the Bureau of Street Opening for inspection. Verified objections must be filed at the office of the Commissioner, Nos. 90-92 West Broadway, on or before March 19th. Hearings will begin March 21st. Report will be presented to the Supreme Court for confirmation April 14th. 179th st, E, from Jerome to Anthony av; 178th st, E, from Creston av to Ryer av; 165th st, E, from Sheridan av to Webster av; 170th st, E, bet Kingsbridge rd and Haven av. Bills of cost will be presented to the Supreme Court for taxation March 12th for 179th st, and March 14th for all others.

AUCTION SALES OF THE WEEK.

The following is the complete list of the properties sold, withdrawn or adjourned during the week ending Feb. 28, 1902, at the New York Real Estate Salesroom, 111 Broadway. Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisized Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account. The total amount at the end of the list comprises the consideration in actual sales only.

PETER F. MEYER & CO.

241st st, s s, at intersection of Mt Vernon av, 60x100x60 to point — e Mt Vernon av, x 100, vacant. (Amt due \$1,219.81; taxes, &c., \$50.) M J Dowd. \$1,350 *183d st, No 659, n s, 120.9 e Broadway, 16 8x 74.11, 3-sty brk dwell'g. (Amt due \$7,990.30; taxes, &c. \$496.57.) Susan W Miles. \$8,650 *93d st, No 118, s s, 151.6 e Park av, 32.6x100.8, 4-sty stone front flat. (Amt due \$24,344.32; taxes, &c. \$1,586.83.) Eliza M Zerega, trustee. \$18,500 *93d st, No 120, s s, 184 e Park av, 32.6x100.8, 4-sty stone front flat. (Amt due \$24,344.32; taxes, &c. \$1,533.58.) Eliza M Zerega, trustee. \$19,000 *6th av, s s, 155 e 4th st, 50x114, Wakefield. (Amt due \$2,755.32; taxes, &c. \$77.60.) Theresa M Lowerre. \$2,500 Essex st, Nos 13 and 15, w s, 125.3 s Hester st, 50.2x87.7, two 5-sty brk tenements and stores. (Partition.) Chas G Koss. \$99,500

Division st, No 246, n s, 112.4 e Attorney st, 25.10x102.10x23x114.6, 6-sty brk tenement and store. (Partition.) J M Adrian, representing party in interest. \$3,500 Willett st, No 47, w s, 21.10 n Delancey st, 22.10x88, 2-sty brk tenement and 1-sty frame building on rear. (Partition.) Leo S Bing. \$15,500 Madison av, Nos 1777 and 1779, e s, 25.11 s 117th st, 50x91, two 5-sty brk flats with stores. (Sold sub to mortg aggregating \$38,500.) (Partition.) J M Adrian, representing party in interest. \$58,798 21st st, No 214, s s, 175.3 e 3d av, 20x92. (Partition.) J M Adrian, representing party in interest. \$12,000 21st st, Nos 239, 243 and 247, n s, 225.1 e 8th av, 100x98.9, 3 5-sty stone front flats. (Partition.) J M Adrian, representing party in interest. \$109,500 37th st, Nos 412 and 414, s s, 193.9 w 9th av, 56.3x98.9, two 5-sty brk flats. (Partition.) J M Adrian, representing party in interest. \$54,000 44th st, Nos 331 to 337, n s, 300 e 9th av, 100x 100.5, 3-sty brk tenement and store and three 3-sty frame tenements with stores and 1 and 2-sty frame buildings on rear. (Partition.) J M Adrian, representing party in interest. \$55,850 46th st, No 227, n s, 350 e 8th av, 25x100.5, 4-sty frame tenement and store with 4-sty brk tenement on rear. (Partition.) J M Adrian, representing party in interest. \$30,600 108th st, s s, 175 w Amsterdam av, 25x100.11, vacant. (Sold sub to existing leases.) (Partition.) J M Adrian, representing party in interest. \$9,750 Bowery, No 75, e s, 125.2 n Canal st, 25x108.1x 25x109.9, 1/2 part of the west part, 5-sty brk loft building. Withdrawn. *Crotona Park South, s s, 132.9 e Franklin av, runs e 101.1 x s 100 x w 50.6 x s 16.6 x w 49.6 x n 101.5 to beginning, vacant. (Amt due \$10,054.67; taxes, &c. \$1,254.20.) Peter Handibode. \$10,000 Broadway, Nos 1204 to 1210, e s, 64.5 n 29th st, 67.7x121.4x17.11x77.7x34.6, 4-sty brk buildings. (Voluntary.) Geo C Hutchinson agent. \$33,000 *114th st, No 538, s s, 280 e Broadway, 20x 100.11, 4-sty brk dwelling. (Amt due \$23,622.05; taxes, &c. \$318.60.) John Goodwin. \$15,000

JOHN T. BOYD.

112th st, No 130, s s, 230 e 7th av, 30x100.11, 5-sty brk flat. (Amt due \$30,759.17; taxes, &c. \$1,331.70.) Walter Reid, defendant. \$31,750 *160th st, No 6, late Grove Hill pl | s s, 30.2 e Trinity av | Trinity av, runs e 23.2 x s 75 x w 52.11 to e s Trinity av x n 25 x e 29.9 x n 50 to beginning, all title to land in front, 2-sty frame dwelling. (Amt due \$1,748.76; taxes, &c. \$1,192.30.) John Townshend. \$3,143

WILLIAM M. RYAN.

*135th st, No 3, n s, 84 w 5th av, 26x99.11, 5-sty brk flat. (Amt due \$16,938.89; taxes, &c. \$1,215.55.) V Everit Macy, trustee 18,000 *80th st, No 142, s s, 310 e Amsterdam av, 20x 102.2, 4-sty stone front dwell'g. (Amt due \$23,472.95; taxes, &c. \$457.64.) Wm Seaver. \$19,000 West End av, No 514, e s, 23.7 s 85th st, 19x 80, 4-sty dwell'g. Withdrawn; no bid. North Drive, center line, lot 24 on map of Country Club Land Assoc, 2 437-1000 acres. (Amt due \$3,088.59; taxes, &c. \$176.13; sub to restrictions if any in former deeds.) Alice Judson, party in interest. \$5,500 27th st, No 446, s s, 175 e 10th av, 25x98.9, 5-sty brk tenem't. (Amt due \$30,760.81; taxes, &c. \$2,262.10.) Walter T Daniels, 19,600 152d st, n s, 100.11 w St Nicholas av, 50x74.11, vacant. Adjourned sine die. *156th st, No 978, s s, 194.6 e Beach av, 25x 121, 4-sty brk flat. (Amt due \$14,114.04; taxes, &c. \$3.64.) Gustav Langmann. \$10,000 *156th st, No 980, s s, 219.6 e Beach av, 25x 121, 4-sty brk flat. (Amt due \$14,114.04; taxes, &c. \$3.64.) Helen A Kudlich. \$10,000

BRYAN L. KENNELLY & CO.

*Prospect av, No 898, e s, as widened, 361.3 n Westchester av, 17x160x17x150, 2-sty frame dwelling. (Amt due \$641.48; taxes, &c. \$198.10; prior mort \$4,500.) Richard W Horner. \$4,750 *Trinity av, No 690, e s, 450 s 156th st, 25x 75.5x25x76.6, 4-sty brk flats. (Amt due \$2,480.82; taxes, &c. \$460.88; prior mort \$1,500.) Washington Bank. \$3,200 *127th st, No 208, s s, 105 e 3d av, 17.10x99.11, 5-sty brk store and tenement. (Amt due \$12,910.43; taxes, &c. \$818.) Candace S Coffin. \$12,000 *127th st, No 210, s s, 122.10 e 3d av, 28.5x 99.11x28.6x99.11, 5-sty brk tenement with stores. (Amt due \$18,123.97; taxes, &c. \$1,235.) Candace S Coffin. \$17,500

SAMUEL GOLDSTICKER.

97th st, Nos 327 and 329, n s, 200 w 1st av, 50x100, two 6-sty brk tenem'ts with stores. Adjourned to Mar 11.

JOHN N. GOLDING.

3d av, No 2628, n e cor 141st st, 28x79.11x25x 91.10, 5-sty brk flat and store and 1-sty brk store on st. (Amt due \$5,435.61; taxes, &c. \$1,600; prior mort \$10,000.) Richard Webber, party in interest. \$20,867

HERBERT A. SHERMAN.

96th st, No 58, s s, 100 e Madison av, 20x100.8, 5-sty brk flat. (Amt due \$17,944.24; taxes, &c. \$2,101.89.) Esther A Wheaton, party in interest. \$20,600

S. DE WALLTEARSS.

*111th st, No 321, n s, 300 e 2d av, 25x100.11, 4-sty brk store and tenement. (Amt due \$7,540.50; taxes, &c. \$2,050.29.) John C Wilmerding, as admr. \$9,000

RICHARD V. HARNETT & CO.

123d st, No 226, s s, 475 e 8th av, 25x100.11, 5-sty brk flat. (Amt due \$26,326.68; taxes, &c. \$417.11.) Thomas Brady, defendant. \$26,750 South st, Nos 24 and 25, 50.11 n Coenties Slip, 39.8x81.4x39.8x82.6, 5-sty brk bldg. (Voluntary.) Withdrawn. Front st, No 89, e s, 49.3 s Gouverneur Lane, 23x99.4, 4-sty brk bldg. Sailors' Snug Harbor leasehold. (Voluntary.) Withdrawn. 10th av, No 163, w s, 46 s 20th st, 23x100, 4-sty brk tenem't with store. (Voluntary.) Withdrawn.

GEORGE R. READ.

Broadway, No 656, e s, 25 s Bond st, 29x130, 3-sty building. (Voluntary.) Bid in at \$134,250. Blecker st, No 103, n s, 25 e Greene st, 25x 125, 3-sty building. (Voluntary.) S. H. Stone. \$38,750

JAMES L. WELLS.

122d st, No 164, s s, 141 e Lexington av, 16.8x 67, 2-sty brk dwelling. (Executors sale.) W L Ball. \$5,000 North Chestnut Drive, s s, being lot 106, amended map Bronx Wood Park, 40x100. (Amt due \$2,977.) Russell Sturgis. \$3,150

Total. \$1,165,658 Corresponding week, 1901. \$82,273 Jan. 1, 1902, to date. \$8,019,116 Corresponding period 1901. \$8,227,932

ADVERTISED LEGAL SALES.

Referee's Sale to be held at 12 o'clock noon at the New York Real Estate Salesroom, 111 Broadway, except where otherwise stated.

March 1.

No Sales Advertised for this day.

March 3.

3d av, e s, 101.11 s 174th st, 75x100, vacant. Solomon Jacobs agt John M Redmond et al; Saul Bernstein, att'y, 149 Broadway; Charles M Beattie, ref. (Amt due \$14,001.64; taxes, &c. \$1,126.96.) Mort recorded May 7, 1901. By Peter F Meyer & Co.

March 4.

Ludlow st, No 69, w s, 112.10 n Grand st, 25.6x 88, 5-sty brk store and tenement. Henry G D de Mell agt Louis A Jaffer et al; Turner, Rollston & Horan, att'ys, 22 William st; S Morrill Banner, ref. (Amt due \$4,345.65; taxes, &c. \$952.72; prior mort \$25,000.) Mort recorded July 14, 1900. By Solomon De Walltearss. 47th st, No 334, s s, 160 w 1st av, 20x100.5, 4-sty brk store and tenement. Samuel Engle agt Jacob Goldflam et al; Geo Hahn, att'y, 302 Broadway; Joseph Kohler, ref. (Amt due \$1,223.63.) Mort recorded May 31, 1901. By Wm M Ryan. 63d st, No 131, n s, 275 w 9th av, 16.9x100.5, 3-sty brk dwelling. John Jerolomon agt Martin J Ward et al; Geo W Dunn, att'y, 229 Bdway; Timothy J Murray, ref. (Amt due \$2,789.93; taxes, &c. \$230.19; prior mort \$8,000.) Mort recorded March 15, 1900. By Wm M Ryan. 90th st, No 405, n s, 119 e 1st av, 25x100.8, 5-sty brk tenem't. Wm D James agt Wm F Roden et al; Howland, Murray & Prentice, att'ys, 35 Wall st; Geo B Abbott, ref. (Amt due \$21,158.57; taxes, &c. \$537.) Mort recorded April 17, 1899. By D Phoenix Ingraham & Co. 132d st, s s, 100 e 12th av, 50x99.11, portion 2-sty frame stable. Wm P Mc Caffray as admr agt James Rogers et al; Peckham, Miller & King, 80 Broadway; Daniel P Hays, ref. (Amt due \$6,568.07; taxes, &c. \$136.92.) Mort recorded Jan 31, 1900. By Wm M Ryan. 132d st, s s, 150 e 12th av, 25x99.11, portion 2-sty frame stable and vacant. Emily Hoffman agt same; same att'ys and ref. (Amt due \$3,371.68; taxes, &c. \$68.46.) Mort recorded Jan 31, 1900. By Wm M Ryan. Broadway, Nos 2621 and 2623 | 50.11x100, 7-sty brk flat. Sarah C Tracy agt Mary C Cagger et al; John Foley, att'y, Saratoga, N. Y.; John J Delany, ref. (Partition.) By Rich'd V. Harnett & Co (Inc). Lexington av, No 1584, w s, 36.3 s 101st st, 16.2x 75.5, 3-sty brk dwelling. The Continental Trust Co as trustee agt Julius Katzenberg et al; Cary & Whitridge, att'ys, 59 Wall st; Austin E Pressinger, ref. (Amt due \$9,454.45; taxes, &c. \$486.63.) Mort recorded Oct 15, 1895. By Wm M Ryan. 1st av, No 2032, e s, 151.1 n 104th st, 25.2x100, 5-sty stone front store and flat. Mitchel Valentine agt Alice Fransman et al; John F Coffin, att'y, 5 Beekman st; Max Moses, ref. (Amt due \$15,341.32; taxes, &c. \$1,850.) Mort recorded Sept 3, 1884. By Bernard Smyth & Sons. 5th av, No 2224, w s, 50.5 n 135th st, 25x84, 5-sty brk flat with stores. Ernest Ellinger agt Hattie Frank et al; Chas Putzel, att'y, 302 Bdway; Jacob H Shaffer, ref. (Amt due \$19,073.94; taxes, &c. \$721.04.) Mort recorded Sept 18, 1899. By Peter F Meyer. 7th av, Nos 2067 and 2069, e s, as widened, 60 n 123d st, 40.11x105, 5-sty brk flat with stores. Metropolitan Trust Co as gdn agt Robert L Knaggs et al; Parsons, Shepard & Ogden, att'ys, 111 Broadway; Randolph Hurry, ref. (Amt due \$55,178.30; taxes, &c. \$1,984.) Mort recorded May 9, 1898. By John N Golding. 8th av, No 2735, w s, 31 s 146th st, 25x112.6, 5-sty brk tenement and store. Stephen Duncan agt Francis J Schnugg et al; Peckham, Miller & King, att'ys, 80 Broadway; James A Lynch, ref. (Amt due \$20,191.96; taxes, &c. \$1,370.76.) Mort recorded April 15, 1897. By Peter F Meyer. 12th av, s e cor 132d st, 74.11x100, 1-sty frame shed and portion 2-sty frame bldg. Ella W Mills as extrx and ano as exr agt James Rogers et al; Peckham, Miller & King, att'ys, 80 Bd-

way; Danl P Hays, ref. (Amt due \$13,818.91; taxes, &c, \$601.59.) Mort recorded Jan 31, 1900. By Wm M Ryan.

March 5.

Willett st, No 27, w s, 109.4 n Broome st, 21.10 x100, 4-sty brk tenement.

March 6.

12th st, No 210, s s, 414.6 w 2d av, 20x106.6, 5-sty stone front dwell'g.

March 7.

Spring st, Nos 208 and 210, s s, 75.2 w Sullivan st, runs w 37.3 x s 42.2 x e 46.1 x s 16.1 x e 15.1 x n 100.4 to beginning, two 3-sty brk tenements with stores.

March 8.

No Sales Advertised for this day.

March 10.

Monroe st, No 60, s s, 286.8 w Pike st, 25x93, 4-sty brk tenement.

JUDGMENTS IN FORECLOSURE

SUITS.

Feb. 21.

71st st, n s, 19 e West End av, 16x92.2. Emma E Odell et al exrs agt Chas W Nesbett et al; V Marsh, att'y; Edwin A Watson, ref. (Amt due \$15,247.04.)

Feb. 24.

137th st, n s, 300 e Lenox av, 50x99.11. United States Life Ins Co agt Patrick J Leonard et al; 2 actions; D B Toucey, att'y; Wilber McBride, ref. (Amt due \$37,420.)

Feb. 25.

22d st, n s, 247.6 e 3d av, 37.6x75. 22d st, n s, 250 w 3d av, 25x98.9. Solon L Frank et al agt Julia A Mullane admrx et al; 3 actions; Thompson & Maloney, att'ys; Roger Foster, ref. (Amt due \$13,120.79.)

Feb. 26.

Bleecker st, Nos 32 to 36. Josiah W Wentworth et al as trustees agt American Lithographic Co et al; Coudert Bros, att'ys; Vernon M Davis, ref. (Amt due \$231,356.33.)

Feb. 27.

86th st, n s, 55 e Park av, 100x100.8. Emigrant Industrial Savings Bank agt Walter H Waldron exr et al; R & E J O'Gorman, att'ys; Emil Goldmark, ref. (Amt due \$73,350.)

LIS PENDENS.

Feb. 21.

88th st, Nos 117 and 119, n s, 235.6 e Park av, 50.7x100.9. Elisa H Badger agt Theresa Weil and ano; amended, specific performance; Archibald Douglas, att'y.

Feb. 24.

48th st, n s, 375 e 1st av, runs n 105.5 x e 105 to East River x s - x w 162. W Irving Lyon agt Hugh Getty et al; action to foreclose mechanics lien; Phillips & Avery, att'ys.

Feb. 25.

114th st, Nos 337 and 339, n s, 225 w 1st av, 40x86. The Bureau of Buildings, Borough of Manhattan, agt Morris Goldberg; violation of building laws; Geo L Rives, att'y.

Feb. 26.

Monroe st, No 260, s s, 175 w Jackson st, 25x97.3x25x97.4. James Adams, Jr, agt Jessie Adams et al; partition; Arnstein & Levy, att'ys.

Feb. 27.

6th st, No 624, s s, 362 w Av C, 21x97. 42d st, No 202, s s, 20 w 7th av, 20x50. Also property in Kings County.

Feb. 28.

9th av, e s, 25.5 n 52d st, 20x100. 6th av, s e cor 49th st, 23.5x60. The Manhattan Railway Co agt Walter R Oakley et al; action to acquire title; Chas A Gardner, att'y.

FORECLOSURE SUITS.

Feb. 21.

119th st, s s, 215 e 4th av, 25x100.10. Clement C Moore agt Eugenie H Brown individ and as exr; amended; C E Souther, att'y.

Feb. 24.

98th st, s s, 190 e Amsterdam av, 40x100.11. The Germania Life Ins Co agt Simon Q Loftus et al; 2 actions; Shipman, L & C, att'ys.

Feb. 25.

165th st, n s, 76.2 w 3d av, runs n 142 x w 50 x n 50 x w 49.11 x s - x e 99.11 to beginning.

133d st, Nos 212 and 214, s s, 292 w 7th av, 43.11 x 99.11x44x99.11. The German Savings Bank in N Y agt Elizabeth F Gerry et al; 2 actions; Auerbach & Elkus, att'ys.
Feb. 26.

72d st, n s, 210 w 3d av, 39.5x102.2x39.10x102.2. John Miller agt Thos J McMahon et al; Chas H Knox, att'y.

29th st, s s, 75 e 2d av, 25x76.2. John McGuire agt Catherine O'Neill individ and as admrx et al; John Hardy, att'y.

Riverside Drive, e s, 69.3 s 83d st, 26.5x66.9x24x 77.9. The Havens Relief Fund Society agt Clarence F True et al; Hand, B & J, att'ys.

St Nicholas av, e s, 197.10 n 130th st, 32x125. Mary E and Charles J McDermott agt Nerissa D Wheeler et al; James W McDermott, att'y.

Poe pl, n w cor Coles pl or lane, 70x31.8x70x31. The Harlem Co-operative Building & Loan Association agt John F Fitzgerald et al; William Langdon, att'y.

Valentine av, e s, 18.11 n 180th st, 18.9x90.6x 18.9x88.3. St Lawrence University agt Nathan B Levin et al; Harris, C & G, att'ys.

9th av, No 856, e s, 74.8 s 56th st, 25.9x70. United States Trust Co of N Y agt Simon Feist et al; Edwin W Sheldon, att'y.

136th st, s s, 108.4 w Lenox av, 16.8x99.11. Central Trust Co of N Y as substituted trustee agt Joseph Young et al; Butler, N, J & M, att'ys.

Robbins av, w s, 200 s Willow st, runs s 70 to Terrace pl x w 216 x n 70 x e 216 to beginning. I Jules Mayer agt Ellen McLaughlin individ and as extrx et al; Philbin, B & M, att'ys.

Highbridge road, s w cor 5th av, —x—, Bronx, except part taken to open or widen Fordham or Highbridge road, &c. Empire City Savings Bank agt Geo H Muskat and ano; Charles W Dayton, att'y.
Feb. 27.

113th st, No 110, s s, 135 e Park av, 25x100.10. Jacob Mohr agt Cathleen L Murphy et al; Lewis S Goebel, att'y.

West End av, e s, 19 s 99th st, 16x80. Knickerbocker Building Loan Co agt Nellie R & Wm K Kurtz; Herbert H Gibbs, att'y.

134th st, s s, 335 w 5th av, 25x99.11. Ellen P Kellogg and ano as trustees agt Jacob Strauss et al; Francis L Noble, att'y.

136th st, s s, 175 w 3d av, 25x100. Robert H Coleman as trustee agt Augusta Goodman et al; Bowers & Sands, att'ys.

137th st, s s, 119.6 e 8th av, 15.6x99.11. Robert H Oakley as trustee agt Mildred M Carpenter et al; amended; Philip E Connell, att'y.

98th st, No 147, n s, 337.6 e Amsterdam av, runs n 33.2 x n e 22.1 x s e 22.3 x s 33.2 x w 15 to beginning. Henry A Bogert as trustee agt Wm A Murray et al; Henry L Bogert, att'y.

100th st, s s, 123.3 w Park av, 25x100.11. Wm

E Wyatt as trustee agt Louis Lippman et al; Wyatt & Trimble, att'ys.

Lafontaine av, n w cor 181st st, 30.6x102.1x32x 111.9. The Mutual Life Ins Co agt Robt L Smith and ano; Moses & M, att'ys.
Feb. 28.

Commonwealth av, e s, 75 n Beacon st, 25x100. Virginia Stewart agt Edmund E Stewart et al; Clocke & Clocke, att'ys.

Albany st, No 21, n s, 78.1 w Washington st, 24.4x79.4x irreg. Albert J Sauter and ano as exrs agt Geo W Tubbs and ano; Lindsay, K, K & P, att'ys.

95th st, No 176, s s, 263.9 e Lexington av, 18.9x 100.8. Morris Kuttner individ et al as exrs agt Solomon J Harris et al (action No 2); M S & I S Isaacs, att'ys.

97th st, s s, 365 w 8th av, 18x100.11. Josepha M Young as extrx agt John A Rochford et al; Robt J H Powell, att'y.

125th st, s s, 279 e Bdway, 80x100.11. Fredk G Potter agt Stefano Greco et al; Wm C Arnold, att'y.

34th st, s s, 92 w 2d av, 15x98.9. Richd H Ewart agt John H Hull et al; E & S S Smith, att'y.

Ryer pl, lot 187, map of Saml Ryer Homestead, 25x100x25.1x95. Knickerbocker Bldg Loan Co agt Thos J or Thos Glennen and ano; Herbert H Gibbs, att'y.

CONVEYANCES.

Whenever 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 wherein 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. The street and avenue numbers given in these lists are, in all cases, taken from the Insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation of them by the Department of Public Works.
4th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same only one is given.
5th.—The figures in each conveyance, thus, 2:482, denote that the property is in section 2 block 482.
6th.—It should also be noted in section and block numbers, the instrument as filed is strictly followed.
7th.—The letters R. S. mean Revenue Stamp, as R. S. \$8.00 means Revenue Stamp \$8.00.
Tax on Conveyances executed prior to July 1st, 1901, on \$100 to \$500, 50c., and for each additional \$500 or fraction thereof, 50c.; on Conveyances executed on and after July 1st, 1901, 25c., where consideration exceeds \$2,500, and is not more than \$3,000, and 25c. for each additional \$500 or fraction thereof.

February 21, 24, 25, 26, 27.

BOROUGH OF MANHATTAN.

Albany st, No 21, n s, 78.1 w Washington st, 24.2x79.4x23.10x82.5, 5-sty brk store and tenement. L Napoleon and Jefferson M Levy to Alfred B Dunn. B & S All liens. Dec 28, 1901. Feb 25, 1902. R S \$5. 1:56. nom

Bank st, No 123, n s, 269.2 w Greenwich st, runs n 95 x e 9.2 x n 20.10 x n w 50.6 x s 40 x e 20.7 x s 85 to n s Bank st, x e 20.3 to beginning, with all title to any strips or gores adjoining, 3-sty brk tenement with two 3-sty brk tenements on rear. Richard Davies to Helena Schlobohm and Rose M Wilson. Feb 25, 1902. R S \$6.75. 2:635. other consid and 100

Bank st, No 122, s s, 241.11 w Greenwich st, 25x95, 3-sty brk dwelling with 2-sty brk building on rear. PARTITION. Wm J A McKim to Peter J Hunt. Feb 24, 1902. R S \$1.75. 2:634. 9,350

Same property. John McDonald to same. Q. C. Feb 24, 1902. R S none. nom

Broome st, No 263, s s, 50.2 w Orchard st, 25.3x87.7x25.2x87.7, 5, 1 and 2-sty brk store and tenement. Samuel Barkin to Louis and Albert London. Morts \$20,000. Feb 21. Feb 24, 1902. R S 75 cts. 2:413. other consid and 100

Broome st, Nos 271 and 273 | s e cor Allen st, 42.5x87.8x42.4x87.8; Allen st, Nos 84 to 88 | No 271, 4-sty brk tenement with stores; Nos 273 and 84 and 86, three 5-sty brk tenements with stores. Harris Mandelbaum and Fisher Lewine to Pincus Lowenfeld and William Prager. Mort \$50,000. Jan 31. Feb 21, 1902. R S \$2. 2:413. other consid and \$100

Carminet st, No 5 | n s, 22.6 w 6th av, runs n 70 x w 0.10 x n 6th av, Nos 1 and 1 1/2 | 30.3 x w 13 x n 47.2 x e 14.3 x s e 64 x s w 38 x s e 70 to 6th av x s w 30.9 x w 22.6 to beginning, 3-sty frame tenement with stores with three 3-sty brk tenements on rear. Virginia Coyne to Angelo Ortolano. Mort \$20,000. Jan 30. Feb 27, 1902. R S \$6.25. 2:589. nom

Charlton st, Nos 101 and 103, n s, abt 125 w Hudson st, —x—, two 3-sty frame (brk front) dwellings.

King st, Nos 108 and 110, s s, abt 125 w Hudson st, —x—, two 3-sty brk dwellings.

Susan R Williams and ano EXRS Wm H Williams to Harry C Senior. All title. Feb 21. Feb 24, 1902. R S none. 2:598. 300

Downing st, No 17, n s, 200.3 w Bleeker st, 24.8x79.10, 5-sty brk tenement. Sub to encroachment. Joseph Wilson to Patrick W and Thos L Divers. Mort \$14,000. Feb 27, 1902. R S 25 cts. 2:527. nom

Dyckman st | n w cor Prescott av, —x—, being lots 22 to 27, 110 to Prescott av | 115, 132, 133, 241 and 242 map of part of Inwood belonging to Geo J S Thompson. Fredk G Potter et al to Alexander H Ross, of Newark, N J. B & S. Feb 5. Feb 25, 1902. R S \$18.75. 8:2247. nom

Frankfort st, No 29, w s, abt 118.3 s William st, 29.2x104.5x25x abt 104.1, 6-sty brk store and tenement with 4-sty brk tenement and 2-sty brk building on rear. FORECLOS. John Jeroloman to Harry W Douty. Mort \$35,000. Feb 21. Feb 26, 1902. R S \$2.75. 1:103. 7,600

Franklin st, Nos 127 and 129 | s w cor West Broadway, runs w 48 West Broadway, Nos 200 to 204 | x s 84 x e 23 x s 0.2 x e 25 to w s

West Broadway x n 84.2 to beginning, 6-sty stone front store. Harrison D Kerr and Selina A C Bailey to James S and Wm H Barron. Feb 20. Feb 24, 1902. R S \$51.25. 1:179. nom

Front st, No 173, e s, 23.9 s Burling slip, 23x101.6x26.6x101.6, 4-sty brk store. Edward T Schenck and Alfred L Simonson EXRS and TRUSTEES will of Samuel Wood to C Amory Stevens trustee. 1/2 part. Dec 27, '87. Rerecorded from Jan 3, '88. Feb 24, 1902. 1:72. 10,000

Front st, No 173, e s, 23.9 s Burling slip, 23x101.6x23.6x101.6, Louis R Adams and C Amory Stevens TRUSTEES to Haynes Company, a corporation. Feb 20. Feb 24, 1902. R S \$11. 1:72. nom

Same property. Mary A and Carrie M Wood, Jennie W Higbie formerly Wood, Mary B Adams formerly Wood, and Alfred L S Wood, being widow and all the children of Martin Wood to same. Feb 12. Feb 24, 1902. R S none. nom

Gramercy Park, No 5, being New st, w s, 200 e 4th av and 52.7 n 20th st, 26.3x110, 4-sty brk dwelling. Jennet M Lloyd to John Hone. Mort \$35,000. Feb 26, 1902. R S \$29.75. 3:876. 62,000

Henry st, No 207 | n w cor Clinton st, 24.11x87.6, 3-sty brk dwell-Clinton st | ing with 2-sty brk building on Clinton st. William O'Connor to Joseph and Isaac Polstein. Mort \$10,000. Feb 21, 1901. R S \$18.75. 1:285. nom

Hester st, No 70, s s, 25 w Orchard st, 25x75, 3-sty brk building used as school. Louis Wolf to Hannah Weinberg. 1-5 share. Mort \$18,000. Oct 25, 1901. R S none. Feb 25, 1902. 1:299. nom

Hudson st, No 516, e s, 18.6 s 10th st, runs e 37.10 x s 3.7 x s e | 23.1 x s 4.3 x e 7.1 x s e 8.9 x w 30.2 x n 0.4 x w 39.11 to st x n 21.11 to beginning, 4-sty brk store and tenement.

Hudson st, No 514, e s, 40.5 s 10th st, runs e 39.11 x s 0.4 x e 30.2 x s e 5.4 x s w 16.2 x w 31.9 x w 40 to st x n 21.10 to beginning, 4-sty brk store and tenement.

Wm H Crane to Geo W Walmuth. Feb 27, 1902. R S \$26.25. 2:619. other consid and 100

Same property. Geo W Walmuth to Daniel B Freedman. Mort 34,000. Feb 27, 1902. R S \$9.25. nom

Lewis st, No 65, w s, 79.4 s Rivington st, runs w 47.2 x s 0.8 x w 27.9 x s 20 x e 75 to Lewis st x n 20.8 to beginning, 6-sty brk store and tenement. Albert Herskovits and Ignatz Roth to Samuel Levin. Mort \$16,000. Feb 26, 1902. R S \$2.50. 2:328. nom

Lispensard st, Nos 23 and 25, n s, 75 w Church st, 50x100, two 3-sty frame brk front stores, with 2-sty frame corrugated iron front bldg in rear. Elizabeth Lyon to Geo H Pigueron. Mort \$32,500. Feb 25, 1902. R S \$12.50. 1:211. See 3d st. nom

Madison st, No 284, s s, abt 92 w Montgomery st, 23x108, except part taken to widen st, 6-sty brk tenement with stores. Abraham Levenstein and Max Tarshes to Samuel Kleban. Morts \$30,000. Feb 26. Feb 27, 1902. R S \$3. 1:269. 38,500

Mitchell pl, No 12, n s, 198 e 1st av, 18x80.10, 4-sty stone front dwelling. FORECLOS. Wilbur Larremore to Peter McCormick. 6-7 parts. Sub to 6-7 parts of all liens. Feb 27, 1902. R S none. 5:1361. 5,550

Same property. Eliza J Conner to same. 1-7 part. Feb 4. R S none. 925

Monroe st, No 173, n s, bet Clinton and Montgomery sts, 23x100. Release mort. The Jefferson Bank to Samuel Parnass and Rosie his wife and Rebecca Meryash. Feb 26. Feb 27, 1902. 1:269. nom

Monroe st, Nos 13 and 15, n s, abt 200 e Catherine st, 50x100, two 6-sty brk tenements with stores. Louis Gordon to Augusta Price. Morts \$59,000. Feb 20. Feb 21, 1902. 1:276. nom

Mott st, No 159, w s, abt 125 n Grand st, 25x100. Release dower. Elena wife of Giovanni Volpe to Domenico Trimarco. 1-6 part. Jan 25. Feb 21, 1902. 2:471. nom

Mott st, No 191, w s, abt 247.9 n Broome st, 25x100, 6-sty brk tenement with stores. Louis Kalisky to Simmie Tischler. All liens. Feb 27, 1902. R S none. 2:480. nom

Pearl st | s s, 61.4 w Centre st, runs s w 9.2 to e s Elm st as Elm st | widened x n 10.4 to Pearl st x e 4.8 to beginning, vacant. James M Donald EXR and TRUSTEE Alexander Donald to Nicholas Glynn. Sept 3, 1897. Feb 27, 1902. R S none. 1:155. 700

Peck slip, No 5, n e s, abt 60 s e Pearl st, 23.6x72.6x17.9x5.9x16.9x 57.6, except strip on s e s 3.6x34, 3-sty brk and frame tenement. David E Wade et al HEIRS and DEVISEES to Isaac Hicks. Feb 1. Feb 27, 1902. R S \$3.25. 1:106. 9,000

Perry st, Nos 61 and 63, n s, abt 75 w 4th st. Agreement as to discontinuance of alley way, &c, bet above premises. Elizabeth Lyon with the Roman Catholic Orphan Asylum in City of N Y. Feb 20. Feb 25, 1902. 2:622. nom

Pike st or slip, No 75, e s, 47 n Water st, 23x49, 6-sty brk store.

Pike st, No 73, e s, 25.2 s Cherry st, 25x50, 3-sty brk store.

Thomas A, Sadie A and Helen A Smith children and HEIRS of Thomas Smith to Edward J Smith. 3/4 parts. C a G. Feb 20. Feb 24, 1902. R S \$1. 1:248. 10,500

Pine st, n s, 57.1 e William st, a strip 0.6x94.1x0.5 1/2 x 94.1, with all title, &c, to wall upon said strip, except southerly end of said wall. Geo S Bowdoin et al as TRUSTEES in N Y for the Commercial Union Assurance Co (Lim) of London, Eng, to John K Tod, Dumont Clarke and Henry W Maxwell as TRUSTEES in the U S of A for the Caledonian Ins Co. Feb 10. Feb 21, 1901. R S none. 1:41. 1,250

Platt st, Nos 29 to 33 | being Platt st, n s, abt 98.1 e William st, runs John st, No 76 | n 119.2 to s s John st x e 25.1 x s abt 93.3 x e

37.9 x s 24.9 to n s Platt st x w 65.6 to beginning, 5-sty brk store. E Augusta Grinnell to The Woodbridge Co. Feb 10. Feb 26, 1902. R S \$73.75. 1:68. nom

Rivington st, Nos 89 to 93, s s, 50 w Ludlow st, 76x100, stone front church. CONTRACT. N Y City Church Extension and Missionary Society of the Methodist Episcopal Church with The First Roumanian-American Congregation. Dec 18, 1901. Feb 27, 1902. 2:410. 95,000

State st, No 5 being State st, n s, 111 w Whitehall st, runs Pearl st, No 18 1/2 n 99.10 x n 113.7 to s s Pearl st, x w 19.10 x s 108.9 x w 6 x s 104.6 to n s State st, x e 24.5 to beginning, 4-sty brk store on State st and frame (brk front) mill stone yard on Pearl st. Chas W Ogden to George Daily and John A Carlson. Feb 21, 1902. R S \$63.75. 1:9. See Central Park West. 130,000

Stuyvesant st, No 27, n s, 151.2 e from n s 9th st, runs n 55.9 x e 5.6 x s e 12.10 x s 47.7 to st x w 16 to beginning, 5-sty brk dwelling. Mina Kertz to Isaac Hirschfeld. Morts \$— 1/2 part. Feb 21. Feb 24, 1902. R S none. 2:465. nom

Suffolk st, No 82, e s, 221.9 n Broome st, 23x100, 3-sty frame and brk front tenement with 3-sty brk tenement on rear. August Mensch and Mariana his wife and Emily Mensch their daughter to Polish National Kosciuszko Benevolent Society. Jan 21. Feb 26, 1902. R S none. 2:347. nom

Suffolk st, No 143, w s, 60 s Stanton st, 20x75, 3-sty brk store and tenement. Peter Green or Grun to Rachel Rubel. All liens. Jan 15. Feb 27, 1902. R S none. 2:354. nom

University pl, Nos 81 to 91 n e cor 11th st, runs n 114.6 x s 107.9 x 11th st, Nos 41 and 43 n e 13.10 x s 16 to n s 11th st, x w 58.10 to beginning, sub to any encroachments, 4-sty brk stores, &c. Mary E Blodgett to Josef Steiter. Feb 25, 1902. R S \$86.25. 2:563. other consid and 100

1st st, No 7, s w s, abt 116 e Bowery, 22.4x73.10x22.4x77.2, 5-sty brk tenement with stores. Rose Hertz to Emma Rosenbach. Morts \$24,000. Feb 21. R S \$4.25. Feb 25, 1902. 2:456. 35,000

2d st, No 114, n s, 218.3 e 1st av, 24.8x121.11, 7-sty brk tenement with stores. Joseph L Bittenwieser to Cilie Weingarten. Mort \$35,000. Feb 25, 1902. R S \$8.05. 2:430. nom

3d st, No 49, n s, abt 100 e West Broadway, deed reads 350 e Thompson st, runs n 104.8 x e 23 x s 0.2 1/2 x e 2.4 x s 104.6 to n s 3d st, x w 25.4 to beginning, 3-sty brk store. Geo H Piguero to Elizabeth Lyon. Mort \$50,000. Feb 25, 1902. R S \$13.75. 2:538. See Lispenard st. nom

3d st, Nos 54 and 56, s s, 43.1 e West Broadway, 42.11x75x42.6x 75, 6-sty brk store. Alexander W Fraser to Solomon Miller. Mort \$85,000. Feb 12. Feb 21, 1902. R S \$8.75. 2:536. omitted

3d st, No 36, s s, 22.11 w 2d av, 23.1x57.4x22.7x56.8, 3-sty brk dwelling. Mary Strauss to John C Felten. Mort \$12,500. Feb 27, 1902. R S 50 cts. 2:458. 16,000

5th st, Nos 306 and 308, s s, abt 143.2 e 2d av, 42.8x96.2, 6-sty brk tenement with stores. Ray Cohen to Louis Cohen. All liens. Feb 21. Feb 24, 1902. R S none. 2:446. nom

6th st, No 718, s s, 211.2 e Av C, 26.3x97x26.2x97, 6-sty brk tenement with stores. Charles Brown and Jacob Hirsch to Marcus Schiff. Morts \$29,250. Feb 21. Feb 26, 1902. R S \$3.75. 2:375. 100

6th st, No 716, s s, 185.2 e Av C, 26x97x26.2x97, 6-sty brk tenement with stores. Abraham Brown to Marcus Schiff. Mort \$29,250. Feb 21. Feb 26, 1902. R S \$3.75. 2:375. other consid and 100

6th st, No 423, n s, 265.6 e 1st av, 21.10x90.10, 4-sty brk store and tenement. Herbert Beck to Frieda Hart. Morts \$9,500 and all liens. Feb 27, 1902. R S \$1. 2:434. See 91st st. nom

6th st, No 711, n s, 172.10 e Av C, 22.5x90.10, 3 and 2-sty brk building. Bridget Corr to Pincus Lowenfeld and William Prager. Feb 27, 1902. R S \$5.50. 2:376. nom

6th st, No 709, n s, 150.4 e Av C, 22.5x90.10, 4-sty brk tenement. Jacob Weiss to Pincus Lowenfeld and William Prager. Mort \$5,000. Feb 27, 1902. R S \$3.75. 2:376. nom

13th st, No 213, n s, 200 w 7th av, 20.10x75, 4-sty brk flat. Mary Stappers to John P Van Buskirk, of Hackensack, N J. Mort \$12,000. Feb 21. Feb 24, 1902. R S \$5. 2:618. 18,650

13th st, No 336, s s, 254 w 1st av, 21x103.3, 4-sty brk dwelling. Mary Clinchy to George Schuchman. Morts \$13,500. Feb 25. Feb 26, 1902. R S none. 2:454. nom

14th st, No 219, n s, 225 w 7th av, 25x120, 4-sty stone front dwelling. John Lynn to Adelaide Lagasse. B & S. Feb 21. Feb 27, 1902. R S \$14.25. 3:764. other consid and 100

16th st, No 427, n s, 219 w Av A, 25x92, 4-sty brk tenement with 3-sty brk tenement on rear. Geo A Stimpson to Henry Keilus. Feb 7. Feb 25, 1902. R S \$7. 3:948. nom

18th st, No 10, s s, 252 w 5th av, 28x92, 9-sty brk store, &c. Richard J Leavy to John W Stevens Building Co. Morts \$117,500. Feb 18. Feb 21, 1902. R S \$28.50. 3:819. nom

19th st, No 237, n s, 149.6 w 2d av, 16.6x92, 4-sty brk dwelling. Maurice J Burstein to Heinrich Schwartz. Feb 19. Feb 24, 1902. R S \$6.75. 3:900. nom

25th st, No 226, s s, 250 w 7th av, 25x117.6, 5-sty stone front flat. Sarah M Bush et al to Frederic B Studwell, of Ridgefield, Conn. Feb 20. Feb 21, 1902. R S \$21.25. 3:774. other consid and 100

25th st, No 228, s s, 275 w 7th av, 25x117.6, 5-sty stone front flat. Sarah M Bush et al to Frederic B Studwell, of Ridgefield, Conn. Feb 20. Feb 21, 1902. R S \$21.25. 3:774. other consid and 100

26th st, No 409, n s, 112.6 w 9th av, 25x98.9, 5-sty brk tenement with stores. Emanuel H Schwartz to Nathan Glassheim. Mort \$10,000. Feb 21, 1902. R S \$2. 3:724. nom

26th st, No 34, s s, 253.6 e 6th av, 28x98.9, 4-sty stone front dwelling. Central Trust Co EXR Wm P Ketcham to Harold Godwin. Feb 24, 1902. R S \$23.75. 3:827. 50,000

29th st, No 217, n s, 190 w 7th av, 23x98.9, 3-sty brk store and tenement with 2 and 3-sty brk tenements on rear. William Wilson, Jr, to James S Maher. Feb 21, 1902. R S \$5.75. 3:779. other consid and 100

30th st, No 216, s s, 213 w 7th av, 23.5x98.9, 3-sty brk tenement with 4-sty brk tenement on rear. Maria L Adam to David J Gordon. Mort \$10,000. Feb 27, 1902. R S \$5.50. 3:779. 13,500

32d st, No 141, n s, 441.8 w 6th av, 16.8x77.7x17.3x82.1, 4-sty brk store and tenement. Rosa Mendelson widow to Thomas Dimond. Mort \$6,000. Feb 25, 1902. R S \$5.75. 3:808. nom

34th st, No 226, s s, 275 w 7th av, 22x98.9, 3-sty brk dwelling. Duane st, No 78 s w s, abt 160 s e Broadway, 24.8x79 to Manhattan pl hattan pl, x25x78.8, 5-sty stone front store. Anastasia Davisson to Henry L Davisson, of Phila, Pa. 1/2 part. Feb 20. Feb 21, 1902. R S none. 1:154-3:783. nom

37th st, No 541, n s, 500 w 10th av, 25x98.9, 4-sty brk tenement. Bernard Schulch to Frieda Hart. All liens. Dec 31, 1901. Feb 24, 1902. R S \$1. 3:683. nom

Same property. Frieda Hart to Francis J Schnugg. Mort \$8,000.

Feb 24, 1902. R S \$1. See 91st st. nom

37th st, No 429, n s, 375 w 9th av, 25x98.9, 5-sty brk tenement with stores with 4-sty brk tenement on rear. Peter Bruckner to George Frey. Feb 26, 1902. R S \$9. 3:735. other consid and 100

37th st, No 223, n s, 292.10 w 7th av, 17.10x98.9, 3-sty stone front dwelling. Mathilda Sence formerly Chagnot EXTRX Francois Chagnot to Robert C Myles. Feb 27, 1902. R S \$5.75. 3:787. 14,000

38th st, No 38, s s, 105 w Park av, 25x98.9, 4-sty stone front dwelling. Emilie R Rogers EXTRX and TRUSTEE Henry Randel to Henry H Rogers, Jr. Feb 10. Feb 26, 1902. R S \$61.25. 3:867. 90,000

38th st, No 227, n s, 510.8 e 8th av, 20.7x98.9, 5-sty brk dwelling. Martha J Simpson to The Equitable Realty Co. Mort \$15,000. Feb 24, 1902. R S \$2.50. 3:788. nom

39th st, No 23, n s, 100 e Madison av, 25x98.9, 4-sty stone front dwelling. De Lancy Nicoll to Maud C Nicoll his wife. Mort \$50,000. Feb 14. Feb 24, 1902. R S \$21.25. 3:869. nom

39th st, No 212, s s, 150 e 3d av, 16.8x98.9, 4-sty stone front dwelling. Mary J Bodine EXTRX and TRUSTEE Elizabeth H Lyons to Duncan Phyfe. Morts \$7,000. Feb 21, 1902. R S 75c. 3:919. 18,800

39th st, Nos 502 and 504, s s, 75 w 10th av, 50x98.9, two 5-sty brk tenements with stores. FORECLOS. Charles Putzel to Isaac H and Emma H Platt as TRUSTEES will of Frederick A Platt for Frederick E, Haviland H and Philip G Platt. Feb 20. Feb 21, 1902. R S \$11.25. Feb 21, 1902. 3:710. 25,000

40th st, No 430, n s, 375 w 9th av, 25x98.9, 4-sty brk tenement with stores. Henry L Thornell to Maggie Hens. Mort \$7,500. B & S. Feb 26. Feb 27, 1902. R S \$5.25. 4:1050. 12,850

42d st, No 202, s s, 20 w 7th av, 20x50, 4-sty stone front dwelling, portion hotel. Sarah M Smith to Wm A Bryan, of Atlantic City, N J. Dec 5, 1900. Feb 24, 1902. R S \$15. 4:1013. nom

Same property. Same to same. Oct 29, 1901. Feb 25, 1902. R S \$6.25. nom

44th st, No 109, n s, 125 w 6th av, 18.9x100.4, 5-sty brk dwelling. Margaret C Dougan to Eugene C Potter. Feb 21, 1902. R S \$16.75. 4:997. nom

44th st, No 111, n s, 143.9 w 6th av, 18.9x100.4, 5-sty brk dwelling. Sarah C wife of William McKee to Eugene C Potter. Feb 21, 1902. R S \$16.25. 4:997. nom

44th st, No 113, n s, 162.6 w 6th av, 18.9x100.4, 5-sty brk dwelling. Catharine M Mason to Eugene C Potter. Feb 20. Feb 21, 1902. R S \$16.25. 4:997. nom

44th st, No 115, n s, 181.3 w 6th av, 18.9x100.4, 5-sty brk dwelling. Arthur E Chapman to Eugene C Potter. Mort \$20,000. Feb 21, 1902. R S \$16.25. 4:997. nom

45th st, No 117, n s, 107 w Lexington av, 21x100.5, 5-sty brk dwelling. Edw N Dickerson to Crocker Gifford. Feb 1. Feb 21, 1902. R S \$11.25. 5:1300. 25,000

Same property. Crocker Gifford to Rollin C Newton, Nathaniel D Putnam, Jr, and Joseph R Slipper, joint tenants. C a G. Feb 15. Feb 21, 1902. R S none. nom

45th st, Nos 120 and 122, s s, 250 w 6th av, 33.4x100.5, two 4-sty brk dwellings. Geo W Stetson to Martin M Goodman. Morts \$20,000. Feb 24, 1902. R S \$17. 4:997. nom

Same property. Martin M Goodman to Jacob Wolf and Rosy Kohn. Morts \$40,000. Feb 24, 1902. R S \$8.50. nom

45th st, No 120, s s, 250 w 6th av, 16.8x100.4. Mary A Pettit to Geo W Stetson. Feb 24, 1902. R S \$10. 4:997. nom

46th st, No 118, s s, 134 w Lexington av, 17x100.5, 3-sty stone front dwelling. Mary J and Gideon L Green to Rollin C Newton, Nathaniel D Putnam, Jr, and Joseph R Slipper as joint tenants. Mort \$5,000. Feb 14. Feb 24, 1902. R S \$4.75. 5:1300. 12,000

46th st, No 123, n s, 95 w Lexington av, 20x100, 5-sty stone front dwelling. John B Shea to Rollin C Newton, N Y, Nathaniel D Putnam, Jr, and Joseph R Slipper, of Brooklyn, joint tenants. Feb 24, 1902. R S \$10.75. 5:1301. 24,000

46th st, No 115, n s, 200 w 6th av, 25x100.5, 4-sty brk tenement with stores. Geo P Malone to John A Johnson. Mort \$10,000. Feb 21, 1902. R S \$16.25. 4:999. nom

46th st, No 121, n s, 115 w Lexington av, 20x100.5, 3-sty stone front dwelling. Lida C wife of Joseph Gutman, Jr, to Rollin C Newton, N Y, Nathaniel D Putnam, Jr, and Joseph R Slipper, of Brooklyn, joint tenants. Mort \$7,000. Feb 25, 1902. R S \$5.25. 5:1301. 20,000

46th st, No 114, s s, 168 w Lexington av, 17x100.5, 3-sty stone front dwelling. Julius Harris et al to Rollin C Newton, Nathaniel D Putnam, Jr, and Joseph R Slipper, joint tenants. Mort \$6,000. Feb 11. Feb 25, 1902. R S \$1.75. 5:1300. 12,000

46th st, s s, 259 w Lexington av, 0.7x100.5. James White to Rollin C Newton, Nathaniel D Putnam, Jr, and Joseph R Slipper, joint tenants. Q C. Feb 25, 1902. Feb 26, 1902. 5:1300. nom

46th st, No 9, n s, 164.4 w 5th av, 21.5x100.5, 4-sty stone front dwelling. John C Yager to Harry Hubbard. Feb 21. Feb 26, 1902. R S \$35. 5:1262. nom

47th st, Nos 228 and 230, s s, 450 e 8th av, 42.6x100.5, 2 and 4-sty brk and stone front buildings. Chas E Hackley TRUSTEE will of Gabriel Kent to Margaret O'Connor. Mort \$20,000. Feb 25. Feb 26, 1902. R S \$9.75. 4:1018. 22,000

52d st, s s, 75 w Park av, 50x100.5, vacant. Manhattan Island Corporation to Central Realty Bond and Trust Co. B & S. Mt \$50,000. Jan 2. Feb 21, 1902. R S \$6.25. 5:1287. nom

52d st, No 354, s s, 250 e 9th av, 25x100.5, 5-sty brk tenement. Chas H Van Etten, Susie Crowell and Frances Clarke to John P Van Buskirk. Mort \$6,000. Feb 19. Feb 21, 1902. R S \$5. 4:1042. 18,150

52d st, No 230, s s, 385.6 e 8th av, 14.6x100.5, 4-sty stone front dwelling. Walter Keys to Josephine E Lesster. Feb 24. Feb 25, 1902. R S \$10. 4:1023. nom

53d st, No 121, on map No 115, n s, 275 w 6th av, 25x100.5, 2 and 3-sty brk and frame buildings. Walter C and Harry B Stokes EXRS and TRUSTEES John H Watson to Caroline L Foley. Feb 3. Feb 24, 1902. R S \$6.25. 4:1006. 15,250

54th st, No 249, n s, 175 e 8th av, 18.9x100.5, 3-sty stone front dwelling. Wm B Conklin, Mary J Clark and Ella C Shaw formerly Conklin HEIRS and DEVISEES will of Hannah Conklin to Bertha de Kraft. Feb 13. Feb 21, 1902. R S \$8. 4:1026. nom

61st st, No 227, n s, 375 e 11th av, 25x100.5, 5-sty brk tenement. Chas H Smith to Ernestine Hoffmann. All liens. Jan 18. Feb 24, 1902. R S none. 4:1153. nom

62d st, No 305, n s, 86 s e 2d av, 16x100.5, 3-sty brk dwelling. James Fay to James F Fay. Q C. Feb 24, 1902. R S none. 5:1437. nom

62d st, No 128, s s, 134 w Lexington av, 20x100.5, 4-sty stone front dwelling. Solomon Herrmann to A Henry Mosle. Feb 7. Feb 26, 1902. R S \$11.75. 5:1396. nom

63d st, No 37, n s, 179 w Park av, 21x100.5, 4-sty stone front

- dwelling. Bertha Rosenstein to Bella Moses. Feb 21, 1902. R S \$21.50. 5:1378. 45,300
- 63d st, No 338, s s, 150 w 1st av, 25x100.5, 5-sty brk tenement with stores. Sabato Gregory to John J Maffia. Mort \$12,000. Nov 9, 1901. Rerecorded from Nov 12, 1901. Feb 26, 1902. R S \$3.50. 5:1437. 7,000
- 65th st, No 333, n s, 258.4 w 1st av, 16.8x100.5, 3-sty brk dwelling. Adolf Miller and Anna S his wife to Gesina M Schriefer. Mort \$4,000. Feb 27, 1902. R S none. 5:1440. nom
- 66th st, s s, 300.5 w Central Park West, 0.5x100.5. W Edgar Prudden to Chas A Carey. B & S. Jan 7, 1902. Feb 26, 1902. R S none. 4:1118. 250
- 66th st, No 42, s s, 50 e Madison av, 30x100.5, 5, 3 and 2-sty stone front dwell'g. Edwd H Landon to Mary G Landon. Mort \$35,000. Oct 11, '97. Feb 24, 1902. R S none. 5:1380. 1,000
- 68th st, No 65, n s, 128 e Columbus av, 22x100.5, 4-sty brk dwelling. Susan E Watkins to J Harvie Dew. Rerecorded from Nov 25, 1901. Nov 27, 1901. Feb 25, 1902. R S \$14.75. 4:1121. nom
- 69th st, No 56, s s, 22 w Park av, runs w 23 x s 67.11 x e 20 x n 15.9 x e 3 x n 52.1 to s s 69th st, at beginning, 4-sty stone front dwelling. Daniel B Childs to Selena M Campbell. Stamford, Conn. C a G. Feb 24. Feb 25, 1902. R S \$24. 5:1383. other consid and 100
- 72d st, No 37, n s, 228 e Columbus av, 22x102.2, 5-sty brk dwelling. Cornelius W Luyster to Emma B Hendricks. Mort \$50,000. Feb 20. Feb 24, 1902. R S \$23.75. 4:1125. other consid and 100
- Same property. Release mort. The Bank for Savings to Cornelius W Luyster. Feb 21. Feb 24, 1902. 60,000
- Same property. Release mort. Realty Associates, a corporation, to same. Feb 21. Feb 24, 1902. nom
- 76th st, No 227, n s, 330 e 3d av, 25x102.2, 4-sty stone front tenement. Otto E Stroetzel to Elliot, S Sidney and Howard A Smith TRUSTEES for Leonore S Cobb. Mort \$12,000, taxes, &c. Feb 25. Feb 26, 1902. R S none. 5:1431. 350
- 78th st, No 408, s s, 131.6 e 1st av, 26.3x102.2, 4-sty brk tenement. Frank and Louise Eberhardt to Solomon De Vries. Feb 26, 1902. R S \$5.25. 5:1472. nom
- 78th st, No 212, s s, 145 e 3d av, 13.4x102.2, 3-sty brk dwelling. Morris Kuttner to Henry G Krakaur. 1/2 part. Mort 1/2 of \$5,500. Feb 27, 1902. R S none. 5:1432. 250
- Same property. Henrietta Fibel et al EXRS Jacob Fibel to same. 1/2 part. Mort 1/2 of \$5,500. Feb 21. Feb 27, 1902. R S none. 250
- 79th st, No 107, n s, 65 e Park av, 20x102.2, 3-sty stone front dwelling. Alfred B Dunn to Isabella L Ryttenberg. Mort \$— . Feb 20. Feb 21, 1902. R S 25c. 5:1508. nom
- Same property. Hugh Donnelly and John H Rogan EXRS and TRUSTEES John McGlynn to Alfred B Dunn. Feb 20. Feb 21, 1902. R S \$9.50. 21,500
- 79th st, No 65, n s, 203.4 w Park or 4th av, 13.4x102.2, 4-sty stone front dwelling. Minna G Lowenstein to Thatcher M Adams. Mort \$12,500. Feb 15. Feb 25, 1902. R S \$7. 5:1491. 26,350
- 79th st, No 63, n s, 169.10 e Madison av, 13.6x102.2, 4-sty stone front dwelling. Isabella W Brinckerhoff to Thatcher M Adams. Feb 24. R S \$11.25. Feb 25, 1902. 5:1491. 26,000
- 80th st, No 142, s s, 310 e Amsterdam av, 20x102.2, 4-sty stone front dwelling. FORECLOS. Louis H Hahlo to William and David W Seaver and Helen M Sherwin. Feb 25. Feb 26, 1902. R S \$8.25. 4:1210. 19,000
- 84th st, No 341, n s, 400 w West End av, 17x102.2, 5-sty stone front dwelling. Albert Brod to Gretchen R Eldridge, Great Barrington, Mass. Mort \$21,000. Feb 25. Feb 26, 1902. R S \$2. 4:1246. nom
- 89th st, No 301, n s, 90 w West End av, 20x100, 3-sty stone front dwelling. Florence A Hyde to Emily L Landon. Feb 25. Feb 26, 1902. R S \$9.75. 4:1250. nom
- 89th st, n s, 204.5 e 5th av, 25.6x100.8, vacant, 5-sty brk dwelling to be erected. Albert Brod to Charles Glenn. Mort \$40,000. Feb 17. Feb 24, 1902. R S \$13.75. 5:1501. nom
- 89th st, n s, 178.11 e 5th av, 25.6x100.8, vacant, 5-sty brk dwelling to be erected. Joseph Hamerslag to Charles Glenn. Mort \$30,000. Feb 17. Feb 24, 1902. R S \$18.75. 5:1501. nom
- 90th st, s s, 100 w Central Park West, 25x100.8, vacant. Sub to encroachment of about 0.1 1/2 on w s. The Metropolitan Improvement Co to Wm J Carlin. C a G. Jan 24. Feb 24, 1902. R S \$7.75. 4:1203. other consid and 100
- 91st st, No 307, n s, 125 e 2d av, 25x100.8, 1-sty frame store. Francis J Schnugg to Frieda Hart. Morts \$21,000. Feb 21. Feb 24, 1902. R S \$1. 5:1554. See 37th st. nom
- 91st st, No 305, n s, 100 e 2d av, 25x100.8, 5-sty brk store and tenement. Francis J Schnugg to Frieda Hart. Morts \$41,800. Feb 21. Feb 24, 1902. R S \$1. 5:1554. See 37th st. nom
- 91st st, No 305, n s, 100 e 2d av, 25x100.8, 5-sty brk tenement. Frieda Hart to Herbert Beck. Morts \$21,000. Feb 27, 1902. R S \$1. 5:1554. See 6th st. nom
- 91st st, n s, 115.4 w 4th av, 18x100.5. Power of attorney. Rebecca wife Simon Haas appoints Simon Haas and Max Feist. Feb 13, 1901. Feb 27, 1902. — nom
- 93d st, No 261, n s, 133 e West End av, 17x100.8, 4-sty brk dwelling. Chas R McLaughlin to Wilhelmina F Balbach. Mort \$16,000. Feb 27, 1902. R S \$3.75. 4:1241. nom
- 95th st, No 68, s s, 100 e 9th av, 18x100.8, 3-sty stone front dwelling. Henry M, Frederick and Harriet, Jr. Stock to William Stock. All title. Feb 21. R S \$2.75. Feb 25, 1902. 4:1208. nom
- 98th st, s s, 100 e 2d av, 25x100.9, vacant. William Boss to Amand Busse. Mort \$4,000. Feb 21, 1902. R S \$2.25. 6:1669. nom
- 103d st, No 15, n s, 100 e Manhattan av, 27.6x100.11, 5-sty stone front flat. FORECLOS. Wm N Cohen to Richard H Hunt, Geo W Vanderbilt and Samuel H Hoppin as TRUSTEES for Catharine H Hunt. Feb 25. Feb 26, 1902. R S \$13.25. 7:1839. 29,000
- 103d st, Nos 205 to 215, n s, 110 e 3d av, 150x100.11, six 4-sty brk tenements, store in No 215. Abraham Marks to Adolph Cohn. Morts \$49,000. Feb 27, 1902. R S \$3.75. 6:1653. other consid and 100
- 105th st, No 313, n s, 187 e Riverside Drive, 21x100.11, 5-sty stone front dwelling. John C Umberfield to Kathryn I Burbank. Mort \$29,000. Feb 21. Feb 24, 1902. R S \$5.75. 7:1891. nom
- 105th st, No 313, n s, 187 e Riverside Drive, 21x100.11. Release mort. David E Oppenheim and Joseph Hamerslag to John C Umberfield. Feb 18. Feb 21, 1902. 7:1891. 3,000
- Same property. Release mort. Mary W Umberfield to same. Feb 21, 1902. 3,000
- 107th st, Nos 170 and 172, s s, 83 w 3d av, 56.6x100.11, two 4-sty stone front flats. Elias Gussaroff and Marie Steindler to Dennis McEvoy. Mort \$9,000. Feb 25, 1902. R S \$4.75. 6:1634. 30,000
- Same property. Dennis McEvoy to Lazar Shulman. Morts \$18,000. Feb 25. Feb 26, 1902. R S \$5.75. 100
- 107th st, No 173, n s, 168 w 3d av, 17x100.11, 4-sty stone front flat. William Norton to Emma Norton his wife, Brooklyn. B & S and C a G. Feb 26. Feb 27, 1902. R S none. 6:1635. gift
- 109th st, No 237, n s, 180 w 2d av, 20x100.10, 2-sty frame dwelling. Paul Sommerlatte to The German Evangelical Reformed Bethany Church of N Y. Mort \$4,500. Jan 2. Feb 27, 1902. R S none. 6:1659. 500
- 112th st, No 32, s s, 479 w 5th av, 30x100.11, 5-sty brk flat. Edmund Coffin to Gittle Kushner. Morts \$25,000. Feb 26, 1902. R S \$3.25. 6:1595 100
- 114th st, No 114, s s, 173.9 e 4th av, 18.9x100.11, 3-sty brk dwelling. Edward A Isaacs to J William Hill. Feb 26. Feb 27, 1902. R S \$5. 6:1641. nom
- 116th st, n s, 125 e Lenox av, 100x100.11, vacant. Abby B, Eleanor E and Wm T Blodgett to Nelson D Stilwell. B & S. Feb 21. Feb 27, 1902. R S \$28.75. 6:1600. other consid and 100
- 118th st, No 18, s s, 260 e 5th av, 50x100.11, 5-sty brk flat. Henry Andersen to Mary Canis. Morts \$44,000. Feb 26. Feb 27, 1902. R S \$5.25. 6:1623. 100
- 119th st, No 38, s s, 478 e Lenox av, 18x100.11. 119th st, No 34, s s, 514 e Lenox av, 18x100.11. 119th st, No 28, s s, 567.6 e Lenox av, 17.6x100.11, three 3-sty stone front dwellings. Joseph B Michels to Henry Andersen. Morts \$36,000. Feb 24. Feb 27, 1902. R S \$2.50. 6:1717. nom
- 119th st, No 168, s s, 276.8 w 3d av, 16.8x100.10, 2-sty frame dwelling. Isaac W Voorhees to Robert Mullen. Feb 21, 1902. R S \$1.50. 6:1767. 5,500
- 121st st, No 437, n s, 225 w Pleasant av or Av A, 17.11x100.11, 3-sty stone front dwelling. Wm C Bergen to Philip C Kiernan. Mort \$5,000. Feb 20. Feb 21, 1902. R S 25c. 6:1809. 100
- 122d st, No 267, n s, 160 e 8th av, 20x100.11, 4-sty stone front flat. Harry Hollander to Helene Jones. Mort \$10,000. Feb 21, 1902. R S \$3. 7:1928. 18,500
- 122d st, No 240, s s, 166.3 w 2d av, 18.9x100.2, 4-sty stone front flat. FORECLOS. Rufus G Beardslee to Julia S Wright. Feb 25, 1902. R S \$3.50. 6:1786. 9,000
- 122d st, No 238, s s, 185.1 w 2d av, 18.8x100.2, 4-sty stone front flat. FORECLOS. Rufus G Beardslee to Gilbert M Speir. Feb 25, 1902. R S \$3.75. 6:1786. 9,500
- 123d st, No 212, s s, 180 e 3d av, 25x100.11, 5-sty brk tenement. Geo H Hyde to John W Strayer, Mossmere Park, Bergen Co, N J. Morts \$22,000. Feb 21, 1902. R S \$1. 6:1787. See 162d st. nom
- 123d st, No 249, n s, 250 e 8th av, 16.8x100.11, 3-sty stone front dwelling. August Oest to John Lynch. Mort \$10,000. Feb 20. Feb 21, 1902. R S none. 7:1929. nom
- 123d st, n s, 300 e Broadway, 25x100.11, vacant. James M Horton to Jacob H Schiff. All liens. Feb 24, 1902. R S \$3.25. 7:1978. nom
- 123d st, No 203, n s, 90.9 w 7th av, 15.7x100.11, 3-sty stone front dwelling. FORECLOS. Mitchell L Erlanger to Julian A Gregory. Jan 22. Feb 26, 1902. R S \$3.25. 7:1929. 9,000
- Same property. Julian A Gregory to Henry Lockwood, Brooklyn. Jan 28. Feb 26, 1902. R S \$3.25. 9,000
- 125th st, No 551, n s, 75 e Broadway, 25x99.11, 5-sty brk flat. FORECLOS. Reginald H Williams to Geo W Silberhorn. Feb 21, 1902. R S \$8. 7:1980. 18,300
- 126th st, No 114, s s, 175 w Lenox av, 18.9x99.11, 3-sty stone front dwelling. Ada M, Pedro A and Gutier A Rasines to Amelia R Rogers. 1/2 part. All liens. C a G. Feb 20. Feb 21, 1902. R S 50c. 7:1910. exch
- 126th st, No 148, s s, 245 e 7th av, 20x99.11, 4-sty stone front dwelling. Henry J Barrett to Michael Gavin. Mort \$16,500, taxes, &c. Feb 24, 1902. R S 50 cts. 7:1910. nom
- 126th st, No 327, n s, 30.3 e St Nicholas av, 16.8x74.5, 3-sty brk dwelling. Gamaliel C St John EXR Wallace C Andrews to Ella Graybill. Feb 5. Feb 26, 1902. R S \$2.50. 7:1953. 7,350
- 128th st, No 238, s s, 179 w 2d av, 26x99.11, 5-sty brk tenement. Kate Johnsen to Charles Russell. Mort \$15,000. Feb 27, 1902. R S none. 6:1792. nom
- Same property. Charles Russell to Mildred A Russell. Morts \$16,000. Feb 27, 1902. R S none. 6:1792. nom
- 130th st, No 150, s s, 270 e 7th av, 18.4x99.11, 3-sty stone front dwelling. Warner S Young individ and EXR and TRUSTEE Jeanette Young to Jennie L Cohen. Morts \$11,000. Nov 20, 1901. Feb 24, 1902. R S 25 cts. 7:1914. 3,000
- 131st st, No 511, n s, 125 w Amsterdam av, 25x99.11, 5-sty brk flat. John G R Lilliendahl to Helen E wife Isaac M Burnap. Mort \$18,000. Feb 10. Feb 26, 1902. R S \$2. 7:1986. nom
- 134th st, Nos 20 and 22, s s, 310 w 5th av, 50x99.11, two 5-sty stone front flats. Adolf Goldsame to Martin Kretsch. Morts \$40,000, taxes, &c. Feb 19. Feb 21, 1902. R S none. 6:1731. nom
- 134th st, No 20, s s, 310 w 5th av, 25x99.11. Martin Kretsch to Emma Jones. Mort \$20,000, taxes, &c. Feb 20. Feb 21, 1902. R S none. 6:1731. nom
- 134th st, No 20, s s, 310 w 5th av, 25x99.11, 5-sty stone front flat. Emma Jones to Pauline Glassman. Mort \$20,000. Feb 26, 1902. R S none. 6:1731. nom
- 134th st, No 22, s s, 335 w 5th av, 25x99.11. Martin Kretsch to Rosalia Littman. Mort \$20,000, taxes, &c. Feb 20. Feb 21, 1902. R S none. 6:1731. nom
- 134th st, No 22, s s, 335 w 5th av, 25x99.11, 5-sty stone front flat. Rosalie Littman to Bertha Feldman. Mort \$20,000. Feb 26, 1902. R S none. 6:1731. nom
- 135th st, No 3, s s, 84 w 5th av, 26x99.11, 5-sty brk flat. FORECLOS. Frank M Tichenor to V Everit and Geo H Macy as TRUSTEES will of Caroline L Macy. Feb 25, 1902. R S \$8. 6:1733. 18,000
- 138th st, No 208, s s, 145.6 w 7th av, 22x99.11, 3-sty brk dwelling. The Equitable Life Assurance Society of the U S to Bella M wife Joseph G Wallach. B & S. Feb 26. Feb 27, 1902. R S \$10.80. 7:2023. nom
- 138th st, No 249, n s, 499.6 w 7th av, 17x99.11, 3-sty brk dwelling. Bella M Wallach to Louis M Bailey, Brooklyn. Mort \$9,000. Feb 26. Feb 27, 1902. R S \$1.25. 7:2024. nom
- 139th st, No 309, n s, 151 w 8th av, 17x99.11, 3-sty brk dwelling. Caroline Block to Franklin L Groff. Morts \$11,500. Feb 21. Feb 24, 1902. R S \$1.50. 7:2042. nom
- 140th st, No 221, n s, 352 w 7th av, 28x99.11, 5-sty brk flat. Frank A Seitz to Hermann Baumann. Mort \$22,000. Feb 27, 1902. R S \$2.75. 7:2026. nom
- 147th st, No 551, n s, 225 e Boulevard, 17x99.11, 3-sty brk dwelling. Cath A Scannell to Clara P Ackerman, of Brooklyn. Morts \$13,300, taxes, &c. Jan 16. Feb 25, 1902. R S none. 7:2079. nom
- 149th st, s s, 125 w 8th av, 50x99.11, vacant. Elias L M Bristol otherwise known as E L Macomb Bristol to Ida Karp. Mort \$5,000. Feb 24, 1902. R S \$1.25. 7:2045. nom
- 159th st, No 545, n s, 405.1 w Amsterdam av, 14 9x99.11, 3-sty brk dwelling. James Fay to James F Fay. Mort \$9,000. Feb 24, 1902. R S none. 8:2118. nom
- 159th st, No 528, s s, 400 e Boulevard, 25x99.11, 5-sty brk flat. FORECLOS. Cornelius B Palmer to The American Baptist Home

Mission Society. Dec 16, 1901. Feb 26, 1902. R S \$10.50. 23,500
 8:2117.
 161st st, Nos 550 to 572, s s, 172 e Broadway, 193x99.11, twelve 3-sty stone front dwellings. Frank S Sturdevant to August Oppenheimer. All liens. June 19, 1901. Feb 24, 1902. R S none. 8:2119. nom
 162d st, No 425, n s, 431 e Amsterdam av, 19x112.6, 3-sty stone front dwelling. John W Strayer to Geo H Hyde. Morts \$13,700, and taxes, &c. Feb 20. Feb 21, 1902. R S \$1. 8:2110. See 123d st. nom
 184th st, n s, 225 e Amsterdam av, 75x99.11, vacant. nom
 Lots 357, 358, 371 and 372 map of the Arden property in towns of Eastchester and Westchester.
 Teressa Brennan to Mary T Brennan. All liens. Feb 20. Feb 21, 1902. R S 50 cts. 8:2149 and *. other consid and 100
 185th st, No 633, n s, 19.6 e Wadsworth av, 15.3x59.5, 3-sty brk dwelling. Annie wife William Jeffery to Peter Hombach. Morts \$7,500. Feb 26. Feb 27, 1902. R S none. 8:2166. nom
 215th st, n s, 350 e 10th av, 50x99.11, vacant. Elizabeth King to Michael J King. All liens. May 14, 1901. Feb 27, 1902. R S none. 8:2212. nom
 Amsterdam av, n e cor 129th st, runs n 49.9 x e 100 x s 42.11 x s w 8.4 x w along st 96.1 to beginning.
 Amsterdam av, e s, 74.9 n 129th st, runs e 100 x n 6 x n w 38.10 x w 65.8 to av x s 24.11 to beginning.
 Release mort. The Emigrant Industrial Savings Bank to Wm H Siegman. Feb 24, 1902. 7:1969. 1,000
 Amsterdam av n e cor 215th st, 99.11x150, vacant. Union Real Es- 215th st | tate Co, a corporation, to Chas T Cook. Feb 24, 1902. R S \$7.25. 8:2212. 17,000
 Bowery, No 230 | s w cor Prince st, 29.8x98.5x48.3x99.10, 2 and Prince st, Nos 2 to 6 | 3-sty brk stores and tenements. Henry J Barrett to Nellie G Byrnes. Morts \$55,000. Feb 21. Feb 24, 1902. R S \$1. 2:492. other consid and 100
 Broadway, No 543 | being Broadway, w s, abt 145 n Spring st, 25 Mercer st, No 114 | x200 to e s Mercer st, 4 and 2-sty stone front store, 10-sty store and loft building to be erected. John Addison to John W Stevens Building Co. Mort \$125,000. Feb 21. Feb 24, 1902. R S \$26.25. 2:498. nom
 Broadway (or Kingsbridge road), n s, 25 e Emerson st, 25x100, vacant. Geo C De Lacy and Jennie P wife of and Wm P Burr to Charles Weisbecker. Mort \$900. Feb 24, 1902. R S 50 cts. 8:2242. nom
 Central Park West, Nos 71 and 73 | n w cor 67th st, 100.5x100, 7-sty 67th st, No 1 | brk flat. George Daily and John A Carlson to Charles W Ogden. Feb 13. Feb 21, 1902. R S \$233.75. 4:1120. See State st. 470,000
 Columbus av, No 810, w s, 125.11 n 99th st, 25x100, 5-sty brk tenement with stores. Hattie Lippman to Max Siman. Mort \$20,000. Feb 24. Feb 25, 1902. R S \$5.25. 7:1854. other consid and 100
 Columbus av, Nos 804 and 806, w s, 49.6 n 99th st, 51.5x100, two 5-sty brk stores and tenements. John D Dert to Mary Day. Mort \$—. Feb 25. Feb 26, 1902. R S \$8.75. 7:1854. nom
 Edgecombe av, No 32, e s, 124.10 s 137th st, 17.6x90, 3-sty brk dwelling. Clara E Shonnard to Sofia M Loebinger. Mort \$12,000, taxes, &c. Feb 18. Feb 21, 1902. R S \$3. 7:1960. nom
 Edgecombe av, No 50, n e cor 137th st, 20x68, 3-sty brk dwelling. FORECLOS. Sol Kohn to John J Egan and Daniel Halleey. Feb 25. Feb 27, 1902. R S \$10. 7:2041. 22,500
 Lenox av, Nos 163 and 165, w s, 33.10 n 118th st, 67.1x97, two 5-sty brk flats. Bernice D Emerson to Peter Hombach. Morts \$38,000. Feb 20. Feb 21, 1902. R S \$10. 7:1903. nom
 Same property. Peter Hombach to J Clarence Sinclair. Morts \$76,000. Feb 26. Feb 27, 1902. R S \$10. 7:1903. nom
 Lenox av, No 289, w s, 75.8 n 124th st, 25.3x75, 3-sty frame store and dwelling. Ella J C wife of Chas W Armour HEIR Wm H Colwell to John B Pannes. Feb 20. Feb 24, 1902. R S \$23.75. 7:1909. nom
 Lenox av, No 404 | n e cor 130th st, 25x100, 5-sty brk store and 130th st, No 71 | flat. Frederick W Sauer, Conrad R Gross and George Herbener to Emilie Born. Feb 19. Feb 25, 1902. R S \$31.50. 6:1728. other consid and 100
 Lenox av, No 470, e s, 79.11 n 133d st, 20x84, 5-sty brk store and flat.
 7th av, No 2448, w s, 75 s 143d st, 24.11x99, 5-sty brk tenement with stores.
 George Andres to Annie L Andres. All liens. Feb 26. Feb 27, 1902. R S \$6.25. 6:1731 and 7:2028. nom
 Lexington av, No 318, w s, 41 n 38th st, 19x75, 4-sty stone front dwelling. Central Trust Company of N Y EXR Wm P Ketcham to Lydia C Ketcham. Feb 25, 1902. R S \$13.75. 3:894. 30,000
 Lexington av, No 1730 | s w cor 108th st, 20.11x75, 3-sty brk tene- 108th st, No 130 | ment with stores, with two 1-sty brk stores on st. Amalia Deeking widow, individ and EXTRX Bernhard J Deeking, dec'd, et al HEIRS, &c, of same to Wm T Keogh Amusement Co. Morts \$12,700. Nov 1, 1901. Feb 25, 1902. R S \$7.50. 6:1635. nom
 Lexington av, Nos 1465 to 1469, s e cor 95th st, 55.8x95, 7-sty brk store and flat.
 CONTRACT to exchange above for
 Christopher st, Nos 117 and 119, n s, abt 165 e Hudson st, 49.9x 90.6, two 6-sty brk tenements with stores.
 Thomas Adelson with Israel Lippmann. Jan 22. Feb 21, 1902. 2:619 and contracts. equality of exchange and 66,500
 Madison av, No 423, e s, 75.5 s 49th st, 25.5x86, 4-sty stone front dwelling. James H Morse to Clifford C Goodwin. Mort \$30,000. Feb 17. Feb 21, 1902. R S \$25.25. 5:1284. nom
 Madison av, w s, 82.2 n 77th st, 20x45, vacant. Norman W and Lucille Kittson, Francis R and Elizabeth M Heath infants by Charles N Harris special GUARDIAN to Alfred M Snedeker. 4-22 parts. Feb 24. Feb 26, 1902. R S none. 5:1392. 2,363.60
 Manhattan av, No 132, e s, 100.11 n 105th st, 16.4x86.10, 3-sty brk dwelling. John H Tremper EXR Mary E Tremper to Mary A Andrus. Feb 21, 1902. R S \$4.50. 7:1841. 11,200
 Manhattan av, No 33, w s, 27.10 s 102d st, 27x100, 5-sty brk flat. Robert Rankin to John Rankin. Mort \$23,000. Feb 21. Feb 25, 1902. R S none. 7:1837. nom
 Morningside av, West | n w cor 117th st, 100.11x120, vacant. 117th st | Ida O Cook or Ida C Cook, Grace O Borst formerly Olmstead HEIRS, &c, Dwight H Olmstead and Chas A Borst to Arthur J Kahn. Morts \$50,000. Feb 19. Feb 21, 1902. R S \$23.75. 7:1961. nom
 Morningside av, No 36, e s, 50.7 s 118th st, 26.3x100x26.5x100, 5-sty brk flat. FORECLOS. Randolph Hurry to Marie Butt. Feb 27, 1902. R S \$12. 7:1944. 26,300
 Park av, No 40 | n w cor 36th st, 30.6x105, 4-sty stone front 36th st | dwelling. Josephine H wife of and A Cass Canfield to Jennie W Delano, East Orange, N J. Feb 15. Feb 21, 1902. R S \$118.75. 3:866. 100
 Park av, No 426, w s, 92.6 n 55th st, 16.8x83.4, 4-sty stone front dwelling. Charles Miller to Rollin C Newton, Nathaniel D Putnam, Jr, and Joseph R Slipper, joint tenants. Mort \$10,500. Feb 15. Feb 21, 1902. R S \$2.50. 5:1291. 18,000
 Park av, w s, 50.5 n 117th st, 100.11x90, vacant, two 6-sty buildings to be erected. Louis Lese to Edward Muller. Morts \$19,500. Feb 20. Feb 21, 1902. R S \$1.50. 6:1623. nom
 Park av, No 79, s e cor 39th st, 32x63.10, 4-sty brk dwelling. Chalmers Dale to Wm R Brown. Feb 27, 1902. R S \$63.75. 3:894. other consid and 100
 Riverside av, e s, 100 s 119th st, 50x100, vacant. Wm H B Totten to Arthur S Mahony. Mort \$22,000. Feb 20. Feb 25, 1902. R S \$6.25. 7:1990. nom
 St Nicholas av, No 809, w s, 78 s 151st st, 23.6x116.5x23x111.5, 5-sty brk flat. John A Philbrick to Mary E Arthur. B & S. Mort \$25,000, and taxes, &c. Jan 19. Feb 24, 1902. R S \$10. 7:2065. nom
 West End av, No 607, w s, 64 n 89th st, 19.5x90, 4-sty brk dwelling. John L Brower to Adelia H Brower. Mort \$—. Feb 18. Feb 21, 1902. R S none. 4:1237. 2,000
 West End av, No 798, e s, abt 50 s 99th st, —, 3-sty stone front dwelling. Sub to mort \$15,000. CONTRACT to exchange for 20 lots at Lakewood, N J.
 Estelle L Strauss with Carl F Hansen. Feb 20. Feb 21, 1902. 7:1870. nom
 1st av, No 838, e s, 50.7 s 47th st, 25.3x60, 5-sty brk store and tenement. Edward Schoch to Charles Gellis. Mort \$9,000. Feb 20. Feb 21, 1902. R S \$1.75. 5:1358. nom
 2d av, Nos 1984 to 1988 | n e cor 102d st, 75.11x100, four 5-sty 102d st, Nos 301 and 303 | brk tenements, with stores on 2d av. Henrietta Ettinger to Julius Braun. Morts \$44,000. Feb 21, 1902. R S \$13.75. 6:1674. nom
 2d av, No 2053, w s, 74.5 n 105th st, 26.6x93.6, 5-sty brk tenement with stores. Jettie Grossman to Herman H Kimmel. Mort \$20,000. Feb 21. Feb 24, 1902. R S \$1.25. 6:1655. other consid and 100
 2d av, Nos 522 and 524, n e cor 29th st 44x57.7 (? in Morts 50.7) x35.6x53.2, 2 and 1-sty frame buildings, sheds, &c, coal yard. John L and A Thew H Brower EXRS and TRUSTEES John L Brower to Pincus Lowenfeld and William Prager. Jan 2. R S \$9.75. Feb 25, 1902. 3:935. 22,000
 2d av, No 792, e s, 60.5 n 42d st, 20x80.6, 4-sty stone front store and tenement. John E Ahrens to Samuel Hirsch. Feb 27, 1902. R S \$6.50. 5:1335. nom
 3d av, No 265, e s, 22 n 21st st, 22x75, 4-sty brk tenement with stores.
 Fulton av, w s, bet 169th and 170th sts, being part of lot 87 map Village of Morrisania, begins in s e boundary of said lot 100 from n e cor lot 87, runs n w 209.5 x s w 25 x s e 209.6 to av, x n e 25 to beginning.
 *Park (3d) av, w s, 100 s 2d st, 200x100, Olinville.
 Fulton av, No 1369, w s, 276.10 s 170th st, 42.9x209.3x50x209.10, except part taken for av, two 3-sty and two 2-sty frame dwellings.
 Wm H Zeltner to Emma M Zeltner. (Deed given to secure debt of \$35,000.) All liens. Feb 10, 1902. Feb 24, 1902. R S \$7.50. 3:902 and 11:2925 and A T. nom
 5th av, No 146, w s, 53.8 n 19th st, 26x100, 4, 2 and 1-sty brk store, &c. Abraham Goldsmith and Samson Lachman and Charles Weinberg to Marguerite Cook, Elgin, Ill. Mort \$80,000. Feb 19. Feb 25, 1902. R S \$18.75. 3:821. 120,000
 5th av, No 1400, n w cor 115th st, 45x98, 4-sty stone front flat. Jane Scott widow to John T Nagie. Feb 11. Feb 27, 1902. R S \$24.25. 6:1599. other consid and 100
 7th av, Nos 849 to 853, e s, 50.5 s 55th st, 75x100, three 5-sty brk flats. CONTRACT. Wm C and Florence G Bryant with John J Lester. Feb 26. Feb 27, 1902. 4:1007. 110,000
 7th av, No 588, w s, 59.3 n 41st st, 19.9x100, 4-sty dwelling. James R Thomas individ, EXR and TRUSTEE of James Thomas et al, also HEIRS of same to Wm S Kane. Jan 27. Feb 26, 1902. R S \$31.25. 4:1013. nom
 Same property. Wm S Kane to L Napoleon Levy. 1/2 part. Mort \$40,000. Feb 26. Feb 27, 1902. R S \$6.50. 4:1013. 35,000
 Same property. Same to Jefferson M Levy. 1/2 part. Mort \$40,000. Feb 26. Feb 27, 1902. R S \$5. 4:1013. 35,000
 7th av, No 397, e s, 23.9 s 32d st, 25x100, 5-sty brk store and tenement. Anna R Morison to Fredk J Kelly. Feb 20. Feb 21, 1902. R S \$31.25. 3:807. 100
 8th av, No 785, w s, 32.4 s 48th st, 23.7x100x47.7x102.10, 3-sty brk tenement with stores. Clifford C Goodwin to Michael Coleman. Mort \$23,000. Feb 19. Feb 21, 1902. R S \$6.25. 4:1038. nom
 8th av, No 430, e s, 55.7 s 32d st, 21.6x89.11, 4-sty brk store and tenement. Henrietta L Douglas to Charles Schmidt, Jr. Feb 14. Feb 24, 1902. R S \$18.75. 3:781. 100
 8th av, No 432 | begins 8th av, e s, 34.2 s 32d st, No 256, on map Nos 256 and 258 | 32d st, runs s 21.5 x e 89.11 x s 43.2 x e 35.1 x n 98.9 to s s 32d st, x w 35.1 x s 34.2 x w 89.11 to beginning, two 4-sty brk stores and tenements. William and Cora M Scott EXRS John B Scott, dec'd, Cora M Scott individ and Alice M Wood to The Stuyvesant Real Estate Co. Feb 3. Feb 24, 1902. R S \$38.75. 3:781. 80,000
 8th av, No 169, w s, 92.2 n 18th st, 22.2x100, 5-sty stone front store and tenement. CONTRACT. Peter McDonnell with Edward H Kelly. Feb 18. Feb 27, 1902. 3:742. 30,250
 9th av, No 394, e s, 67.6 n 32d st, 20.10x76, 3-sty brk dwelling. Daniel H and James MacGregor Smith EXRS and TRUSTEES Henry J Smith to Julia C Lawlor. Feb 24, 1902. R S \$8.75. 3:756. 20,000
 11th av, e s, 75 s 187th st, as intended, 25x100, vacant. Thomas Alexander to John O Baker, Newark, N J. Morts \$6,500. Feb 24, 1902. R S none. 8:2157. other consid and 100
 11th av, Nos 437 to 453 | n w cor 36th st, runs w 150 x n 98.9 x w 36th st, Nos 601 to 607 | 58 x n 98.9 to s s 37th st x e 208 to w s 37th st, Nos 600 to 610 | 11th av x s 197.6 to beginning, nine 3-sty frame stores and tenements on av, 5-sty brk store and loft building on 36th st and five 4-sty brk tenements on 37th st. CONTRACT. Martha J Ward and Henry C Dodge with Samuel C Warwick and Edward T Thomson. Jan 23. Feb 27, 1902. 3:682. 250,000
 Interior strip, 95 w Lexington av and 100 n 46th st, runs n 0.5 x w 20 x s 0.5 x e 20 to beginning. John B Shea to Rollin C Newton, Nathaniel D Putnam, Jr, and Joseph R Slipper, joint tenants. Q C. Feb 24, 1902. 5:1301. nom

MISCELLANEOUS.

Deed of appointment of EXR and TRUSTEE and acceptance thereof. Frederic de P Foster EXR and TRUSTEE appoints Albert E Foster, of Tuxedo Park, N Y, as EXR and TRUSTEE under will of Julia Bedell, dec'd. Feb 27, 1902.

BOROUGH OF BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Beck st, No 29, w s, 100 n 156th st, 25x100, 3-sty brk flat. Geo F Johnson to Patrick Gurry. Mort \$6,000. Feb 27, 1902. R S 75 10,000 cts. 10:2708.
Elsmere pl, No 1056, s s, 275 w Marmion av, 25x100, 2-sty frame dwelling. John J Brady to John Schaefer. Q C. Correction deed. Feb 15. Feb 21, 1902. R S none. 11:2955. nom
Same property. Release mort. Mary A Dietsch to same. Feb 18. Feb 21, 1902. nom
Same property. John Schaefer to Wm J Langen. Mort \$3,500. Feb 19. Feb 21, 1902. R S none. 11:2955. nom
Lorillard st, s w s, bet 3d av and 187th st, and being lot 116 on map by Andrew Findlay, Mar 4, 1851, 50x100. Mary G Watson, Wm J, Sarah A and Chas J Reilly children and HEIRS of Francis Reilly to Frank C Reilly, also child and HEIR. Q C. Feb 20. Feb 26, 1902. R S none. 11:3054. 100
Potter pl, n s, 75 e Villa av, runs n e 98.8 x e 56.4 x s 2.11 x still s 95.4 to n s Potter pl x w 69.9, vacant. Annie M wife Robt E Tindall formerly Annie M Healy to Kath A Harty. Mort \$2,750. Feb 15. Feb 26, 1902. R S none. 12:3311. nom
150th st, Nos 760 and 762, proposed, s s, 150 e Brook av, 50x100, two 5-sty brk flats.
Tremont av, n w cor Harrison av, being lots 10 and 11 map of 71 beautiful lots of Kingsland estate, at Morris Heights, vacant.
Wm L Saulpaugh to Augusta S Saulpaugh. Q C. Deed given to effectuate a trust agreement. Feb 11. Feb 21, 1902. R S none. 9:2276 and 11:2868. nom
135th st, n w cor Rider av, 2.9x72.S. Charlotte D Smith formerly Hough to Michael E Dwyer. B & S. C a G. Feb 13. Feb 25, 1902. R S none. 9:2332. 1,000
135th st, No 564, s s, 100 w Alexander av, 25x100, 5-sty brk flat. Harry Klein to Katharine Geib. All liens. Feb 14. Feb 24, 1902. R S none. 9:2310. nom
136th st, No 585, n s, 64.5 e Alexander av, 15.11x50, 2-sty brk dwelling. Agnes wife of John Walsh to John M Mooring. Mort \$2,500. Feb 25, 1902. R S none. 9:2299. 4,000
138th st, No 619, n s, 231.6 e Alexander av, 25x100, 5-sty brk flat and store. Kate Dauth to Doreth Sugenheimer. Mort \$16,000. Feb 24. Feb 27, 1902. R S \$3. 9:2301. 24,250
149th st | n s, 513.10 w Walton av, runs - 178.8 x w 249.7 x still River av | w 451.3 to the Pier line, x s 266.8 to n s 149th st, x e 624.9 to beginning, 1-sty frame building and vacant. Charles H Willson, Charles L Adams and Jacob S Carvalho, to Allen W Adams. Mort \$150,000 on this and other property. Feb 21. Feb 25, 1902. R S none. 9:2356. nom
150th st, near Melrose av, west 1/2 lot 164 map Village Melrose South, 25x100.
142d st, No 723, n s, 600 e Willis av, 25x100, 2-sty frame dwelling and store with 1-sty frame stable on rear.
Mary J Stothers to John Stothers. B & S and C a G. April 4, 1890. Feb 26, 1902. R S none. 9:2287 and 2338. nom
153d st, No 512, s s, 70.3 e Morris av, 25x100, 4-sty brk flat and store. Nelson D Stilwell to Thos D Malcolm. C a G. Mort \$10,063. Feb 20. Feb 21, 1902. R S \$1.75. 9:2412. other consid and 100
156th st, No 572, s s, 150 w Courtlandt av, 50x100, except part taken to widen st, 1-sty frame dwelling. Michael Kayser or Kaiser to Marie E Schwartz, Newark, N J, and Henry Kayser. B & S. Mort \$1,200. Feb 24. Feb 25, 1902. R S \$2. 9:2415. gift
169th st, No 1078 | s w s, 65.7 n w Home st, runs s w 28.1 x s 28.1 Home st, No 1077 | to n s Home st, x w 25 x n 38.9 x n e 38.9 to s w s, 169th st, x s e 25 to beginning, 3-sty frame flat and store on Home st and 1-sty frame stable on 169th st. Christian W Petersen to Emil Briegel. Mort \$5,000. Feb 6. Feb 25, 1902. R S 25 cts. 10:2694. 7,900
169th st, No 1046, s s, 110.11 e Prospect av, runs s 57.11 x n e 54.10 to s s 169th st x w 18.9 to beginning, gore, 3-sty frame flat and store. Ira G Bowman and Edith E his wife and Anna M Moore to Chas N and Lina R Heeser, joint tenants. Mort \$2,000. Feb 26. Feb 27, 1902. R S none. 10:2694. nom
180th st, s w s, bet Hughes av and Crotona av and being part lot 23 map East Tremont, 50x88.2 being all that remains of said part of lot 23 after opening and widening of East 180th st. Daniel H Culhane to Tommaso Giordano. Feb 21. Feb 25, 1902. R S 25 cts. 11:3080. other consid and 100
182d st, s s, 160.6 e Belmont av, new lines, 25.4x103.8x25.3x102.11, 2-sty frame dwelling. Ephraim B Levy to Julia Appelboom. Feb 26. Feb 27, 1902. R S 75 cts. 11:3083 and 3084. nom
201st st, No 841, n e s, 77 n Decatur av, 37.6x117.11, 2-sty frame dwelling. Lena M Prendergast to Eunice M Prendergast, of Buffalo, N Y. Mort \$4,600. Feb 21, 1902. R S none. 12:3281. nom
235th st, late Willard av, n s, 196.1 w Webster av, late Bronx River road, 25x100, Woodlawn Heights, vacant. Mary Connor to Elizabeth Murtha. Feb 25. Feb 26, 1902. R S none. 12:3397. nom
Arthur av, late Broad st, e s, bet 175th and 176th sts, at s s lot 43 on map of Fairmount, Upper Morrisania, runs e along s s lot 43, 100.8, x s 26 x w 100 to Broad st, x n 26 to beginning. Michael Murray to Julia M Sherwood. B & S. June 4, 1900. Feb 21, 1902. R S none. 11:2945. gift
Bathgate av, e s, bet 182d and 183d sts, at boundary line between lots 3 and 4 on map of Adamsville, 60x120, and being part lot 4 on said map. Mary A Scott widow to Ida M S Wheeler. B & S. Feb 21. Feb 24, 1902. R S none. 11:3051. nom
Boston road, late Coles road, w s, bet 180th and 182d sts, being south 1/2 of lot 10 on map made by William Bridges at West Farms, near 12-mile stone opposite the Lydig Mills, 25x282 to cemetery adj the Presbyterian Church, except part taken for Boston av. Leah R Plotzka to Richard Tietjen. 1/2 part. Mort \$4,000. Feb 21. Feb 24, 1902. R S 50 cts. 11:3138. 7,500
Boston road, late Coles road, w s, bet 180th and 182d sts, old line, south 1/2 lot 10 on map made by William Bridges in West Farms, near the 12-mile stone opposite the Lydig Mills, 25x282, to cemetery of the Presbyterian Church, except part taken for Boston av. Alfred A Keller to Leah R Plotzka. 1/2 part. Feb 21, 1902. R S \$2.25. 11:3138. nom
*Bronx and Pelham Parkway, n s, 86.1 w Boston road, runs n 100 e 25 x n - x e 115.11 to Boston road, x s 69.10 to said Parkway, x w 86.1 to beginning, except part taken for White Plains road, Bronxdale. Anna M Schmidt widow to Helen L Pearsall. Feb 24. Feb 25, 1902. R S none. nom
Cedar av, w s, bet 179th and 184th sts, 200 n from northerly boundary line of lands of Lewis G Morris, and being lot 9 on map of auction sale of building lots and water grant, estate of Mary P Chrystie, near Morris Heights Station, 24th Ward, 25x106.9x25x104.1. Margaretha wife of and Louis Woht-

mann to Henry tom Suden. Feb 7. Feb 24, 1902. R S none. 11:3231. nom
Courtlandt av, No 582, e s, 92.5 n 150th st, 26x100, 5-sty brk flat and store. Moser Arndstein to Carrie Wagner. Mort \$17,000. Feb 15. Feb 25, 1902. R S \$2. 9:2397. other consid and 100
Courtlandt av, No 810, e s, 75 n e 158th st, 25x100, 2-sty frame store and dwelling, except part taken for av. Pauline Scheidt to Wm F A Kurz. Mort \$1,500. Feb 26. Feb 27, 1902. R S \$1. 9:2405. other consid and 100
Crotona Park East (Penfold av), s s, 66 e Suburban pl, 22x109.3x 26.8x105.2, vacant. Matilda Strauss et al EXTRX and TRUSTEES Lemuel Strauss to Samuel Boyd and Jane his wife, joint tenants. All liens. Feb 21. Feb 25, 1902. R S none. 11:2939. 2,000
Franklin av, n w s, bet 167th and 168th sts, 68 from n e cor lot 131 map Morrisania, runs s w 30 x n w 88 x n e 30 x s e 91.6 to beginning, being part of said lot 131. Sarah Spratley to Louis Spratley. Feb 26. Feb 24, 1902. R S \$2.75. 10:2611. nom
*Harrison av, w s, 75 s Cornell av, 25x95, Susan Mullan sole HEIR of Owen Woods to William Romkey and Catharine his wife. Feb 8. Feb 26, 1902. R S none. nom
Hughes av, e s, bet Pelham av and St Johns College grounds, lots 190, 191 and 192 map of property of S Cambreling and others, Fordham, 75x87.6. John L Burgoyne to James W Campbell. B & S and C a G. Feb 26. Feb 27, 1902. R S none. 12:3273. nom
Intervale av, e s, 250.1 n Westchester av, 25x100, vacant. FORE-CLOS. Moses Cowen to John J Hickey. Feb 21, 1902. R S none. 10:2704. 2,100
Jerome av | w s, abt 145 s 169th st, 25x150 to Cromwell av, x25x Cromwell av | 164.4, 3-sty frame flat and store. Edwin Fraser to Matthew Sheedy. Mort \$2,000, taxes, &c. Feb 21, 1902. R S none. 11:2855. nom
Marion av, s e cor 195th st, 50x90, abandoned foundations.
201st st, late Suburban st | n s, 46.7 e Decatur av, 50x121.2 to Mosh-Mosholu Parkway | olu Parkway x51.3x132.4, vacant. Mort \$3,000.
Verio av, n e cor 235th st, 110.2x88.10x100x135, vacant.
John C Barr to Bronx Investment Co. Feb 21. Feb 26, 1902. R S \$6.75. 12:3281-3282 and 3297. other consid and 100
*McGraw av, s s, 75 w Cottage Grove av, 25x100. Joel Hull to William Romkey and Catharine his wife. Jan 13. Feb 26, 1902. R S none. nom
*Same property. William Romkey and Catharine his wife to Edmond J Reilly. Feb 10. Feb 26, 1902. R S none. nom
Melrose av, n w cor 149th st, 80x100, vacant. Fritz Selje to John and Mathias Haffen, firm J & M Haffen. Re-recorded from Feb 17, 1902. Mort \$23,000. Feb 15. Feb 25, 1902. R S \$14.75. 9:2328. 55,000
Morris av, Nos 851 and 853, w s, 95 s 161st st, 50x94, two 4-sty brk flats. Ethelbert Wilson to Leonard K Prince. Mort \$20,000 and taxes, &c. Feb 21. R S none. Feb 25, 1902. 9:2443. nom
Morris av, No 836, e s, 50 s 160th st, 20x100, 2-sty brk dwelling. Wm B and Alice K Driscoll to Arthur J and Anna O'Leary. Mort \$5,700. Feb 21. Feb 24, 1902. R S none. 9:2420. 6,000
Ogden av, parcel 43 on damage map for opening Ogden av, from Jerome av to Washington Bridge. Assignment of award, &c. Edward McVickar to E Osborne Smith. Feb 17. Feb 21, 1902. nom
*Old Boston road, where lands of Meade & Howe are separated from estate of James Hyde dec'd, runs s e along lands of Meade & Howe abt 292 x still along said lands s w 155 to land John P Holler, x n w along said land of Holler 309 to said road, x n e 235 to beginning, Eastchester. Florence M Hyde et al HEIRS Geo W Hyde to Margaret Holler. B & S and C a G. Feb 19. Feb 25, 1902. R S none. nom
Prospect av, No 966, e s, 389 s 165th st, 25x197.7x26.1x190.2, sub to encroachment of cornice on n s, 2-sty frame dwelling. Jacob Riehl to Charles Graff. Mort \$5,250. Feb 20. R S \$1.25. Feb 25, 1902. 10:2690. other consid and 100
River av | w cor 149th st, runs s 377.4 x w 273.11 x s 15 x w 175 149th st | to pier head line, x n 463.11 to s s 149th st, x e 567.3 to beginning, several 1 and 2-sty brk and frame buildings of lumber yard. Release covenants, &c. Henry L Morris to Chas L Adams, Chas H Willson and Allen W Adams and Jacob S Carvalho. Feb 14. Feb 25, 1902. 9:2355. nom
Same property, with riparian rights land under water, &c, except parts taken for 149th st, Exterior st and approaches to bridge over Harlem River at 149th st. Chas H Willson, Chas L and Allen W Adams and Jacob S Carvalho, firm of Willson, Adams & Co, to Rapid Transit Subway Construction Co. Feb 21. Feb 25, 1902. R S \$211.25. 425,000
Sedgwick av, n w s, 196.1 n e Perot st, 23.8x140.6x21.4x144.3, 2-sty frame dwelling. Julia C Hendrickson to Francis X Keil. Q C and Correction Deed. Rerecorded from Jan 23, 1902. Jan 20. Feb 24, 1902. R S none. 12:3254. nom
*Seton av, e s, 250 s Randall av, 25x100, Edenwald. John J English to Agnes English his wife, of Dobbs Ferry, N Y. Jan 31. Feb 24, 1902. R S none. nom
St Anns av, Nos 651 and 653, w s, 25.1 s Rae st, 50.3x91.8x50x 96.6. Release mort. American Mortgage Co to Mary Schafer. Feb 19. Feb 24, 1902. 9:2358. 1,500
St Anns av, w s, 25 s Rae st, 25x94.1x25x96.5. Release mort. Sarah Stern to Mary Schafer. Feb 14. Feb 24, 1902. 9:2358. 1,000
St Anns av, No 124 | begins St Anns av, n e cor Southern Southern Boulevard, No 837 | Boulevard, 33x100x25.9x100.4, valued at \$35,000 (Mort \$27,500), 5-sty brk flat and store. CONTRACT to exchange for
Lots at Ridgewood Heights, Newtown, Queens Co, N Y, valued at \$7,500.
Anton Ragette with Elise Parker. Jan 31, 1902. Feb 25, 1902. 10:2546. nom
St Anns av, No 124, n e cor Southern Boulevard, 33x100x25.9x100.4, 5-sty brk flat and store. Anton Ragette to Elise Parker. Mort \$27,500. Feb 25. Feb 26, 1902. R S \$2.50. 10:2546. nom
St Anns av, No 753, w s, 25 n 156th st, 26.6x93.5x20.5x98.3, 4-sty brk flat. Aaron R Altmayer to Mattie Schweitzer and Sam Goodman. Mort \$12,250. Jan 15. Feb 26, 1902. R S 50 cts. 9:2360. nom
*St Lawrence av, w s, 25 n Merrill st, 25x100. Geo M Yeager to Frederick C Hamann and Lena his wife, Magdalena Derscheidt and Louis F Hamann, joint tenants. Mort \$2,500. Feb 20. Feb 21, 1902. R S none. other consid and 100
*St Lawrence av, w s, 50 n Merrill st, 25x100. Same to same. Mort \$250. Feb 20. Feb 21, 1902. R S none. other consid and 100
*Tier av, n s, 200 w North st, runs w 100 x n 342.3 to high water mark on shore of Eastchester Bay, x n w - x s 380 to beginning, City Island. John J McDonough to Jennie A Bliss. Feb 17. Feb 21, 1902. R S 75 cts. nom
Trinity av, No 690, e s, 450 s 156th st, 25x75.5x25x76.6, 4-sty brk

flat. FORECLOS. S L H Ward to Antonio Vernaglia. Mort \$1,500. Feb 27, 1902. R S 50 cts. 10:2635. 3,200
 Villa av, e s, 225 n Potter pl, 50x100, vacant. Annie M wife Robt E Tindall formerly Annie M Healy to Kath A Harty. Mort \$2,750. Feb 15, 1902. R S none. 12:3311. nom
 Willow av n e cor 137th st, runs e 226 to lands Harlem Bridge, Mor-137th st
 risanisa & Fordham R R Co x n 202 to s s 138th st x w 138th st
 30.6 x s 100 x w 225 to Willow av x s 100 to beginning.
 vacant. Adolph Cohn to Abraham Marks. Mort \$16,000. Feb 21, Feb 27, 1902. R S \$4.75. 10:2589. other consid and 100
 3d av, n w cor Bathgate pl, or 172d st, 30.5x62.6x30x59.3, vac-
 ant. CONTRACT. Annie L Clifford with Henry Korn. Nov 21, 1901. Feb 21, 1902. 6,000
 *6th av, s s, 105 e 2d st, 50x114, Wakefield. John E Zeltner to Wm E Meissner. B & S. Feb 24, 1902. R S none. 1,000
 *11th av, s s, 305 e White Plains road, 100x114, Wakefield. Emma Eaves widow and William, John T and James Eaves, Margaret A W Woodward, Mary B Geiger and Emma Dunnick children and HEIRS of John Eaves to Michael Brennan and Ada J his wife. All title. May 1, 1895. Feb 25, 1902. 1,218.72
 *14th av, n s, abt 205 e 4th st, 50x114, Wakefield. FORECLOS. S Morrill Banner to William Braun. Feb 27, 1902. R S none. 500
 Lots 64, 71, 70, 67, 68, 69, 9, 8, 18 and 19 on map of property of Metropolitan Real Estate Assoc, Fordham Ridge.
 Lot 3 on map of part farm of John Cromwell, Fordham.
 Edward M Platt to Regina Platt his wife. Feb 27, 1902. R S \$1.75. 12:3295-3300-3301-3304-3315. other consid and 100
 Lots 4 and 5 on map Hyatt farm, near Woodlawn Station. Bridget Curry to John N Falkenburg, Borough of Queens. Mort \$1,000. Feb 24, 1902. R S none. Feb 25, 1902. 12:3401. nom
 *Lots 108 and 109 map Laconia Park, 50x100. The North N Y City Realty Co to Morris Cisin. All liens. Dec 2, 1901. Feb 27, 1902. R S none. nom
 *Same property. Sadie L Crosier an infant by Perley S Crosier guardian to same. All title. B & S and C a G. Dec 2, 1901. Feb 27, 1902. nom
 Plot begins at n line land formerly of Wm L Morris at Riverdale, at point 1 ft e land Hudson R R Co, runs s e along land of Morris 369 to point continuous with w s West av x n e 569 to land Mary E Stone x n w 381 to a stake 1 ft e said R R Co's land x s 555 to beginning, contains 4 825-1,000 acres.
 Plot begins on n line said land of Morris, 375 e said R R Co's land and in line continuous with w s of West av, runs n e 569 to land of Stone x s e 290 to alley x s w 580 to land of Morris x n w 345 to beginning, contains 4 183-1,000 acres, except part added to said alley, being abt 10 ft along whole east boundary of said land.
 Hudson River R R Co's land, n e cor land said Wm L Morris, runs e along land of Morris 1 ft x n 480 x w 1 ft to R R Co's land, thence across the same and into the Hudson River as far as the rights of party 1st part exist x s 480 to land of Morris x e and across said R R Co's land — to beginning, with land under water, &c.
 Alice R Wood to Geo W Perkins. Feb 26, 1902. R S \$31.25. 13:3420. 65,000

LEASES.

(Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.)

BOROUGH OF MANHATTAN.

Allen st, No 155, w s, 116.8 n Rivington st, 20.10x88.4. Assign lease. Louis Althof and William Erdtmann as TRUSTEES to Andreas Maier. Feb 10, Feb 27, 1902. 2:416. 2,400
 Allen st, Nos 157 and 159, store, &c. Henry J Wirth to Isidore Cuba; 3 years, from March 1, 1902. Feb 27, 1902. 2:416. 780
 Allen st, No 161, store, &c. Herman Feinschel and Abraham Schlesinger to Isidore Cuba; 5 years, from Feb 1, 1902. Feb 27, 1902. 2:416. 720
 Broad st, No 65. Geo T Gruff TRUSTEE will of Samuel B Gruff for Harriet O Gruff to John Wakeman & Co; 5 years, from May 1, 1899. Feb 27, 1902. 1:29. 2,750
 Broome st, No 324, corner store, &c. Edward J Brockett TRUSTEE estate Wm R Renwick to Henry F C Rahe; 5 years, from May 1, 1902. Feb 24, 1902. 2:424. 1,080
 Crosby st, Nos 13, 15 and 17. Inga M Olsen to Sigmund Langsdorf and Edward Rothschild, firm S Langsdorf & Co; 5 years, from Feb 1, 1902. Feb 21, 1902. 1:233. \$14,000
 Elizabeth st, No 5, 5-sty building. Lemuel Baum et al to Simon Smolinsky; 5 years, from May 1, 1903. Feb 24, 1902. 1:204. 2,800
 Essex st, No 139, all. Hyman Harris to Charles Steinhauser; 3 years, from March 1, 1902. Feb 24, 1902. 2:411. 2,660
 Goerck st, No 144, all. Frank H Merrian to Jacob Markowitz and Annie his wife; 5 years, from March 1, 1902. Feb 24, 1902. 2:325. 3,100
 Greenwich st, Nos 727 to 731, 3 front and 4 rear houses. Emma T Stillman to Tony Naimoli and Martin Lordi; 3 1-3 years, from Jan 1, 1902. Feb 25, 1902. 2:632. 1,900
 Greenwich st, No 358, all. Abby A wife Moritz B Philipp to Frank J, Wm A and Joseph A Baumert and Henry Bahr firm of F X Baumert & Co; 5 5-12 years, from Dec 1, 1900. Feb 26, 1902. 1:183. 2,000
 Houston st, No 279 E. Assign lease. Seraphina Reitman to S Albert Reitman. Jan 20. Feb 26, 1902. 2:350. nom
 Houston st, No 509 East, all. Samuel H Pearsall et all HEIRS, &c. Samuel H Pearsall dec'd to Meta Frese; 5 years, from May 1, 1901. Feb 24, 1902. 2:325. 1,100
 Lafayette pl, Nos 22 and 24, store and basement. Simon Ottenberg et al EXRS Simon Goldenberg, dec'd, to Klee & Co; 5 years, from Feb 1, 1902. Feb 26, 1902. 2:544. 3,600 and 3,750
 Ludlow st, No 187 s w cor, basement. Samuel Goldberg to Ben-Houston st, No 203 jamin or Benimen Bank; 3 years, from May 1, 1902. Feb 24, 1902. 2:412. 300
 Monroe st, No 245. Surrender of lease. Louis Frucks and Wolf Becker to Abraham Isaac. Feb 25, Feb 27, 1902. 1:266. nom
 Montgomery st, Nos 59 and 61, all. Samuel Cantor to Harris Perlman and Saoka Michala; 2 years, from March 1, 1902. Feb 27, 1902. 1:259. 3,500
 New Chambers st, No 2, all. Patrick Divver to Jeremiah J Cronin and John C Murphy firm of Cronin & Murphy; 5 years, from May 1, 1901. Feb 27, 1902. 1:119. 4,000
 Ridge st, Nos 112 and 114. Surrender of lease. Rosa Jaffa to Abraham Goodman and Rudolph Wallach. Aug 13, 1901. Feb 26, 1902. 2:344. nom
 Rivington st, No 79, east store floor and basement. Arthur Fishman to Charles Cohen; 2 years, from May 1, 1901. Feb 26, 1902. 2:415. 480

Rivington st, No 83, store. Friedrich W Frerich to Isidor Marks; 2 years, from May 1, 1902. Feb 24, 1902. 2:415. 618
 Roosevelt st, Nos 90 and 92, all. Bernard Golden and ano EXRS Morris Rosenberg to Vincenzo Pennella; 5 years, from May 1, 1902. Feb 26, 1902. 1:111. 3,300
 Stanton st, No 188, basement store. Leib Landau to S Katz; 2 years, from May 1, 1902. Feb 24, 1902. 2:345. 420
 Vesey st, No 54, store. Wm Z Larned to The Whitall Tatum Co; 3 2-12 years, from March 1, 1902. Feb 21, 1902. 1:86. 500
 Washington st, No 795, s e cor Horatio st, stores and cellars. A Blair Kelsey to Edward Rodgers; 4 years, from May 1, 1901. Feb 27, 1902. 2:642. 1,200
 Washington st, No 216. Albert Joske to John W Butler; 3 years, from May 1, 1902. Feb 26, 1902. 1:84. 1,300
 William st, n w s, 42.3 n John st, 41x irregular. Assign lease. Kathleen K Taylor ADMRX Alfred J Taylor to Henry C Howells and Sarah L his wife. Feb 13. Feb 21, 1902. 1:78. 12,000
 William st, Nos 127 and 129, n w s, 163.3 n e John st, 40x—. Assign lease. Kathleen K Taylor ADMRX Alfred J Taylor to Henry C Howells and Sarah L his wife. Feb 13. Feb 21, 1902. 1:78. 12,000
 Same property. Consent to assign lease. The ministers, &c, of the Reformed Protestant Dutch Church to Kathleen K Taylor as ADMRX estate of Alfred J Taylor. Feb 14. Feb 21, 1902. nom
 3d st, No 36 East, all. Mary Strauss to Dr. Joseph Manisof; 5 years, from April 1, 1902. Feb 21, 1902. 2:458. 1,200
 4th st, No 230 West, rear part of liquor store. John W Schmiedekamp to Vincent Cittadino; 5 years, from May 1, 1899. Feb 26, 1902. 2:610. 252
 5th st, n s, 200 s e 2d av, 25x97. Assign lease, &c. J Edward Jetter to George Ringler & Co. Feb 21. Feb 24, 1902. 2:447. nom
 8th st, No 58, cor Mercer st, front part of 1st floor. Helen and Juliet R Green to Charles Harft; 10 years, from Feb 1, 1902. Feb 26, 1902. 2:548. 800
 11th st, No 343 East, store and basement. Pietro Fiorentino to Salvatore Tantillo; 4 years, from May 1, 1902. Feb 26, 1902. 2:453. 300
 14th st, No 214 East, basement store, &c. Julia Whalen to Carolina Volanti; 3 1/2 years, from Feb 1, 1902. Feb 25, 1902. 2:469. 840
 15th st, No 426, West, 25x43.6, shed, &c. Annie B Wright and Amelia Van Dyke, firm Steinebach & Co, to Frank A Howell and Russell B Lawrence, firm Howell & Lawrence; 5 years, from May 1, 1900 (with 7 years privilege of renewal. Feb 25, 1902. 3:712. 1,200
 19th st, No 41 West, all. Henie Liebeskind to Frederick J Hoetzer; 10 years, from May 1, 1902. Feb 25, 1902. 3:821. \$4,000, \$4,750, \$5,000, 5,500
 20th st, No 311 East, all. Samuel Fernbacher EXR estate of Regina Fernbacher to Edward P Mimnaugh; 3 years, from May 1, 1902. Feb 24, 1902. 3:926. 1,080
 22d st, No 60 W, store, first floor and basement. Barton B and Arthur S Higgins to G Sattler and R Cluzelle; 10 years, from April 1, 1901. Feb 27, 1902. 3:823. 3,600
 23d st, No 149 W, basement store. Walter R Gillette to Richard W Macomber; 3 years, from May 1, 1901. Feb 27, 1902. 3:799. 1,300
 23d st, Nos 39 and 41 West all. Horace Russell and Edward D Har-24th st, No 20 West ris EXRS and TRUSTEES Henry Hill-ton to Frederick A O and Henry F Schwarz firm of F A O Schwarz; 10 years, from April 30, 1902. Feb 26, 1902. 3:825. 17,500
 25th st, Nos 513 to 519, n s, 150 w 10th av, 100x98.9. Charles Remsen and William Manice EXRS William Remsen to Carsten D Borger; 4 2-12 years, from March 1, 1902. Feb 21, 1902. 3:697. 1,800
 28th st, n e s, 150 n w 10th av, 25x98.9. Consent to assign lease. Peter Reese (with consent of N Y Life Ins and Trust Co EXR and TRUSTEES will Richard Ray dec'd) to Anna Reese. Feb 21. Feb 25, 1902. 3:700. nom
 34th st, No 131, n s, abt 22.6 w Lexington av, all. Jane E Clerke EXTREX Thos W Clerke to Frederick Wandelt; 10 years, from May 1, 1901. Feb 24, 1902. 3:890. 2,400
 36th st, Nos 603 to 607 West, east portion. Henry C Dodge to Simon Lieberman and Chas F Sanford, firm Lieberman & Sanford; 3 years, from Dec 1, 1900. Feb 21, 1902. 3:682. 1,200 and 1,300
 42d st, No 47 West Eugene A Hoffman to S Klaber & Co, individ
 43d st, No 58 West and as co-partners; 4 years, from May 1, 1902. Feb 21, 1902. 5:1258. 6,000
 42d st, No 450 West, all. Diedrich W Rohde to Henry and Louis Michaelis, firm of H & L Michaelis; 5 years, from Aug 1, 1902. Feb 21, 1902. 4:1070. 2,280
 42d st, No 9 East. Assign lease. Geo H Angus to Anna Angus. Feb 21. Feb 24, 1902. 5:1277. nom
 46th st, s s, 494 w 8th av, 15.6x100.5. Leasehold. Anna Harper to Howard S Buckman. All title. B & S. Jan 30. Feb 27, 1902. R S none. 4:1036. nom
 47th st, No 2 W, all. Francis Hardley to Arthur W Tomlinson; 3 years, from Oct 1, 1900. Feb 27, 1902. 5:1262. 2,600
 48th st, No 112 W, all. James H Briggs as TRUSTEE to Bennett S Beach; 5 years, from May 1, 1902. Feb 27, 1902. 4:1000. 1,800, 2,000
 51st st, No 18, s s, 315.6 w 5th av, 22.6x100.5. Consent to assign lease. TRUSTEES of Columbia College to Lucy A wife Edward F Browning. Feb 11. Feb 27, 1902. 5:1266. nom
 Same property. Assign lease. Lucy A Browning to A Alexander Smith. Feb 25. Feb 27, 1902. nom
 54th st, Nos 147 to 153 East, all. Rosamond Herter to Brunno C Rothenburg; 5 years, from March 1, 1902. Feb 24, 1902. 5:1309. 16,000
 56th st, No 60 E, all. Nora A Rook to William Rasmus; 3 years, from Oct 1, 1901. Feb 27, 1902. 5:1291. 3,600, 3,750
 58th st, n w cor of The Circle, all except third floor. Pabst Brewing Co to Harry Johnson; term from completion of building to Sept 30, 1911. Feb 27, 1902. 4:1049. 20,000
 Same property. Assign lease. Harry Johnson to Mathias Bock. 1/2 part. Feb 27, 1902. nom
 59th st, No 45 East, store. Wm E Keys, Jr, Frederick E and Eleanor E Bertine to The Seidenberg Co; 2 years, 7 1/2 months, from Feb 15, 1902. Feb 21, 1902. 5:1374. 840
 71st st, No 136 East, all. Mrs M B Ross to Adelaide E Twitchell; 3 years, from May 1, 1899. Feb 27, 1902. 5:1405. 1,000
 71st st, No 308 East, west store. Frank Bartosck to Charles W Chmelicek; 3 2-12 yrs, from Mar 1, 1902. Feb 26, 1902. 5:1445. 360
 109th st, No 336 East, store, &c. Pietro Fusi to Luigi Del Romano; 3 years, from May 1, 1902. Feb 24, 1902. 6:1680. 300
 115th st, No 319 E, all. Agostino Pescalore to Pietro Ricca; 3 years, from May 15, 1902. Feb 27, 1902. 6:1687. 1,200

125th st, No 106 East, west part of store. Patrick O'Neill to Vico Foli; 5 years, from May 1, 1901. Feb 25, 1902. 6:1773... 780
Amsterdam av, No 200, n w cor 69th st, all. Emma F Tighe widow et al to Reinhold Busse; 13 years, 2 months and 4 days from Feb 24, 1902. Feb 25, 1902. 4:1161..... 3,500
Amsterdam av, No 488, store. Ernest A Schmidt to W Rakowski; 3 years, from May 1, 1902. Feb 25, 1902. 4:1231.... 600
Amsterdam av, No 161 | first story stores and basements. Maggie 67th st, No 147 West | C Smith to the estate of James E Branigan by Geo A Branigan admr; 5 years, from May 1, 1902. Feb 24, 1902. 4:1139..... 1,880
Av A, No 247, store. Kate Johnsen to Lena Levy; 3 years, from Oct 1, 1901. Feb 26, 1902. 3:947..... 600
Av C, No 15, n w cor 2d st, all. Jacob Hecht to Isaac Steiber; 5 years, from May 1, 1902. Feb 25, 1902. 2:385..... 1,320
Broadway, No 233, all. George Noakes to Samuel Hoffman; 10 years, from May 1, 1902. Feb 21, 1902. 1:123..... 8,000, 9,000
Broadway, Nos 832 and 834, store, &c. Abraham Boehm and Lewis Coon to The Six Little Tailors, a corporation; 4 10-12 years, from April 1, 1902 (with privilege of 5 years renewal at \$10,000). Feb 21, 1902. 2:564..... 9,000
Broadway | s e cor 39th st, runs s e 144.8 x s w 98.9 x n w 50 x n 39th st | e 10.2 x n w 14.3 x w 50 to e s Broadway x n 107 to beginning, Casino Theatre. George Freifeld and Ambrose S Murray, Jr, EXRS and TRUSTEES Robt F Bixby and George Freifeld TRUSTEE John M Bixby to Samuel S and Lee Shubert; 5 years, from May 1, 1902. Feb 27, 1902. 3:814..... 22,500
Broadway | n w cor 66th st, 112.10x89.1x100.5x140.8. Gertrude E 66th st | Shannon and Randolph Hurry as TRUSTEES for Wm L Flanagan and said Wm L Flanagan to Albert R Keen; 21 years, from Oct 1, 1902. Feb 27, 1902. 4:1138..... 22,000, 22,400, 26,000, 28,000
Broadway | s w cor 67th st, 112.8x187.1x100.5x135.7. Boulevard Real-67th st | ty Co to Albert R Keen; from completion of building to Sept 30, 1923. Feb 27, 1902. 4:1138..... 76,000
Broadway, Nos 1472 and 1474, n e cor 42d st, part of store floor beginning on 42d st, n s, 62.6 e Broadway, runs w abt 23 x n abt 36 x e abt 23 x s — to beginning, with a room in n e cor of the building, &c..... William Wilson to Max L Meyer; 4 7-12 years, from July 1, 1901. Feb 24, 1902. 4:995..... 3,600 and 3,800
Columbus av, n w cor 78th st, 102.2x100. Agreement as to assignment of lease, &c. Henry B Auchincloss with The Seamens Bank for Savings in the City of New York. Feb 21, 1902. 4:1150. nom
Lenox av, No 156, store, &c. Isidor Kaufman to Morris Loewenstein; 5 years, from Oct 1, 1900. Feb 25, 1902. 6:1601.... 1,500
Lexington av, No 492. Assign lease. Mary O Mahoney ADMRX Etta Owens (also known as Bridget Owens) to Daniel S Goldner. Aug 27, 1901. Feb 25, 1902. 5:1301..... nom
Lexington av, s e cor 124th st, the Boulevard Hotel. Assign lease. Geo A Sipp to M E Sipp. June 19, 1901. Feb 21, 1902. 6:1772. nom
Madison av, No 1569, s e cor 106th st. Assign lease. Mary and Wm T Foley ADMRS, &c, of David E Foley to James L Magner. Mort \$3,500. Nov 1, 1901. Feb 24, 1902. 6:1611..... nom
1st av, No 2404, n e cor 123d st, store. Cornelius J Reilly to Patrick Grady; 6 years, from May 1, 1902. Feb 24, 1902. 6:1811..... 1,000, 1,120
1st av, No 1375, s w cor 74th st, store, &c. Sarah Harris to Siegel Cohen and William Wolfson, firm Cohen & Wolfson; 3 years, from May 1, 1902. Feb 21, 1902. 5:1446..... 1,450
1st av, No 1605, northerly store, front basement and north 1st floor. Anna Ulrich to Henry Hauschildt; 5 years, from Mar 1, 1902. Feb 27, 1902. 5:1546..... 744, 804
2d av, No 1536, s e cor 80th st, store, &c, and 4 rooms on 2d floor. Michael J Begley to Henry and William Gehri; 5 years, from May 1, 1902. Feb 25, 1902. 5:542..... 1,900
2d av, No 1638, store floor and front cellar. John Tewers to William Ficken; 3 years, from May 1, 1902. Feb 24, 1902. 5:1547. 1,200
2d av, No 2053. Assign lease. Clara Bercovitz to Herman H Kimmel. Feb 21. Feb 24, 1902. 6:1655..... nom
3d av, No 397, e s, store, &c. Maria A Holmes to Franz Rohrig; 5 years, from May 1, 1902. Feb 24, 1902. 3:909..... 1,450
3d av, No 1837, e s, bet 101st and 102d sts, 24.6x100. Subordination of lease to mortgage of \$16,000. Max Wallenbaum to Lena Garland. Feb 20. Feb 25, 1902. 6:1651..... nom
3d av, No 2123, s e cor 116th st, all. Margaret A Jackson to New York Produce Exchange Bank; 10 years, from May 1, 1902. Feb 25, 1902. 6:1665..... 2,500
3d av, No 2322, all, except part occupied as barber shop on ground floor. Henry H Heert to Geo J Weiss; 3 10-12 years, from July 1, 1901. Feb 25, 1902. 6:1775..... 3,000
3d av, e s, 25.6 n 12th st, 26x100. Chas N Eitenbenz and ano EXRS Charles Eitenberg to Trow Directory, Printing and Bookbinding Co; 10 years, from Mar 1, 1902. Feb 27, 1902..... 4,500
3d av, No 1110, all. Bernard T Kearns to Peter Lennon; 8 2-12 yrs. from Mar 1, 1902. Feb 26, 1902. 5:1400..... 2,700
3d av, n w cor 126th st. Assign lease. George J Weiss Co to Wm A Lohring and Christian Becker. Jan 27. Feb 25, 1902. 6:1775. nom
7th av, n e cor 138th st, store. John Schreiner to Chas H and Diedrich B Gristede; 5 years, from May 1, 1901. Feb 27, 1902. 7:2007..... 720, 960
8th av, Nos 188 and 190, north store. Wm R Page TRUSTEE for Francis M Hullivan et al to Samuel and Isaac Kind, firm S & I Kind; 4 years, from May 1, 1902. Feb 27, 1902. 3:769.... 660, 720
8th av, s w cor 112th st. Assign lease. George Ringler & Co to Wm F Pekar. Feb 27, 1902. R S none. 7:1846..... nom
8th av, No 2366, all. Malvina Lesser EXTRX Samuel Lesser to Henry A Kauffman; 5 years, from May 1, 1902. Feb 25, 1902. 7:1932..... 3,600
8th av, No 957, store, &c. Hannah Rosenbaum to Marcus Friedlander; 3 years, from May 1, 1902. Feb 21, 1902. 5:1324. 420
8th av, No 669, all. Mary Harlem et al to William Volk and Philip Fetzer; 5 years, from May 1, 1902. Feb 26, 1902. 4:1033.... 2,500
8th av, No 2052, store, &c. Francis A Clark to Robert Caspary; 2 years, from May 1, 1902. Feb 24, 1902. 7:1827..... 900

BOROUGH OF BRONX.

Dawson st, No 1007, n w cor Prospect av, store and second floor front. Catharine F Farrell to Ferdinand Lapple; 2 2-12 years, from Mar 1, 1902. Feb 26, 1902. 10:2675..... 1,104
Weeks st, No 1685, all. Annie Horacek to Joseph Loefgren; 3 yrs, from Oct 12, 1901. Feb 26, 1902. 11:2793..... 216
165th st, No 995, n e cor Union av, store on ground floor. John E and Eliza C Barstow and Kate A Williams to Emil A E

Wendler; 5 years, from May 1, 1902. Feb 24, 1902. 10:2679. per term, 3,000
Boston av, No 1390. John H Keller et al TRUSTEES of the Morrisania Schuetzen Verein to Theobald Noll; 5 years, from May 1, 1902. Feb 24, 1902. 11:2962..... 660 and 900
Courtlandt av, No 640, n e cor 152d st, 3-sty building, &c. Siebrand Niewenhous to William Hagan; 3 years, from May 1, 1901. Feb 24, 1902. 9:2399..... 1,020
Jerome av, n e cor 213th st, Mullers Hotel. John A, George J, Frank W, Gretchen V and Augustus M Muller to Frank W Muller; 3 years, from Dec 1, 1901. Feb 26, 1902. 12:3329..... 900
3d av, No 3103, all. Bernardina F E Hake et al to Henry Bohlen; 5 years, from May 1, 1902. Feb 26, 1902. 9:2380.... 1,000 and 1,200
3d av, Nos 2789 to 2793, abt 50x abt 61. J & M Haffen to Michael Lack; 5 years, from Mar 1, 1902. Feb 25, 1902. 9:2327.... 3,300
3d av, No 2857, w s, abt 65 n Melrose av. J Clarence Davies to Nathan Brender; 5 1-12 years, from April 1, 1902. Feb 27, 1902. 9:2328..... 9,186
3d av, s w cor 166th st, store, cellar and first floor above. Theo M Bertine to Jacob Datwyler; 5 years, from Feb 1, 1902. Feb 27, 1902. 9:2370..... 1,000, 1,350, 1,500
3d av, No 3052, store floor and bake house. Adam Stein to Ernst Betche; 4 2-12 years, from March 1, 1902. Feb 27, 1902. 9:2364. 600, 660

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 head lines 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.

The first date is the date the mortgage is drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find Mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

February 21, 24, 25, 26, 27.

BOROUGH OF MANHATTAN.

Adams, Wm C and Margt A A his wife to Julius Levy. 118th st, No 247, n s, 110 w 2d av, 16.8x100.11. Feb 21, 1902, 3 years, 5%. 6:1783. \$7,000
Albright, Marie to Abbe L Whiteman. 34th st, No 261, n s, 125 e 8th av, 23x98.9. P M. Feb 20, 3 years, 5%. Feb 21, 1902. 3:784. 26,000
Aronson, Samuel to CITIZENS SAVINGS BANK. Bayard st, No 65, s s, 87 e Mott st, runs s 99.1 x e 7.7 x n 0.6 1/2 x e 18.1 1/2 x n 97.2 to s s Bayard st, x w 26.6 to beginning. Feb 19, 5 years, 4 1/2%. Feb 21, 1902. 1:163. gold, 28,000
Same to same. Bayard st, No 63, s s, 113.6 e Mott st, runs s 97.2 x e 3.6 x e 23 x n 18.4 x n 78.8 to s s Bayard st, x w 26.4 to beginning. Feb 19, 5 years, 4 1/2%. Feb 21, 1902. 1:163. gold, 28,000
Auchincloss, Henry B, West Orange, N J, to THE SEAMENS BANK FOR SAVINGS in the City of N Y. Columbus av, Nos 380 to 384, n w cor 78th st, No 101, 102.2x100. Feb 21, 1902, 5 years, 4 1/4% and 4% after \$20,000 is paid. 4:1150. 220,000
Anderson, Isabel with Jeremiah C Lyons. Broadway, No 594, and Crosby st, Nos 124 to 130. Extension of mortgage. Jan 27. Feb 25, 1902. 2:511. nom
Andersen, Henry to Longacre Realty Co. 119th st, No 38, s s, 478 e Lenox av, 18x100.11; 119th st, No 34, s s, 514 e Lenox av, 18x100.11; 119th st, No 28, s s, 567.6 e Lenox av, 17.6x100.11. Feb 26, demand, —, secures agreement. Feb 27, 1902. 6:1714. 5,000
Balbach, Wilhelmina F to Thos J McLaughlin. 93d st, No 261, n s, 133 e West End av, 17x100.8. P M. Feb 27, 1902, 1 year, 5%. 4:1241. 3,000
Baumann, Hermann to Sampson H Schwarz. 140th st, No 221, n s, 352 w 7th av, 28x99.11. P M. Feb 27, 1902, demand, 6%. 7:2026. 6,000
Bennett, Paulina to THE COMMONWEALTH INS CO. Delancey st, No 113, s w cor Essex st, Nos 91 to 95, 21.11x100. Feb 27, 1902, due April 1, 1906, 5%. 2:409. 13,000
Blynn, Isaac and Nathan to Henry and Hugh Brien. Bowery, No 162, w s, 135.2 n Broome st, 25x100. (Secures all claims, &c, by reason of mechanics liens during alterations of buildings at 6th av, s w cor 27th st.) Feb 25, interest and time due —. Feb 27, 1902. 3:802.
Brown, Wm R to Moses T Pyne and Stephen S Palmer trustees will Moses Taylor for Kate W Winthrop et al. Park av, No 79, s e cor 39th st, 32x63.10. P M. Feb 27, 1902, 1 year, 4%. 3:894. 75,000
Butt, Marie to THE BOWERY SAVINGS BANK. Morningside av, No 36, e s, 50.7 s 118th st, 26.3x100x26.5x100. P M. Feb 27, 1902, 1 year, 4%. 7:1944. 13,000
Bartels, Annie wife of William and formerly Annie widow of Gustav Berecke to Robert D, Grenville L and Frederic B Winthrop exrs Robert Winthrop. Lexington av, Nos 716 and 718, w s, 20.5 s 58th st, 40x68.9. Feb 21, 1902, 5 years, 4%. 5:1312. gold, 22,000
Bowne, Benjamin F to Alexander Hadden. 130th st, No 55, n s, 289.6 w Park av, 19.3x99.11. Feb 20, 3 years, 5%. Feb 21, 1902. 6:1755. gold, 3,600
Braun, Julius to Henrietta Ettinger. 102d st, No 303, n s, 74.10 e 2d av, 25.2x75.10. P M. Prior mort \$—. Feb 21, 1902, due May 1, 1905, 5%. 6:1674. 2,000
Braun, Julius to Henrietta Ettinger. 2d av, No 1984, n e cor 102d st, No 301, 25.11x74.10x25.9x74.10. P M. Prior mort \$—. Feb 21, 1902, due May 1, 1905, 5%. 6:1674. 2,000
Braun, Julius to Henrietta Ettinger. 2d av, No 1986, e s, 25.11 n 102d st, 24.11x74.10. P M. Prior mort \$—. Feb 21, 1902, due May 1, 1905, 5%. 6:1674. 2,000
Braun, Julius to Henrietta Ettinger. 2d av, No 1988, e s, 50.10 n 102d st, 25.1x74.10. P M. Prior mort \$—. Feb 21, 1902, due May 1, 1905, 5%. 6:1674. 2,000
Braun, Julius to Jones Weil and Bernhard Mayer. 2d av, Nos 1984 to 1988, n e cor 102d st, No 303, 75.11x100. Feb 21, demand, 6%. Feb 24, 1902. 6:1674. 25,000
Busse, Amanda to William Boss. 98th st, s s, 100 e 2d av, 25x

- n Spring st, 25x100. Prior mort \$180,000. Building loan. Feb 21, due Feb 28, 1903, 6%. Feb 24, 1902. 2:498. 80,000
 Same to same. Same property. Feb 21, due Feb 28, 1903, 6%. Feb 24, 1902. 55,000
- Johnson, Fannie E trustee to Mutual Loan Association. 57th st, No 363 West. Assignment of rents to secure. Feb —, 1902. Feb 24, 1902. 4:1048. 600
- Johnson, John A to Geo P Malone. 46th st, No 115, n s, 200 w 6th av, 25x100.5. P M. Feb 20, due Aug 20, 1902, 5%. Feb 21, 1902. 4:999. 10,000
- Jones, Oliver L, of Cold Spring Harbor, L I, to THE LAWYERS TITLE INSURANCE CO of N Y. 59th st, n s, 321 w Broadway, as existed before Grand Circle and Boulevard were laid out, 48x100.5. Feb 24, 1902, 3 years, 4%. 4:1112. 30,000
- Josephthal, Louis with Henry W Schlesinger. Cannon st, No 127, w s, 140 s Houston st, 20x100. Extension mort. Feb 21. Feb 24, 1902. 2:335. nom
- Jansen, Edward to THE GREENWICH SAVINGS BANK. 8th st, Nos 3 and 5, n s, 100 w 5th av, 56.6x93.11. Feb 27, 1902, 5 yrs, 4%. 2:572. 125,000
- Jenkins, Guy R to THE MUTUAL LIFE INS CO of N Y. 1st av, No 1144, s e cor 63d st, 25.5x81.5. Feb 25, due Mar 1, 1903, 4½%. Feb 27, 1902. 5:1457. 15,000
- Kahn, Arthur J to Ida O Cook and Grace O Borst. Morningside av West, n w cor 117th st, 100.11x120. P M. Feb 19, due Apl 19, 1903, 5%. Feb 21, 1902. 7:1961. 23,500
- Kammerer, Josephine widow to Frederick Correll. Delancey st, No 154, n s, 69 e Suffolk st, 22x75; Rivington st, No 158, n s, 127 e Suffolk st, 23x100. All title, &c. Feb 26, demand, 6%. Feb 27, 1902. 2:348-349. 1,200
- Kane, Wm S to Smith Ely. 7th av, No 588, w s, 59.3 n 41st st, runs w 19.9 x e 100 to av x s 19.9 to beginning, error. ½ part. P M. Feb 26, 1 year, 5%. 4:1013. Feb 27, 1902. 4:1013. 7,500
- Kane, Wm S to James R Thomas exr and trustee James Thomas. 7th av, No 588, w s, 59.3 n 41st st, 19.9x100. P M. Jan 27, 1 year, 5%. Feb 26, 1902. 4:1013. 40,000
- Kelly, Edmund to UNION DIME SAVINGS INSTITUTION. Amsterdam av, Nos 6 and 8, w s, 50.5 n 59th st, 50x100. Feb 14, due May 1, 1903, 4%. Feb 27, 1902. 4:1151. 28,000
- Kelly, Frederick J to METROPOLITAN LIFE INS CO. 7th av, No 397, e s, 23.9 s 32d st, 25x100. P M. Feb 20, due March 1, 1903, 5%. Feb 21, 1902. 3:807. 50,000
- Karp, Ida wife of and Davis to Nelson Smith, Jr. 149th st, s s, 125 w 8th av, 70x99.11. Prior mort \$5,000. Feb 24, 1902, 1 year, 6%. 7:2045. 3,000
- Kuhn, Joseph and Mary E his wife to TITLE INSURANCE CO of N Y. 2d av, No 1108, e s, 100.4 s 59th st, 25.1x100. Feb 21, 5 years, 4%. Feb 24, 1902. 5:1351. 10,000
- Landon, Emily L to Florence A Hyde, Mendham, N J. 89th st, No 301, n s, 90 w West End av, 20x100. Feb 25, due Mar 1, 1905, 4½%. Feb 26, 1902. 4:1250. 18,000
- Levin, Samuel to Albert Herskovits and Ignatz Roth. Lewis st, No 65, w s, 79.4 s Rivington st, runs w 47.2 x s 0.8 x w 27.9 x s 20 x e 75 to Lewis st x n 20.8 to beginning. P M. Prior mort \$16,000. Feb 26, 1902, due Mar 1, 1907. —. 2:328. 4,500
- Lang, Emil to THE EAST RIVER SAVINGS INST. 78th st, Nos 425 and 427, n s, 184 w Av A, 50x102.2. Feb 21, 1902, 5 years, 4%. 5:1473. 12,000
- Lippmann, Israel to The City Mortgage Co. Hancock st, Nos 20 to 24, w s, 100 n Houston st, 50.3x136.4x56.1x161. Building loan. Feb 19, 1 year, 6%. Feb 21, 1902. 2:527. 42,500
- Livingston, Wm H to Charles B Rouss. 7th av, s w cor 140th st, No 200, 99.11x100. Feb 20, 3 years, 4½%. Feb 21, 1902. 7:2025. 160,000
- Loebinger, Sofia M to James Everard. Edgecombe av, No 32, e s, 124.10 s 137th st, 17.6x90. Feb 19, installs, 6%. Feb 21, 1902. 7:1960. 1,500
- Luyster, Cornelius W to THE BANK FOR SAVINGS in the City of N Y. 72d st, No 37, n s, 228 e Columbus av, 22x102.2. Feb 20, due Feb 21, 1905, 4%. Feb 21, 1902. 4:1125. 50,000
- Lichtenauer, Joseph M with Bernhard Fuld. 110th st, No 130 East. Extension of mortgage. Feb 17. Feb 24, 1902. 6:1637. nom
- Lesster, Josephine E to Walter Keys. 52d st, No 230, s s, 385.6 e 8th av, 14.6x100.5. P M. Feb 24, 3 years, 4½%. Feb 25, 1902. 4:1023. 15,000
- Lowenfeld, Pincus and William Prager to American Mortgage Co 2d av, Nos 522 and 524, n e cor 29th st, 44x50.7 (? in Cons 57.7) x 35.6x53.2. P M. Feb 25, 1902, 1 year, 5%. 3:935. 17,000
- Same to same. Same property. P M. Prior mort \$17,000. Feb 25, 1902, 1 year, 6%. 5,000
- Luhring, Wm A and Christian Becker to George Ringler & Co. 3d av, No 2322. Saloon lease. Jan 27, demand, 6%. Feb 25, 1902. 6:1775. 10,000
- Lagasse, Adelaide to TITLE GUARANTEE AND TRUST CO. 14th st, No 219, n s, 225 w 7th av, 25x120. P M. Feb 21, 3 years, 5%. Feb 27, 1902. 3:764. 19,000
- Same to John Lynn. Same property. P M. Prior mort \$19,000. Feb 21, 1 year, 6%. Feb 27, 1902. 3,000
- Levy, Esther to THE LAWYERS TITLE INSURANCE CO of N Y. Canal st, No 214, s s, 100 n w Mulberry st, 25x100. Feb 27, 1902, 5 years, 4½%. 1:199. 30,000
- Lowenfeld, Pincus and William Prager to N Y SECURITY AND TRUST CO. 6th st, Nos 709 and 711, n s, 150.4 e Av C, 44.11x90.10. P M. Feb 27, 1902, 1 year, 5%. 2:376. 20,000
- Same to American Mortgage Co. Same property. P M. Prior mort \$20,000. Feb 27, 1902, 1 year, 6%. 5,000
- Maher, James S to H Seymour Eisman and Louis F Levy. 29th st, No 217, n s, 190 w 7th av, 23x98.9. P M. Prior mort \$9,000. Feb 21, 1 year, 6%. Feb 24, 1902. 3:779. 2,500
- Maher, James S to William Wilson, Jr. 29th st, No 217, n s, 190 w 7th av, 23x98.9. P M. Feb 21, 1902, 1 year, 5%. 3:779. 9,000
- Muller, Edward to Louis Lese. Park or 4th av, w s, 50.5 n 117th st, 100.11x90. P M. Feb 20, demand, 6%. Feb 21, 1902. 6:1623. 5,500
- Magner, James L to Jacob Ruppert. Madison av, No 1569, s e cor 106th st. Store lease. Feb 24, 1902, demand, 6%. 6:1611. 2,000
- Marx, Max to Mary S wife James A Rich. 121st st, No 208, s s, 125 w 7th av, 18x100.11. Feb 24, 1902, 3 years, 4½%. 7:1926. gold, 10,000
- Moody, Julia H wife Joseph P to Edwd R Solliday. Trenton, N J. Bowery, No 75, e s, 125.2 n Canal st, 25x108.1x25x109.9. ½ part and all title. Also land at Syracuse. Feb 21, due Mar 1, 1905, 6%. Feb 24, 1902. 1:303. 9,300
- Mannheimer, Isaac to Lena Garland. 3d av, No 1837, e s, 75.11 s 102d st, 24.6x100. Feb 20, 1902, 3 years, 5%. Feb 25, 1902. 6:1651. 16,000
- Meyer, Charles and Chas N Brunie to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 4th st, No 249, s e cor Charles st, No 62, 21.6x76.7. Feb 25, 1902, 1 year, 4%. 2:611. 12,500
- Maffia, John J to Daniel Dober. 63d st, No 338, s s, 150 w 1st av. 25x100.5. Prior mort \$10,000. Feb 25, 1 year, 6%. Feb 26, 1902. 5:1437. gold, 2,000
- Mosie, A Henry to Anton M Mosie. 62d st, No 128, s s, 134 w Lexington av, 20x100.5. P M. Feb 7, due Mar 1, 1903, 4%. Feb 26, 1902. 5:1396. 24,000
- Myles, Robt C to TITLE GUARANTEE AND TRUST CO. 37th st, No 223, n s, 292.10 w 7th av, 17.10x98.9. P M. Feb 27, 1902, 2 years, 4%. 3:787. 7,000
- McPhillip, Patrick to Alvina Quast. Carmine st, No 52, s s, 45 e Bedford st, 30x80. Feb 21, 3 years, 5%. Feb 24, 1902. 2:527. 18,000
- Same to Ida Muelhens. Same property. Prior mort \$18,000. Feb 21, 3 years, 6%. Feb 24, 1902. 3,000
- McSorley, James to Marie G Kuerzi. 108th st, No 212, s s, 200 w Amsterdam av, 25.4x100.11. Prior mort \$—. Feb 25, 1902, 1 year, 6%. 7:1879. 2,000
- Same with THE METROPOLITAN LIFE INS CO. Same property. Extension mort. Feb 24. Feb 26, 1902. nom
- Same to Marie G Kuerzi. 108th st, No 214, s s, 225.4 w Amsterdam av, 25x100.11. Prior mort \$—. Feb 25, 1902, 1 year, 6%. 2,000
- Same with THE METROPOLITAN LIFE INS CO. Same property. Extension mort. Feb 24. Feb 26, 1902. nom
- Nagle, John T to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 5th av, No 1400, n w cor 115th st, 45x98. P M. Feb 11, 1 year, 4%. Feb 27, 1902. 6:1599. 32,500
- Ogden, Chas W to THE MANHATTAN LIFE INS CO. Central Park West Nos 71 and 73, n w cor 67th st, No 1, 100.5x100. Feb 13, 3 years, 4½%. Feb 21, 1902. 4:1120. 285,000
- Same to Joseph Hamerslag. Same property. Prior mort \$285,000. Feb 13, 1 year, 6%. Feb 24, 1902. 20,000
- O'Connor, Margaret to TITLE GUARANTEE AND TRUST CO. 47th st, Nos 228 and 230, s s, 450 e 8th av, 42.6x100.5. P M. Feb 26, 1902, 1 year, 4½%. 4:1018. 28,000
- Ortolano, Angelo to City Real Estate Co. Carmine st, No 5, n s, 22.6 w 6th av, runs n 70 x w 0.10 x n 30.3 x w 13 x n 47.2 x e 14.3 x s e 64 x s w 38 x s e 70 to 6th av, Nos 1 and 1½, x s w 30.9 x w 22.6 to beginning. P M. Feb 26, 5 years, 5%. Feb 27, 1902. 2:589. 4,000
- Personeni, Joseph with Mary Renville. West Broadway, No 498, w s, 123 n Houston st, 25x75. Extension mort. Feb 24. Feb 27, 1902. 2:525. nom
- Phillips, Eliza L, Helen C and Irogen M, of Ridgewood, N J, to Thos W Butts. 3d av, No 1444, s w cor 82d st, Nos 176 to 180, 25.6x102.2. Undivided shares. Feb 25, 1 year, 5%. Feb 26, 1902. 5:1510. 5,000
- Polstein, Joseph and Isaac to American Mortgage Co. Henry st, No 207, n w cor Clinton st, 24.1x87.6. P M. Feb 21, 1902, 1 year, 5%. 1:285. 27,000
- Same to same. Same property. P M. Feb 21, 1902, 1 year, 6%. 5,000
- Potter, Eugene C to THE MUTUAL LIFE INSURANCE CO of N Y. 44th st, Nos 109 to 115, n s, 125 w 6th av, 75x100.4. P M. Feb 21, 1902, 1 year, 5%. 4:997. 90,000
- Same to American Mortgage Co. Same property. P M. Prior mort \$90,000. Feb 21, 1902, 1 year, 5%. 7,000
- Puritan Realty Co to Century Realty Co. 44th st, Nos 59 to 63, n s, 145 e 6th av, 71.10x100.5. Feb 17, due Jan 2, 1903, 6%. Feb 21, 1902. 5:1260. 250,000
- Pigueron, Geo H to Elizabeth Lyon. Lispenard st, Nos 23 and 25, n s, 75 w Church st, 50x100. Prior mort \$32,500. Feb 25, 1902, 2 years, 5%. 1:211. 4,000
- Parker, Mary, East Orange, N J, to Anna C Stephens. 75th st, No 246, s s, 160 e West End av, 20x102.2. Feb 20, 3 years, 4½%. Feb 24, 1902. 4:1166. 15,000
- Peter, Carl to Bernhard Efinger. 2d av, No 1919, w s, 26 n 99th st, 25x79. Certificate of amount due on mortgage. Feb 18. Feb 21, 1902. 6:1649. 1,000
- Pettengill, James H and Julia A his wife to Francis M Carpenter. 130th st, No 632, s s, 350 e 12th av, 25x195.2 to n e s Manhattan st x27.10x182.9. Feb 20, 1 year, 6%. Feb 24, 1902. 7:1996. 4,657
- Same to Mary Parker. Same property. Feb 14, 3 years, 5%. Feb 24, 1902. 7:1996. 12,000
- Parnass, Samuel and Rebecca Meryash to Bertha Benziger trustee will of Joseph N A Benziger. Monroe st, No 173, n s, 23x100. Feb 27, 1902, 5 years, 5%. 1:269. 15,000
- Same to George J Benziger. Same property. Equal lien with last mortgage. Feb 27, 1902, 5 years, 5%. 12,500
- Peker, Wm F to George Ringler & Co. 8th av, No 2063, s w cor 112th st. Store lease. Feb 27, 1902, demand, 6%. 7:1846. 3,870
- Pouker, Isaac to Henry L and Clifford C Goodwin. Bowery, No 4, w s, 30 n Doyer st, 13.10x71.10 to alley x12.2x71.10, with all title to said alley. Prior mort \$12,000. Jan 29, secures covenants. Feb 27, 1902. 1:162. 500
- Rapp, Abram to Arthur R Parsons. St Nicholas av, No 364, e s, 40.4 n 128th st, 20.2x83.7x20x86.7. P M. Feb 20, 1 year, 5%. Feb 24, 1902. 7:1955. 500
- Ronginsky, Pincus to Henry Meyer. Houston st, Nos 269 and 271, s e cor Suffolk st, 37.4x61.1x37.4x60.8. Feb 14, demand, 6%. Feb 24, 1902. 2:350. 3,000
- Rogers, Amelia R to THE LAWYERS TITLE INSURANCE Co of N Y. 126th st, No 114, s s, 175 w Lenox av, 18.9x99.11. Feb 20, 3 years, 4½%. Feb 21, 1902. 7:1910. 12,000
- Rosenbach, Emma to Rosa Hertz. 1st st, No 7, s w s, abt 116 e Bowery, 22.4x73.10x22.4x77.2. P M. Feb 21, due Mar 1, 1903, 6%. Feb 25, 1902. 2:456. 8,000
- Ross, Alexander H, Newark, N J, to Frederick G Potter. Prescott av, n w cor Dyckman st, —, being lots 22 to 27, 110 to 115, 132, 133, 241 and 242 on map of part of Inwood of Geo J S Thompson. Feb 5, 3 years, 5%. Feb 25, 1902. 8:2247. 24,000
- Same to same. Same property. P M. Prior mort \$—. Feb 5, installs of \$1,000, semi-annually, 5%. Feb 25, 1902. 5,000
- Rothstein, Frieda to Leon and Victor Revillon firm of Revillon Freres. 114th st, No 22, s s, 226.9 w 5th av 18x100.11. June 5, 1901, 1 year, 5%. Feb 25, 1902. 6:1597. 2,000
- Redfield, Wm H, Jersey City, N J, to Caroline M Hills, Bedminster, N J. West End av, Nos 173 and 175, s w cor 68th st, No 300, 50.5 x100. Feb 25, 1 year, 6%. Feb 26, 1902. 4:1179. 10,000
- Same to THE SECOND NATIONAL BANK of Jersey City, N J. Same property. Prior mort \$—. Feb 25, demand, 6%. Feb 26, 1902. 15,000
- Richards, Eugene L, Jr, to Carrie Kauffmann. 56th st, Nos 207 and 209, n s, 150 w 7th av, 50x95.7x50x95.6. P M. Prior mort \$80,000. Oct 3, 1901, 1 year, 6%. Feb 26, 1902. 4:1028. 626
- Ryan, Margt C, Thomas Pearson and Augusta E Hagen formerly Pearson to Chas H Phelps exr John C Butler. 8th av, No 2641, s w cor 141st st, Nos 300 to 304, 24.11x100. Prior mort \$27,000. Feb 26, 1902, 1 year, 5%. 7:2042. gold, 1,800

- s w 158th st, 44.6x175.6 to Walnut av (Butternut st) x56x178. Feb 18, due Mar 1, 1903, 5%. Feb 25, 1902. 9:2474. 3,000
- Malcolm, Thos D to The City Mortgage Co. 153d st, No 512, s s, 70.3 e Morris av, 25x100. P. M. Feb 20, demand, 6%. Feb 21, 1902. 9:2412. 1,936
- Ogden, Mary A widow to Leonard H and Estelle Best exrs and trustees Albert Best. Prospect av, e s, 25 n 156th st, 2 lots, each 20x80. 2 morts, each \$4,750. Feb 25, 1902, 3 years, 5%. 10:2688. 9,500
- O'Gorman, William to Amelia Cameron. 138th st, No 673, n s, 166.8 e Willis av, 16.8x100. Feb 17, due Jan 28, 1906, 4½%. Feb 25, 1902. 9:2283. 5,000
- *Penfield, Wm W with Friedrich Froh. Matilda st, n w s, lot 205 on map of Penfield property, South Mt Vernon, 33.4x100; also Catherine st, s e s, lot 207 same map, 33.4x100x—x107. Extension of mortgage. Sept 30, 1901. Feb 25, 1902. nom
- Plotzka, Leah R to Alfred A Keller. Boston road, late Coles road, w s, old line, bet 180th st and 182d st, s ½ lot 10 on map made by William Bridges at West Farms near 12 mile stone opposite the Lydig Mills, 25x282 to cemetery adj the Presbyterian Church, except part taken for Boston av. P. M. ½ part. Feb 21, 1902, 3 years, 5%. 11:3138. 4,000
- *Romkey, William and Catharine his wife to Susan Mullan. Harrison av, w s, 75 s Cornell av, 25x95. P. M. Feb 10, due July 1, 1902, 5%. Feb 26, 1902. 200
- Rapid Transit Subway Construction Co to TITLE GUARANTEE AND TRUST CO. River av, s w cor 149th st, runs s 377.4 x w 273.11 x s 15 x w 175 to pierhead line x n 463.11 to s s 149th st x e 567.4 to beginning. P. M. Except part taken for 149th st, Exterior st and for approaches to bridge over Harlem River at East 149th st. Feb 24, 2 years, 4%. Feb 25, 1902. 9:2355. 250,000
- Rothschild, Meyer D with Ellen McLaughlin. 134th st, No 778 East. Extension of mortgage. Feb 24, Feb 25, 1902. 9:2261. nom
- Same with Adolph Klee. Same property. Extension of mortgage. Feb 24, Feb 25, 1902. nom
- Retman, Louis D to Joseph Schwartz. Park av, e s, 777 n 138th st, 50x111.11. Prior mort \$7,400 and mechanics lien \$336. Feb 21, 1 year, 5%. Feb 24, 1902. 9:2340. 500
- Shibles, Ella V to THE BOWERY SAVINGS BANK. Anthony av, old w s, 75 s 175th st, 25x100.7, except part to widen av. Feb 26, 1902, 5 years, 4%. 11:289. 3,000
- Schmitt, Friedrich to New York City Mission and Tract Society. Brook av, No 545, w s, 92.11 n 149th st, as widened, 24.11x121.11 x—x133.11. Already mortgaged to mortgagee for \$9,000. Feb 15, due Feb 24, 1905, 5%. Feb 24, 1902. 9:2294. 1,500
- Schroder, John to Gustav Grossmann. 175th st, No 984, old No 986, s s, 71.10 w Clinton av, 30x100. Feb 24, 1902, 1 year, 5%. 11:2948. 600
- Seymour, Daniel to Anna Buckley. Jackson av, No 766, e s, 255 n 156th st, 25x87.6. Jan 1, 3 years, 6%. Feb 24, 1902. 10:2649. 1,500
- *Stein, Michael J to Geo W Tanner. 6th st, s s, 205 e Av C, 50x216 to n s 5th st, Unionport. Feb 19, 3 years, 5%. Feb 24, 1902. 2,000
- Sheedy, Matthew to Minnie L Fraser. Jerome av, w s, about 145 s 169th st, 25x150 to Cromwell av, x25x164.4. P. M. Feb 21, 1902, due March 1, 1904, 5%. 11:2855. 1,800
- Sullivan, Timothy to Theodore J Chabot. 142d st, n s, 375 e Willis av, 25x100. Feb 20, 1 year, 4½%. Feb 21, 1902. 9:2287. gold, 7,000
- Same to same. 148th st, s s, 150 w St Anns av, 24.9x100. Feb 20, 1 year, 4½%. Feb 21, 1902. 9:2274. gold, 7,000
- Sugenheimer, Doreth to Kate Dauth. 138th st, No 619, n s, 231.6 e Alexander av, 25x100. P. M. Feb 27, 1902, 3 years, 5%. 9:2301. 2,250
- Tesoro, Filomena to Louis Gates. Hughes av, n w s, 125 s w 183d st, 25x100. Feb 20, 1 year, 6%. Feb 24, 1902. 11:3071. 500
- Tietjen, Richard to Leah R Plotzka. Boston road, late Coles road, w s, bet 180th and 182d sts, being south ½ lot 10 map made by Wm Bridges at West Farms and near 12-mile stone opposite Lydig Mills, 25x282 to cemetery adj Presbyterian Church, except part taken for Boston av. P. M. ½ part. Prior mort \$4,000. Feb 21, 2 years, 6%. Feb 24, 1902. 11:3138. 1,000
- Vernaglia, Antonio to WASHINGTON BANK. Trinity av, No 690, e s, 450 s 156th st, 25x75.6x25x76.6. P. M. Feb 27, 1902, 1 year, 6%. 10:2635. gold, 6,000
- Walter, Wm A to Helen J Allen. Bush st, n s, 100 w Anthony av, 100x99.2x100.1x105.1; also Bush st, s s, 141.1 w Anthony av, 50 x90. Feb 26, 1902, 3 years, 5%. 11:2812 and 2813. 4,500
- Wagner, Carrie to Moser Arndtstein. Courtlandt av, e s, 92.5 n 150th st, 26x100. P. M. Prior mort \$17,000. Feb 15, 4 years, 6%. Feb 25, 1902. 9:2397. 2,000
- *Wegener, Fritz, Jr. to Anna C Mueller. Fillmore st, e s, 225 n Columbus av, 25x100. Jan 30, due Sept 14, 1904, 6%. Feb 25, 1902. gold, 267.72
- *Wegener, Paula with Anna C Mueller. Fillmore st, e s, 225 n Columbus av, 25x100. Priority agreement. Feb 20. Feb 25, 1902. nom
- Wahlig, Eugenia G wife Charles to Leonard H and Estelle Best exrs and trustees Albert Best. 135th st, n s, 181.4 e Brook av, 27x100. Feb 25, 1902, 3 years, 5%. 9:2263. 15,000

MORTGAGES—ASSIGNMENTS.

The dates following the description of the property given in this list indicate when the original mortgage was recorded.

February 20, 21, 24, 25, 26, 27.

BOROUGH OF MANHATTAN.

- American Mortgage Co to The Mutual Life Insurance Co of N Y. 44th st, Nos 142 and 144 West. Feb 24, 1902. 35,000
- Brinckerhoff, Emma H, Gurdon G and Wm R exrs Chas C Brinckerhoff to Isabella W and Wm R Brinckerhoff. 79th st, n s, 169.10 e Madison av, 13.6x102.2. Filed and discharged Feb 24, 1902. nom
- Baldwin, Florence formerly Deacon by John T Lockman and Wm G DeWitt attorneys in fact to George G Kip of Morristown, N J. 9th av, w s, 25.11 n 101st st, 25x75. Feb 21, 1902. 18,000
- Bourne, Frederick G as trustee for Frederick A Clark under will of Alfred C Clark to Frederick G Bourne and Jens C L Skougaard as trustees for same. Maiden lane, Nos 48 and 50 and Liberty st, Nos 33 and 35. Feb 21, 1902. 275,000
- Same and Jens C L Skougaard as trustees for same under same will to Frederick A Clark, Cooperstown, N Y. Same property. Feb 21, 1902. omitted
- Beach, Henry L admr of Marie Kunzenmann to Russell M Young. 75th st, No 513 East. Feb 25, 1902. nom
- Casper, Caesar to Charlotte Hastorf. 11th av, Nos 639 and 641. Feb 25, 1902. 1,500
- City Real Estate Co to Alexander Walker. Amsterdam av, Nos 226 to 230, n w cor 70th st, 100.5x100. Feb 25, 1902. 27,000
- City Mortgage Co to Continental Trust Co. Hancock st, w s, 100 n Houston st, 50.3x136.4x56.1x161. Feb 21, 1902. nom
- City Mortgage Co to Continental Trust Co. 101st st, s s, 95 e Lexington av, 100x100.11. Feb 27, 1902. nom
- Creem, Daniel J to Beatrice Frankenstein and Clementina Dreshfield. Lenox av, n e cor 133d st, 25.11x84. Feb 27, 1902. 6,500
- Cohn, Hugo to Emma Bruestle. 66th st, No 332 East. Feb 21, 1902. 2,000
- Doran, Alice widow of Edward Doran to Alice Doran widow of John Doran. 11th av, No 613. Feb 26, 1902. 5,750
- Fay, James exr Owen Keenan to James F Fay. 1st av, n w cor 59th st, 25x100. Feb 24, 1902. nom
- Fletcher, Geo H to Chas W McCutchen. St Nicholas av, No 943. Feb 27, 1902. nom
- Greenhal, Sallie to Nellie Meyers. Amsterdam av, w s, 75.5 n 66th st, 25x90. Feb 25, 1902. 850
- Halsted, Chas F, general guardian of Wm B, Bayard T, Louisa J, Carrie B, Grant and John E McLean to Geo B B Lamb trustee for Antoinette A Rogers. 44th st, s s, 205 w 6th av, 20x100.4. Feb 26, 1902. 11,250
- Hoes, Wm M as referee to Alfred and Cornelius Du B Wagstaff trustees will of Sarah L Remsen. Bayard st, Nos 63 to 67. Filed and discharged Feb 21, 1902. nom
- King, Frederick to Ralph H Reid. 63d st, s s, 100 w Amsterdam av, 25x100.5. Feb 21, 1902. nom
- Kingsland, Cornelius F trustee of Henry P Kingsland under will of Ambrose C Kingsland to Cornelius F Kingsland as trustee of Augusta L Jones under said will. 114th st, No 218 East. Feb 21, 1902. 7,500
- Knox, Effie V V to John Miller. 72d st, n s, 210 w 3d av, 39.5x102.2x39.10x102.2. Feb 26, 1902. omitted
- Koss, Chas G to Henry Lockwood, Brooklyn. 12th st, No 290 West. Feb 26, 1902. 4,229
- Keller, Marie to Fredk P Hummel exr Charlotte Mentzer. Lexington av, e s, 50.11 n 97th st, 25x95. Feb 25, 1902. 3,022
- Knox, John M trustee James Boorman, dec'd, for "The Toler Trust" to John M Knox, Jr. 44th st, n s, 162.6 w 6th av, 18.9x100.4. Filed and discharged Feb 25, 1902. 6,583
- Knox, Samuel to John M Knox trustee James Boorman, dec'd, for "The Toler Trust." 44th st, n s, 162.6 w 6th av, 18.9x100.4. Filed and discharged Feb 25, 1902. 9,000
- Lawyers Title Insurance Co of N Y to The Equitable Life Assurance Society of the U S. 91st st, n s, 115 e Amsterdam av, 17x100.8. Feb 24, 1902. 8,500
- Lawyers Title Ins Co of N Y to The Equitable Life Assurance Soc of the U S. 8th av, n w cor 111th st, 25.6x99.11. Feb 21, 1902. 30,000
- Lawyers Title Insurance Co of N Y to Geo R Lockwood trustee estate of Roe Lockwood. 126th st, No 114 West. Feb 25, 1902. 12,000
- Lilliendahl, John G R to Anthony Schwoerer, Sr and Jr. 131st st, n s, 125 w Amsterdam av, 25x99.11. Feb 26, 1902. 5,000
- Lockwood, Henry exr Eliza Lockwood to Josephine Field, Brooklyn. 1st av, e s, 51.9 n 13th st, 25.9x66. Feb 26, 1902. 11,008
- Same to Chas G Koss. 12th st, No 290 West. Feb 26, 1902. 4,229
- Same to Robt H Lockwood, Sr. 120th st, n s, 150 w Lenox av, 20x100.11. Feb 26, 1902. 14,026
- Same to Robt H Lockwood, Jr. 122d st, n s, 195 e 7th av, 20x100.11. Feb 26, 1902. 17,198
- Mandelbaum, Harris and Fisher Lewine and Israel Lippmann to Meyer Vesell. Rivington st, Nos 73 and 75. Feb 27, 1902. 14,500
- Mead, Walter H trustee Herman Thorn to Mary P Adam. 30th st, s s, 213 w 7th av, 23.5x98.9. Filed and discharged Feb 25, 1902. nom
- Marx, Max to Annie L Alexander. 11th av, e s, 75 s 187th st, 25x100. Feb 24, 1902. 2,500
- McAdam, Sarah B to Henry Prigge. 44th st, No 308 East. Feb 24, 1902. 7,067
- Obry, Marie to Cecilia G Wagner. 142d st, n s, 350 e 8th av, 25x99.11. Feb 25, 1902. 1,000
- Peters, August L to American Mortgage Co. Stanton st, No 32. Feb 25, 1902. 15,078
- Philbrick, John A to William Kirchof. 139th st, No 112 West. Feb 25, 1902. nom
- Patrick, Kath A to Lea Luqueer and Morris S Thompson trustees Wm P Woodcock. 31st st, n s, 400 w 2d av, 18.9x98.9. Feb 26, 1902. 1,000
- Pringle, John J to Stephen D Pringle. 74th st, n s, 160 s e 2d av, 20x102.2. Feb 24, 1902. nom
- Same to same. 134th st, n s, 260 e Lenox av, 25x99.11. Feb 24, 1902. nom
- Powell, Thos U and Walter exrs Sarah T Powell to Alice Powell a daughter of Sarah T Powell. Assigns 2 morts. Pell st, n e cor Mott st, 25x55. Filed and discharged Feb 21, 1902. 6,000
- Powell, Walter admr Richard S Powell to Thos U and Walter Powell exrs Sarah T Powell. Same property. Feb 21, 1902. 6,000
- Powell, Sarah H to William and Sarah F S Tilton. 8th st, s s, 100 w Av B, 55x97.6. Feb 21, 1902. 4,800
- Parsons, Eliza L to Schuyler L Parsons. 7th st, s s, 126.9 w Lewis st, 22x90.10. Feb 27, 1902. nom
- Rosenberg, Lena and Annie Feinberg to The State Bank. Grand st, Nos 458 and 460. Feb 27, 1902. nom
- Schiff, Marcus to Abraham Brown. Ridge st, No 148. Feb 26, 1902. 4,000
- Thompson, Morris S trustee Charles Cooper to Charles Lockwood. Sheriff st, No 67. Feb 26, 1902. 7,538
- Taylor, Henry A C to Frederick G Bourne as trustee Fredk A Clark under will Alfred C Clark. Maiden lane, Nos 48 and 50, and Liberty st, Nos 33 and 35. Feb 21, 1902. 275,000
- Title Insurance Co of N Y, to Knickerbocker Trust Co. ¼ part. Washington st, s e cor Liberty st, runs s 113.3 to n s Cedar st, x e 90 x n 53.1 x w 4.4 x n 57.11 to s s Liberty st, x w 97.9 to beginning. Feb 21, 1902. 87,500
- Title Guarantee and Trust Co to North River Savings Bank. 6th av, No 197. Feb 25, 1902. 20,000
- Same to Eliz B Voorhies. 7th av, No 134, n w cor 18th st, No 201, 23x60. Feb 25, 1902. 23,000
- Title Insurance Co of N Y to Elgin R L Gould, City Chamberlain. 2d av, e s, 100.4 s 59th st, 25.1x100. Feb 25, 1902. 10,000
- Title Insurance Co of N Y to The Washington Trust Co. 112th st, No 228 West. Feb 26, 1902. 8,000
- Thorn, Wm K et al exrs Emily A Thorn to Caroline T Kissel, Morristown, N J. Greenwich av, Nos 17 and 19. 2 assignments. Filed and discharged Feb 25, 1902. nom
- Varnum, James M to Geo D L, Richard M and William Harison trustees. 130th st, s s, 350 e 12th av, 25x195.2 to n e s Manhattan st x27.11x182.9. Feb 24, 1902. 12,000

Weld, Charles G to Isabel Anderson, Washington, D C. Broadway, No 594, and Crosby st, Nos 124 to 130. Feb 25, 1902. nom

BOROUGH OF BRONX.

Barnard, Henry H to Ellen M Phillips. Southern Boulevard, n e cor Jennings st, 25x100. Feb 21, 1902. nom
 Elias, Wm J to Kate A Leland. Trinity av, e s, 150 n 161st st, 20x100. Feb 26, 1902. nom
 Ernst-Marx-Nathan Co to Sarah Friedlander. Brook av, No 545. Filed and discharged Feb 24, 1902. 3,000
 Feuchtwanger, Abraham H to Jacob and Morris Cooper trustees Marum Cooper. Dawson st, s s, 165 w Leggett av, 25x137.4x25x138.6. Feb 24, 1902. 2,500
 Gandy, Sheppard as trustee for Mary M Williams under will of John Gandy to Mutual Trust Company of Westchester County as substituted trustee under will of John Gandy. 138th st, n s, 166.8 e Willis av, 16.8x100. Feb 25, 1902. nom
 Kuntz, Louis F to Fredk T Hoffman. Brook av, e s, 102.9 n 169th st, 18.6x100.6 to land of N Y & Harlem R R. Feb 27, 1902. 4,700
 Langbein, J C Julius to Wm P Sandford. Perry av, w s, 560.1 s old road and 568.11 s Reservoir pl and 450 n Holt pl, runs w 81.11 to e s of Drive x s 75.7 x e 88.8 to av x n 75 to beginning. Feb 24, 1902. nom
 Manhattan Mortgage Co to S Louise Acker. Rogers pl, w s, 133.10 n Westchester av, 50x74.5x50.74.11; also Bristow st, w s, 75 n Jennings st, 25x87.3; also Jennings st, n s, 87.3 w Bristow st, 25x175.8x25x174.2. Feb 26, 1902. 4,000
 Manhattan Mortgage Co to The Trust Company of America. 178th st, s s, 190 w Prospect av, 100x200 to n s Buckhout st. Feb 21, 1902. 15,000
 Phillips, James J or James legatee Mary Walsh to Adolph G Hupfel. Willis av, e s, 31.10 s 148th st, 44.4x52.4 to w s Bergen av x 8.5x 62.8. Feb 25, 1902. 5,000
 *Richards, Emma to Elizabeth Willey. Cottage Grove av, w s, 50 s Cornell av, 50x100. Feb 26, 1902. 2,000
 Riehl, Jacob and Anton Rinschler to Apolonia Drosselmeir. Eagle av, Nos 663 and 665. Feb 24, 1902. nom
 Rosenfeld, Ignatz H to Emily Almer formerly Walther. 206th st, s s, 287.10 w Perry st, 50x100. Feb 21, 1902. 250
 Schupp, Peter to Bernhard Schupp. 164th st, n e s, 292.10 n w Washington av, 92.10x200. Feb 21, 1902. nom
 Schmidt, Michael J admr Peter Schupp to Peter Schupp. 164th st, n e s, 292.10 n w Washington av, 92.10x200. Feb 21, 1902. nom
 Schwartz, Joseph to Augusta Gruschow. Park av, e s, 777 n 138th st, 50x111.11. Feb 24, 1902. 500
 Simons, S Raoul to Reba E Weiher. 150th st, s s, 250 e Brook av, 25x100. Feb 24, 1902. nom
 Smith, Isaac P to Chas A Furthman. 139th st, s s, 75 w Alexander av, 75x100. Feb 25, 1902. nom
 Thompson, Morris S trustee Charles Cooper to Charles Lockwood. Aqueduct av, e s, 205 n 206th st, 75x100 to Macombs Dam road. Feb 26, 1902. 6,088
 Title Guarantee and Trust Co to The Mutual Life Insurance Co of N Y. River av, s w cor 149th st, runs s 377.4 x w 273.10 x s 15 x w 175 to pierhead line x n 463.10 to s s 149th st x e 567.3 to beginning. Feb 26, 1902. 250,000
 Title Guarantee and Trust Co to Emma Isaac. Beck st, e s, 350 n 156th st, 25x100. Feb 24, 1902. 6,000
 Same to same. Beck st, e s, 275 s 156th st, 25x100. Feb 24, 1902. 6,000
 *Woolley, Mary E formerly Henderson to Wyatt M Bassett. Lot 635 map of Village of Wakefield, also part lot 717 on same map. Feb 27, 1902. 1,950

PROJECTED BUILDINGS.

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.
 When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

77—14th st, Nos 226 to 238 E, four 6-sty brk flats and stores, 46.4 x90.3; total cost, \$180,000; Benjamin and Henry Nieberg, 133 Crosby st; ar'ts, Sass & Smallheiser, 23 Park row.
 78—Av D, Nos 67 and 69, 6-sty brk tenement and stores, 40x69.6 and 80.1; cost, \$35,000; Max Kotzen, 52 Broadway; ar't, M Bernstein, 111 Broadway.
 82—Canal st, No 101, 5-sty brick lofts and stores, 30x45; cost, \$10,000; Louis Rubenstein, 258 Canal st; ar't, Max Muller, 3 Chambers st.
 86—Perry st, Nos 63 and 65, 6-sty brk and stone tenement, 50x82; cost, \$40,000; ow'r and b'r, Samuel Parnass, 257 Henry st; ar't, G F Pelham, 503 5th av.
 90—4th st, No 186 W, 7-sty brk and stone factory and stores, 20.6x 97.3x93.8, asphalt roof; cost, \$25,000; Michael Hallanan, 196 W 4th st; ar't, John Ph Voelker, 979 3d av.

BETWEEN 14TH AND 59TH STREETS.

79—40th st, Nos 34 and 36 E | three 5-sty brk and stone dwell-
 39th st, No 35 E | ings, two 25x89, one 25x91.11;
 total cost, \$150,000; Walter Stabler, 674 Columbus av; ar't, Chas I Berg, 571 5th av.
 81—44th st, n s, 145 e 6th av, 12-sty brk and stone hotel, 71.10x 92, tile roof; cost, \$600,000; Puritan Realty Co, 51 Wall st; ar't, Goldwin Starrett, 51 Wall st.
 91—29th st, No 217 W, 3-sty brk stable and storage, 23x96, gravel roof; cost, \$15,000; James S Maher, 328 W 20th st; ar't, John E Kerby, 722 Tremont av and 1432 Broadway; b'r, John Maher & Son, 122 W 34th st.

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

83—85th st, n s, 176.2 e 3d av, 6-sty brk and stone tenement, 48.10x89.2; cost, \$45,000; Nathan Silverson, 242 or 247 E 71st st; ar't, G F Pelham, 503 5th av.
 87—98th st, s s, 100 e 2d av, 2-sty brk shop, 25x93, tar and gravel roof; cost, \$7,000; Amand Busse, 109 Pleasant av; ar't, G F Pelham, 503 5th av.
 89—5th av, e s, 64 n 73d st, 5-sty and basement brk and stone dwelling, 33x—, asphalt and tile roof; cost, \$55,000; Geo H Warren, Newport, R I; ar'ts, Warren, Wetmore & Morgan, 3 E 33d st.

92—64th st, s s, 205.6 w Av A, 2-sty brk and stone stable, 26x53, tin and slate roof; cost, \$8,000; N Y Medical College & Hospital, Av A, bet 63d and 64th sts; ar't, Geo E Teets, 28 Washington pl, East Orange, N J; mason, Solmond Bros, Arlington, N J, care John Muller, East Orange, N J.

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

80—63d st, n s, 375 w 8th av, 2-sty brk stable, 50x89, asphalt and gravel roof; cost, \$20,000; Isidore Jackson, 31 Nassau st; ar'ts, Ludlow & Valentine, 100 Broadway.
 85—103d st, n s, 100 w Amsterdam av, 6-sty brk and stone tenement, 80x87.11; cost, \$150,000; Charles and Joseph Paterno, 507 W 112th st; ar't, G F Pelham, 503 5th av; b'r, the owner.
 93—100th st, n s, 125 e West End av, five 4-sty brk and stone dwellings, 15x56; total cost, \$75,000; John Livingston, 134 E 71st st; ar't, G F Pelham, 503 5th av.
 94—Central Park West, s w cor 102d st, 10-sty brk and stone flat, 100.11x105.3, gravel roof; cost, \$350,000; Philip Braender, 47 W 125th st; ar't, Fredk C Browne, 143 W 125th st.

110TH TO 125TH STREET, BETWEEN 5TH AND 8TH AVENUES.

84—116th st, s s, 275 w Lenox av, 6-sty brk and stone tenement and stores, 100x87.11; cost, \$135,000; William Cumming, Jr, 121 Manhattan av; ar't, G F Pelham, 503 5th av; b'r, the owner.

NORTH OF 125TH STREET.

76—166th st, n s, 100 w Amsterdam av, 2-sty brk store, 25x25; cost, \$2,100; Wm L Taylor, 333 W 22d st; ar't, C L Henderson.
 88—Madison av, s e cor 130th st, 4-sty brk and stone school, 48x110; cost, \$100,000; R C Church of All Saints, 47 E 129th st; ar't, Wm W Renwick, 39 W 27th st.

BOROUGH OF BRONX.

79—Main st, s e cor Prospect av, City Island, 1-sty frame shed, 20x4; cost, \$100; ow'r and ar't, Henry Hunneke, Crotona Park East and Southern Boulevard.
 80—3d av, w s, 47 s St Pauls pl (rear), 3-sty brk loft building, 25 x31; cost, \$2,800; Architects Realty Co, 1238 Madison av; ar't, Thos Graham, 1238 Madison av.
 81—Vreeland av, n w cor Marrin st, two 1-sty brk storage tanks, 63x42; total cost, \$2,769; Standard Oil Co, 26 Broadway; ar't, G H Mead, 26 Broadway; b'r, Philip Godfrey, Pelhamville.
 82—Same property, four 2 and 3-sty frame stables and sheds and pump station, 12, 13, 14 and 31x12, 13, 14 and 26; total cost, \$2,380; ow'r, ar't and b'r, same as last.
 83—Lind av, w s, 593 s 167th st, 2-sty frame dwelling, 22x53; cost, \$5,000; Annie A Smith, 3 Marcher av; ar't, Will A O'Hea, 195 Woodycrest av.
 84—Kossuth av, s s, 100 w White Plains av, 1-sty frame shed, 36.6 x20; cost, \$150; Michael Fette, on premises; ar't, J Melville Lawrence, Wakefield.

ALTERATIONS.

BOROUGH OF MANHATTAN.

200—East Broadway, No 61, new windows, partitions, water-closets, &c; cost, \$750; H Samilson, 119 Bleecker st; ar't, Max Muller, 3 Chambers st.
 201—80th st, No 52 East, 4-sty extension, 16x42; cost, \$4,000; Mrs Roza Richter, on premises; ar't, Geo W Spitzer, 41 W 24th st.
 202—28th st, No 132 E, 1-sty extension, 20x33.10; cost, \$3,000; John O Harris, 61 Lexington av; ar't, Jos Wolf, 1125 Broadway.
 203—West st, No 334, erect sign; cost, \$90; J McNulty, on premises.
 204—6th av, No 399, add 2 stories to extension; cost, \$2,000; Wm Heys estate, 115 W 130th st; ar't, Chas Rentz, 153 4th av.
 205—22d st, Nos 6 and 8 W, 2 and 5-sty extension, 56x4.11 and 20.7; cost, \$45,000; Louis Sachs, 115 Mercer st; ar'ts, Schickel & Ditmars, 111 5th av.
 206—5th av, No 111, new toilets, gallery and partitions; cost, \$5,000; estate Henrietta Constable, 19th st and 5th av; ar'ts, Schickel & Ditmars, 111 5th av.
 207—Beaver st, n e cor Hanover st, new elevator shaft, partitions, skylight, &c; cost, \$15,000; Schermerhorn estate, 51 Liberty st; ar't, Geo A Freeman, 566 5th av.
 208—Essex st, No 89, build tank on roof; cost, \$200; Hyman Hoffspiegel, 103 Essex st; ar't, Otto Reissman, 32 1st st.
 209—Bowery, No 252, new show front; cost, \$200; Donald McKay, 20 Nassau st; ar't, Frank Williamson, 41 University pl.
 210—Washington pl, No 5, new elevator; cost, \$1,375; lessee, Geo Ligg, 707 Broadway; ar't, J O Whitenack, 6 Sullivan st.
 211—East Broadway, No 41, 8-sty extension, 8x11; cost, \$450; Nathan Roggin, 43 East Broadway; ar't, Max Muller, 3 Chambers st.
 212—43d st, No 52 W, 1-sty extension, 6x7; cost, \$1,000; L M Gerry, Newport, R I; ar'ts, Jno B Snook & Sons, 261 Broadway.
 213—29th st, No 15 E, new dumb waiter; cost, \$900; Geo T Jackson, 14 E 31st st; ar't, A W McCrea, 500 W 143d st; b'r, E E Parry, 2127 Broadway.
 214—36th st, No 542 W, new beams and girders; cost, \$175; Jas F O'Keefe, 366 W 117th st; ar't, Jos Wolf, 1125 Broadway.
 215—6th av, No 222, new show windows; cost, \$2,000; Chas Witte-nauer, on premises; ar't, Fredk C Zobel, 41 W 24th st.
 216—104th st, No 103 W, new flues; cost, \$100; John Kiely, on premises; ar't, Emil Ginsburger, 2291 Broadway.
 217—125th st, No 61 W, 1-sty extension, 11.2x9.2; cost, \$5,000; Westcott Express Co, 39 W 42d st; ar't, Richard Rohl, 128 Bible House; b'r, E H Koerner, 400 E 13th st.
 218—43d st, No 11 E, new elevator shaft, partitions, windows, skylights, &c; cost, \$7,000; Hawk & Phipps, 42d st and Madison av, Manhattan Hotel; ar't, W H Conover, 116 W 33d st.
 219—5th av, No 473, 3-sty extension, —x15.4 and 12; cost, \$12,000; Jennie H Stafford, 1254 Broadway; ar't, Lionel Moses, 156 5th av.
 220—Broome st, No 117, new store front; cost, \$1,500; Levy Sobel, 285 Madison st; ar'ts, Horenburger & Straub, 122 Bowery.
 221—106th st, Nos 420 to 440 E, new stairs, elevator shaft and general alterations; cost, \$8,000; Morris Tuska, 411 W 148th st; ar't, W H A Horsfall, 76 William st; b'rs, Sobel & Kean, 400 E 74th st.
 222—106th st, s s, 523 e 1st av, 2-sty extension, —x—; cost, \$2,000; ow'r, ar't and b'r, same as last.
 223—Lenox av, 134th st to 135th st, 4-sty extension, 107x61; cost, \$75,000; City N Y; ar't, C B J Snyder, Park av and 59th st.
 224—125th st, No 212 E, new toilet rooms; cost, \$500; Francis R Herzog, 38 East 73d st; ar'ts, Buchman & Fox, 11 East 59th st.
 225—6th av, n w cor 42d st, 3-sty extension, 56x10; cost, \$8,000;

Duffy, R. 237 E 47th..Hincks & J. Cab. (R) 550
David, A. L. 111 Bdway..W Stabler. Office Fixtures. 101
Debritz, C. 395 Bdway..Nat C R Co. Register. 225
Defillipo, N. 460 E 151st..Nat C R Co. Register. 50
Donnelly, P..Bennett & G. (R) 115
Egan, P' J. 205 W 64th..Hincks & J. Cab. (R) 50
Egan, Chas. 205 W 64th..Hincks & J. Cab. (R) 100
Egerton & Barton. Park Row Bldg..N Y Lending Co. Office Fixtures. 25
Edelman, Morris. 153 and 155 Goerck..Bernard Edelman. Horses, Wagons, &c. 175
Epstein, S..J Lewine. Machine. 55
Essenbruggen, M. 746 Columbus av..Nat C R Co. Register. 180
Ettlinger, B. 724 Broadway..H Wagner. Pool. 1,500
Farbes, W. Bedford Park..L Schnurmacher. Horses. 130
Favorite Paper Box Co. 344 Broome..J T Robinson & Co. Scorer. 225
Florin & Miller. 215 Broome..P Krivitzky. Printing Fixtures. 475
Foporfido, or Toporfido, J. 269 8th av..T J Collins. Barber Fixtures. 295
Formann, S. 63 E 4th..Bennett & G. Soda Fixtures. 2,500
Froatz, C E. 134th st and 5th av..M Chambers. Drug Fixtures. 1,000
Fuchs, M L. 734 5th st..American N S C & D A Co. Soda Fixtures. 275
Farash, J. 366 8th av..Hincks & J. Cab. (R) 100
Fauerback, M L. 1790 Amsterdam av..Manhattan Pilgrim Laundry Co. Laundry Fixtures. 65
Fagnani, J. 14 Market..P Floris. Barber Fixtures. 250
Freeman, Albert. 25 Broad..N H Frazer. Office Fixtures. 1,997
Frost, B. 62 Columbia..W Matoschewsky. Horse. 25
Fischer, W H. C D Wynkoop (Ex of). (R) 2,860
Fuehrer, E. 53 2d av..Nat C R Co. Register. 160
Froehlich, C H. 1149 Lexington av..Collateral L A. Office Fixtures. 99
Geraci, P. 2094 Madison av..A Galella. Barber Fixtures. 1,300
Golden, A & Bros..A Mietz. (R) 238
Gilbert, J L. 58 John..Printers & Mfg C Co. Stitcher. 150
Glazier, B & J. 290 Broome..J M Crans. Syphons. (R) 110
Glicksmann, L..Bennett & G. (R) 232
Gonser, J. 217 E 101st..J Metzger. Paper Bags and Fixtures. 800
Galler, A & Sons. 27 and 29 Goerck..C Goldstein. Syphons. 600
Ginelin, A. 213 E 55th..J Hoyer. Brake. 800
Ginsberg, Hy. 868 9th av..Sarah Ginsberg. Store Fixtures. 225
Gleisher, L & Bro. 118 Suffolk..S Bernstein. Syphons. (R) 180
Goodman, I. 36 Monroe..Bennett & G. Soda Fixtures. 324
Green, J S. 249 E 127th..S Littman. Barber Fixtures. 190
Gross, G..Archer Mfg Co. (R) 176
Guidera, P F. 214 E 119th..Senderling Mfg Co. Truck. 210
Same...same. (R) 200
Gunther & Stucke..J Matthews. (R) 110
Hanley, W H. 30 and 32 W 13th..Child Acme Cutter & Press Co. Cutter. 1,000
Hamilton Segar Co. 125th st and Park av..Nat C R Co. Register. 135
Harris, H. 319 and 321 E 53d..Hincks & J. Cab. (R) 325
Hirsch, Sam. 192 W End av..S Littmann. Barber Fixtures. 460
Houyn, C. 53 Ridge..Bennett & G. Soda Fixtures. 90
Habenicht, Wm. 41 W 4th..Natl C R Co. Register. 200
Hartlett, G D. City Island..C H White. Confectionery Fixtures. 35
Hawlowitz, J. 351 E 86th..J Beyer. Dyeing Fixtures, &c. 250
Hellman, A. 64 Delancey..H Hailparn. Machinery, &c. 64
Herrmann, J. 825 E 134th..C P Faber. (R) 445
Herzog, Paul. 1682 Av A..Crandall & G. Bakery Fixtures. 222
Hilton, J. 13 Thames and 13 Broadway..H Keidenbach. Carpenter and Furniture. 500
Hoffman, F H. 428 Hudson..Libbie M Hoffman. Fixtures, &c. 4,000
Hollinger, Jos. 1627 Madison av..Wm Kleeman. Store Fixtures. 759
Holst, C. 334 and 336 W 53d..J Espauemberger. Builders' Fixtures. 250
Imperial Nat Spring Water Co..Liquid C A Mfg Co. Soda Fixtures. 370
International Bakers' & Confectioners Union. 3083 3d av..A Burkhardt et al. Lodge Room Fixtures. 300
Jaffe, S. 164 Madison..J Schiff. Printer Fixtures. 150
Jawitz, J. 137 Grand..S Muller. Machines. 165
Jenkins & McCowan. 30 Greenwich av..T J Kieley. Printer Fixtures. 8,991
Same...Mergenthaler L Co. Machines. (R) —
Lease. (R) —
Katz & Wittchek. 137 Elm..Hobbs Mfg Co. Scorer. 172
Klein, Fred. 705 6th av..Louis Klein. Soda Fixtures. (R) 1,000
Korasz, G..Archer Mfg Co. (R) 515
Kuthe, H..L Schnurmacher. Horses, &c. 345
Kasner, H..M Armstrong & Co. (R) 400
Kelly, E..M Armstrong & Co. (R) 40
Kirshenbaum, L & M. 58 Attorney..J M Crans. Syphons, &c. (R) 20
Same...H Feit. Syphons. (R) 75
Kirschbaum, J. 15 Pitt..Bennett & G. (R) 75
Kivowitz, M. 269 2d..C L Taxier. Confectionery Fixtures. 100
Koven & Katz. 220 E 14th..American Type Founders Co. Presses, &c. 338
Leighton, Emil..Club Stable Co. Horses. 3
Morts, each \$500. 1,500
Same...same. Horses. 800
Same...same. Horses. 400
Same...same. Wagons. 300
Lindeboom, F C. 369 8th av..E A G Intemann. Confectionery Fixtures. (R) 4,200

Laudin, W H. 210 E 95th..Archer Mfg Co. Barber Fixtures. 214
Lentz, T H. 84 3d av..Natl C R Co. Register. 250
Levy, Max. 248 E 80th..Wesel Mfg Co. Press. (R) 113
Listner, I. 478 Grand..Epstein & K. Syphons. 127
Loch, J. 14 Lorimer st, Brooklyn..B Gillespie. Machinery. 100
Lynch, P. 682 9th av..C Diehl. Van. 80
Lyon, H H. 309 Broadway..N Y Lending Co. Office Fixtures. 25
Mail & Express Co..Mergenthaler L Co. Lease. Machines. (R) —
Manhattan Lunch Co, or Levine S, 1124 3d av..Natl C R Co. Register. 100
Marcus, M. 227 E 85th..E Hunziker. Horse. &c. 250
Mayers, C. 63 3d av..J Lowenstein. Butcher Fixtures. 1,200
McLaughlin, J V. 223 W 66th..Nat C R Co. Register. 200
McMahon, P. 439 W 125th..I Albert. Gas Fixtures. 175
McMonegal, I M. 380 Amsterdam av..E A Souner. Office Fixtures. 97
Meyer, P. 5 W 3d..D Davidson. Presses, &c. 420
Miller, M..H Wagner. (R) 35
Miller, J. 1409 Broadway..H Wagner. Pool. 580
Miranda, F. 727 Columbus av..G Negro. Barber Fixtures. 200
Mishken, M. 926 Amsterdam av..R H & C E Reid. Cigar Fixtures. 100
Moss & Kane. 691 and 693 Amsterdam av..Cushman & Tompkins. Bakery Fixtures. 1,560
Mulle, A & M. 252 E 65th..S Caltano. Barber Fixtures. 100
Munvis, I. 10 Carmine..C Goldstein. Drug Fixtures. (R) 15
Murphy, M. 540 W 19th..Senderling Mfg Co. Truck. 140
Maguire, T J..M Armstrong & Co. (R) 375
Mastin, R T & Son. 1539 Bdway..M C Larnow. Cigar Fixtures. 200
Marcione, M. 883 10th av..F & G Haag & Co. Barber Fixtures. 640
Miller, W..W H Smith. Vans. 303
Mundlack, I..Bennett & G. (R) 347
Mandelken, J. 379 Broadway..Brunswick B Co. Pool. (R) 821
Mack, C P..J Souvay. (R) 276
McGrath, J J. New Public School 171..Staines, Peck & Taber Co. agreement. 200
Mooney, M. 138 and 140 W 54th..Hincks & J. Cab. (R) 250
Monahan, John. 25 Cherry..Wm J Monahan. Horses, Truck, &c. 2,750
Nichols, C H. — Main st..Nat C R Co. Register. 85
Nemser, S. 1280 3d av..Reed & Reed. Store Fixtures. 310
Nauss, E. 267 William..Lang & Co. Bakery Fixtures. (R) 563
Nussbaum, H. 851 Columbus av..Nat C R Co. Register. 325
O'Connor, J B. 1057 Lexington av..Hallwood C R Co. Register. 175
Ohlson, J. L. Schnurmacher. Horse. 165
Orgera, S..Archer Mfg Co. (R) 25
Oswald, J C..C S Patterson. (R) 3,183
O'Maca, Thos. 179 Varick..Nat C R Co. Register. 200
O'Connor, J. 33 W 64th..Hincks & J. Coach. (R) 450
Pashkin, Z. 130 to 134 Chrystie..M Singer. Horses, &c. 200
Patton, J. 422 W 42d..Hincks & J. Coach. (R) 350
Petronio, R. 113 8th av..E Esposito. Barber Fixtures. 272
Parker, L. 483 Willis av..P A & A P Roos. Store Fixtures. 1,326
Persico, J. 218 Canal..T J Collins. Barber Fixtures. 510
Petti & Berl. 118 W 31st..Borel & Guglielman. 2,000
Pfeil, J. G Ringler. (R) 2,353
Pick, Jacob. 117 E Bdway..L Wolpov. Drug Fixtures. 2,000
Poulo, P. 98 Liberty..C C Roberts. Cigar Fixtures. 750
Profita, A. 166 2d..V Bonagiano. Barber Fixtures. 235
Quintard, G W. 330 7th av..Harris & Harrington. Machinery. 800
Redfield Bros. 409 to 415 Pearl..Babcock P P Co. (R) 953
Reiser, S. 308 Cherry..S Bernstein. Syphons. (R) 200
Reynolds, J J. 336 3d av..J H Henshaw. Hatter Fixtures. 350
Riccardi, F. 196 Grand..F Brainin. Register. 100
Riggio, G. 17 W 125th..N Carre. Barber Fixtures. 200
Robinson, W R. 47 Ann..Whitlock P P Mfg Co. Press. 1,900
Roese, E C & T. 85 Lenox av..J Mulholland. Grocery Fixtures. 350
Rogal & Schlifkin. 9 Essex..M Lustig. Register. 90
Roossin, A..J Mathews. (R) 230
Rosenberg, H. 351 E 54th..M H Petigor. Syphons. 300
Rosenfield, Sol..C Goldstein. (R) 118
Rosen, Max. 249 Broome..Hallwood C R Co. Register. 110
Rothschild, E L. 1420 3d av..Nat C R Co. Register. 900
Rubin, H & A. 58 Willett..S Levy. Grocery Fixtures. 220
Rutland, M E & A A. 457 W 155th..N Y Lending Co. Office Fixtures. 50
Rutledge, Geo. 161 and 163 Bank..Fuchs & Lang Mfg Co. Presses. lease
Radigan, S. 15 E 10th..Hincks & J. Cab. (R) 550
Raphael & Rachlin. 178 Wooster..E B Stimpson & Co. Machine. 75
Romano, C. 167 Mott..J Souvay. Barber Fixtures. 250
Riedell, C M. 2313 and 2315 8th av..N Y Laundry Machinery Co. Laundry Fixtures. 2,100
Rosenberg, J..Bennett & G. (R) 197
Rose, F..Bennett & G. (R) 110
Servido, A. 450 Cherry..G Sucher & Co. Barber Fixtures. 137
Silverstone, A F. 102 and 104 Fulton..E Hershfield. Office Fixtures. 500

Saphirstein, J..Mergenthaler L Co. Machines. (R) lease
Scotti & D Luise..J Souvay. (R) 717
Schaefer, A W. 345 E 10th..Liquid C A Mfg Co. Soda Fixtures. 525
Seley, J. 1091 Manhattan av..Liquid C A Mfg Co. Soda Fixtures. 175
Sheek, D. 143 Liberty..Nat C R Co. Register. 180
Snirer, L..J Souvay. (R) 195
Sperling, Wm. 60 E 104th..Bennett & G. (R) 25
Same...same. (R) 40
Stern, S. 54 and 56 Eldridge..S Steinik. Grocery Fixtures. 34
Siverman & Scrilow. 260 Monroe..Bennett & G. (R) 428
Sapiro, I..J Mathews. (R) 60
Schalack, W..L Schnurmacher. Horse. 270
Schenck, A & L..H Lindenmeyr & Sons. Press. 500
Schneider, T. 45th st and Lexington av..Nat C R Co. (R) 60
Schultz, G J. 149th st and Robbins av..V Morrison. Horse, Trucks, &c. 190
Schwartz, S. 231 W 114th..T J Collins. Barber Fixtures. 150
Schwartz & Levin. 30 Whitehall..Metropolitan Fix Co. 220
Same...Archer Mfg Co. Barber Fixtures. 1,438
Scimca, G..Archer Mfg Co. (R) 38
Siman, Max. 220 Broome..Goldstein & Freedman. Pool. 50
Sinaberg, I. 1773 Madison av..M Leichtertritt. Barber Fixtures. 825
Stage, F M. 2519 Bdway..B H Rose. Drug Fixtures. (R) 1,500
Stenger, F. 260 W Houston..Van Zandt, Jacobs & Co. Machinery. 440
Steinberg, J F. 322 10th av..P Engel. Fixtures. 33
Stern, J. 171 3d av..Nat C R Co. Register. 100
Studnitz, A. 2296 2d av..P Diamond. Drug Fixtures. 575
Trapain, F. 140 and 142 W 30th..Fiss, D & C H Co. Horses. 275
Turner, P..Archer Mfg Co. (R) 1,863
Tutschku, M. 1292 Park av..J Mulholland. Butcher Fixtures. 300
Tulchinsky, Jos, or Consol Ice Cream Co. 167 Essex..A Schulman. Ice Cream Fixtures. 1,500
Wallach & Ruback. 221 Monroe..S Bernstein. Syphons. (R) 370
Waverly Bindery. 136 W 14th..Smith-Hanley Binding Co. Machines. 4,500
Weinstein, J. 265 E Bdway..Max Wustrow. Drug Fixtures. 2,500
Weinstein, L. 84 Bowery..Hobbs Mfg Co. Shear. 85
Wilck & Kromer. 222 Delancey..M Solomon. Machines, &c. 150
Wilson, F. 82 E 1st..Brunswick-B-C Co. Pool. 60
Wittich, C, Jr. 42 E 19th..Nat C R Co. Register. 135
Woolson, E E. 444 W 17th..Bacon & Co. Horse, &c. 170
Wiesenberg, S..Bennett & G. (R) 174
Wittrock, H L. 173 Amsterdam av..F C Lindboom. Confectionery Fixtures. (R) 4,176
Zuhr, M. 151 to 157 Lewis..C A Christman. Machinery. 400
SALOON AND RESTAURANT FIXTURES.
Aherm, J..J Everard. (R) 1,219
Allabough, F T. 558 Bdway..Metropolitan Hotel Supply Co. Restaurant. 2,000
Arata, Peter. 407 Canal..Rubsam & H. (R) 2,000
Aronson, H. 71 Fulton..Levin Sons & Halbren. Restaurant. 275
Amster, W. 40 Essex..I Goldberg. Restaurant. 60
Butler, M. 316 and 318 7th av..Paterson B Co. (R) 2,500
Buckley, D J. 1398 Prospect av..H Zeltner (Rec of). 500
Busse, R. 200 Amsterdam av..Consumers B Co. 12,000
Calleo, D. 113 Mott..H B Scharmann & Sons. 650
Chnelicek, C W. 308 E 71st..W L Flanagan. 1,100
Coleman, P. 33 Rutger..J Hoffman. (R) 1,500
Cordes, W F..D Stevenson. (R) 6,100
Cramer, G E. Van Nest..J Ruppert. (R) 1,200
Cliggett, P. 1239 Lexington av..T Conville B Co. 3,032
Colombo, I. 70 Baxter..India Wharf. 975
Degman, E F. 138 Willis av..A Hupfel's Sons. (R) 2,923
Devine, G A. Throggs Neck..A Hupfel's Sons. 900
Duff, D..D Stevenson. (R) 2,000
Egan, John. 1914 Park av..J Ruppert. (R) 840
Eilwanger, C..G Ringler. (R) 3,080
Enricholz, F..J Everard. (R) 5,000
Feldhusen, G. 23 3d av..Consumers. (R) 7,500
Flynn, F. 805 1st av..J Hoffman. (R) 3,708
Friedman, N. 45 Stanton..A Goldstein. Restaurant. 500
Gee, J L & G W. 404 and 406 W 14th..S J Lawson. Restaurant. 1,000
Glenn, Ed. 952 3d av..P Doelger. (R) 6,000
Gomberg, H & M. 67 Gansevoort..E Bernstein. Restaurant. 150
Grady, Pat. 2404 1st av..J Ruppert. 5,000
Harison, E..D Stevenson. (R) 600
Howard, M..J Eyvrad. (R) 2,000
Henry, M L. 140th st and 7th av..H De Long. Restaurant. 75
Hughes, W J. Throggs Neck..J & M Haffen. 1,000
Isaacson, A. 10 Delancey..J Strulowich. Restaurant. 152
Jaenike, W. Kingsbridge rd and Nagle av..C Weisbecker. (R) 900
Jakob, M. 1469 2d av..Ebling B Co. 400
Kennedy, Wm. 259 South..Rubsam & H. (R) 1,500
Kerls, Paul. 508 2d av..V Loewer. (R) 2,000
Klausner, H. 252 Rivington..Frank By. 500
Kopernick, M. 66 Stanton..B C Gottlieb. 20
Kassebaum, H. 1607 Av A..J Ruppert. (R) 3,800
Kelly, P J. 1866 3d av..P Doelger. 3,500
Same...same. 750
Lewin & Begrman. 2368 2d av..T Conville B Co. 650
Liebe, C. 439 E 146th..G Ehret. 600
Liesmann & Schuholz. 139 Willis av..G Ehret. (R) 6,000

Pacific st, n s, 150 w Hoyt st, 25x90.
 High st, s s, 50 e Adams st, 25x103.6.
 Peekskill Savings Bank agt Annie Osrowitz et al; att'y, E Kempton.
 Warren st, n cor Hoyt st, 25x75. New York Building Loan Banking Co agt Jos J Clancy et al; att'y, B Trappnell.
 Warren st, s s, 100 w 3d av, 17.6x100. Caroline T Woodruff agt Thos S Hickey et al; att'y, H S Ogen.
 Warwick st, w s, 275 s Sutter av, 25x100. Frida Horkimer agt Thomas McMillan et al; att'y, W F Clare.
 Av S, n w cor West 12th st, runs n 320 x w 200 to West 13th st x s 120 x e 100 x s 120 x w 100 to West 13th st x s 80 to Av S x e 200. Geo L Nichols trustee Mary A Nichols agt Amanda M Backus et al; att'y, E Kempton.

Feb. 24.

85th st, s s, 100 w 21st av, —100x33.4x—. Willard B Palmer agt James Grier et al; to set aside deed; att'y, C T Terry.
 George st, n w s, 275 n e Hamburg av, 25x100. Mary E Kurz agt Andrew Kurz et al; partition; att'y, T Sattler.
 Lorimer st, e s, 125 s McKibben st, 25x70.3x25.9x 64. Peoples Trust Co agt Christiana C Kruschner et al; att'ys, Wingate & C.
 40th st, s s, 290 w 3d av, 60x100.2. Constantina A P Scott agt Harry A Hanbury et al; att'y, J C Kinkel.
 Montauk av, e s, 210 n Lake av, 40x100.
 Sutter av, s s, 60 e Atkins av, 20x90.
 Anna Fithian agt Robt C Hewitt et al; att'y, G W Pearsall.

Park av, n s, 40 w Skillman st, 20x75. Joseph F Fox agt Charles O'Brien et al; att'y, C L Sicardi.

Feb. 25.

Madison st, s s, 324 w Sumner av, 2 lots, each 27 x100. Home Life Ins Co agt Clarence H Miner; 2 actions; att'y, E Kempton.
 Woodhull st, n w cor Hicks st, 20x100. Eliz C Hedden agt Margt E Pollard et al; att'y, E Kempton.
 Myrtle av, s s, 75 w Marcy av, 25x100. Jeremiah Reid agt Catherine Mulhauser et al; att'y, J F Foley.
 6th av, w s, 40 n 21st st, 19.8x80. Frederick Willets agt James Ross et al; att'y, F Willets.
 47th st, s s, 180.6 w 6th av, 20x100.2. Albro J Newton agt Anastasia Whalen et al; att'y, G V Brower.
 Metropolitan av, s s, near e s of Marcy av and at n e cor land of John Van Cott, runs s 100 x e 25 x n 100 to av x w 25, except small gore on 8th st, near Metropolitan av.
 Marcy av, e s, 100 n Ainslie st, runs e 18.6 to last described land x n 43.2 to 8th st x s 39 to beginning.
 Marcy av, s e s, 75 n e Ainslie st, 25x—x—. Fritz Feddeke agt Elizabeth Diercks et al; att'y, F B Chedsey.
 Bond st, w s, 75 s Wyckoff st, 12.6x75. Matilda W Linington agt Lizzie Brand et al; att'y, A W S Proctor.

Feb. 26.

Bainbridge st, n s, 140 w Hopkinson av, 20x100. Thos S Strong agt Jacob L Long et al; att'ys, Strong & Spear.

Bainbridge st, n s, 115.6 e Saratoga av, 17.6x100. John V A Cattus trustee of estate of Sarah A Carpenter deceased agt Nellie Cleary et al; att'y, G M Speir.
 South 3d st, s s, — e Rodney st, 25x95. Kathryn V Shipman agt Ellen C McCourt et al; partition; att'y, Wm M Sullivan.
 Park av, n s, 112 w Delmonico pl, 25x—x—x52.8. Eugene Kahn agt Thomas Sheffield et al; att'y, G J Wiederhold.
 6th av, w s, 36 s 6th st, 16x18.10½. Knickerbocker Building Loan Co agt Ella Braunsdorf et al; att'y, H H Gibbs.

Feb. 27.

Fulton st, Nos 362 and 364, s s, 55.6 e Red Hook lane, 32x60. City of N Y agt Joseph M May et al; unsafe building; att'y, G L Rives.
 Prospect av, No 409, n s, 181.4¼ w 8th av. Merritt H Smith agt Mary A Smith et al; set aside deed; att'y, E A Sumner.
 Prospect pl, n s, 328 e Grand av, 17x128. Annette Whittaker agt Erastus E Hoff et al; att'y, Fredk Mabbett.
 1st st, s s, 370 e Hoyt st, 20x84.7x20x84.2. Also property in N Y county.
 Sarah L Watson agt Paula M Arnold et al; att'y, Michael Furst.
 Jefferson av, n s, 42.3 e Lewis av, 19.3x100. Mary L Kelley agt John J Barker et al; att'y, Sidney Ward.
 Harrison av, n cor Penn st, 23x100. Marie Sandkuhl agt Henry Bosch et al; att'y, P G Ullman.
 Washington av, No 402, w s, 21.6 n Greene av, 19.6x12. Mary M Hopkinson agt George Harvey; att'y, R B Kelly.

BOROUGH OF BROOKLYN.

CONVEYANCES.

Whenever the letters Q. C. and C. a. G. are 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 and 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.

February 20, 21, 24, 25, 26, 27.

Adams st, w s, 105.10 n Willoughby st, runs w 15.9 x s w 54.5 to Fulton st x n w 44.2 x n e 40.8 x e 46.1 to Adams st x s 33, hs & ls. John F Nelson and E Sinnamon Calvert to Williamsburgh Trust Co. nom
 Adams st, e s, 50 n Concord st, 25x97.10x25x97.9. Isabella Brinkenhoff to Ree C Huston. Mort \$7,500. exch
 Andover pl, e s, 66.4 n Church av, 40x100.
 Andover pl, e s, 156.4 n Church av, 40x100.
 Andover pl, e s, 236.4 n Church av, 40x100.
 Release mort. Chas S Baylis to Henry F Newbury. 900
 Andover pl, w s, 80 n Church av, 60x100.
 Andover pl, w s, 180 n Church av, 40x100.
 Release mort. Cornelius D Wood to Henry F Newbury. \$3,182
 Andover pl, e s, 66.4 n Church av, 40x100.
 Andover pl, e s, 156.4 n Church av, 40x100.
 Andover pl, e s, 236.4 n Church av, 40x100.
 Release mort. Home Life Ins Co to Henry F Newbury. 3,000
 Bainbridge st, No 398, s s, 394.9 e Ralph av, 17.3x100. Kenneth S Major to Frank J Burns. Mort \$4,500. 10
 Same property. Charles L Ingraham, Newark, N J, to Kenneth S Major. Mort \$4,500. exch
 Bainbridge st, s s, 320 w Stuyvesant av, 20x100. Foreclos. Charles Guden to Margaret Hendrickson. 9,000
 Barbey st, e s, 125 n Arlington av, 70x95.
 Barbey st, e s, 250 n Arlington av, 65x95.
 Barbey st, e s, 340 n Arlington av, 125x95.
 Jerome st, w s, 290 n Arlington av, runs w 95 x n 175 x e 7 x n 40 x e 88 to Jerome st x s 215.
 Patrick H Scabill to Elizabeth M Rapalje. Mort \$19,667. nom
 Bayard st, s s, 50 e Leonard st, 100x100. Daniel L, Jr, and Emma L Jones individually and as heirs Daniel L Jones to Edwd McVey. nom
 Bayard st, begins Old Rope Walk, s e cor Bayard st, or about 3 to Manhattan av, runs s 103.5 x n e 45.7 x n w 1.8 x n e 19.6 x n w 100 to Bayard st, x s w 46.1, hs & ls. Tresa Spinelli to John Focarello. Mort \$1,457. 2,232
 Bergen st, n s, 134.6 w Buffalo av, 16.6x100, h & l. Fredk H and Bertha H Heintz to Anne G Schmidt. Mort \$1,700.
 Bleecker st, n w s, 288.2 n e Myrtle av, 20x100. Jacob A Duerkes to Friedericke Duerkes wife of Philipp Duerkes. Mort \$3,000. nom
 Same property. William Schindell to Jacob A Duerkes. Mort \$3,000. nom
 Bradford st, w s, 160 n Blake av, 40x100.
 Bradford st, w s, 300 n Blake av, 160x100.
 Henry D Bultman to Claus Doscher trustee. Mort \$7,500. nom
 Broadway, s w s, 54.4 n w Hancock st, 25x77.5x34.3x53, h & l.
 Edwd G Callaway and Wm H Agricola to Realty Associates. nom
 Butler st, n s, 50 w Bond st, 37.6x100. Sidney McCoun, Oyster Bay, L I, to G Martin Jurgenson. Mort \$5,000. nom
 Cambridge pl, w s, 275 s Greene av, 20x100. Mary R Phelps to Adele F wife of George Knight. nom
 Carroll st, s s, 325 w New York av, 25x127.9. Edward Roche to Thos J Roche. nom
 Carroll st, n e s, 112.6 n w 3d av, runs n e 75 x s e 12.6 x n e 25 x n w 36.6 x s w 100 x s e 24, h & l. Francesco Alaio to Giovanni Martone. ½ part. ½ part mort \$3,100. 800
 Cedar st, s w cor East 18th st, runs s w 92.8 x s e 178.3 x s w 58.5 x s 2.10 x e 100 to st, x n 208.1.
 East 21st st, n e cor Av O, 100x100.
 Kittery Realty Co to Geo L Peirce. Mort \$735. nom
 Chester st, e s, 50 n Sackett st, 25x100. John Lutz to Stanley and Julia Lukassus, tenants by entirety. Mort \$1,000. 1,700
 Chester st, e s, 75 n Sackett st, 25x100. Dorothea Lutz to Stanley and Julia Lukassus, tenants by entirety. 500
 Clarkson st, s s, n w cor centre line East 38th st, 71.4x100.1x 67.3x100. Release mort. Paul P and Henry E Dailedouze to Agnes DeBaun. nom

Clarkson st, s s, 42.4 w East 39th st, runs w 117.8 x s 95.9 x w 90 to centre East 38th st, x s 4.3 x w 67.3 x s 100.1 x e 63.3 to centre East 38th st, x s — x e 198.9 x n 277.10 to beginning.
 East 38th st, centre line, 200 s Clarkson st, runs w 63.3 x s 136.7 x e 57.9 to centre East 38th st, x n 136.3.
 Bridget Murphy widow and Mary E and Michael J Murphy heirs John Murphy to Eugene J, Paul P and Henry Dailedouze. nom
 Clifton pl, s s, 225 e Nostrand av, 25x100, h & l. George Grafing to Gesieme S Forman and Elizabeth King, joint tenants. nom
 Covert st, s e s, 140 s w Bushwick av, 20x100. Philip H Farley, N Y, to Lillian A Wright. Mort \$3,000. 3,700
 Cumberland st, e s, 13 n Atlantic av, 20x91.3x21.10x82.4.
 Lots 46 and 54 map commissioners division, part Middagh estate. Thos T Knight, Los Angeles, Cal, to Martha A Story, Robert, Jr, and Chas W Knight, Ida Hope, Alfred W Bokee and Eliza wife of Albert G Lawson. All interest. 2,000
 Cumberland st, e s, 339.11 s Fulton st, 25x100. Foreclos. Alfred E Sander to Frank R Bourne. 1,159
 Dean st, n s, 80 w Nostrand av, 20x100. Susan Dyckman, N Y, to Harriet A Buys. 15,000
 Decatur st, n w cor Saratoga av, 25x100. Chas M Marsh, Morris Plains, N J, to Henry Grasman. Mort \$1,500. exch
 Decatur st, s s, 160 w Saratoga av, 20x100, h & l. Bernard Levine to Margaret Hexamer. Mort \$4,250. nom
 Degraw st, n s, 470 w Nostrand av, runs w 45 x n 75.8 x n 37.4 x n 11.8 x e 45.1 x s 133.11. Catharine McKeon to Mary E McKeon. All liens. nom
 De Sales pl, n w s, 150 s w Bushwick av, 20x100. Wm P Brown trustee for and Richard V Young Camp No 29, S of V, William Gooth, Jr, Geo V Wicks and William Michelfelder comprising the Camp Council of above to Elisha B Rollins. Mort \$2,900. nom
 Devoy st, n s, 412.10 e Bushwick av, 25x100, h & l. Meyer Flecker, N Y, to Josephine wife Herman Burger, N Y. Mort \$3,000. 500
 Douglass st, n s, 160 w Franklin av, 40x131, h & l. Mary A Timoney to Fritz Schwartz. Mort \$5,500. nom
 Douglass st, n s, 410 w Franklin av, 130x100. Foreclos. Charles Guden to Geo H Huber. 27,200
 Ellery st, s s, 300 w Tompkins av, 12.6x100. Anna C Itson to John Zimmermann. Mort \$500. nom
 Ellery st, s s, 94 w Delmonico pl, 25x100, h & l. Margaretha Schauf widow, Adam, John, Jacob and Fredk W Schauf to Morris Roth. nom
 Ellery st, s s, 69 w Delmonico pl, 25x100, h & l. Same to same. nom
 Ellery st, s s, 44 w Delmonico pl, 25x100, h & l. Same to same. nom
 Franklin st, s w cor Freeman st, 50x70. Mary A Simpson to Patrick O'Neill. Mort \$6,500. nom
 Frost st, s s, 150 w Leonard st, 50x103. Richard M Bruno, Charles Bechtluft, Henry, Adam C, Elizabeth and Wm M Herrmann and Elizabeth Heinz to Henry Wilhelm. B & S. All interest. 2,300
 Fulton st, n s, 213.1 e Nostrand av, 20x100. Release mort. Mutual Life Ins Co to Chas W Betts. 3,000
 Fulton st, s s, 117.8 w Hoyt st, runs s 100 x e 20.4 x s to point where same would be intersected by line drawn at right angles to Hoyt st, from a point in w s thereof 125 s Fulton st, x e 87.6 to Hoyt st, x s 20 x d 87.6 x s 43.4 x e 39.1 x n 1 x e 48.8 to Hoyt st, x s 20 x w 48.7 x s 95 to Livingston st, x w 101.8 x n 100 x w 10.6 x n 103.4 x e 0.3½ x n 99.5 to Fulton st, x e 35.9. John H Stoddard and ano exrs will Lucy E Stoddard to Abraham Abraham, ½ part, and Isidor Straus and Nathan Straus, ¼ part each. Mort \$250,500. 500,000
 Fulton st, s s, 103 w Wyona st, 19.6x75, h & l. Evaline Chase to Wm J Brown. Mort \$2,500. nom
 Fulton st, n s, 213.1 e Nostrand av, 20x100. Chas W Betts to Emma L and Lemuel N Martin. nom
 Fulton st, n s, 50 w Bradford av, 50x100. Adelgunde M Piel to Henry Meyer. Mort \$1,800, &c. See Av J. nom
 Gallatin pl, e s, 99.7 n Livingston st, runs e 89.11 x n 0.5 x e 3.4 x n 24.1 x w 93.6 to pl, x s 24.6. Peter H McNulty to Abraham Abraham, ½ part, and Isidor and Nathan Straus, ¼ part each. nom
 G C. nom
 Garfield pl, n w cor Polhemus pl, 22x80. Helen E Woodward to Wm J Weller. 14,750
 George st, n w s, 150 n e Hamburg av, 25x100, h & l. Margaretha Sommer widow to Kunigunda and Sebastian Scheck, Jr, tenants in common. Mort \$3,500. 6,500
 Gerry st, s s, 250 w Throop av, 25x100, h & l. Lasar Lurie to Mamie Levy. Mort \$4,000. nom
 Grant st, s s, 40 e East 57th st, 60x100. Brooklyn Development Co to James V Walker, N Y. nom
 Grove st, s e s, 135 s w Hamburg av, 25x100. Henry Geberth to Elizabeth Unterreiner. Mort \$3,500. nom
 Halsey st, n s, 158.4 e Lewis av, 16.8x100, h & l. William Irvine to Blanche C Owens. nom
 Halsey st, s s, 435 w Tompkins av, 18x100. Emma S Lewis to Edwd D Bloodgood. nom

Halsey st, n s, 210.6 w Lewis av, 17.10x100, h & l. Pedro V Azpuru to Michael A Walsh. Mort \$3,000.
Halsey st, s s, 435 e Tompkins av, 18x100. Edwd D Bloodgood to Wm H Reynolds. Mort \$5,000.
Halsey st, n s, 157 w Lewis av, 17.10x100. Edith B Gedney to Realty Associates.
Halsey st, s s, 131.8 e Sumner av, 16.8x100. Anne G Schmidt to Letitia Nowlan. Mort \$3,500.
Same property. Letitia Nowlan, N Y, to Bertha H Heintz. Mort \$3,500.
Hancock st, n s, 305 e Central av, 19x100. Adolphus Gload to Geo W Koerner.
Hancock st, s e s, 455 n e Bushwick av, 20x100. Katharina Siegelin widow to William and Anna M Siegelin.
Hancock st, n w s, 371 s w Hamburg av, 19x100, h & l. Adolphus Gload to Frederick Wills.
Hancock st, n w s, 191 n e Central av, 19x100. Adolphus Gload to Harry Engelskircher.
Hancock st, s s, 187.6 e Tompkins av, 17.6x100, h & l. Matilda D Meineke to Anna Scherr. 3,900
Hancock st, n w s, 238 s w Hamburg av, 19x100. Adolphus Gload to John H Plath.
Harrison st, No 97, n s, 97 e Columbia st, 22x94.10, h & l. Augusta W B Ostrom formerly Smith, Chicago, Ill, to Thomas Varin.
Same property. Thomas Varin to John Dondero and Charles Zerbarni. Mort \$2,000.
Hart st, s s, 116.8 w Sumner av, 16.8x100. Charlotte Grun and Hattie Hirschbach, N Y, to D Irving Mead. All liens.
Hart st, s s, 250 e Central av, 25x97.5x25x92.1. William Goeller and Clara Koster to Emilie Beyersdorfer. Mort \$2,500.
Hendrix st, w s, 100 s Liberty av, 20x50. Edwd F Linton to Edwd R Vollmer. B & S. All liens.
Hendrix st, w s, 160 n Hegeman av, 40x83.6x40x85. Margaret F Broderick to Jacob Damm. exch
Himrod st, s e s, 125 s w Hamburg av, 25x100, h & l. Samuel Hobach to Martin Loew. Mort \$3,500. See Varet st. exch
Himrod st, s e s, 200 s w Irving av, 25x100, h & l. Andrew Schwerzel to Herman Yunge. Mort \$3,000. 6,000
Himrod st, n w s, 150 n e Irving av, 50x100, h & l.
Himrod st, n w s, 100 n e Irving av, 25x100, h & l.
Wilhelmina Herrmann and as extrx Geo A Herrmann and Elizabetha Abele to Karolina Levy, N Y. Mort \$9,000. 27,000
Same property. Karolina Levy to Jacob Rechnitz. Mort \$16,500.
Junius st and New York and Manhattan Beach Railway Co. Lottay and New Lots road, the block.
Junius st, Powell st, Lott av and New Lots road, the block.
Abraham A Wyckoff, Jamaica, L I, to Catalina L Wyckoff. 5,000
Same property. Catalina L Wyckoff and Phebe J Woodruff to Abraham A Wyckoff. 5,000
Lawrence st, w s, 80 n Johnson st, 20x47.6. Harris Gottesfield, N Y, to Mary Cohen. Mort \$1,000.
Lincoln pl, s s, 338.2 e 7th av, 20.10x100. Gilbert P Truslow exr Kate Hoyt to Eleonore J Decker. 10,300
Linwood st, e s, 125 s Liberty av, 25x100, h & l. Michael Bulger to Louis Bonn. 2,650
Livingston st, No 172, s w s, 149.10 s e Smith st, 25.2x100. Edwd M Barlow to David J Stewart.
Logan st, w s, 1,725 n 2d st, runs w 150 x n to Etna st x e to Logan st x s — to beginning.
Plot begins 100 w Logan st, on line 1,875 n 2d st, runs w 50 x s to Etna st x e to point 100 w Logan st x n — to beginning.
Sarah A Mould to Edwd F Mould. All liens.
Same property. Edwd F Mould to Sarah A and Minnie E Mould joint tenants. All liens.
Lotts lane, n w cor East 4th st, runs n 18.1 x w 100 x s 40 x w 100 to East 3d st x s 65.4 to lane x n e 218.3. Peter H McNulty to Rosa D Hothorn.
Macon st, n s, 22 w Patchen av, 19.6x85. Joseph A Burr and Wm V Burroughs exrs Horace F Burroughs to Chas N Unsworth. Mort \$4,500. 5,800
Macon st, s s, 305 e Nostrand av, 30x100, h & l. Jacob P Barter, N Y, to James R Ross. See Pacific st. 17,500
Macon st, s s, 50 e Howard av, 25x100, h & l. Fredericka Berg to Anna G Schiel.
Madison st, s s, 20 e Howard av, 160x100, h & l. Morris Reizenstein, Samuel Hobach and Benjamin May to Emilie F Taeterow, Freeport, L I. Mort \$52,000.
Madison st, n s, 40 w Ridgewood av, 20x80. Mary J and Thomas Sayer to John H Kleine. Mort \$3,820.
Madison st, s s, 225 w Howard av, 25x100, h & l. Charles Marquart to Charles and Frederick Marquart firm Marquart Bros. All liens.
Madison st, n s, 300 e Ralph av, 37.6x100. Same to same. All liens.
McDonough st, n s, 178.9 e Stuyvesant av, 19.2x100, h & l. Florence M King to Annie M Meyer.
McDonough st, s s, 50 e Howard av, 25x100, h & l. Otto Singer to Anthony Kipp, Jr.
McDougal st, n s, 50 e Ralph av, 25x100.
Chauncey st, s s, being lot 29 block 8 map Hunterfly farm, 9th Ward. George Goeb, Jr, sole heir George Goeb to Elizabeth Lingg.
Same property. Elizabeth Lingg to George Jr, and Annie Goeb tenants by entirety.
McDougal st, s s, 100 w Stone av, runs w 164.7 to centre old Brooklyn and Jamaica turnpike, x s e 81 x s w 13.7 x s 23.1 to said road, x s e 38.11 x e 71.7 x n 100.
McDougal st, s s, 264.7 w Stone av, runs s e 81 x s w 13.7 x s 23.1 to road x n w to st x e 60.3.
Geo W Holt to Mary B Wilcox, Summit, N J. Mort \$4,000.
Middleton st, n w s, 305 w Marcy av, 25x100, h & l. Partition. Chas H Hyde to Jacob Rechnitz. 4,650
Midwood st, s s, 45 e Brooklyn av, 40x100. Lean Juhring extrx and trustee will John C Juhring to Giovanni Sanchirico. 550
Midwood st, s s, 304.6 e Bedford av, 20.6x100. Wm A A Brown to Eliz C Geoghegan. 8,000
Nassau st, s s, being part lot 48 map property Samuel Jackson. John J Croger to Keady D Leary. Mort \$2,100.
Nassau st, s s, being part lot 48 map 2 property Samuel Jackson, 25 x 87.6. Israel Meyers to John J Croger. Mort \$2,100.
Ocean Parkway, w s, 400 n Av F, runs n 62.10 x s w 256.1 x e 95.5 x n 40 x e 140. Morris Building Co to Rosa D Hothorn. exch
Pacific st, No 2036a, s s, 238 e Howard av, 19x95.9x19.1x99.5. Nichols Milbank, Montclair, N J, to John J Schmidt. B & S. 3,100
Pacific st, n s, 310 w New York av, 20x200 to Atlantic av, hs & ls. James R Ross to Jacob P Baiter, N Y. Mort \$12,500. See Macon st. exch

Park pl, s s, 191.3 e 6th av, 16.8x100, h & l. Ernest Kraft trustee to James E Allen. Mort \$4,000.
Park pl, n s, 246.11 w Troy av, 136.10x105.2x130x147.11. Phebe H Sayres to Roman Catholic Orphan Asylum Society. 4,500
Pineapple st, n s, 147.10 w Henry st, 20.6x101.3x21.10x101.3. Levi Sprague, Lowell, Mass, to Augusta wife Ammi Sewall, Albany, N Y.
President st, n s, 131.8 w Clinton st, 16.8x100. Wm D Lawler to Wm D and Mary A Lawler tenants by entirety.
President st, n s, 100 w Hicks st, 20x100. Mary J Gibbs to Romualdo, Salvatore and Battista Esposito tenants in common.
Pulaski st, s s, 259 w Throop av, 19x100, h & l. Joseph Reizenstein to Laura Linek. Mort \$5,300.
Ralph st, n w s, 125 n e Central av, 50x100, h & l. William Schneider to Henry Trauth. Mort \$7,000. 14,500
Ralph st, s e s, 325 n e Central av, 114.1x100x118x100. Emeline E Brower et al exrs James C Brower and Henry Maddock to James Church and George Gough. 5,500
Rockwell pl, e s, 239.5 n Lafayette av, 20x100.6, h & l. Mary N Scranton extrx Jane V H Scranton to Realty Associates. 4,000
Ryerson st, centre line, 530 n Myrtle av, 20x80. Edwd G Aisdorf, N Y, to Ebba W Winslow. B & S.
Sackman st, w s, 200 s Sutter av, 50x100.
Sackman st, w s, 100 n Blake av, 75x100.
Herbert C Smith to Charles Geell.
Sands st, s s, 100 e Washington st, 33x205 to High st. Frank F Maunsell to Carrie V Mesick.
Sands st, No 181, n s, 83.4 w Gold st, 16.8x100, h & l. Sigmund Gottlieb, N Y, to Michele Petrello. Mort \$2,500. 4,000
Schaeffer st, s e s, 100 n e Broadway, 25x197.11x25x199.1.
Decatur st, n w s, 125 n e Broadway, runs n w to land formerly Chauncey Shaffer, x s w to Decatur st, x n e — to beginning.
Decatur st, n w s, 125 n e Broadway, runs n w to land formerly known as the Duryea Farm, x n e — x s e to st, x s w 50.
Caroline Skillman to Moses May. 1901.
Seigel st, s s, 125 e Leonard st, 25x100. Release judgment. H B Clafin Co to Marks Kirshbaum. 416
Seigel st, s s, 515 e Bushwick av, 50x100. Release dower. Margaret Konrath to Frederick Elfein. 417
Same property. Margaret Konrath guardian of and John Konrath to same. 1,583
Smith st, e s, 60 s Pacific st, 20x75. Johanna D Muller widow to Realty Associates.
Smith st, s e cor Huntington st, 20x75, h & l. Foreclos. Charles Guden to Evelyn H Roberts. 3,000
South Elliott pl, e s, 178.2 s De Kalb av, 24.8x100. Harriet L Packard, Morristown, N J, to Rosa Abraham. 8,750
Spencer st, e s, 275 s Park av, 25x100. Mary S Andrew to James D Andrew, Jr. All title. B & S.
Stanhope st, s e s, 160 n e Hamburg av, 20x100, h & l. William Meruk to Peter Kunkel. Mort \$2,250.
Sterling pl, s s, 234.2 e Underhill av, 19.2x123.6. Release mort. Title Guarantee and Trust Co to William H Reynolds. 9,000
Same property. Wm H Reynolds to Emma S Lewis.
Sterling pl, n s, 310 e Rogers av, 16.8x127.9. Thomas A Bertham to Carrie L Andrus.
Stockton st, No 240 1/2, s s, 312 e Throop av, 12.6x90. Partition. Chas H Hyde to Leib Lurie. 1,475
Stockton st, No 246, s s, 300 e Throop av, 12.6x90. Partition. Same to same. 1,475
Stockton st, No 244, s s, 275 e Throop av, 12.6x90. Partition. Same to same. 1,450
Stockton st, No 244 1/2, s s, 287.6 e Throop av, 12.6x90. Partition. Same to Benjamin Lessor. 1,475
Stockton st, n s, 225 w Throop av, 25x100, h & l. William and Simon Friedmann and Henry Mender to Leib Lurie. Mort \$5,000 and encroachments.
Summit st, s s, 240 w Hicks st, 20x100. George Leitner, West Hoboken, N J, Arnold Leitner, N Y, and Herman J Martens, Baldwin, L I, to Martha M J Kant. Mort \$2,500. 4,000
Sumpter st, s s, 490 w Rockaway av, 20x100. Winifred Fallon to Ely N Sonnenstrahl. Mort \$2,500.
Taylor st, s s, 80 e Wythe av, 20x100, h & l. Jane Ramsey widow and devisee will James Ramsey to Samuel Ramsey.
Tillay st, n s, 77.9 e Adams st, 25x100. Elizabeth Behlert to Francesco Di Leo, N Y. Mort \$5,500.
Union st, n s, 217 w 5th av, 50x95. Wm M Chesebrough to Louis Bonert. See 16th av.
Union st, s s, 200.4 w 6th av, 16.8x95. Albert Sanders receiver Oberly & Gardiner to John L Oberly.
Union st, s s, 910 w Columbia st, runs s 100 x w 25 x n 7.5 x n e 2.5 x n w 2 x n 92.2 to Union st x e 25, hs & ls. Giovanni Esposito, Clarenceville, L I, to Giosue Esposito. 1/2 part. B & S. C a .G. Mort \$7,500.
Union st, n s, 253 w 7th av, 20x90, h & l. Sara McGrath to Lillian Curtis. Mort \$6,750.
Union st, n s, 322 w 4th av, 28x95, h & l. Chas F Miller, Jr, to Maria K Tiedemann. Mort \$4,250. See 7th st. exch
Union st, n s, 273.11 e Brooklyn av, 181x—x184x—.
Union st, s s, 282.9 e Brooklyn av, 181.1x—x178x—.
Release mort. Almira F Pierce, Providence, R I, to Eastern Parkway Co. 5,100
Union st, n s, 150 e Brooklyn av, 123.11x—x—x100.
Union st, s s, 100 e Brooklyn av, 182.9x124x—x120.
Release mort. Allen W Sherman and Maxwell Evarts trustees will Wm M Evarts to same. 4,200
Union st, s e cor Brooklyn av, 100x120. Release mort. Same to same. 1,670
Van Buren st, n s, 241 w Throop av, 20x100, h & l. Arnold Benas to Marie A Benas. 1/2 part. Mort \$2,850. All title.
Vanderbilt st, s s, 125 e Short st, 75x104.
Seeley st, n s, 200 w Prospect av, 60x251.4 to Terrace alley x60.1x 247.10.
Elizabeth H Purves to Allan L Purves. 1890.
Varet st, s s, 150 w Morrell st, 25x100, h & l. Martin Loew to Ella Schoenberg. Mort 3,200. See Himrod st.
Varet st, s s, 150 e Morrell st, 25x100, h & l. Etta Frindel to Simon Frindel. All liens.
Walworth st, e s, 143 n De Kalb av, 20x100. Addie L Ehlers to Herman Nau. Mort \$2,500.
Weirfield st, n w s, 233 n e Hamburg av, 19x100, h & l. George Gutting to Max Ilzhoefler.
Weirfield st, n w s, 190 n e Broadway, 20x100, h & l. Simon A Weber to August Beisen. Mort \$1,100.
Weirfield st, n w s, 190 n e Broadway, 20x100, h & l. August Geisen to Agatha Griffin. Mort \$1,100.
Willoughby st, n s, 23.6 e Prince st, 25x75, h & l. Henrietta and Emma Matthews to Realty Associates.
Woodbine st, s s, 80 w Ridgewood av, 20x100. James H Conroy to William Berlinger. nom

Wyckoff st, s s, 440 e Bond st, 20x100. Margaret Keane widow to John M Gray. nom

Wyckoff st, s s, 175 w Bond st, 20x100, h & l. Kitty J Fields to Florence E Whitehouse. Morts \$2,750. nom

South 2d st, s s, 215.10 e Kent av, 25x75, h & l. Patrick Coyle to Aaron Gottlieb, N Y. Mort \$1,000. nom

South 2d st, s s, 100 e Roebbling st, 20x100, h & l. Albert E Behr to Albert E Behr. nom

East 2d st, plot bounded n by land now or late Jacques S Stryker, s by land now or late William Burrill, e by land now or late heirs Henry Johnson, and w by East 2d st. Mary S Andrew to James D Andrew, Jr, N Y. B & S. nom

East 3d st, A F Johnson tract, Town of New Utrecht. Comptroller State N Y to Marvin D Hubbell, N Y. Tax deed. 3

East 3d st, e s, 320 s Beverly road, 60x100. Hannah Connell to James Gough. B & S. nom

East 4th st, w s, 132.4 s line formerly Town of Gravesend, runs s 40 x w 65.7 x n 40 x e 65.7. Mary S Andrew to James D Andrew, Jr. nom

East 4th st, w s, 180 s Av B, 100x100. Yette Ehrmann, N Y, to Leopold Ehrmann. Mort \$1,000. nom

North 4th st, s s, 50 e Berry st, 25x60, h & l. Lena S Gabor to Daniel J Dempsey. 2,900

North 4th st, n e s, 100 n w Bedford av, 25x100, h & l. Daniel Cull to Herman Gold and Jacob Burkam, N Y. Mort \$1,300. 3,500

5th st, n s, 140 e 5th av, 20x100. Clara L Saunders to Clara S Peterson. nom

East 5th st, w s, 160 n Caton av, 20x107.9x21.4x100.3, h & l. Denis F Dugan to Mary F Dugan his wife. All liens. nom

East 5th st, w s, 281.8 s Greenwood av, 25x100, h & l. Same to same. All liens. nom

East 5th st, e s, 360 n Av F, runs e 14.7 x w 15.11 to East 5th st x n 6.4. Release mort. Title Guarantee and Trust Co to Ernest G Hothorn. n m

East 5th st, e s, 360 n Av F, runs e to land grantee herein x s w 15.11 to East 5th st x n 6.4. Ernest G Hothorn to Morris Building Co. exch

7th st, n s, 297.6 e 4th av, 16.8x100. Maria K Tiedemann to Chas F Miller, Jr. Mort \$3,250. See Union st. exch

North 7th st, n s, 100 w Kent av, 25x100, h & l. Henry P Rees to Henry Reese. 3,000

8th st, s w s, 450 s e 5th av, 17.1x95, h & l. Lillian Curtis to Sara Magrath. Morts \$2,600. nom

East 8th st, w s, 189.6 n Av U, 60x120.6. Harbor and Suburban Building and Savings Assoc to John H Boone. 1,159

9th st, s w s, 115.9 n w 6th av, 20x92.6, h & l. Jennie Heinemann to Morris Heit. Morts \$4,300. nom

East 9th st, e s, 260 s Av C, 20x100. Alexander Muir to John Muir. Mort \$1,500. nom

10th st, No 522, s s, 528.4 e 6th av, 16.8x100, h & l. Henry J Brunton to Charlotte Brunton. Mort \$4,000. nom

East 10th st, e s, 340 n Av P, 40x48.8x40x49. New York City Homes Co to Edmond Longmore. 200

Bay 10th st, s e s, 180 n e Bath av, 40x96.8. Edmund W Voorhies trustee Leo Ehrlich, bankrupt, to John H Kerrigan. Q C. 50

Bay 10th st, s e s, 180 n e Bath av, 40x96.8, h & l. John M Kerrigan to Catherine Kerrigan his wife. nom

Bay 10th st, s e s, 180 n e Bath av, 40x96.8. Leo Ehrlich to Catharine wife John Kerrigan. Q C. nom

11th st, s w s, 152.11 s e 6th av, 16.8x100. Release mort. Title Guarantee and Trust Co to Leocadie L Sayles. 1,800

Same property. Leocadie L Sayles to Magdalen T Dodge. nom

11th st, s s, 76.5 e 6th av, runs s 23 x w 0.11 x s 77.6 x e 0.6 x n 0.6 x e 16.4 x n 100 to st, x w 16.11. Mary A Knapp, East Orange, N J, to Charlotte Madden. nom

11th st, n s, 255.9 w 4th av, 14x100. Albert L French to Walter W Sherman, N Y. Mort \$1,600. nom

Bay 11th st, n w s, 220 s w Benson av, 40x96.8, h & l. Clara Beltzung, N Y, to Frank M Beltzung. nom

Bay 11th st, n w s, 220 s w Benson av, 40x96.8, h & l. Frank M Beltzung, N Y, to Herman Garvar and Morris Feldman. nom

East 11th st, w s, 77.2 n Av D, 80x80. Wm J Kaiser to Wilhelmina wife of E Henry Israel. Morts \$3,100. nom

East 12th st, e s, 201.8 n Av D, 30x100, h & l. George Hitchings to Mabel P Hitchings. All liens. nom

East 12th st, e s, 161.8 n Av D, 40x100. Same to same. All liens. nom

East 12th st, e s, 280 n Av I, 40x100. John H Storer, Waltham, Mass, to Frank Seiler. nom

West 12th st, w s, 245 s Av Q, 40x100. Realty Trust to Caroline M Von Postel. 500

East 13th st, e s, 680 s Av N, 87x105.6x53.5x100. John H Storer, Waltham, Mass, to Patrick McCarthy. nom

East 13th st, e s, 680 s Av N, runs e 100 x s 53.5 x s w — to East 13th st x n 87. Release mort. Brooklyn Development Co to John H Storer. nom

East 14th st, e s, 125 n Beverly road, 60x100, h & l. Fritz L and Hugo Hofmann to Nellie V Massicotte. All liens. nom

17th st, s w s, 280 s e 9th av, 20x100, h & l. De Witt C Brown to Daisy K Attlesey. Mort \$1,000. nom

East 17th st, w s, 180 n Av T, 40x100. Harbor & Suburban Bldg and Savings Assoc to John T MacGregor. 400

East 19th st, w s, 75 s Beverly road, 75x100. T B Ackerson Construction Co to Amelia Saumenicht. nom

20th st, w s, 60.6 s Terrace pl, 39.6x100, h & l. Denis F Dugan to Mary F Dugan his wife. All liens. nom

21st st, s s, 250 w 5th av, 49x100, h & l. John J Quinn exr Ellen Gilmartin to Mary J wife of Timothy McCarthy. Mort \$1,500. 1,375

21st st, n e s, 225 s e 4th av, 20x100. All title. William and Sarah Beyer by Title Guarantee and Trust Co guardian to Andrew Pizza. 581

21st st, n e s, 225 s e 4th av, 20x100. Mary Beyer widow to Andrea Pizza, with dower right, &c. All title. nom

21st st, s s, 245 e 6th av, 41x100.2. Robt S Towne and ano exrs and trustees will Theo S Nye, Wm C B Haff to Minnie Goldstein. Mort \$8,500. 12,000

East 22d st, w s, 95 n Av E, 45x100, h & l. Geo J and Geo M Craigen to Harriet O Gunnison. Mort \$5,500. 10

East 23d st, w s, 157.8 n Kings Highway, 40x100. John H Gass to Anne Schmidt. Q C. nom

East 23d st, w s, 157.8 n Kings Highway, 80x100. Anne Schmidt to Louise Gass. nom

26th st, s s, 300 e 3d av, 20x101.2. Daniel McMahon to Jessie A Heavey. See 33d st. exch

Bay 28th st, n w s, 220 s w Benson av, 60x96.8. Sarah L Scott, N Y, to Wm H Fleming. Mort \$550. nom

33d st, n s, 362 e 3d av, 18x100.2. Jessie A wife of John Heavey to Daniel McMahon. Mort \$2,000. See 26th st. exch and 300

East 34th st, e s, 188.2 n Av I, 20x100. Wm S Farquhar to Annie M Ludlam. Mort \$2,500. 3,950

East 35th st, w s, 180 s Av L, 100x70.11x103.4x96.9. Carolo Rossa to James H Kollmyer. Morts \$5,900. nom

Same property. James H Kollmyer to Carlo Rossa. Mort \$6,400. nom

Bay 37th st, s e s, 240 s w Benson av, 180x96.8. Jere Johnson Jr Co to Joseph Wolfson. 1,440

38th st, s s, 60 w 13th av, 196x95.2, h & l. 38th st, s s, 280 w 13th av, 24x95.2, h & l. 38th st, s s, 354 w 13th av, 48x95.2, h & l. 38th st, s s, 452 w 13th av, 48x95.2, h & l. Foreclos. Charles Guden to Realty Trust. 27,400

East 38th st, e s, 51.11 n Lenox road, 60.1x168.9x58.11x171.2. Bridget Murphy widow, Mary E and Michl J Murphy children and heirs John Murphy to Clemens Wocker. nom

East 38th st, e s, 100 n Av K, 40x100. Germania Real Estate and Impt Co to Mary Warner, Stamford, Conn. nom

East 38th st, centre line, e s, 275.9 s Clarkson st, 60.1x201.2x58.11x198.9 Release mort. Paul P and Henry E Dailedouze to Clemens Wocker. nom

39th st, s w s, 180 n w 10th av, 20x87.9x—x95.3. 40th st, s w s, 151.1 n w New Utrecht av, 20x100.2. 40th st, s w s, 85.5 n w New Utrecht av, 20x113x20x111.11. 65th st, n e s, 140 s e 8th av, 40x100. Fort Hamilton av, north cor 65th st, 61x100.9x60x89.10. Fort Hamilton av, n w s, 40.8 s w 65th st, 40.8x99.3x40x105.6. Fort Hamilton av, north cor 66th st, 61x107.4x60x96.5. Julia A Delorac widow to Amanda E Anderson, both of Cincinnati, Ohio. 4,000

East 42d st, e s, 317.6 n Av E, 40x100. Casper Heber to Robert Evans. 1899. nom

Bay 43d st, s e s, 110 n e Cropsey av, 40x96.8. Erhard Schmith to Margaret J Smith. 600

45th st, s s, 269.4 w 3d av, 17.4x100.2, h & l. John W Maguire widow and devisee will Mary A Maguire to Martin Tyd. Mort \$2,200. 3,200

East 46th st, e s, 120 n Linden av, 40x100. Arthur Lyman, Waltham, Mass, to John L McNab, Ukiah, Cal. nom

49th st, n s, 270 e 6th av, 18.4x100.2. Edmund Mackenzie to Abraham K Barry. 1/2 part. 1/2 part morts. nom

51st st, s s, 120 w 6th av, 20x96.4x20x95.6. Release mort. Albro J Newton to Agnes Fryer. 480

Same property. John Barnes to Gertrude B Cooper. Mort \$3,750. nom

East 53d st, w s, 340 s Vernon av, 20x100. Arthur Lyman, Waltham, Mass, to John O'Connor. nom

East 54th st, w s, 260 s Vernon av, 20x100. Arthur Lyman, Waltham, Mass, to John O'Connor. nom

55th st, s w s, 140 n w 6th av, 40x100.2, h & l. Foreclos. Charles Guden to Theodore Maynard. Mort \$1,000. 600

59th st, s w s, 220 n w 11th av, 40x100.2. Edwin Sands to John A Hage. 600

59th st, s w s, 260 n w 11th av, 20x100.2. Edwin Sands to Alfred Erickson. 300

59th st, n s, 340 e 5th av, 20x100.2. Charles Hamilton to John A Bowman. nom

59th st, n s, 380 e 5th av, 20x100.2. Charles Hamilton to James Quigley. nom

60th st, south cor 14th av, 40x100. Philip Leib to Wm G Leib. 2,500

67th st, w s, 232.6 s 3d av, 20.4x71.1x20.4x69.2. Comptroller State N Y to Richard Henderson. Tax deed. 3

60th st, west cor 15th av, 20x100. Release mort. Title Guarantee and Trust Co to Edward Johnson. 350

61st st, s w s, 480 s e 17th av, 60x100. Edward J, Sadie A and Helen A Smith to Thos A Smith all children Thomas Smith. 3/4 parts. nom

66th st, n e s, 160 s e 13th av, 40x100. Manhattan and Brooklyn Real Estate Co to Samuel Falk, N Y. nom

67th st n e s 103.4 s e 18th av, runs n e 181.4 x e 60.3 x s w 187 to 67th st x n w 60. Kittery Realty Co to Geo L Peirce, N Y. Mort \$1,200. nom

71st st, n e s, 220 s e 19th av, 40x100. Edwd J, Sadie A and Helen A Smith to Thomas A Smith all children Thomas Smith. 3/4 parts. nom

73d st, s s, 164.10 e Fort Hamilton Parkway, 60x100. Edwd J, Sadie A and Helen A Smith to Thos A Smith all children Thomas Smith. 3/4 parts. nom

75th st, n s, 100 e 2d av, 20x94. Charlotte Thomas Forbes and Adolph Townsend to Chas E Amerman. nom

77th st, n e s, 120 s e 19th av, 60x100. Franklin Society for Home Building and Savings to Jonathan Berlinicke. nom

77th st, n e s, 540 s e 19th av, 60x100. Franklin Society for Home Building and Savings to Colman A Steeves. nom

79th and 80th sts, at centre line block and 310 s e 7th av, runs s e 97 x s w 18 x n w 98 x n e 38. Cornelius Williams to Edward W Duryea. 250

85th st, s w s, 310 n w 21st av, 30x100, h & l. Etta Ehrlich to Mattee A Link. Mort \$2,350. nom

East 88th st, s w s, 180 s e Albemarle road, 20x100. Brooklyn Development Co to Saml T Nelson, Bradford, Pa. nom

East 91st st, s w s, 260 s e Beverly road, 40x100. Brooklyn Development Co to Reuben Tyler, Cincinnati, O. nom

East 92d st, s w s, 120 n w Beverly road, 20x100. Brooklyn Development Co to Mary J Armstrong. nom

Av I, n e cor East 12th st, 40x100. John H Storer, Waltham, Mass, to Mary Cheney. nom

Av I, s w cor Troy av, 40x97.6. Germania Real Estate and Impt Co to Adelgunde M Piel. nom

Av J, s s, 40 w East 37th st, 20x100. Germania Real Estate and Impt Co to Adelgunde M Piel. See Fulton st. nom

Albany av, w s, 97.6 n Av J, 20x100. Germania Real Estate and Impt Co to Martha Johnson. nom

Albemarle road, n w s, 60 n e East 88th st, 40x100. Brooklyn Development Co to Philip F Coe and Sarah C his mother, N Y. nom

Arlington av, s e cor Warwick st, 30x100. Stephen T Rushmore, Roslyn, L I, to John Kepke. nom

Arlington av, s s, 25 e Linwood st, 29.5x100x28.9x100. Cleveland st, w s, 200 s Arlington av, 25x100. Jamaica av, s s, 80.5 w Elton st, runs s 100.2 x w 25 x s 25 x w 25 x n 105.11 to av, x n e 53.7. Lots 297 to 300, map 995 lots Rapalje property, 26th Ward. Edwd F Linton to Geo T Stockham, N Y. B & S. All liens. nom

Atlantic av, n s, 20 w Van Sieten av, 20x104.4. Release and surrender. Nathan T Sprague to Edwd F Linton. 100

Atlantic av, n s, 40 e Adelphi st, 20x108.9x21.11x99.10. Atlantic av, n s, 60 e Adelphi st, runs e 20 x n 117.8 x w 21.11 x s 108.7.

HARRY ALEXANDER

Electrical Engineer and Contractor

Astor Court Building, West 33d and 34th Streets, near Fifth Avenue

Telephone, 3767 38th

Atlantic av, n s, 80 e Adelphi st, 20x100.
 Margaret Lambrecht to Joanna Lamond. 1/2 part. 1/2 part
 mort \$1,500. nom

Atlantic av, s s, 137.1 e Clinton st, 21.11x80. Release judgment.
 Augusta Levy, N Y, to Simon J Harding. 100

Same property. Simon J Harding to Frederick Platt. Mort \$5,000.
 nom

Atlantic av, n e cor Warwick st, 95.10x136.7x95x149.2.
 Warwick st, e s, 174.2 n Atlantic av, runs e 195 to Ashford st,
 x n 75 x w 100 x s 25 x w 95 x s 50.

Warwick st, e s, 274.2 n Atlantic av, 25x195 to Ashford st.
 Warwick st, e s, 130.7 s Fulton av, 25x95.
 Warwick st, e s, 80.7 s Fulton av, 25x95.
 Ashford st, w s, 220.9 s Fulton st, 25x100.

Edwd F Linton to Geo T Stockham, N Y. B & S. All liens. nom

Atlantic av, n s, 50.6 e Ashford st, runs n 105.11 x e 50 x n 25 x
 e 75 x n 110.11 to av, x s w 126.7.

Elton st, n w cor Atlantic av, runs n 88.5 x w 200 to Cleveland st,
 x s 25 x e 25 x s 92.7 to av, x n e to beginning.

Atlantic av, n s, 20 w Van Siclen av, 20x104.4. Same to same.
 All liens. nom

Atlantic av, s s, 60 e Smith st, 20x80, h & l. Frederick Schurig to
 Lewis Hyman. Q C. nom

Same property. Maria Schurig to same. Mort \$4,000. 2,000

Atlantic av, n w cor Dahlgren pl, 70x50. Catherine Reilly widow
 Red Bank, N J, to Elizabeth Claypoole. 800

Atlantic av, n w cor Jerome st, 47.8x89.6x47.8x84.11, h & l. Arthur
 Hurst to Caroline E Deshon. All liens. nom

Bay Ridge av, s s, 120 e 20th av, 280x100.
 70th st, s s, 140 w 20th av, 200x100.
 70th st, n s, 280 w 20th av, 80x100.
 70th st, s s, 220 w 21st av, 60x100.

Manhatan and Brooklyn Real Estate Co to Samuel Falk, N Y.
 Mort \$5,150. nom

Bedford av, e s, 20 s Lexington av, 80x100. Ruth N Smith, Patch-
 ogue, L I, Gardner C G Smith only heir Albert Smith to Chas W
 Duignan. Mort \$35,000. 42,500

Same property. Chas W Duignan, N Y, to Lewis Sylvester. Morts
 \$35,000. nom

Bedford av, w s, 225.6 n Park av, runs w 100 x s 18 x e 100 to av
 x n 18. Leonara Whitehouse, Freeport, L I, to Catherine Steen.
 Morts \$2,550. exch

Bedford av, n e cor Dobbin st, runs n e 105.9 x n w 63 x e 2.7 to
 creek x n w to Nassau av x w 66 to Dobbin st x s 184.3.

Nassau av, s s, 130.6 w Guernsey st, runs s 25 x s e 45 to creek x n
 w, n and n e to Nassau av x e 3.6.

J Samuel Jacobs to James A McCafferty. 6,750

Christopher av, e s, 75 s Sutter av, 25x100, h & l. Abraham Belan-
 owsky to Charles Rifkin. Mort \$2,390. 3,000

Classon av, e s, 287.8 n Myrtle av, 25x92.2x25x92. Edward M
 Crofton to East Brooklyn Savings Bank, City of Brooklyn. Mort
 \$2,000, &c. nom

Classon av, w s, 82 s Bergen st, 20x100, h & l. Mary C Wadsworth
 to Winnifred Gaffney. 3,200

Clinton av, n e cor Greene av, 28x100, h & l. Henry B Moore to
 Daniel P Morse. Morts \$45,000. nom

Coney Island av, n e cor Locust av, —x—100x380.6. Thomas D
 herty to Michael F Murphy. 5,750

Coney Island av, e s, 351.1 s Av T, 20x100.4.
 East 12th st, e s, 346.3 n Av U, 40.1x93.10x40x95.7.
 East 17th st, e s, 305 n Av U, 40x100.
 Av U, s w cor East 13th st, 40x100.
 Homecrest av, e s, 380 s Av U, 60x100.
 East 18th st, e s, 240 s Av U, 40x100.
 Ocean av, w s, 60 n Av V, 40x111.7.
 Av T, n w cor East 17th st, 40x100.
 East 17th st, w s, 140 n Av T, 80x100.
 East 15th st, e s, 385 s Av T, 20x75.
 East 18th st, w s, 185 s Av T, 20x71.6.
 Release mort. South Brooklyn Savings Institution to Harbor and
 Suburban Building and Savings Asscc. 3,000

De Kalb av, n e cor Reid av, 50x100.
 Reid av, n e cor Greene av, runs n 100 x e 74 x s 20 x w 54 x s 80
 to Greene av x w 20.

Greene av, n s, 20 e Reid av, 18x80.
 Reid av, s e cor Greene av, 20x80.
 Greene av, n w cor Reid av, 40x100.
 Hull st, n s, 30 w Stone av, 30x100.
 Quincy st, n s, 130 e Patchen av, 20x100.
 Hull st, n s, 60 w Stone av, 30x100.
 Putnam av, n s, 45 e Sumner av, 20x100. Mort \$4,000.
 Putnam av, n s, 85 e Sumner av, 20x100. Mort \$5,000.
 Sterling pl, s e cor Nostrand av, 24x100.
 Stanhope st, s e s, 250 n e Evergreen av, 25x100. Mort \$2,000.
 De Kalb av, n s, 50 e Reid av, 25x100.
 Tinie M Smith to Geo H Smith. gift

De Kalb av, s s, 325 w Lewis av, 25x100. Patrick Foley to Mary
 L Foley. consid omitted

De Kalb av, n s, 75 w Tompkins av, runs n 100 x w 40 x n 30 x w 35
 x s 30 x w 50 x s 100 to av x e 125, hs & ls. Geo J Stroh to Henry
 N and Emma Will and Bertha Seibertz. All liens. nom

Ditmas av, n w s, 60 n e East 91st st, 40x100. Brooklyn Develop-
 ment Co to Erasmus M Weaver, Lafayette, Ind. nom

Driggs av, s s, 25.4 e Fillmore pl, runs n e 21.6 x s e 80.9 x s w
 21.6 x n w — to beginning. Brainard G Latimer to Robt T and
 John L Whalen. 2,000

Evergreen av, No 178, s w s, 26.8 s e Troutman st, 25.2x109.4x23x
 91.1, h & l. Jacob Bartscherer to Theresa Bartscherer. Mort \$4-
 000. nom

Flatbush av, n w cor Kings Highway, 1 acre. Jorgen Nielsen to Carl
 E Randrup. Morts \$14,500. (Corrects error in issue of Feb 8.) nom

Flushing av, No 665, n s, 100 e Harrison av, 25x80, h & l. Samuel
 Rosenfeld to Dora E Zolotorofe. Mort \$3,750. 5,000

Gates av, s e s, 126 n e Bushwick av, 26x100. Release mort. Henry
 Roth to Philip and Jerome Jung. 3,000

Same property. Philip and Jerome Jung to John A Ziegler. Morts
 \$6,500. nom

Gates av, s s, 535 w Ralph av, 28x100, h & l. Morris Simon to Will-
 iamsburgh Savings Bank. nom

Glennmore av, s w cor Watkins st, 50x100, h & l. Isaac Levingson

to Becky wife of Philip Friedberg. Mort \$6,500.
 val consid and 1,100

Graham av, e s, 100 n Boerum st, 25x100, h & l. Lasar Lurie to
 Regina Ginsberg. Mort \$5,000. nom

Grand av, w s, 490 n Myrtle av, 60x100. Ebba M wife Chas H Win-
 slow to Martin A Nebel. nom

Grand av, s e cor Clifton pl, 25x100. Joseph Reizenstein to Tillie
 Hobach. All liens. 1-3 part. nom

Gravesend av, w s, 200 n Av E, 40x100. Susan W Nichols et al
 exrs Effingham H Nichols to William Walter. 550

Gravesend av, s e cor Village road, next north of the Neck road,
 runs e 275 x s 166 x w 275 to av, x n 166.

Gravesend av, s e cor land John McGettrick, runs e 85 x s 50
 x w 85 to av, x n 50.

Foreclos. William Walton, former Sheriff, to Aaron Osterman.
 Mort \$1,000, &c. 2,950

Greene av, s w cor Marcy av, 100x75, hs & ls. Geo A Stimpson
 to Geo V N Baldwin. Mort \$10,000. nom

Greene av, s e s, 100 n e Central av, 27.6x100, h & l. Partition.
 Chas O Grim to Charles, Albert and Katie Koch. 6,700

Greene av, n s, 220 e Sumner av, 40x100, h & l. John B Taylor to
 Michael Schaffner. nom

Greenpoint av, s s, 75 w Franklin st, 24x95.5, h & l. Alice Wolcott,
 N Y, to James Hindley. Mort \$3,500. nom

Greenwood av, s s, 100 w Sherman st, 25x100. Denis Dugan to
 Mary F Dugan his wife. All liens. nom

Howard av, e s, 40 n Hancock st, 15x80, h & l. Emanuel Grun-
 stein, N Y, to Bernart Wiesner. All liens. nom

Irving av, s w s, 75 n w Himrod st, 25x100, h & l. Wilhelmina Herr-
 mann and as extrx Geo A Herrmann and Elizabetha Abele to
 Karolina Levy, N Y. Mort \$4,800. 9,000

Same property. Karolina Levy, N Y, to Jacob Rechnitz. Mort \$4-
 800. nom

Jamaica av, s e cor Linwood st, runs s 84.8 x e 212 to Essex st,
 x n 40 x w 100 x n 83.11 to av, x s w 119.10.

Essex st, s e cor Jamaica av, runs s 85.2 x e 100 x n 23.6 x s w
 60.10 x n 87.2 to av, x s w 42.10.

Essex st, e s, being lots 700 and 702 map No 3 property Edward
 Linton. nom

Cleveland st, e s, 175 s Arlington av, 25x100.
 Edwd F Linton to Linton Real Estate Co. All liens. nom

Jamaica av, n s, 50 e Miller av, 25x118.5x25x118.6, h & l. Theodore
 Schussler to New York Building-Loan Banking Co. Mort \$2,400. nom

Jefferson av, s e s, 228 n e Broadway, 18x100, h & l. Patrick A
 Collins to John M Wellbrock. Mort \$2,500. nom

Jefferson av, s e s, 228 n e Broadway, 18x100. Release mort. Wal-
 ter B Wellbrock to Patk A and Mary E Collins. nom

Jefferson av, n w s, 214.6 n e Hamburg av, 19x100. Geo F Keim to
 William Bethon. nom

Johnson av, n s, 150 e Bushwick av, 25x100, h & l. Karl H Klein
 to Welz and Zerweck. Mort \$4,000. nom

Kent av, e s, 75 s Little Nassau st, runs e 125 x s 25 x e 76.11
 x s 23.6 x w 201.11 to av, x n 48.6. Sarah A McCarty to Chas C
 Esslinger. B & S. 2,500

Kent av, w s, 925 n Myrtle av, on map Moser & Thursby, 25x100.
 Eliza Mathews to William Raffanello. 2,950

Kent av, e s, 73.6 s Little Nassau st, 18x125. Sarah A McCarty to
 Chas C Esslinger. Q C. nom

Kent av, w s, 74.8 s Myrtle av, runs w 25 x s 0.3 1/2 x w 50 x s 25 x e
 75 to Kent av x n 25.3, h & l. Wm A Nicholson to Clara N Toombs.
 Morts \$4,400. nom

Kingsland av, w s, 215 s Driggs av, 60x100. Sarah F Kent to
 Mary L Brush. nom

Lafayette av, s s, 300 e Stuyvesant av, 20x100. David L Van Nos-
 trand et al exrs Luke Fleet to Ernest Jessop. All liens. 4,000

Lafayette av, n s, 80 e Franklin av, 20x80, h & l. Phebe A wife
 Wm C Taft, Rockford, Ill, to Anna R wife Frank Baldwin. 1/2 part.
 2,900

Lafayette av, n s, 20 w South Elliott pl, 20x80. Re'ease dower.
 Annie E Clarkson to Alex Gilbert et al exrs Wm R Clarkson. nom

Lewis av, e s, 100 n Stockton st, runs e 41.5 x n e 36.10 x n w 50 x
 s w 16.2 x w 20.9 to av x s 50, h & l. Eliz H Diehlmann to Kath-
 arina Diehlmann. Morts \$6,675. nom

Same property. Kathrina Diehlmann to Conrad Wassermann. Morts
 \$6,090. nom

Lewis av, w s, 30 s Pulaski st, 30x75, h & l. Joseph Geisen to
 Simon A Weber. Mort \$5,500. nom

Lexington av, s s, 150 w Ralph av, 75x100. Anna Robalsky to Will-
 iam Robalsky. nom

Lexington av, n s, 225 w Tompkins av, 20.10x100, h & l. Joel E
 Sammis to Patience A Sammis. Mort \$300. nom

Liberty av, No 46, s s, 83.4 e Osborn st, 16.8x100, h & l. Teachers
 Building and Loan Assc, N Y, to Solomon Joseph. 2,100

Livonia av, n w cor Watkins st, 50x100. Release mort. Fred-
 erick and Henry Neugass, firm Neugass Bros, to Frank Gross-
 bart. nom

Meeker av, s s, 102 w Humboldt st, 24x100. Catharine wife John
 McKenna to Michl F McGoldrick. 1,003

Montauk av, e s, 150 n Pitkin av, 2 lots, each 20x100. Robert
 Lowe, Cocksackie, N Y, to Ellen Smith, Floral Park, L I 1,800

Myrtle av, s s, 140 e Bleecker st, 20x80.

Ralph st, n s, 140 e Knickerbocker av, runs n 45 x e 9 x e 20
 x s 4 x s 27 to st, x w 20.

Charles Nimmo to Maria A Klatthaar. Mort \$3,000. nom

Myrtle av, n s, 166.4 e De Kalb av, 25x80.1x27.1x69.7. Florence
 T Holt to Albert, Abraham and David Lachmann. Mort \$2,000.
 3,650

Nassau av, n s, 70 e Monitor st, 15x80. Mirah D Larity to Gustav
 A Hansen. Mort \$1,400. 1901. 3,000

New Utrecht av, n e cor 64th st, runs s e 127.3 x n e 84 x n w 40 x
 s w 24.5 x n w 116.7 to av x s 66.10. Isador Turano to Marie Di
 Lieto. Mort \$750. nom

Nostrand av, e s, 80 n Putnam av, 20x80. Evelyn G wife of James
 Regan, N Y, formerly wife of Samuel Munson to Wm J Manner-
 ing. 4,000

Nostrand av, w s, 201.6 n Myrtle av, 18.9x100. Denis F Dugan to
 Mary F Dugan his wife. All liens. nom

Ocean av, w s, 70 n Av K, 70x151.7. Foreclos. Charles Guđen to
 Emmons H Sanford, Yonkers, N Y. 4,800

EHRET'S SLAG ROOFING

Applied and Guaranteed by
COMMONWEALTH ROOFING CO.
100 William Street, New York

The "Standard" Roof for commercial, manufacturing,
railroad and other large buildings

- Lawler, Wm D and Mary A to Chas A Webber. President st. P M. 2,500
Feb 21, due March 1, 1905, 5%.
- Same to Atlantic Building and Loan Assoc of Brooklyn. Same
property. Sub to last mort. Feb 21, installs. 4,000
- Leib, Wm G to Jacob Koehler. 60th st. P M. Feb 24, 3 years,
5%. 1,500
- Leverich, Wm H C to Saml M Meeker trustee will Augusta A Lev-
erich. East 15th st, e s, 290 n Beverly road, runs e to land
Brooklyn & Brighton Beach R R, x n e to line 360 n Beverly
road, x w to st, x s 70. Feb 21, 3 years, 5%. 7,000
- Levy, Karolina, N Y, to Wilhelmina Herrmann extrx, &c, Geo A
Herrmann. Himrod st, n w s, 100, 150 and 175 n e Irving av.
P M. 3 lots. 3 morts, each \$2,500. Sub to mort \$3,000 on each.
Feb 17, 3 years, 5%. 7,500
- Levy, Max (signed Mamie) to Lasar Lurie. Gerry st. P M. Sub to
mort \$4,000. Feb 26, installs, 6%. 850
- Maguire, Michael to Martin P Lynch. 33d st, s s, 425 w 5th av,
25x100. Feb 3, demand, 6%. 100
- Martin, Emma M and Lemuel N to Title Guarantee and Trust Co.
Fulton st. P M. Feb 21, 3 years, 5%. 2,000
- Mesick, Carrie V to Dime Savings Bank, Brooklyn. Sands st, s s,
100 e Washington st, 33x205 to High st. Feb 21, 3 years, 4%.
4,500
- Morin, Mary individually and as extrx Madeline Stuhl to Andrew
Van Opstal. Sea Breeze av, n e cor West 5th st, runs e 75 x n
99.7 x w — to West 5th st, x s — to beginning; West 5th st,
e s, 110 n Sea Breeze av, 20x65x20x66. Feb 19, due Feb 3, 1905,
6%. 3,161
- Madden, Charlotte to Title Guarantee and Trust Co. 11th st. P
M. Feb 15, 3 years, 5%. 4,000
- Same to Leocadie L Sayles. Same property. Sub to last mort.
Feb 15, installs, 6%. 1,000
- Mandeville, Annie E to Harman Wermann. Schenck av. P M. Feb
20, 3 years, 5%. 3,400
- Meyer, Annie M to Title Guarantee and Trust Co. McDonough st.
P M. Feb 20, 3 years, 4½%. 3,000
- Monk, Charles to Mary N Scranton. East 39. h st, w s, 290 n Av D,
40x100. Feb 19, 3 years, 5%. 2,000
- May, Nathan to Title Guarantee and Trust Co. Willoughby av. P
M. Feb 25, 3 years, 4½%. 3,000
- McCarthy, Mary J wife of Timothy to John J Quinn exr Ellen Gil-
martin. 21st st. P M. May 31, 1901, demand. 1,375
- McGlyn, James to Chas W Church. Clinton av, n e s, 125.6 n w
Hamilton av, 25x100. Feb 3, due Jan 1, 1905, 6%. 1,000
- McNamara, John to Mary C Isaacs, N Y. Smith st, s e s, 25 s w
Dean st, 25x60; Franklin st, e s, 50 s Oak st, 20x70. Feb 11, 3
years, 5%. 10,000
- McNamara, Elizabeth V to Wm J Plant. Prince st, w s, 125 s Wil-
loughby st, 22x85. Nov 19, 1901, 3 years, 5%. 2,000
- McVey, Edward S to Daniel L Jones, Jr. Bayard st. P M. Feb 1,
3 years, 5%. 1,500
- Nau, Herman to Wm H Lutz. Walworth st. P M. Sub to mort
\$2,500. Feb 25, 2 years, 5%. 600
- Oates, Cath A to Title Insurance Co, N Y. St Marks pl, n s, 420
w 5th av, 20x100. Feb 20, 3 years, 5%. 4,200
- Owens, Blanche C to Amalie Mertz et al exrs Carl A Mertz. Hal-
sey st. P M. Feb 20, 3 years, 5%. 3,500
- Owen, Louisa G and Paul D Honeyman both mortgagees. Agree-
ment to subordinate mortgage made by Margaret Donovan. Feb
17. nom
- Osterman, Aaron to Sophie V Minasian. Gravesend av. P M. Feb
19, due Sept 20, 1902, 6%. 1,000
- Same to Title Guarantee and Trust Co. Village st or road next
north of Neck road. P M. Feb 19, 1 year, 6%. 2,500
- O'Neill, Patrick, N Y, to David M Koehler. Franklin st, s w cor
Freeman st. P M. Feb 25, demand, 6%. 2,625
- Palmer, Wm L to Germania Savings Bank, Kings Co. Glenmore
av, n e cor Van Sicklen av, 100x100. Feb 19, 1 year, 5%.
6,000
- Peters, Agnes M and Daniel S to Franklin Trust Co. St Marks
av, n s, 376.6 e Brooklyn av, runs n 145 x e 13.6 x n 5.7 x e
10 x s 150.7 to St Marks av, x w 23.6. Feb 14, due Feb 20,
1903, 5%. 15,000
- Same to John G Bacon. Same property. Sub to last mort. Feb 19,
secures notes. 15,500
- Petrello, Michele to Sigmund Gottlieb. Sands st. P M. Feb 20, in-
stalls, 5%. 1,000
- Pizza, Andrea to Mary Beyer. 21st st. P M. Feb 26, installs, 5%.
375
- Same to South Brooklyn Co-operative Building and Loan Assoc.
Same property. Feb 25, installs. 1,500
- Plath, John H to Adolphus Gload. Hancock st. P M. Feb 4, 3 yrs.
5%. 2,900
- Porter, John A and Emma to David C Porter. Bushwick av, south
cor De Kalb av, 134.6x231. ¼ part. Feb 26, due June 1, 1902,
6%. 2,000
- Quigley, James and Margaret to Title Guarantee and Trust Co.
59th st. P M. Feb 24, 1 year, 5%. 3,500
- Same to Charles Hamilton. Same property. Sub to last mort. Feb
24, installs, 6%. 1,350
- Rosebrock, Fred E to Title Guarantee and Trust Co. Atlantic av,
n s, 75.1 e Hendrix st, runs e 50.1 x n 105.6 x w 25 x s 22.6 x w
25 x s 86 to beginning. Feb 20, due Feb 25, 1905, 5%. 4,000
- Raffanello, William and Anna to Eliza Matthews. Kent av. P M.
Feb 20, 3 years, 5%. 2,150
- Reis, Samuel to Brooklyn Trust Co. Macon st, n s, 22 w Ralph
av, 18x100. Feb 19, 1 year, 4½%. 3,000
- Romano, Nicola to Kips Bay Brewing Co, N Y. Butler st, No 174.
Lease. Feb 8, demand, 6%. 200
- Rechnitz, Jacob to Lisetta Schnibbe. Middleton st. P M. Feb 25,
3 years, 5%. 3,500
- Rutter, Frederick H to Eliz L Mortimer. 74th st, n s, 220 w 10th av,
60x100. Feb 26, 1 year, 6%. 500
- Rader, Isaac and Fannie, N Y, to Annie Rader. Sackman st, w s,
216 s Dumont av, 18x100. Feb 19, due April 15, 1907, 5%. ½
part. 400
- Rober, Elizabeth to Mary Meehan. 3d av, e s, 25.2 s 45th st, 25x
100. Feb 21, 3 years, 5%. 600
- Roth, Morris to Adam, John, Jacob and Frederick Schauf. Ellery
st, s s, 44 w Delmonico pl, 3 lots, each 25x100. P M. 3 morts,
each \$3,600. Feb 21, 5 years, 5%. 10,800
- Reidy, Abbie A formerly Haggerty to Isreal Meyers. Adelphi st, e
s, 225 s Park av, 18.9x100. Feb 26, 3 years, 6%. 500
- Schaffner, Michael to Kate Schaffner. Willoughby av, n s, 225 e
Tompkins av, 26.8x100. Feb 26, 3 years, 4½%. 15,000
- Smith, Agnes L to Merchants Bank of Brooklyn. 39th st, n s, 250 e
7th av, 50x100. Feb 27, demand, 6%. 400
- Stackhouse, James to Isaac H Curtis. Hendrix st, e s, 100 s Sutter
av, 50x200 to Schenck av. Sub to morts \$4,100. Feb 27, due Mar
1, 1903, 6%. 1,000
- Same to Eastern District Savings Bank, City of Brooklyn. Hendrix
st, e s, 100's Sutter av, 2 lots, each 25x100. P M. 2 morts, each
\$1,000. Feb 27, due Mar 1, 1903, 5½%. 2,600
- Same to same. Schenck av, w s, 100 s Sutter av, 2 lots, each 25x
100. 2 morts, each \$1,050. Feb 27, due Mar 1, 1903, 5½%. 2,100
- Sanford, Emmons H to Bond and Mortgage Guarantee Co. Ocean
av. P M. Feb 17, demand, 6%. 4,709
- Schoenberg, Ella to Samuel Hobach. Varet st. P M. Feb 20,
installs, 5%. 2,600
- Schmidt, John J to Nichols Milbank. Pacific st, No 2036a. P
M. Feb 8, installs, 5%. 1,800
- Same to same. Same property. Feb 8, installs, 5%. 1,000
- Siegelin, William and Anna M to Katharine Siegelin widow. Han-
cock st. Feb 1, 3 years, 5%. 2,000
- Sommerkamp, Harmann wife of Wilhelmina to Herman and Caro-
line Leeker. South 4th st, s e cor Driggs av, 20.6x69. Feb 20,
3 years, 5%. 3,000
- South Brooklyn Savings Assoc mortgagee to Simon and Minna
Manne. Certificate that the sum of \$5,000 remains unpaid. Feb
3. nom
- Specht, Frederick, Jr, mortgagor with Wm H Helms or Helms.
Extension of mort. Aug 19, 1901. nom
- Steinmetz, W Fredk to Title Guarantee and Trust Co. East 17th
st, e s, 205.5 s Av D, 55x100. Feb 14, due Feb 21, 1905, 5%.
7,000
- Same to same. East 17th st, e s, 90.5 s Av D, runs s 55 x e 100
x n 80 x s w 62.5 x w 42.9. Feb 14, due Feb 21, 1905, 5%.
6,500
- Stott, Alexander to Title Guarantee and Trust Co. 15th av. P M.
Feb 19, 3 years, 5%. 3,500
- Schaffner, Michael to Theo F Jackson trustee will Geo W Du Bois.
Willoughby av, n s, 251.8 e Tompkins av, 26.8x100. Feb 26, 3
years, 4½%. 15,000
- Schmidt, Anne G to Helen M Higbee. Bergen st. See Cons. Feb 26,
installs, 6%. 400
- Schmidt, Anne wife Thomas to John Probst. Wythe av, w s, 100 n
Hewes st, 80x80. Jan 30, installs, 6%. 2,000
- Schuhmann, William to Theo E Blake, Greenwich, Conn. Green-
wood av, s s, 78 w East 5th st, 22x80. Feb 26, 3 years, 5%. 2,000
- Schick, Kunigunda and Sebastian to Margaretha Sommer. George st.
P M. Feb 25, 5 years, 5%. 2,500
- Schneider, Friedrich and Caecile to Valentine Zimmermann. Wind-
sor pl, n e s, 97.10 s e 11th av, 25x100. Feb 25, due July 1, 1907,
5%. 700
- Schiel, Anna G to Lawyers Title Ins Co, N Y. Macon st, s s, 50 e
Howard av, 25x100. P M. Feb 24, due Feb 1, 1905, 5%. 4,500
- Shuttleworth, Alfred N to Eleanor Selkirk. 65th st, s s, 160 e 10th
av, 40x100. Feb 19, 3 years, 6%. 300
- Steeves, Colman A to Franklin Society for Home Building and Sav-
ings. 77th st. P M. Feb 24, installs. 700
- Sancharico, Giovanni and Rosina to Lena Juhring extrx John C
Juhring. Midwood st, s s, 45 e Brooklyn av, 40x100. Feb 20, 3
years, 6%. 400
- Smith, John W to Peter Kouwenhoven. Jefferson av, n s, 95 w
Summer av, 20x100. Feb 21, due May 1, 1905, 5%. 2,500
- South Brooklyn Railway Co to J Archibald Murray. 2d av. P M.
Feb 20, 10 years, 2%. 296,640
- Stalknecht, Gordon to Title Guarantee and Trust Co. Washing-
ton av, e s, 107 s Myrtle av, 20x100. Feb 21, 3 years, 5%.
2,500
- Starbuck, Theo W and Bertha A to John W Roberts. 55th st, n e s,
425 n w 14th av, 75x100.2; 14th av, n w s, 100.2 n e 56th st, 50x
100. Feb 10, due Jan 1, 1904, 6%. 1,975
- Tagliabue, Gaetano to South Brooklyn Savings Institution. Bain-
bridge st, n s, 495 w Stuyvesant av, 20x100. Feb 20, 1 year,
4½%. 5,000
- Taeterow, Emilie F to Benjamin May. Madison st. P M. Feb
20, installs, 5%. 10,500
- Thieler, Theodore and Christian to Title Guarantee and Trust Co.
Schermehorn st, n e s, 75 n w 3d av, 25x75. Feb 19, 5 years,
4½%. 3,350
- Thomson, John to Eugene A Klock. Liberty av, s w cor Cleveland
st, 52.6x100. Oct 18, 3 years, 6%. 500
- Trauth, Henry and Caroline to William and Catharine Schneider.
Ralph st, n w s, 125 n e Central av, 2 lots, each 25x100. P M.
2 morts, each \$3,500. Feb 19, 5 years, 5%. 7,000
- Topping, Eliza S, Wm J and Nellie A his wife to Birkbeck Invest-
ment, Savings and Loan Co of America. Kosciusko st, n s, 225 w
Marcy av, 50x100. Feb 17, installs. 600
- Tegeler, John H and Fannie Tegeler widow to J Haseltine Carstairs.
13th st, n s, 257.1 e 3d av, 17.6x100; 14th st, No 453, n s, 218.2
e 8th av, 19.8x100. Feb 22, demand, 6%. 6,355
- Tiedemann, Maria K to Chas F Mills, Jr. Union st. P M. Feb 27,
installs, 6%. 1,100
- Tousey, William to Mrs A L Dexter. Receipt on account of mort-
gage. Feb 20. 4,000
- Underhill, Alexander to Title Guarantee and Trust Co. Patchen av,
w s, 52 n Putnam av, 16x80. Feb 20, 3 years, 5%. 2,000
- Underhill, Edward C et al exrs Abraham Underhill to Annie F
Marrin. Certificate of payment on account of mort of \$1,500.
Feb 14. nom
- Vanclair, Paul J and Danl S to New York Mortgage Co, N Y.
Dean st, s s, 237 w Utica av, 18x100. Feb 1, installs. 2,550
- Vetterling, Sophie formerly Zenker to James F Atkinson. Johnson
st, s e cor East 18th st, 50x100. Feb 25, 3 years, 5%. 500
- Van Pelt, Thomas C to Pierre E Preterre. 11th av, s w s, 134 n w
Prospect Park West, 25x100. Jan 24, 3 years, 5%. 14,000
- Varin, Thomas to Augusta W B Ostrom. Harrison st. P M. Feb
7, due Feb 15, 1905, 5%. 2,000
- Wardell, Geo P to Chas M, Frederic B, Geo D and Herbert L
Pratt. East 29th st, w s, 210 s Av F, 40x100. Feb 20, demand,
6%. 600

DYCKERHOFF PORTLAND CEMENT.

E. THIELE,
Sole Agent,
99 John St., New York.

Weitekamp, Bernard J and Elizabeth to Frederick Harfman. 54th st, s s, 310.2 e 4th av, 19x100.2. Sub to mort \$5,000. Jan 27, secures notes. 900
Weissman, Louis and Rosa to Paulina Frankenstein. Johnson av, s s, 225 w Lorimer st, 25x100. Feb 21, 1 year, 6%. 500
Wills, Frederick and Elizabeth to Henry L Schelling. Hancock st. P M. Feb 19, 5 years, 5%. 3,000
Wolfson, Joseph to Chas S Hegeman. Bay 37th st. P M. Feb 20, due May 1, 1905, 6%. 800
Ward, Frances C formerly Higginson, Paterson, N J., to Fannie Wil-shear. Carlton av, w s, 270 s Willoughby av, 16.8x100. Feb 25, 1 year, 5%. 1,500
Weller, Wm J to Helen E Woodward. Garfield pl. P M. Feb 27, 5 years, 4½%. 10,000
Williams, Phoebe M to Andrew Suydam. Ocean Side, L I. West 17th st, e s, 150 s Neptune av, 40x118.10. Feb 27, due Mar 1, 1905, 5½%. 4,000

MORTGAGES—ASSIGNMENTS.

February 21, 24, 25, 26, 27.

Aldridge, Aaron E guard Thos A, Paul E and Ralph H Hunt to Samuel H Coombs. 5,800
Andrew, Mary S to James D Andrew, Jr. nom
Burrell, Joseph D to Title Guarantee and Trust Co. 1,000
Buxton, Arthur K guard Jennette R and Juanita R Seibert to Jennette R and Juanita R Seibert. nom
Bergen, Geo P and ano exrs Geo W Bergen to Geo P Bergen guard Mildred A Bergen. 1,315
Birkbeck, Alex W exr Jane M Birkbeck to Alice Birkbeck. 2,200
Brandt, Henry J and ano exrs Caroline Brandt to Edward V G Scran-ton. 3,555
Beushausen, Theo C and ano exrs Elise C Beushausen to Theo C and John H Beushausen. nom
City Real Estate Co to Title Guarantee and Trust Co. 165,000
Coyle, Albert H to John F Saddington. 3,000
Church, Chas W, Jr, to George Eckstein et al exrs Smith A Pad-dock. 2,500
Corwin, Halsey to Henry Elliott trustee will Joseph T White-house. 12,750
Crowley, Fannie M to Title Guarantee and Trust Co. 2,000
Carpenter, Phila J to Jonathan C and Hannah J Pierce and Joanna W Purdy. 19,163
Carpenter, Phila J extrx Jonathan Carpenter to Phila J Carpenter individually. 29,370
Cullen, Elizabeth to Marie E Jacobson. consid omitted
Dodge, Walter P, Sinsbury, Conn, to Wm J Jordan. 4,500
Davies, Agnes H to Herbert C Smith. 6,000
Same to same. 2,500
Davies, Mary to Henrietta Mott. 1,500
Davies, Walter D exr Henry J Davies to same. 1,800
de Quesanda, Tomasa S to Angela de Scarras. 1,500
Everts, Allen W, Sherman and Maxwell exrs Wm M Everts to Allen W Everts et al trustees same will. Assigns 2 mort. nom
Favilla, Anthony and John mortgagors with John F Mumm. Exten-sion mort. Feb 26. nom
5th Av Bank to Bernard Adler. 2,000
Gold, James S and James B Nicoll, firm Gold & Nicoll, to Lincoln Iron Works. nom
Goldstein, Minnie to The Title Ins Co, N Y. 2,000
Gascoine, James to Homestead Co-operative Building and Loan Assoc. nom
417
Gardner, Wm S to John Uhlmann. 417
Haydock, Carrie guardian Chas E Haydock to Chas E Haydock. As-signs 9 mort. nom
Same to Carrie Haydock widow. Assigns 2 mort, each \$2,000. 4,000
Hornby, Frederick to Wm S Gardner, N Y. nom
Hertzell, Geo W and ano trustees will Frederica Hertzell to Chas A Runk as substituted trustee will Frederica Hertzell. All tile. nom
Hoye, Stephen M et al exrs William Gordon to Paul P and Henry E Dailedouze. 2,194
Howe, Saml P, Ithaca, N Y, to Sarah S Thomas, New Bedford, Mass. 5,000
Johnson, Edward to Borough Park Co. 1,800
Lawyers Title Ins Co, N Y, to Lawyers Mortgage Ins Co. 1,500
Same to same. 4,000
Koss, Chas G to Henry Lockwood. 2,843
Lockwood, Henry exr Eliza Lockwood to Josephine Field. 6,107
Same to Chas G Koss. 2,843
Long Island Title Guarantee Co to Gertrude S Jackson. 2,000
Lawyers Title Ins Co to Lawyers Mortgage Ins Co. 1,550
Lawyers Mortgage Insurance Co to Board of Education of Re-formed Church in America. 1,550
Mandeville, Annie E to Harman Wermann. nom
May, Benjamin to Barbara Bauer. 1,000
Miller, Christian C to Amalia Miller. Assigns 6 mort. nom
Miller, Amalia to Christian C Miller. Assigns 9 mort. nom
Mygatt, Sarah M trustee for Sarah M Mygatt under will Jacob A Robertson to Mary F Laydon, Rennselaer, N Y. 4,000
May, Benjamin to Morris and Joseph Reizenstein. 7,875
Magrath, Joseph S to Martin Alletzhauser. 1,500
Norris, Fredk B to Caroline H Harned. 2,000
National Lead Co to Francis P Fernald. 1,585
Nostrand, Hannah A admrx Wm H Helmus to Barbara Timmes. 3,750
Nichols, Adelbert S, N Y, to Edward Johnson. nom
Nichols, Wm H et al exrs Geo H Nichols to Edwd R Nichols. 30,375
Plant, Wm J to Mary L Plant. 2,000
Purdy, Wm T exr Josephine Howe to Saml P Howe. 5,600
Purdy, Joanna W and Jonathan C Pierce to Hannah J Pierce. 5,238
Roth, Morris to Adam, John, Jacob and Fredk W Schauf. 750
Same to same. 975
Same to same. 1,300
Reilly, Robert B to Edward S McSweeny trustee children Frank W Reilly. nom
Slocum, Wm H and John P Douglass exrs Robt F Austin to Robt B Austin. 4,000
Stechel, Charles to Martha Wolz. 500
Strong, Eliza et al exrs Wm N Strong to Jacob V Ryerson. 1,100

Schlaefer, Anna C admrx John Mangels to Catharine Schroeder. 3,500
Same to same. 1,450
Story, Marie H and ano trustees will Thomas Hunt to Title Guar-antee and Trust Co. 1,200
Title Guarantee and Trust Co to Wm H Slocum and ano exrs R bt F Austin. 4,000
Title Guarantee and Trust Co to Mary W Keeler. 2,500
Todebush, August to William Sheehan. nom
Wellbrock, John M to Jacob H Kohlman. nom
Wilson, Robt H to Chris W Wilson, Jr. 223

PROJECTED BUILDINGS.

The first name is that of the owner; ar't stands for architect; b'r for builder.
All roofing material is tin, unless otherwise specified.

202—Howard av, n w cor Bainbridge st, five 3-sty brk dwellings, 20x30, 2 families; total cost, \$25,000; B Levine, Jr, 8640 21st av; ar't, W B Wills, 17 Troutman st.
203—Howard av, n e cor Bainbridge st, five similar dwellings; total cost, \$25,000; ow'r and ar't, same as last.
204—Quincy st, n s, 350 e Lewis av, four 3-sty brk dwellings, 18.10 x50, 2 families; total cost, \$25,000; F Berlenbach, 838 Flushing av; ar't, same as last.
205—New York av, w s, 107.6 s Av G, 2-sty and attic frame dwell-ing, 24x35, 1 family, shingle roof; cost, \$3,000; C Roeder, 1101 Jef-ferson av; ar't, B Driesler, 1432 Flatbush av.
206—Flatbush av, e s, 113 n Linden Boulevard, 2-sty brk stable, 60x17; cost, \$2,500; Anna M Voigt, 84 Lenox road; ar't, same as last.
207—Cropsey av, s s, 80 w Bay 19th st, 2-sty and attic frame sum-mer nursery, 30x64, shingle roof; cost, \$5,000; N Y Childrens Aid Society, 287 4th av; ar't, A E Parfitt, 26 Court st.
208—Johnson av, s s, 50 e Gardner av, 1-sty frame shed, 12x15; cost, \$50; F May, 666 Johnson av.
209—6th st basin, s s, 200 w 2d av, 1 and 2-sty brk asphalt works, 46x73.6, corrugated iron roof; cost, \$5,000; Brooklyn Improvement Co, 3d av and 3d st; ar't, Gus Allen, 3d av and 3d st.
210—Vanderbilt st, n s, 633.4 e 18th st, 2-sty frame dwelling, 20x 50, 2 families; cost, \$2,400; A W Koestner, 34 East 2d st; ar't, W H Wirth, 358 17th st.
211—Vanderbilt st, n s, 566.8 e 18th st, two 2-sty and basement frame dwellings, 16.8x32, 1 family; total cost, \$3,600; F Manker, Gravesend and Greenwood avs; ar't, same as last.
212—Vanderbilt st, n s, 600 e 18th st, two similar dwellings; total cost, \$3,600; ow'r and ar't, same as last.
213—Vanderbilt st, n s, 546.8 e 18th st, 2-sty frame dwellings, 20x 50, 2 families; cost, \$2,400; ow'r and ar't, same as last.
214—Kings Highway, s s, 63 e West 4th st, 2-sty and basement frame dwelling, 18x26, 1 family; cost, \$1,500; Mamie Whalen, cn premises; ar't, W B Cole, 17th av and 50th st.
215—Webster av, n s, 93 e 3d av, 2-sty frame dwelling, 20x34, 1 family; cost, \$2,000; E R Bennett, Franklin av and Ocean Parkway; ar't, same as last.
216—Kent, West and Java sts and East River—the block—1-sty brk factory buildings, 41.6x82 and 52x127, gravel and tar roof; cost, \$2,-500; W E Uptegrove, foot East 10th st, Manhattan; ar't, T E Thomp-son, 247 West st, Manhattan; b'r, W E Eldert, 2282 3d av, Manhattan.
217—New Utrecht av, n e cor 45th st, 2-sty and attic frame dwell-ing, 22x32, 1 family, shingle roof; cost, \$3,000; G A Widen, West st and 16th av.
218—Neptune av, s s, 160 e Sea Gate av, similar dwelling, 34x28; cost, \$5,000; Mrs Nellie F Russell, 187 6th av; ar't, F T Cornell, 125 East 23d st, N Y.
219—Atlantic av, n e cor Beach 42d st, similar dwelling, 26x31; cost, \$5,000; Theo W Church, Orange, N J; ar't, same as last.
220—Oceanic av, n s, 60 e Sea Gate av, similar dwelling, 26x31; cost, \$4,000; Mrs Fannie Low, 154 West 64th st, N Y; ar't, same as last.
221—Bay 10th st, e s, 160 s Benson av, four 2-sty and basement frame dwellings, 17x36, 1 family; total cost, \$8,000; S C Halstead, 12th av and 42d st; ar't, H Pohlman, 198 53d st.
222—President st, s s, 100 e 3d av, 3-sty brk warehouse, 120x92, gravel roof; cost, \$30,000; Hildebrand Baking Co, 505 Carroll st; ar't, C Werner, 26 Court st.
223—14th av, s w cor 53d st, 2-sty brk church, 53x65, slate roof; cost, \$17,000; Edgewood Reformed Church, on premises; ar't, A B Jen-nings, 41 Wall st, N Y.
224—North 5th st, s s, 100 w Driggs av, 1-sty brk school room, 35x20, gravel roof, steam heat; cost, \$800; St Michaels Church, 160 North 5th st; ar't, P Tillion, 121 Meserole av.
225—Rogers av, w s, 30 n Erasmus st, 3-sty brk stores and dwell-ing, 40x27, 2 families; cost, \$6,500; J & W Sieviers, Erasmus st and Rogers av; ar't, B Driesler, 1432 Flatbush av.
226—Rogers av, n w cor Erasmus st, similar building, 30x31; cost, \$5,500; ow'r and ar't, same as last.
227—Classon av, e s, 124 s Willoughby av, brk storeroom, 45.3x39.2, gravel roof, steam heat; cost, \$1,500; W Bonner, Rockville Centre, NY.
228—Degraw st, n s, 105 e Albany av, 2-sty brk dwelling, 20x40, 1 family; cost, \$1,800; J H Eggers, 1126 Prospect pl; b'r, T King, Pac-ific st and Albany av.
229—On Sand Bay, facing s and 25 back from highwater mark, 1-sty frame boathouse, 12x18, felt roof; cost, \$30; Bay View Fishng Club, 1244 Herkimer st; ar't, G Sonkson, 155 Hopkinson av.
230—64th st, n s, 275 e 11th av, 2-sty and attic frame dwelling, 21x30, 1 family, shingle roof; cost, \$1,600; Mary J Harold, 56th st near Fort Hamilton av; ar'ts, Parfitt Bros, 26 Court st.
231—Decatur st, s s, 275 e Sumner av, frame wagon shed, 25x14, gravel roof; cost, \$75; J Koster, 168 Decatur st; b'r, N P Larsson, 305 Chauncey st.

ALTERATIONS.

181—Broadway, e s, 75 s Sumner pl, interior alterations; cost, \$70; Mrs Eliz Oberth, 781 Broadway; ar't, Th Engelhardt, 905 Broadway.
182—Atlantic av, n s, 80 w Wyona st, interior alterations; cost, \$150; J Gouenbaum, 2705 Atlantic av; ar't, L F Schilling, 622 Glen-more av.

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SASH, DOORS, BLINDS AND HOUSE TRIM

Lumber of all Kinds for Builders

- 183-Atlantic av, n e cor Miller av, interior alterations; cost, \$500; A Schmidt, 57 Pennsylvania av; ar't, same as last.
184-Wakeman pl, s s, 225 w 3d av, interior alterations; cost, \$730; R Henderson, 67th st near 3d av.
185-Lawton st, n s, 225 e Broadway, add frame sty; cost, \$250; G Schreck, on premises; ar't, H Vollweiler, 483 Hart st.
186-Myrtle av, s s, 25 w Vanderbilt av, 1-sty brk extension, 13x 12.8; cost, \$100; W Jughardt, 397 Myrtle av; b'rs, J Auer & Son, 809 Willoughby av.
187-Skillman st, e s, 325 n Park av, 1-sty brk extension connecting two buildings; cost, \$1,000; Gutta Percha & Rubber Mfg Co, 53 Franklin av; ar't, B Finkenseiper, 134 Broadway.
188-Parkway, n e cor Nostrand av, repair damage by fire; cost, \$200; E D Clapp, 63 South Clinton st, Poughkeepsie, N Y; b'r, G D McDonald, 663 Franklin av.
189-Clinton st, w s, 206.6 n State st, 2-sty brk extension, 16.2x36.2; cost, \$1,500; Miss M A Merwin, 164 Clinton st; ar't, F G Colton, 136 Montague st.
190-Coffey st, s s, 140 w Van Brunt st, shore up front and interior alterations; cost, \$300; E Montisi, 125 Coffey st; ar't, C M Detlefsen, 6 Sullivan st.
191-Fulton court and Joralemon st, interior alterations on City Hall; cost, \$400; City of New York; b'rs, W & T Lamb, Rutledge st.
192-Pearl st, w s, 150 s Myrtle av, interior alterations; cost, \$1,800; Edison Illuminating Co, 360 Pearl st.
193-Leonard st, e s, 25 n McKibben st, cut window openings and interior alterations; cost, \$1,500; J Cohen and M Barken, 85 Siegel st; ar't, H Vollweiler, 483 Hart st.
194-Cumberland st, e s, 219 s Flushing av, repair damage by fire; cost, \$650; Dr M Amado, 187 Park av; b'r, G H Sissingham, 103 Carlton av.
195-21st st, s s, 125 e 4th av, raise roof and interior alterations; cost, \$115; C Takonauer, 200 21st st; b'r, J Liebbrand, 217 21st st.
196-Marcy av, n w cor Hayward st, 1-sty brk extension, 8x10; cost, \$125; H B Scharmann & Son, 385 Pulaski st; b'rs, J Auer & Son, 809 Willoughby av.
197-Atlantic av, s s, 250 e Grand av, repair damage by fire, brk factory; cost, \$4,000; W Zepp, 294 Herkimer st; ar't, H W Morris, 45 Exchange pl, N Y.
198-8th av, s w cor 18th st, 1-sty brk extension, 18x34; cost, \$800; M J Tierney, on premises; ar't, P Thoman, 208 Woodbine st.
199-Metropolitan av, s s, 200 w Havemeyer st, interior alterations; cost, \$150; P L Patrozelli, on premises; b'r, A Negri, on premises.
200-Dykeman st, n s, 125 e Richards st, interior alterations; cost, \$800; J Bauman, 24 Dykeman st; ar't, T Brownell, 67 Sullivan st.
201-Fulton st, n e cor Adelphi st, interior alterations; cost, \$1,000; C J Cornder, on premises; ar't, L H Voss, 65 De Kalb av.
202-Montague st, s s, 300 w Clinton st, front and interior alterations on office building; cost, \$9,000; Williamsburgh City Fire Ins Co, 148 Montague st; ar't, F Freeman, 132 Nassau st, N Y.
203-Maujer st, s s, 225 e Lorimer st, repair damage by fire; cost, \$600; Isaac Levy, 62 Maujer st; ar't, Hugo Smith, 836 Broadway.
204-Prospect av, s s, 275 w Prospect Park West, tank on roof; cost, \$50; A E Kleinert, 307 Baltic st.
205-Rodney st, s s, 103 e Kent av, repair damage by fire; cost, \$1,500; J S Simpson, on premises; ar't, B Finkenseiper, 134 Broadway.
206-West 17th st, s w cor Hart pl, remove building to rear and repair damage by fire; cost, \$300; D Saladino, West 15th st near Mermaid av; ar't, J Von Hograf, Cottage pl.
207-Cook st, s s, 393 w Evergreen av, 1-sty frame extension, 24.11

- x50 to factory; cost, \$1,000; Iron Clad Mfg Co, on premises; ar't, P Tillion, 121 Meserole av.
208-Bedford av, w s, 40 n South 6th st, repairs; cost, \$400; E W Yeoman, 1109 Broadway, N Y; b'rs, W & T Lamb, 218 Rodney st.
209-Bedford av, w s, 20 n South 6th st, repairs; cost, \$150; A E Meserole, 549 Madison av, N Y; b'r, same as last.
210-East 91st st, w s, 25 n Stillwell lane, 2-sty frame extension, 12x12; cost, \$800; H W Smaleck, on premises; b'r, G Arlson.
211-East 92d st, e s, 300 n Av K, 2-sty frame extension, 12x14; cost, \$200; E E Abrahams, East 92d st and Church lane.
212-Schermerhorn st, s e cor South st, interior alterations; cost, \$10,000; Brooklyn Sangerbund, on premises; ar't, C Werner, 26 Court st.
213-Fulton st, w s, 200 s Hicks st, interior alterations; cost, \$240; Albert Del Ginever, on premises; b'rs, R Daily & Co, 61 Fulton st.
214-Willow st, e s, 50 s Pineapple st, substitute flat for peak roof; cost, \$600; S Rowland, 79 Willow st; ar'ts, W B Tubby & Bro, 81 Fulton st.
215-Myrtle av, n s, 16.7 w Raymond st, general repairs and interior alterations; cost, \$1,000; Sarah Handellar, 245 Myrtle av; ar'ts, L Berger & Co, 300 St Nicholas av.
216-Flatbush av, e s, 100 n Carlton av, interior alterations; cost, \$250; Kern Bros, 337 Flatbush av; b'r, W Cedarholm, 86 7th av.
217-Atlantic av, s s, 150 e 3d av, 1-sty brk extension, 18x11, and interior alterations on factory; cost, \$5,000; J & A Mack, 540 Atlantic av; ar't, W J Ryan, 164 Ryerson st.
218-Front st, s s, 60 e Adams st, cut opening in wall for furnace, foundry; cost, \$300; J Bowie, Pearl and Johnson sts.
219-St Marks av, n s 368 6 e Carlton av, interior alterations; cost, \$300; Realty Associates, 186 Remsen st.
220-Fulton st, s e cor Prospect st, repairs; cost, \$175; L Rosenfen, 113 Fulton st; b'r, F Q Smith, 128 Hart st.
221-Sackman st, w s, 200 n Dumont av, 2-sty frame extension, 20 x16; cost, \$300; D Hyman, on premises; ar't, L Danancher, 256 East New York av.
222-Liberty av, s s, 50 e Osborne st, 1-sty and basement frame extension, 10x12; cost, \$300; F Rosenberg, on premises; ar't, same as last.
223-Rockaway av, w s, 200 s Pitkin av, 1-sty frame extension, 20x 15; cost, \$300; J Goldstein, on premises; ar't, same as last.
224-Monteith st, s s, 225 e Bushwick av, 1-sty brk extension, 20x 9.6; cost, \$250; Mary Gabeman, 20 Monteith st; ar't, H Smith, 836 Broadway.
225-20th av, w s, 150 s 86th st, build 12-inch brk wall; cost, \$40; Mrs M Fuch, Kings Highway near 22d av; b'r, S S Bennett, Av S cor West 4th st.
226-East 27th st, w s, 100 s Voorhies av, 1-sty frame extension, 12 x11.6; cost, \$500; Jennie E Newton, on premises; ar't, E H Brinkerhoff, Neptune av and West 17th st.
227-Surf av, s s, 22 w Strattons Walk, rebuild front piazza; cost, \$135; P Smith, 300 Pacific st; b'r, C V Brewster, 21 Henry st.
228-Myrtle av, n s, 75 w Fleet st, interior alterations; cost, \$450; Mrs J Campbell, 157 Ryerson st; ar't, J Bachmeyer, 190 Emerson pl.
229-Sedgwick st, n s, 100 w Columbia st, interior alterations; cost, \$80; Mrs Murname, 273 Degraw st; b'rs, Ray, Daisley & Co, 61 Fulton st.
230-Raymond st, w s, 100 n Myrtle av, repair damage by fire; cost, \$150; J Ryan, 153 Clifton pl; ar't, J Bartmeyer, 190 Emerson pl.
231-Lefferts pl, s s, 150 e Grand av, raise walls 4 ft, new roof and interior alterations; cost, \$4,000; Otto Wissner, 538 Fulton st; ar't, Chas Werner, 26 Court st.

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 names being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of this list.

Table of judgments with columns for debtor name, creditor name, and amount. Includes entries like: 20 Downes, Wm H-Elmira Bridge Co...491.65, 21 Dunlap, Chas R-David J Stewart...46.75, 21*Devine, James-City of N Y...40.07, etc.

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Table of judgments with columns for debtor name, creditor name, and amount. Includes entries like: 24 Geoyne, Happy-E Signar...53.67, 26 Gage, Edwin H, Jr-Hunter & Trim Co...32.97, 20 Hosier, Henry-Greylock Nat Bank...1,284.25, etc.

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20 Mossman, Paul—W J Wilner.....	121.85
20 McLaughlin, Jos A—F W Starr.....	490.25
21 Morriss, Arthur P—Louis Paschkewitz.....	668.22
21 Maguire, Chas E—J T E Litchfield & Co.....	853.07
21*March, Joseph—City of N Y.....	41.57
24 McBeth, Geo H—Michael C Evens.....	308.07
24 Marks, Joseph—Geo F Kerr.....	110.57
24 Murray, Thos H—Albert J Slee and ano.....	102.50
25 Martin, Mary—William Muller.....	49.32
25 Malloy, Rowland B—Daniel Ferry & Son.....	107.47
25 Myers, John D—Chas F Brandt.....	119.07
26 Mente, Eugene W—Lavius F Bristol.....	2,838.47
26 Montignani, Wm A—E A Williams.....	334.32
26 Montgomery, Frank L—Z Douglass Lansing.....	364.02
27 McCaldin, James—H H Henry et al.....	2,443.78
27 Mangan, Joseph admr Catharine Mangan—Annie Hendy.....	2,798.75
27 McClinton, Seth B—W B Barker.....	123.82
27 McKane, Fanny and *Minnie E—Cudahy Packing Co.....	443.97
25 Nilsson, Frederick—Geo W Brown.....	34.89
21*O'Grady, Patrick—City of N Y.....	40.07
21 O'Bryan, Edwin L—Louis Paschkewitz.....	668.22
26 O'Brien, Jas F—Annie Burkman.....	281.35
21 Philip, Henry V N—Louis Paschkewitz.....	668.22
24 Paktman, Mayer—Morris Katlowitz.....	113.54
25 Plath, William—H B Schermann & Sons.....	5,530.79
26 Pollard, Louis A—Oxford Club of Brooklyn.....	117.95
27 Parker, Sophie G admrx Asa W Parker—C Hart.....	210.92
24 Quee, John—Waltham Mfg Co.....	1,227.90
20 Rich, Saml K admr of—H Cordes.....	1,996.40
20 Rattigan, Jas J—C Willis.....	73.78
20 Roggentheim, August—G W Heinbockel and ano.....	291.60
20 Rosenbaum, Max—Brooklyn Heights R R Co.....	106.82
21 Richards, Eugene L, Jr—Louis Paschkewitz.....	668.22
21 Reekers, Henry—J H Mohlman Co.....	59.34
21 Roys, Willis E.—American Radiator Co.....	2,961.18
24 Ross, Angelia T—Isaacs & Levy.....	164.46
24 Ross, Frank H—Thos A Ennis et al.....	53.75
25 Rosenberg, Hyman—Baruch Schneider.....	87.50
25 Raymond, Newman H and Annie G—Realty Trust.....	3,401.95
26 Raymond, Annie C and Ernest—Frank D Creamer and ano.....	212.07
26 Rulleman, Michl L—Fredk W Settle.....	20.39
27 Rothschild, Simon M—Josephine Klein.....	4,140.70
27 Rickers, Henry—J H Mohlman Co.....	515.88
20 Summers, Morris—M Gold.....	221.07
20 Schmidt, Jos R—Florence E Gandenberger.....	139.22
21 Stokes, Elizabeth A and *Stephen G—A H Goetting as Comr of Charities.....	76.57
21 Sloan, James—City of N Y.....	41.51
24 Sloat, Horace—Adam B Wolf.....	15.97
24 Schmitt, Andrew and Joseph—Leon M Adler.....	440.33
25 Staples, Cyrus E—Walter H Jaycox as recr of L I Mutual Fire Ins Corp.....	437.58
25 Samuels, Aaron—Robert McMeekin.....	250.27
26 Smith, John—Munson Steamship Line.....	111.38
26 Shaffer, Beverly K—W P Wagner.....	95.08
26 Steidel, Johann—Richard Miller.....	309.58
27 Straus, Isidor and Nathan—Josephine Klein.....	4,140.70
27 Scharfenberg, Henry—A Dryfoos and ano.....	95.63
20 Tucker, William—Brooklyn Heights R R Co.....	106.82
21 Tizzus, Antonio—Cristoforo Albeuse.....	195.23
24 Tooker, Mary—Brooklyn Heights R R Co.....	106.82
25 Taft, Joseph H—Saffe Albert.....	47.49
25 Tuozzo, Teresa—Jane A McKenna as extr.....	10,641.01
26 Tinneberg, Jane—Jacob Skler.....	28.27
27 Tanher, Merritt M—C E Francis.....	250.27
27 Tichenor, Byron W—W B Barker.....	123.82
20 Van Norman, Mina—Standard Gas Light Co N Y.....	17.95
20 Valentine, Benj E—Rose A Sweeney and ano.....	258.53
21 Von Bieman, Daniel—U S Trust Co.....	592.90
24 Valentine, Chas E—Albert J Slee.....	278.77
20 Walsh, Daniel—Adeline D Branton.....	119.07
20 Welply, Jas N—Greylock Nat Bank.....	1,284.25
20 Weisenbaum, John—N Y Bldg Loan Banking Co.....	165.10
21 Walker, R St George—Louis Paschkewitz.....	668.22
24 Webster, Edwin J—Edward R Hamilton.....	18.00
24 Wolff, Jules, Edmund and Armand—Herman T Smith.....	99.37
24 the same—the same.....	99.37
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Feb. 26.

Lewis av, No 416, s w cor Decatur st, 20x60. Chas W Dahl agt Annie C Harms and Andrew Carlson.65.00
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East 8th st, e s, 80 n Av L, 20x100. George Mohrmann agt Nohman Ghiz.43.18
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Feb. 15.

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East 19th st, e s, 260 n Av K, 40x100. Same agt same. (Aug 30).313.69

Feb. 17.

East 18th st, w s, 140 n Av K, 40x100. Frank Hinman agt Charlotte M Eppelsheimer and Charles Wagoner. (Aug 30).90.00
Same property. Eltonhead & Finch agt same. (Aug 28).204.91
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Same property. Lockard & Blake agt same. (Aug 30).200.00
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Av K, n e cor East 18th st, 40x100.
East 14th st, w s, 361.4 s Av C, 40x100.
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Carlo Rossa agt Homer P Strang and Charles G Wagoner. (Aug 24).235.00

Feb. 24.

Thatford av, w s, 100 n Glenmore av, 75x100. Henry Greenberg agt Samuel Katz & Charles Ratner. (Jan 20).95.00
Thatford av, w s, 100 n Glenmore av, 100x100. Harry Schwartz agt same. (Jan 31).150.00
Same property. Abraham Corn agt same. (Feb 13).40.00
Neptune av, n s, 80 w Stilwell av, 20x100. Cropsey & Mitchell agt Domenico Ajello. (Feb 8).70.78
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Feb. 26.

McDougal st, s s, 250 e Saratoga av, 50x100. Anton Fluegel agt Helen M Coombs and John Amann. (Oct 30).300.00

SATISFIED ORDERS.

Feb. 21.

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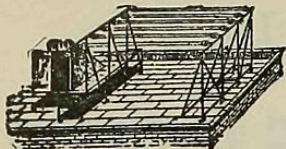
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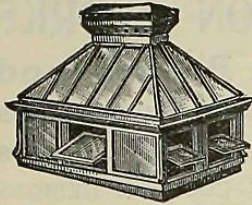
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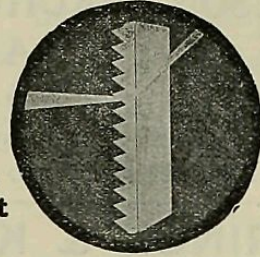
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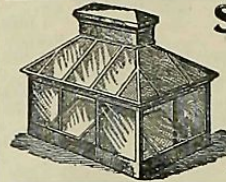
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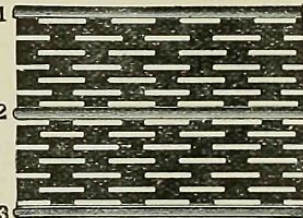
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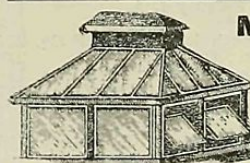
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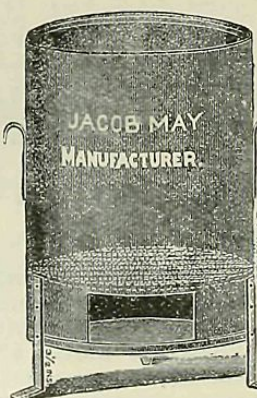


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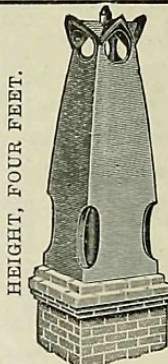
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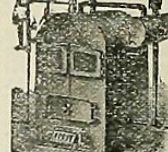
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