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EVOLUTION OF A FASHIONABLE SHOPPING STREET.

Fifth Avenue's Rise From a Country Road to One of the World's Foremost Retail Trade Centers Is a Matter of Hardly More Than a Generation—High-Priced Sites.

THE evolution of Fifth avenue from a country road to one of the world's foremost retail shopping thoroughfares, is a matter of hardly more than a generation. Originally devoted exclusively to residences, the avenue has to-day not a single block from 14th to 50th street that is not given over almost wholly to mercantile uses, while beyond 50th street, as far north as 59th street, few blocks are entirely unoccupied by trade.

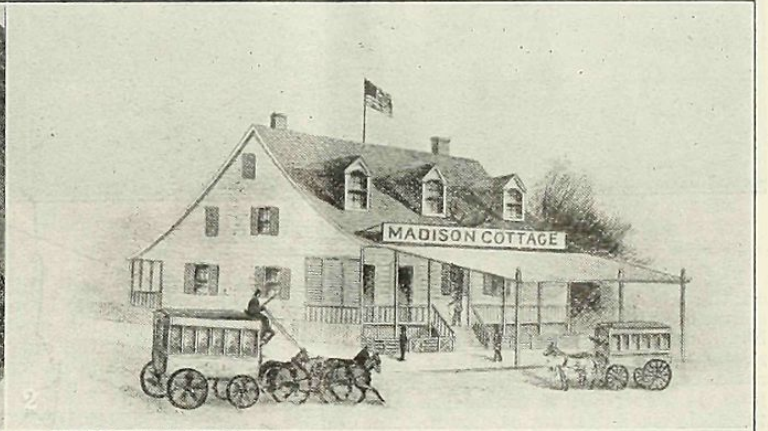
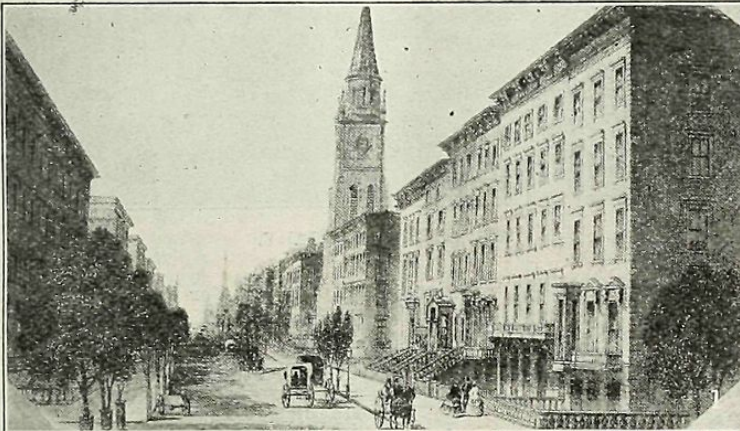
When the avenue was planned in 1807 the only north and south thoroughfare then existing between Bloomingdale road (now Broadway), and the Eastern Post road, was the Middle Road, which ran from a point which is now Fourth avenue and 29th street, northwesterly through

has been due mainly to the rapid building up of Broadway and 23d street. Within a few years some apartment houses have been built south of 14th street and recently a large business building has been projected on the site of one of the old mansions there, but modern improvements are rarely encountered and there is almost no demand for property. The average price for single inside lots is \$90,000, and a fair price for corners would be \$125,000. Close to 14th street, property would probably run about 10% above these prices.

Between 14th and 23d street the avenue has been almost entirely rebuilt. Unlike the section immediately north of 23d street, this part passed in its reconstruc-

obtained for their garments by virtue of their "made on Fifth Avenue" tags. So numerous have the workers become that the idle throngs at the noon hour, loitering on the street, have become a serious obstacle to free travel and the problem of relieving this congestion has been taken up by the merchants' associations and the city authorities. Cooperation between the employers, the police and the workers themselves is somewhat bettering the conditions.

The solution of this question presents a very interesting phase of the congestion problem which New York, in its rapid growth, is so often called upon to face. The self-same cause which has driven the millionaire residents to the other end of



(1) LOOKING SOUTH FROM 31ST ST., 1858.

(2) CORNER OF 23D ST., 1853.

(3) CORNER OF 23D ST., 1911.

(4) LOOKING NORTH FROM 24TH ST., 1911.

Murray Hill to Lowes lane, now 42d street. The lane joined the Bloomingdale road with the Post road and ran directly through the old Burr farm. Under the street plan of 1807 the Middle Road was abolished and a north and south avenue was laid out from Lowes lane to Washington Square. Fifth avenue sites had but little value, except just north of Washington Square, until about the middle of the century. It was only when Central Park was planned that the residential possibilities of the avenue rose above the commonplace. The transformation of a rough tract of land into a city kept assured for residences on its borders permanent light and air and a good outlook.

BELOW 14TH STREET.

The avenue, between Washington Square and 14th street was the first to be built up with residences and it has been the last to change. Its land values have increased less than those of any other section south of 96th street. This

tion directly from a private house neighborhood to a wholesale mercantile center, the stage of small retail shops which usually intervenes being largely missing in this district. The first of the really modern loft buildings were erected here and the piano manufacturers made this their headquarters for many years.

This part of the avenue had its boom in values some years ago, and since then trading has been very quiet due mainly to the decided change in tenancy, which has recently taken place.

"MADE ON FIFTH AVENUE."

One does not ordinarily think of Fifth avenue as a manufacturing street, but such it has become in this part, in recent years. Many East Side clothing makers, who have been legislated out of their old haunts by new sanitary laws, have located in the big loft buildings and have turned them into factories. The higher rents which they have been obliged to pay have been more than offset by the better working quarters and the higher prices

the street now seriously affects the very people that drove them there. Meanwhile, the effect has been to check any rise in values, and property has failed to show an increase in the last three years. As this class of tenantry has apparently come to stay, and as wholesale merchants, especially in the silk and woolen trades, have moved to Fourth avenue, this property is not looked upon with favor by the operators, and therefore no enhancement of values is to be expected. Single lots are worth about \$6,000 a front foot, and corner lots about \$175,000 a piece. Few parcels are to be had and no buyer would be interested in any but large space.

NORTH OF MADISON SQUARE.

The changes in the street have been spectacular in the extreme. Once the avenue from 26th to 34th street was lined with handsome brownstone mansions and less pretentious red brick dwellings, all having an air of wealth and eminent respectability. To-day, the only landmark remaining intact is the church at the

corner of 29th street. The dwellings have either disappeared beneath tall structures or have been altered beyond all recognition.

The evolution has been more gradual here than it was farther south. First, small shops crept in among the dwellings, then the houses themselves were taken by business firms, altered and occupied as a whole. Later, new six and eight-story buildings were erected, and, finally, the tall loft structures appeared.

In 1853 lots near 31st street sold at public auction for about \$3,000 apiece, whereas to-day the same property is quoted at \$275,000 a lot, for inside parcels. This means an average yearly increase of \$4,700, for nearly sixty years. An even greater increase is recorded on some of the corners, even in comparatively recent times. The northeast corner of 27th street was bought in 1890 by the Reform Club, for \$240,000 and resold a few years later to the Coe estate for \$400,000. To-day it is worth considerably more.

is somewhat better established by virtue of the fact that stores of the character of Tiffany's, Gorham's, Altman's and Best & Co.'s, are already settled there. Some few of the smaller shops are still there, but these are gradually giving place to the larger ones, and are either moving northward or seeking the side streets. About the only properties now on the market are several large plots, and the prices asked for these, under the poor business conditions, which have prevailed since 1907, have, in the judgment of prospective buyers, been exorbitant. Should a short period of prosperity set in, it is safe to assume that all of the now available sites would be quickly absorbed and at prices no less than are now asked.

HOW VALUES HAVE ASCENDED.

A glance at comparative figures in the neighborhood is interesting. In 1845 John Hunt, a millionaire of those days, purchased for \$2,400 a lot at the corner of 36th street. He was deemed insane by

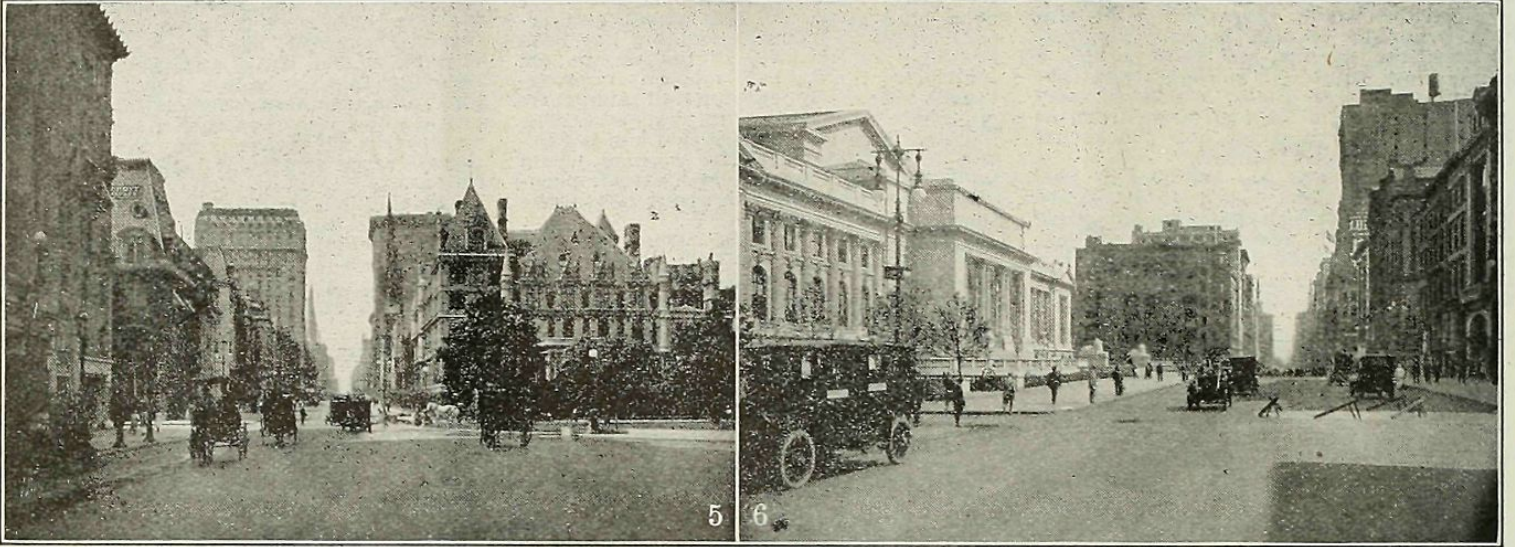
have repurchased all but the 50-foot corner of 39th street.

In 1874 John S. Huyler bought No. 428 from the elder Burton for less than \$10,000. In 1902 he resold it to the sons for \$195,000. The adjoining property at No. 430 was sold in 1885 for \$95,000. The present owners bought it back for \$250,000.

The 38th street corner furnished the most spectacular profit of all. The parcel which is 26.9x117, with a small L in the rear, was acquired by Mrs. Margaret Switzer in 1887 for \$170,000. A little over two years ago the Burton Bros. paid her \$925,000 for it, a profit of \$755,000 in a little over twenty years. This is the highest price recorded for a Fifth avenue corner.

In 1904 inside lots on the east side of the avenue, in this block, were appraised for \$300,000. The same lots are now valued at \$500,000 and corners are worth 50% more.

From 42d street to the Plaza is now



VIEW SOUTH FROM 59TH ST.

NEW PUBLIC LIBRARY.

Ten years ago the best shopping district on the avenue was below 34th street, but some department stores and wholesalers have come this way and the fashionable shops have been obliged to follow the residents in their northward move. This part is again in a transition stage and property is suffering somewhat in consequence. Values have not decreased, but trading has been slack in the last two years, and prices have been about stationary. The situation is not, however, discouraging, as it seems inevitable that these blocks will be occupied entirely by large stores and wholesale houses. Undoubtedly the block which Benjamin Altman recently acquired between 30th and 31st streets will have some large improvement in the near future and this should go far towards establishing the ultimate character of the neighborhood.

Above 34th street, as far north as 42d, conditions are somewhat similar, except that the character of the improvements

his family, and this and other similar purchases were brought up in court as evidences of his unsound mind. At the present time the only corner at this street which is available can be bought for the trifling sum of about \$1,200,000.

THE BURTON PLOT.

The largest available site left for improvement is that owned by the Burton Bros., on the west side of the avenue between 38th and 39th streets, and the most remarkable story of increased values anywhere on the avenue is connected with this plot. The block front with the adjoining building at 1 West 38th street and 2 West 39th street, was at one time owned by the father of the present owners, Robert L. Burton. Thinking that he had made a poor investment, he disposed of all the plot, with the exception of one parcel on Fifth avenue and the two side street pieces. In 1900 he gave these properties to his sons, and since then they

the premier location for retail stores of the highest grade, and the development of the district, from a mercantile standpoint, has taken place almost entirely within the last decade. Nowhere has the struggle between the butterfly and the bee been harder fought.

For a time, the Columbia College leaseholds and the millionaire owners kept trade south of 47th street, but the removal of the Columbia restrictions and the feeling on the part of other owners that the fight was hopeless, has allowed business to obtain a foothold at various points, until there is scarcely a block below 59th street that has not some business in it.

Land values, have been, and are yet, increasing and but little property is available. Seven or eight years ago, lots on the west side, in the Forties, were held at about \$200,000. The last sale of a twenty-five foot lot, was that of No. 548, and the price was reported at \$415,000. This spring a full lot on the East side, just south of 49th street, was sold at auction to operators for \$325,000. Within a few weeks it was resold to other operators for about \$360,000. A further profit will no doubt be taken before the lot falls into the hands of a merchant.

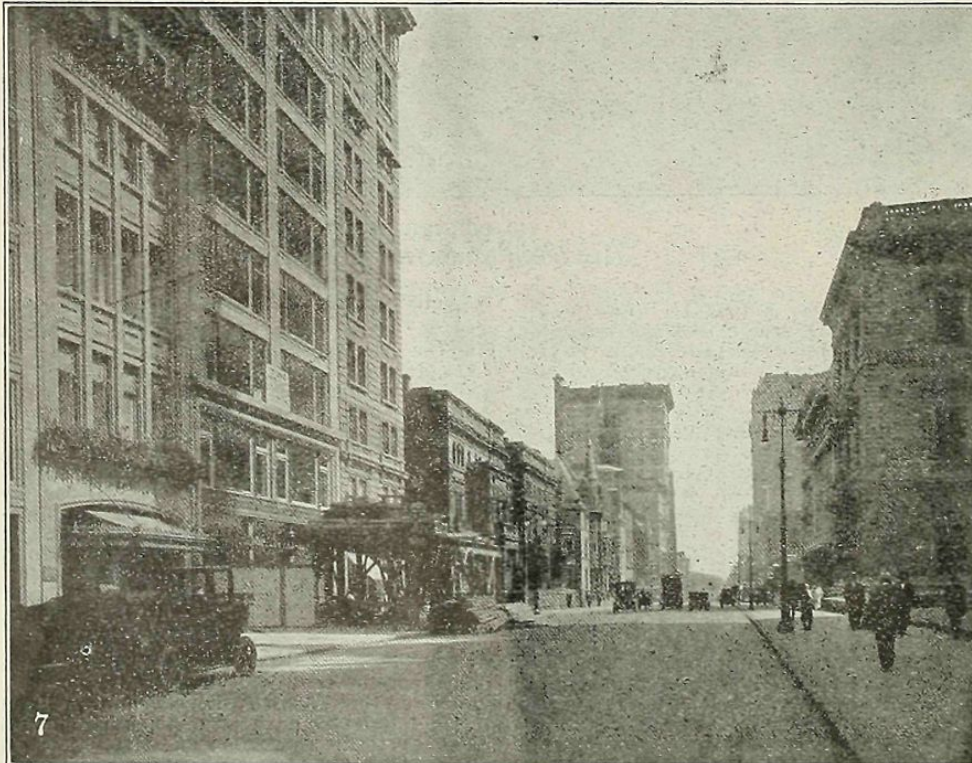
The character of the improvement in this section has been good. Not so many cheap alterations appeared here as did at first in the sections farther south. The old houses, when taken singly, have been for the most part replaced with six-story structures and larger plots have been improved with tall buildings. Up to recently there have been no loft buildings except of the six-story class and in these the lofts were rather incidental, in that they represented an effort on the part of the store merchant to reduce the rent of his store.

LOFT BUILDINGS AMONG THE MANSIONS.

At present three, purely loft structures are under way; two on the site of the old Langham Hotel at 52d street, and one on the adjoining corner to the north. Two of these are to be but eight stories high and their ability to produce an adequate return on the investment in land and building will be watched with a great deal of interest by owners and merchants in the vicinity.

In the case of the 52d street corner, the Vanderbilts are credited with having spent \$800,000 in an effort to keep out business.

Above 59th no shops have yet appeared and it is unlikely that business will seek a foothold there for years to come, because of the fact that Central Park makes of



MODERN LOFTS NEAR VANDERBILT HOUSES.

the avenue, a one-sided thoroughfare. While this may be an extremely desirable feature for private houses and apartments, it does not appeal to the merchant, because it necessarily limits the travel of the buying public.

A careful survey of the rise of land values on Fifth avenue will demonstrate the worth of the avenue from an investment standpoint. The advance has been continuous, with one exception, since values on the avenue were first established, and this exception seems to but prove the rule. The first real boom on the avenue occurred in the years 1871 and 1872. In the following year the country experienced one of the worst financial depressions in its history. For the next four years avenue prices steadily declined, reaching their lowest ebb in 1877. From that time on, there had been a steady rise and never a decline. Several periods of business depression have been experienced since then, without harm to property values.

During the panic of 1907, which was equaled only by that of '73, trading in Fifth avenue properties, virtually ceased, but not a dollar of decline was noted.

In fact, during 1908, when the outlook was anything but bright, the old Engineer's Club, at No. 374, was bought by Robert E. Dowling and within a short time resold at a profit of \$50,000. This would have been considered a good advance even in prosperous times, but when such a profit was taken at such a time, it certainly argued well for the commodity which produced it.

At each fresh advance of prices there have always been those who claimed that the limit had been reached and predictions of a decline have been numerous. It is said by many to-day, that values have reached a point so high that a further advance, would force rents beyond the point, at which a merchant could pay rent and still exist. Very likely this is true, if we base our future rents on the present percentage of return; but all indications point to a lessening of this percentage.

AVERAGE INCOME FROM AVENUE PROPERTY.

It is an economic axiom that the greater the security of an investment, the less the return. At present the average net return on avenue property is 5%. As the security of such property as an in-

vestment is admittedly greater than ever before, and as it is likely to be even stronger in the future, it seems more than probable that owners will be willing to accept a 4% return on their money, instead of 5%. If this comes to pass, values of land will still go up for sometime to come, but the merchant will not be the one to suffer. Even if this does not happen, the advance will probably continue at least above 34th street, for a time, at least, until all the property at present available is absorbed.

The law of the survival of the fittest is in full operation here and as a result of its workings many of the smaller shops will be forced to move to the side streets but if the recent history of the avenue, prophesies anything for the future, it is that enough large firms will always be found to take the property vacated by the smaller ones.

The strength of Fifth avenue lies not only in its own value as a place of merchandizing, but also in the values of the neighboring streets and avenues. As one real estate man very aptly expressed it, Fifth avenue is no longer the name of a street but of a section.

MUNICIPAL FERRIES AND SUBURBAN TERMINALS.

A New Problem for the Planners—The Steady Increase of Drayage to Suburban Terminals Is Causing a Vehicular Congestion on the Ferries and Approaches.

The practicability of municipal ferries in competition with municipal bridges and private corporation tunnel lines intimately concerns real estate interests. Excerpts from the coming report of the Commissioner of Docks and Ferries, Calvin Tomkins, indicate that he appreciates the relationship and foresees the future.

One of the phases of the question is represented by the steady increase in drayage between the Battery and the Bush terminal at South Brooklyn. The Bush terminal is often used as an illustration by city planners who advocate the erection of a cordon of such terminals and centres around the harbor, as a means of obviating the congestion on traffic lines and streets which follows from concentrating too much of the city's business in lower Manhattan. It may be judged from this case, however, that the trucking to and from such terminals is likely to be so heavy as to cause a vehicular congestion in the marginal streets. Thus, the Commissioner says:

"Following the increased activities at the Bush Terminal and the opening of the city's new piers at South Brooklyn the trucking business on the Thirty-ninth Street Ferry has materially grown, whereas the passenger traffic has increased but slightly. The boats which the city had were inadequate to handle this increased vehicular traffic. It was therefore decided to change the Thirty-ninth Street boats, to increase their team-carrying capacity by removing their passenger cabins from their lower decks, thus making room for two additional team gangways. This has been done on the Gowanus with great success, the truck-carrying capacity having been practically doubled and the passenger business conveniently handled on the upper decks. The work of altering the Bay Ridge is now in progress and preparations have been made for altering the Nassau.

"The Hudson River ferries, like the East River, are being converted from passenger ferries into drayage ferries and very likely the railroads will follow the example of the city at South Brooklyn by altering the boats so that passengers will be confined to the upper decks and the lower decks availed of for four drayage gangways instead of two. This, with reduced charges to drays, will have the effect of stimulating the transference of merchandise on drays to car terminals in New Jersey. This may or may not be an advantage. I fear it will add very greatly to the drayage congestion along the marginal way. Long lines of teams at certain hours of the day can now be seen awaiting their turn for passage, and the street itself is filled with waiting teams. I look to a development of this service, but I also anticipate a growing congestion as the consequence of it. Experience alone can test its merits."

The statement of receipts shows a steady increase in traffic to St. George, Stapleton and 39th street, both of passengers and vehicles. The receipts were \$52,228 greater in 1910 than in the previous year, a gain of 5.87 per cent. At the same time the expenses were decreased \$94,495, or 6 per cent. The number of employees has been reduced by 114 men.

Discussing the subject of the control of the ferries by the Dock Department, the Commissioner says:

"The control of all ferries is a normal function of the Dock Department, since they connect waterfront terminals and are an important factor in the organization of the port as a whole. The creation of a separate department of ferries has sometimes been suggested. This, I think, would be inadvisable, since it would involve serious and altogether needless additional expense, the consequence of duplicating administrative forces.

"Since December 31, 1909, the number of employees in the Municipal ferry service has been reduced by 114 men, and at the same time equal, if not better, service maintained. The establishment of a separate department of ferries would probably require the re-employment of more than this number of men for repairs to ferryboats and terminals, now done by the employees of the Mechanical and Engineering Bureaus of this Department as a part of their routine work, which they could not well perform for a separate department.

"In the matter of repairs it would be impracticable for the Department of Docks to turn over to or divide with a new department of ferries the municipal repair plant at West 57th street, where a large part of the repairs to engines and superstructures in the Municipal ferry have been made since early in 1910. The fact that this Department, through its general repair plant, has been able to complete with contractors in this repair work has resulted in better and cheaper contract work. Therefore, a separate bureau of ferries would entail upon the city the expense of either establishing a new and separate repair plant for the ferry alone or being compelled to return to the former unsatisfactory and expensive system of doing all this work by contract. Moreover, should a separate bureau of ferries be established and the repair work of the ferryboats be done elsewhere than at the West 57th street yard, such a change would result in the disorganization of this fine Municipal plant to the extent that the city would receive no benefits from 50 per cent. of the large amount of money therein invested.

"The Department of Docks and Ferries now has the ferry system well organized and well in hand. Strict discipline is enforced; expenses have been reduced; the boats put in good order; schedules maintained except occasionally in foggy weather; receipts are steadily increasing and a policy of extensions and improvements has been outlined. It is reasonable to expect that under these conditions the Municipal ferry service will become self-sustaining within a few years. It is now maintained only in part by those who use it, the deficit is made up by the taxpayers who do not use it, and who are inclined to criticize caustically the burden placed upon them. The service is likely to be improved and extended about in proportion as it shall be economically administered, and there is no question that the Dock Department is in the best position to do this.

"The ferry problem is an exceedingly difficult one both for the City and for private ferry companies, since the new bridges and tunnels have seriously cut

into passenger traffic which has heretofore been the foundation of profit. It is necessary that ferries should be maintained and extended to connect the various waterfront terminals of the port, primarily for the convenience of drays, and secondarily, of passengers. These conditions do not apply to St. George Ferry, which is essentially a passenger service. The operation of a municipal ferry is much more complicated and difficult than the operation of municipal railroad, due to the rapid depreciation of plant, the necessity for the observance of strict marine discipline and the progressive demands for betterments and extensions in the face of deficits and limited resources. The above report indicates that some progress has been made."

The City's Borrowing Capacity.

The committee of the Board of Estimate to decide upon the corporate stock issues to be made this year submitted a report this week showing the total authorizations in this year's budget and the borrowing capacity of the city, as will be seen in the following summary:

Total authorization	\$45,807,818.23
Rescindments	647,272.41
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Net amount of new authorizations	\$45,160,545.82
Amount not chargeable against debt margin	7,432,638.29
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Total addition charge against borrowing power	\$37,727,907.53
Borrowing capacity July 5, 1911.	\$159,300,978.07
Amount available for rapid transit purposes only.....	60,482,725.18
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Amount available for any purposes	\$98,818,252.89
Amount that will be left available if budget is adopted as recommended, not including \$60,-482,725.18 available for rapid transit purposes only.....	61,090,345.36
Total amount that will be left available, all of which can be used for rapid transit purposes and \$61,090,345.36 of which can be used for any purpose.....	121,573,070.54
Debt margin left if \$80,000,000 is used for subways this year....	41,573,070.54

The committee recommends further that the city should undertake four schemes of improvements. These are a new county court house, parks at Rockaway and on the site of Dreamland and a suitable terminal at the Manhattan end of the Brooklyn Bridge in connection with the new Municipal Building.

West Farms as a Railroad Center.

The transfer station of the New York, Westchester & Boston Railroad at 180th street will be 550 feet in length and 250 feet in depth and contain five platforms from which nine tracks may be reached. The entrances and exits will be on the street level and the platforms may be either by direct stair cases or by more easy ascent by means of ramps and short flights of stairs. At this point passengers will pass from the new road to the subway system, and it will be practically the southern terminal of the new electric express line to New Rochelle and White Plains.

New Company Buys Amele Hall.

The Riverside Viaduct Realty Co., Jos. Newmark president, has sold Amele Hall, a new eight story elevator apartment house on plot 83.4x100.11 at 536 West 111th street, adjoining the southeast corner of Broadway. The buyer is the newly formed New Amsterdam Realty Co., Franklin M. Haines president. In part payment the buyer gave the residence with about two acres of land on Philipse place, North Yonkers.

Paternos Sell on Riverside Drive.

The New York Real Estate Security Co. has bought from the Paterno Bros. the Stadium View, a twelve-story apartment house, on plot 58.9x123x irregular, at 445 Riverside Drive; also the Shore View, a similar building on plot 58.9x135x irregular, at 448 Riverside Drive, near 116th street. The buying corporation is the owner of the office building at 42 Broadway. The sellers have been closely identified with the building up of this part of the West Side and have now disposed of most of their holdings. The McVickar, Gaillard Realty Co. and Slawson & Hobbs were the brokers.

It is reported that the buyer gave in part payment the vacant plot 150x326.4 on 186th st. running through from Wadsworth avenue to Broadway, and a similar plot about 155x300 on the same street between Wadsworth and St. Nicholas avs. These parcels were formerly owned by Thos. B. Hidden.

Fifth Avenue Dwelling Sold.

Mrs. H. O. Havemeyer has bought from Mrs. Grace Georgette Dickinson 853 Fifth avenue, a four-story dwelling, on lot 25x100, adjoining her present residence at the north corner of 66th street. It is said that the house will be given to her son, Horace. The corner house forms an L in the rear of the building and the purchase of the inside piece squares out the plot. The price is said to have been about \$250,000.

How New York Values Grow.

An example of the increase of land values in the Dyckman tract in recent years, was furnished by a plot sale made this week, near the Subway station at 207th street. Six years ago the lots sold for \$1,600 each. The present selling price is \$9,000 apiece. This is an increase of nearly 600 per cent since 1905.

Luis Walton Mooney.

Luis Walton Mooney, a member of the telegraph staff of the "Tribune," was found dead in bed in his room at the Hotel Brevoort, Eighth street and Fifth avenue, on Thursday. Heart failure was given as the cause of his death.

Mr. Mooney, who was born in 1871, was a son of the late George and Lucy T. Walton Mooney, of this city. He studied law at New York university, but afterwards took up journalism and entered the employ of the "Record and Guide," later joining the staff of the "Herald," of which he was for many years real estate editor. In 1902 he entered the real estate firm of W. F. Ryan & Co., and on the death of Mr. Ryan he became a member of the succeeding partnership, Parrish, Fisher, Mooney & Co. In 1905 he became a member of the firm of Mooney & Lawrence. Two years ago he joined the staff of the "Tribune."

Mr. Mooney's long service as real estate editor of the "Herald" was interrupted by a term as manager of the London office of that paper, a post from which he was quickly recalled in the interest of the real estate department. Under his administration that department enjoyed a prosperity and a reputation for newness probably unequaled by any other department on a daily newspaper.

A Valuable Church Property.

The trustees of St. Patrick's Cathedral obtained permission from Supreme Court Justice Gavegan this week to mortgage property on the block between First avenue, Avenue A, Twelfth and Eleventh streets, most of which is occupied by an old cemetery owned by the cathedral. The mortgage is for \$170,000 and is in addition to one \$150,000 now standing against the property. The cathedral trustees recently bought 500 acres of land from the Pinelawn Cemetery Company at Suffolk, L. I., and the money is to be used in connection with this purchase.

In their petition the trustees said that the market value of the cathedral corporation's other real estate is \$4,340,560 and of the personal property \$264,270. The debts are \$885,000.

A Good Showing.

The semi-annual statement of the Lawyers Mortgage Company shows a steady increase in the sale of guaranteed mortgages, and the gross earnings and net profits are larger for the last six months than for any similar period in the past. The company sold during the half year \$18,250,331 worth of guaranteed mortgages, and now has outstanding such mortgages to the amount of \$113,956,667.

Since the increase in the company's capital in March, 1903, dividends have been paid to stockholders amounting to \$2,260,000, in addition to which \$1,037,387 has been carried to surplus or undivided profits, making total net earnings of \$3,297,387. In addition to these earnings, the net increase in unearned premiums from January 1, 1903, to June 30, 1911, amounts to \$1,166,602.

The charge for the guarantee is limited to one-half of one per cent. The average amount loaned by the company is 63 per cent. of its own appraisal.

Site Chosen for New Bronx Salesroom.

The location of the new auction salesroom in the Bronx has been fixed by the Appellate Division, and after September 1 all legal offerings of Bronx properties will be held at 3156 Third avenue, between 161st and 162d streets, and opposite the new Bronx Borough Court House. The location was suggested to the court by members of the Real Estate Auctioneers' Association, which conducts the Manhattan salesroom.

George Price and others asked the court that 370 East 149th street be chosen. The Bronx Real Estate Auctioneers' Association, recently incorporated, also took part in the proceedings. The fixing of a salesroom in the Bronx is the result of a law recently passed, which provides that all sales of real estate must be held in the county in which they are located.

Archaeology Versus Progress.

Even in Spain the interests of the archaeologist and the real estate operator are in conflict. The town of Seville draws much of its water supply through an old Roman aqueduct, known as the "Canos de Carmona." As the arches supporting the tunnel blocked a suburban development, the town authorities gave permission for its removal. The antiquarian societies and art lovers throughout Spain have petitioned the Ministry of Fine Arts to prevent this and the destruction has been delayed for a time.

Danger of Fire From Steam Pipes.

The quarterly of the National Fire Protection Association of Great Britain recently presented some interesting notes on the danger of fire from steam pipes. It is generally admitted that steam pipes in contact with wood will cause an occasional fire.

There is considerable diversity of opinion as to the circumstances under which such fires may be expected to occur, but the conclusions drawn by a number of investigators who attempted to produce fires by bringing steam pipes into contact with various combustible materials were, that any steam pipe, no matter how low the pressure, would in the course of time produce charcoal and that when this stage was reached, positive danger existed.

Charcoal is unquestionably subject to spontaneous ignition due to its peculiar ability to absorb from the air many times its own volume of oxygen. The combination of this oxygen with the carbon may take place with sufficient rapidity to raise the temperature to the ignition point. Furthermore, charcoal formed at a low temperature is known to have a low ignition point.

Some investigators seem to think that there is less danger from this source where steam is kept on a system continually than where it is on intermittently. The reason advanced is that when allowed to cool the charcoal has a better opportunity to absorb oxygen than if kept hot at all times.

There are two general methods of keeping steam pipes free from contact with combustible material, the first being through the use of an insulator, such as pipe covering, and the second by supporting them rigidly at a safe distance. Wherever pipes pass through concealed spaces the covering should preferably be carried for the entire length to avoid future contact with substances which may get into these spaces. On new installations solid covering and collars can be used; where the piping is already in place, split covering wired together and split collars make the partial taking down of piping unnecessary.—"Power."

PRIVATE REALTY SALES.

South of 59th Street.

GREENWICH ST.—The estate of William Bartel sold to Samuel McNeil 160 Greenwich st, a 5-sty building, on lot 26x66x irregular, between Liberty and Cortland sts. The property adjoins the new Second Precinct Police Station, and is said to have been sold for about \$50,000.

WASHINGTON ST.—Louis Schrag sold for Johanna H. Stegman, Emma S. Vietch and Henry D. Michaels the 4-sty building at 814 Washington st, on lot 25x76.

12TH ST.—B. Rabinowitz sold for A. Hochfeller to Gaspan Caloca 415 East 12th st, a 6-sty tenement, on lot 24.4x103.3.

16TH ST.—The Duross Co. sold for the estate of Ferdinand Folser 118 West 16th st, a 3-sty building, on lot 25x103.3.

17TH ST.—William I. Rosenfeld bought 135 to 139 West 17th st, a 6-sty mercantile building, on plot 65x92. The buyer owns Nos. 141 to 145, adjoining.

17TH ST.—Oscar Wilgerodt sold the 6-sty store and loft building at 135 to 139 West 17th st, on lot 65x92, between 6th and 7th avs. The buyer, William I. Rosenfeld, gave in part payment four lots at the intersection of 153d st and St. Nicholas pl, which will be improved. The transaction involves a consideration of \$250,000. Nathan Weiss was the broker.

25TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Colonel Archibald Gracie, of Washington, D. C., 120 East 25th st; also for Mrs. Dalliva Dutton, Albert P. Shack and Mrs. Archibald Gracie, 118 East 25th st. The two parcels form a plot 41.8x98.9. The buyer will probably improve the site with a mercantile building.

47TH ST.—The Douglas Robinson, Charles S. Brown Co. resold for the Advocate Realty Co. 11 East 47th st, a 4-sty dwelling, on lot 25x100.5, to a client of Davis & Robinson.

48TH ST.—Louis Cerlian resold, through Edgar A. Manning, 14 West 48th st, a 4-sty dwelling, on lot 25x100.5. The property was advertised for sale at public auction a few weeks ago, but prior to the date of sale was disposed of at private contract.

57TH ST.—Mary A. Kemeys, of Paris, France, sold, through the Douglas Robinson, Charles S. Brown Co., to Ennis & Sinnott, 463 West 57th st, a 4-sty dwelling, on lot 20x75.

North of 59th Street.

70TH ST.—Pease & Elliman sold for Mrs. Clinton H. Crane 120 East 70th st, a 5-sty American basement dwelling, on lot 20x100, to a client for occupancy. The house just sold was built by Mr. Crane about seven years ago for his own occupancy, and is said to be one of the handsomest on Lenox Hill.

93D ST.—William H. Wingate sold 306 West 93d st, a 6-sty elevator apartment house, known as the Berwyn, on plot 37.6x148.5. Pease & Elliman were the brokers.

94TH ST.—Frederick Zittel & Sons sold for the estate of Frank R. Tenz 135 West 94th st, a dwelling, on lot 17x100. The buyer, Mary A. Walsh, will occupy the house.

98TH ST.—T. J. McLoughlin's Sons sold 207 West 98th st, an 8-sty apartment house now nearing completion, on plot 33.4x101.11, just east of Broadway. The property, together with the adjoining parcel at the northeast corner of Broadway and 98th st, was purchased by the builders about eighteen months ago. A 12-sty apartment house is being erected on the corner.

106TH ST.—Ferdinand Kramer sold for Herman F. Schlussing 64 and 66 East 106th st, two 4-sty double flats, on plot 59.2x100, for about \$50,000.

109TH ST.—Moses Pearlman sold 234 East 109th st, a 5-sty tenement, with stores, on lot 25x100.11.

113TH ST.—Frederick Zittel & Sons and George R. Read & Co. sold for Harry Schiff to Dr. John L. Pinto for occupancy 320 West 113th st, a 3-sty dwelling, on lot 16.8x100.

119TH ST.—The Freehold Construction Co. (Nevin & Perelman) sold 137 West 119th, a 3-sty dwelling, on lot 20x100.11. Goodwin & Goodwin were the brokers.

134TH ST.—Charles Edelson sold for the Congregation Agudath Achim, of Harlem, 206 West 134th st, a 3-sty building, on lot 17x99.11.

147TH ST.—The John W. Haaren estate sold 413 West 147th st, a 3-sty dwelling, on lot 14.9x99.11, between St. Nicholas and Convent avs.

207TH ST.—The Deane Realty Co. resold for R. Clarence Dorsett the plot of six lots on the south side of 207th st, 250 ft. east of 10th av. The company reports that it has sold the property six times within a period of six years. The initial operation was based upon about \$1,600 a lot, while the last sale price was approximately \$9,000 a lot.

214TH ST.—The Deane Construction Co. sold for Lincoln McCormack to Harry K. Knapp three lots on the south side of 214th st, 800 ft. east of 9th av.

214TH ST.—Mark Kelly sold, through the Deane Realty Co., a plot of seven lots on the south side of 214th st, 125 ft. east of 9th av.

AMSTERDAM AV.—The Audubon Construction Co., Harry Aronson, president, sold, through William A. Darling & Son, the northwest corner of Amsterdam av and 156th st, a recently completed 6-sty non-elevator apartment house, on plot 58x125. The property has been held at about \$160,000.

AMSTERDAM AV.—Hall J. How & Co. resold for Max Marx to A. V. Donellan the triangular block bounded by Amsterdam and Post avs and 207th (Emerson) st. The property has frontages of 74 ft. on 207th st, 129.2 ft. on Amsterdam av and 105.9 ft. on Post av. The buyer will build on the site a 2-sty taxpayer.

BROADWAY.—The Ensign Realty Co. (Ennis & Sinnott) sold the plot, 50x220.5x53.6x202, on the east side of Broadway, about 130 ft. north of Sherman av. William A. Darling & Son were the brokers.

BROADWAY.—Slawson & Hobbs sold for Daly & Carlson to the Hoguet estate the Hamlet Court and Wilton apartment house, two 6-sty structures, occupying the entire block front on the west side of Broadway, between 164th and 165th sts, with a frontage of about 250 ft. on the avenue and a depth of 100 ft. on each street. In part payment, the estate gave the plot, 99.11 x300, at the southwest corner of 9th av and 214th st; also the plot, 99.11x125, at the southeast corner of 9th av and 214th st. It is understood that the Broadway houses were sold at about \$800,000.

CONVENT AV.—Saranac Construction Co. sold 470 to 478 Convent av, a 6-sty elevator apartment house, on plot 108.11x86.11, at the southwest corner of 151st st.

RIVERSIDE DRIVE.—Arnold, Byrne & Baumann and Van Orden & Wilson sold for the Hensle Construction Co., to Bradley Martin, the West Point Apartment house, a 6-sty elevator apartment house at the south corner of Riverside Drive and 135th st, having a frontage of 150 ft. on Riverside Drive. The building has been completed about one year, and is fully rented. In part payment, the buyer gave a plot, 100x350 ft., at the northeast corner of Nagle av and Arden st. The apartment house was held at \$325,000.

3D AV.—Stephen H. Jackson sold 1763 3d av, a 5-sty tenement, with stores, on lot 25x83.9.

5TH AV.—Annie Leasenfeld sold to Jacob Rupper the 5-sty apartment, with stores, at the northeast corner of 112th st and 8th av.

5TH AV.—Heller & Sussman sold for the Boulevard Construction Co., to William Goldstone, 2139 5th av, a 3-sty dwelling, on lot 16.6 x75. The buyer has resold this and the adjoining dwellings at Nos. 2141 and 2143 5th av, 2 and 4 East 131st st, and 2133 and 2135 5th av, to Selma Alexander. The avenue houses are 16.6x75 each, and those on the street are 17.6x99.11. In part payment, the buyer gave the two 6-sty tenements at 407 and 409 East 100th st.

Bronx.

BECK ST.—B. Morris sold for the Henry Morgenthau Co. plot, 109.6x100, on the west side of Beck st, between 163d st and Intervale av, to Abraham Weisman, who will build three 5-sty apartment houses on the site.

HAWTHORNE ST.—Mrs. R. Missall is reported to have sold to a builder, who will improve with 5-sty flats, the plot, 50x100, on the east side of Hawthorne st, 100 ft. south of Vermilyea av.

ST. PAUL'S PL.—Ferdinand Kramer sold for Well & Meyer the apartment house on the south side of St. Paul's pl, 100 ft. east of 3d av, on plot 40x100x irregular, for about \$60,000.

168TH ST.—W. E. & W. I. Brown, Inc., sold for the Concourse Investing Co. the block front on the south side of 168th st, between Sherman and Sheridan avs.

225TH ST.—John F. Fetzer sold for William Gordon the two-family house at 670 East 225th st, near White Plains av.

AQUEDUCT AV.—William M. Fleming sold for James J. McCabe five lots on the west side of Aqueduct av, adjoining the corner of Fordham rd, to a builder for improvement with 5-sty flats.

BRONX PARK AV.—Andrew Hally sold a plot, 100x90 ft., on the east side of Bronx Park av, about 275 ft. south of Burke st.

BOLTON AV.—Andrew Hally sold for Henry Helmke 6 lots on the east side of Bolton av, about 100 ft. south of Lacombe av, Clason's Point.

ELLIS AV.—John F. Fetzer sold for the Mink Construction Co. a two-family house on Ellis av, between Castlehill and Olmstead avs.

FOREST AV.—H. J. and Ellen F. Tiedemann, of Hillsdale, N. J., sold to Pauline Cahn the dwelling on the east side of Forest av, 349.2 ft. north of 161st st, on lot 21x100, for about \$7,000.

HEATH AV.—Ernst & Cahn and J. J. Pittman sold for the University Heights Realty Co. 2866 Heath av, a 3-sty dwelling, on lot 20x100, to Curtis P. Byron.

TINTON AV.—Alexander Selkin and D. Schoen sold for Frank Schleining the two-family house at 779 Tinton av, on lot 26.4x135.

TELLER AV.—Albert D. Mayer sold 1524 Teller av, a two-family house, on lot 25x83.

TELLER AV.—John A. Clarke and B. W. Webel sold for Albert D. Mayer 1324 Teller av, a two-family house, on lot 25x83.

VYSE AV.—Samuel B. Steinmetz sold to the Henry Morgenthau Co. 1553 Vyse av, a two-family house, on lot 25x100. This property was given in exchange for the 50-ft. plot on Tiffany st, bought by Mr. Steinmetz last week. Hugh E. Connelly was the broker.

Recent Buyers.

GEORGE G. WARD, JR., is the buyer of the dwelling at 71 West 50th st, reported sold recently.

Leases.

EVERETT M. SEIXAS & CO. leased offices in the Columbia Bank Building to Cassimer J. Vieau.

PEASE & ELLIMAN leased for Solomon May the parlor floor store in 20 West 38th st to Harris Ackerman & Co.

THE AMERICAN LITHOGRAPHIC CO. leased the store in 224 to 238 4th av to E. T. Mason & Co., silk importers.

THE H. M. WEILL CO. leased for the Sweeney-Tierney Hotel Co. a store in the Hotel Marlborough, Broadway and 36th st, to Philip Lieberman for a term of years.

BENJAMIN ENGLANDER leased for the Eagle Improvement Co. to Meyer Goldberg & Sons lofts, containing about twenty-five thousand sq. ft., in 134 to 140 West 26th st.

J. EDGAR LEAYCRAFT & CO. leased 10,000 sq. ft. in the Wyeth Building, at 449 to 453 West 42d st, to Park & Tilford; also 5,000 sq. ft. in the same building to Lindemann & Sons.

ROYAL SCOTT GULDEN leased a floor in 509 5th av to Mme. Rose, dressmaker, and space in the same building to S. Smith, corsetier; also offices in 542 5th av to the Motor Safety Crank Co.

PEASE & ELLIMAN leased for Mrs. Gina C. Speranza 50 East 57th st, a 4-sty dwelling, to the Allen-Stevenson School for a long term of years. The building will be extensively altered for the use of the school.

LOUIS SCHRAG has leased lofts in the building at 158 West 23d st to the following: the Friedman Co., Emile Schamcham, the Noxall Mfg. Co., and Paul F. Ferriere; also for Edward G. Soltmann a part of a loft in 134 to 140 West 29th st to the Garfield Mfg. Co. for a term of years.

DR. FRANCIS J. MURRAY leased, through G. A. Derschuch, for a term of years, the 4-sty English basement dwelling, at 40 East 31st st, recently sold by the same broker. Dr. Murray is a member of the medical board of the Police Department, and has recently been appointed physician for the new Vanderbilt Hotel, which is about to open.

R. C. WILLIAMS & CO., a wholesale grocery concern, leased from Garner & Co., through William A. White & Sons, the buildings at the southeast corner of Hudson and Worth sts, together with 12 to 16 Worth st, containing about 18,000 sq. ft. The lessees own the adjoining building, at the corner of Hudson and Thomas sts, which they now occupy.

H. C. SENIOR & CO. leased for Eliza K. Adkenburgh the 4-sty dwelling at 125 West 57th st to Nellie Walsh; for Hester C. Kieley the store in 66 Amsterdam av to the Reid King Co.; for Clara L. Craft the 4-sty dwelling at 144 West 64th st to Paul Taronje; for John Demmig the store in 149 Amsterdam av to Galati & Pavlides; for S. R. Keogh the 3-sty dwelling at 35 East 60th st to L. Wolfert; and for Ernest Dessau the 3-sty dwelling at 111 West 63d st to F. Marcel.

THE GUARANTOR REALTY CORPORATION leased the store in 1158 St. Nicholas av for the Winterbottom estate to George Caristinos for a term of ten years; also the store in 1532 Broadway for J. Wallach's Sons to Frank Coloponlas; also for the Sixth Avenue Realty Co. a store in the Donald Building, at the southwest corner of 32d st, and 6th av to Charles Hiller for five years; and, with Stephen H. Tyng, Jr., a loft in 142 to 146 West 24th st to the Carter Manufacturing Co.

Suburban.

GIDEON N. CALEB, of Manhattan, has bought the Albright estate, at Eatontown, N. J., between Red Bank and Long Branch, consisting of 200 acres, with a residence, farmhouse, garage and outbuildings.

JOHN F. DRYDEN, formerly United States Senator from New Jersey, purchased from the Nicholas Ruston estate 584 acres in Montague Township. The property adjoins the present estate of Senator Dryden.

THE THOMPSON-GREENPOINT LAND CO. bought from the Maryland Realty Co. a plot with frontages of 640 ft. on Bliss av, 142 ft. on the north side of Thomson av, and 153 ft. on Forest av, Long Island City; also a plot with frontages of 246 ft. on the south side of Thomson av, 90 ft. on the west side of Caroline st, 237 ft. on Bliss st, and 44 ft. on Greenpoint av.

Richmond.

H. H. SAMSON sold, through Cornelius G. Kolff, to Frank Akeson 327 Fingerboard rd, Fort Wadsworth, a dwelling, on plot 123x113.

CORNELIUS G. KOLFF sold for Mrs. Charlotte Wood two lots, 25x100 each, on Guyon av, Oakwood, to Mrs. R. G. Englehart, of New York.

J. STERLING DRAKE sold for Frederick W. Kerr, to Sidney H. Bailey, a plot, 53x106, on the south side of Castleton av, opposite St. Vincent Hospital. A dwelling will be built on the site.

Real Estate Notes.

PEASE & ELLIMAN have been appointed agents for the 10-sty apartment house at 778 and 780 Madison av.

THOMAS J. O'REILLY has been appointed agent of the Galanthes apartments at 510 West 113th st.

SOLOMON STERN has been appointed agent of the Lohengrin apartments, at the southwest corner of Madison av and 125th st.

ELISHA SNIFFIN, of 135 Broadway, will sail for Europe, August 3, for a motor trip through Italy, Switzerland, Germany and France.

FREDERICK ZITTEL & SONS were the brokers in the recently reported sale of the block front on the east side of 8th av, between 156th and 157th sts, for the New York and Northern Land Company to James J. Coogan.

BROKERS' ATTENTION IS CALLED to the offering of 26 city lots by the Clauson-Flanagan Brewing Company on the Want and Offer page. Further information regarding the sale can be obtained by addressing the company or Henry Brady, 262 West 23d st.

THE METROPOLITAN LIFE INSURANCE CO. has loaned \$425,000 to the McMorrow Engineering and Construction Co. on the new apartment house to be erected at the southwest

corner of Broadway and 143d st, on plot 99.11x125.

GILBERT RAY HAWES has taken up his residence for the summer at Rockaway Park, where a number of property owners have retained him as attorney to file Torrens titles. Many interesting questions are involved, such as old Colonial and crown grants, riparian rights, grants from State and city, lands under water, high and low-water marks, etc. As some of these properties are on Jamaica Bay, Mr. Hawes has purchased the yacht "Mayoureen," which he has rechristened "Torrens," and in which he proposes to visit properties along the shore.

ONE-HALF MILE of track has been laid this week on the White Plains branch of the New York, Westchester & Boston Railroad, and a large amount of ballasting has been done. The work of lowering the grade of New Rochelle av was started, and traffic has been diverted over a temporary road to the south of the avenue. Girders for the bridge over New Rochelle av have been placed, and the concrete work at North st, in New Rochelle, has been completed. Trolley service over the bridge at South Fulton av has been started.

William A. White & Sons have placed the following first mortgage loans: For the Diva Realty Co., \$110,000 on the 6-sty apartment house on the north side of 141st st, near Lenox av; for Oscar Herrmann, \$55,000 on the 6-sty tenement at the southeast corner of Delancey and Mott sts; for the estate of C. V. King, \$90,000 on the southeast corner of Horatio and West sts; for Ramya Realty Co., \$105,000 on the 8-sty mercantile building at the northeast corner of Canal and Washington sts; for the Tandec Realty Co., a building loan of \$60,000 for a 6-sty loft building at 356 to 362 West 18th st; for William C. Seeley, \$65,000 on 342 to 348 3d av; for T. J. McLaughlin's Sons, \$675,000 on the 12-sty apartment house at the northeast corner of 98th st and Broadway; also renewed for a term of years for the 130 West 57th Street Corporation a loan of \$467,500 on the 12-sty apartment house at 130 West 57th st.

MUNICIPAL FORECAST.

Hearings for the Coming Week at the Bureau of Street Openings.

90-92 WEST BROADWAY.

Monday, July 17.

LUDLOW AV.—Assessment, from Tremont av, near Av A, to Whitlock av; 10.15 a. m.

ST. LAWRENCE AV.—Opening, from Westchester av to Clason's Point rd; 9 a. m.

BENSON AV.—Opening, etc., from West Farms rd to Lane av; 2 p. m.

BUENA VISTA AV.—Opening, from its junction with Haven av at or near West 171st st to West 176th st; 2 p. m.

BRONXWOOD AV.—Opening, etc., from Burke av to Gun Hill rd; 10 a. m.

EAST 207TH ST.—Opening, from Woodlawn av to Perry av; 12 m.

GLOVER ST.—Opening, etc., from Castle Hill av to Westchester av; 11 a. m.

MINERVA PL.—Opening, between Jerome av and the Grand Boulevard and Concourse; 2.45 p. m.

Tuesday, July 18.

BOSTON RD.—Opening, between White Plains rd and north line of the city; 3 p. m.

CITY ISLAND BRIDGE.—Opening, the easterly approach included in Parcels A and B; 2 p. m.

CRESTON AV.—Closing, from Tremont av to Minera pl; 11 a. m.

ROSEWOOD ST.—Opening, from Bronx Boulevard to White Plains rd, and from White Plains rd to Cruger av; 3 p. m.

GARFIELD ST.—Opening, etc., from West Farms rd to Morris Park av; 2.30 p. m.

Wednesday, July 19.

BOSTON RD.—Assessment, between White Plains rd and north line of the city; 3 p. m.

LACOMBE AV.—Opening, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; 1.30 p. m.

Thursday, July 20.

Friday, July 21.

ZEREGA AV.—Opening, from Castle Hill av, near Hart's st, to Castle Hill av at or near West Farms rd, being the whole length of Zerega av; 1 p. m.

GRAND BOULEVARD.—Opening, extension of and approaches to the southerly end from East 158th st to East 164th st; 2.30 p. m.

Assessments.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

ROCHAMBEAU AV.—Opening, from 212th st to a point about 265 ft. south of Van Cortlandt av. Area of assessment is as follows: One-half of the block on each side of Rochambeau av, between the southerly side of 212th st and a line 100 ft. south of the southerly line of East 206th st, and parallel therewith, together with the property lying on the northerly side of 212th st, between Woodlawn rd and De Kalb av, included between the northerly side of 212th st and a line 100 ft. distant northerly therefrom, and parallel therewith. September 9.

135TH ST.—Fencing vacant lots on the south side, between Nos. 406 and 474 East. Area of assessment affects Lots 39, 40 and 41 in Block 2279. September 9.



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The Board of Estimate's committee on corporate stock issues recommends that the site of Dreamland be taken for a municipal park. The name of the site is, unfortunately, suggestive of the probable outcome of the recommendation.

The real estate exchanges of more than forty cities in the United States and Canada will be represented at the annual convention of the National Association of Real Estate Exchanges that is to be held at Denver during the week beginning July 17.

Edward M. Grout used to say when he was Comptroller that there are times when New York City needs a grand duke, as only a ruthless potentate could accomplish things here. The Building Code is evidently a proper subject for the attention of a grand duke.

The order of Chairman Willcox of the Public Service Commission directing the restoration of transfers at 151 intersecting points of surface railways in Manhattan and the Bronx will, perhaps, benefit quite as many people as would the building of a new subway.

Now that the way has been cleared by appropriate legislation, a start will no doubt be made soon on the actual carrying out of the West Side terminal project, which eventually will work a great transformation in a part of the city that in the last decade has seen less real estate activity than any other—old Chelsea.

The Dock Department is to build a pier at the foot of West 95th street which will be approached by way of 96th street, which is the historic and still the only "dock road" for the Bloomingdale section. This very desirable municipal improvement is in line with the general tendency of property interests in that quarter to be more active.

The new city charter which Gov. Dix told the Legislature the other day there is no need of enacting in a hurry will, it is said, fill 700 printed pages. Charter makers would do well to remember that city officials are elected for only four years, a term too short to master a 700 page document and accomplish something in the way of administration.

Under a bill just signed by Gov. Dix, the State Board of Agriculture obtains an appropriation of \$10,000 for establishing an exhibit at the Land Show in Madison Square Garden Nov. 3 to 11. The show is intended to help along the return movement of population from cities to the country. Probably no other State offers such good opportunities for profitable agriculture as New York with its cheap farms on State kept highways, its unrivalled water and railway transportation and its innumerable produce markets, including that of New York City, the second largest in the world.

West Farms will become a very important center under the plans of the New York, Westchester and Boston Railroad Company, which have just been approved by the city authorities. The new railroad will there meet the existing subway line and also the Lexington avenue subway hereafter to be built, as well as the Harlem River branch of the New York, New Haven and Hartford Railroad. If important railroad junction points as such are not necessarily populous civic centers in consequence, there are still other reasons for the belief very generally entertained by real estate men that West Farms is destined to be a business and residential community of large size.

More Time for Charter Revision.

Whatever criticisms may be passed upon certain aspects of Governor Dix's administration, he has assuredly served New York city well in one matter. The quietus which he has put upon charter legislation during the current legislative session is a great boon to the city. It would have been absurd to have passed important amendments to the charter at the tail end of a long session before they could be thoroughly discussed and carefully examined. Yet it was apparently the intention of the Democratic leaders at Albany to have done just this thing, and Governor Dix was the only man with the power to prevent it. That he has exercised this power in a decisive way is an indication that, like Mr. Hughes, he has gradually become less scrupulous about putting pressure as an executive upon the Legislature. It looks, consequently, as if the Legislature would have to adjourn without tampering with the charter in any essential way, and for this result we may be devoutly thankful.

The charter of New York City contains plenty of flaws, but it is superior in many respects to the substitutes which are being proposed in its place. The plain fact is that New York does not know what it wants in the way of charter revision, and that the whole matter should be postponed until public opinion has decided upon the general direction which important modifications should take. With all its faults the present charter contains many excellent provisions, which have been reached only after patient consideration and years of experimentation. There is always danger while public opinion is vague and indecisive, that a revision might be made the excuse for a weakening rather than a strengthening of the existing instrument.

The City and the State Inheritance Tax.

Governor Dix has also done well to advise a diminution of the state inheritance tax. The increases made during the Hughes administration in the rate of inheritance taxation have not served their purpose. Instead of increasing the revenue of the state, they have diminished it, because the rates have become so high as to provoke evasion. No American state can impose a very high inheritance or income tax, because such excessive burdens are sure to drive capital out of the jurisdiction of the tax collectors. New York has overshot the mark; and she, less than any other state in the Union, should not commit so egregious an error. Rich men from all over the country have many good reasons for taking up a residence in New York City, and they should not be prevented from doing so by a policy in taxation which injures the city without benefiting the state.

It may be remarked in passing that the Democratic administration at Albany has not succeeded in accomplishing any desirable reforms in the state finances. Although pledged to economy, it has not been able to reduce expenses to any extent sufficient to relieve taxation. Neither has it been ingenious enough to unearth additional sources of taxation. The revenue of the state still continues to be very much less than its expenses; and it looks as if the alternative would be a return to a state tax on real estate. Such a tax would fall with exceptional severity on New York City because it has been increasing its assessed valuation of real estate for taxable purposes to a high level—a level much higher than it used to be over the rest of the state. Even a small state tax on real estate would make a disagreeable increase to the heavy burdens, from which real estate in this city is now suffering.

Subways and Social Reform.

Whatever the outcome of the subway negotiations the future is bound to be regarded with a certain amount of apprehension by taxpayers, particularly in Manhattan. The net result of years of planning and dickerings has been to impose upon the city practically all the risk and burden of new subway construction, and this fact has much to do with the lack of enthusiasm with which the real estate interests of the city have regarded the most recent negotiations and achievements. However they may benefit from the operation of new subways, that benefit will be much diminished by the necessity of paying out of taxation a considerable operating deficit stretched over a period of many years.

No one can tell at present just what the deficit will amount to and how long it will last, but it is certain to be substantial, and to bring with it an equally substantial increase in the tax rate. It is equally certain that the necessity of borrowing \$150,000,000 more or less for

purposes of subway construction will retard other improvements, embarrass the finances of the city and force it to pay an increased rate of interest on all its loans. No doubt the indirect economic and social benefits of this policy will be very great. It will mean that a considerable proportion of the population of the city can find cheaper, pleasanter and healthier homes, and that the existing congestion can be very much diminished. It will mean, also, a probable increase in economic efficiency of New York, because its wage-earners will waste less time in traveling and will have more energy to put into their work. Every candid man must recognize that the accomplishment of such results will probably be worth the millions which they will cost the taxpayer, but for the present we are looking at the matter from the point of view of the people who will pay the bill, and from their standpoint it is difficult to be very enthusiastic.

A large and desirable measure of social reform is being accomplished under a mask of subway construction, and admitting that the policy can be justified, the taxpayer may still believe that a little more regard might have been paid for his interests. In case, for instance, the entrance of the Brooklyn Rapid Transit into Manhattan had been postponed for a few years, extremely advantageous terms could have been obtained in all other respects from the Interborough, and the deficits which will have to be paid from taxation very much reduced. But every other advantage was sacrificed to the advantage of draining off the population of Manhattan to Brooklyn, and the Manhattan real estate owner will have to settle for both losses.

Where Population Is Likely to Go.

The real estate market is unusually dull even for midsummer, and it is almost entirely lacking in interesting developments. The volume of conveyances recorded continues to run under rather than over last year; and in spite of the ease of money, there is less of it being loaned on real estate than there was at the same time in 1910. Building figures in Manhattan compare favorably with the totals of the corresponding period a year ago, because of the revival in the construction of business buildings, but the amount of money being spent for new residential structures is comparatively small in all the boroughs except Queens.

It requires some ingenuity also to find good reasons for anticipating any substantial increase of activity during the coming real estate season. In all probability there will be an increased amount of apartment and tenement house construction on Washington Heights and beyond, and Brooklyn and the Bronx are also likely to do somewhat better in this respect. But the gains are not likely to be large. Population will be temporarily drawn off to Queens and to Newark and the New Jersey suburbs. The most encouraging aspect of the situation consists in the slow and wholesome revival of general business.

The revival probably will not occur quickly enough to constitute a drain on the financial resources of the country, but it will slowly decrease the number of the unemployed, and it will gradually restore confidence. So far as the local situation is concerned, the actual commencement of subway construction will afford employment for many thousands of skilled and unskilled laborers, and this fact is likely to draw population to New York from other cities and increase the demand for dwelling space in all the boroughs.

The Week in Real Estate.

All things considered, the Manhattan real estate market made a creditable showing this week. The volume of trading was not large, nor were there many transactions of unusual size, but enough fair grade deals were closed to demonstrate that the market is in a sound condition. As is apt to be the case in the summer months, the business was confined chiefly to the newer parts of town, the upper West Side, Washington Heights and the Dyckman section furnishing most of the activity. The number of sales below 59th street was less than at any other time this year, and the East Side contributed only one interesting sale.

The Dyckman tract, which every now and then exhibits a spurt of activity and then lapses into dullness, developed this week a mild boom. Several plots changed ownership and while some of these figured in exchanges, the fact that the new owners are mostly builders, would seem to argue well for the future of the dis-

tract. Although the present subway plan does not include any new lines of travel for this section, it is unquestionably true that the building of an East Side subway will have a distinctly beneficial effect on this part of the island, as it will relieve the congestion on the existing line. Under the present rush hour schedule, there are about two Bronx expresses to every Broadway train and there is no doubt that the present subway could handle the West Side travel in fairly comfortable fashion if only West Side travel was accommodated.

The largest transaction involving property in the section was an exchange by which the Hoguet estate acquired a block front consisting of two elevator apartment houses on Broadway between 164th and 165th streets, giving in part payment two large vacant plots in 215th street. The trade involved about \$800,000. Another trade which came near to the half million mark, was the exchange of the West Point apartment house at Riverside Drive and 135th street, for a plot of fourteen lots near the Dyckman street station. In both cases the buyers of the Dyckman property are builders. An immediate improvement of the sites is contemplated. Another sale near the Dyckman street station was interesting in that it showed an increase of value of nearly 600 per cent. in the last six years.

The largest sale on Washington Heights was made by Paterno Bros. to the New York Real Estate Security Co. and involved two high class apartment houses on Riverside Drive near 116th street. This sale is significant in that it marks the growing tendency of corporations selling real estate securities, to back their offerings with substantial investment properties.

Fifth avenue's only contribution to the news of the week was the purchase by Mrs. H. O. Havemeyer of the dwelling at No. 853, adjoining her own residence. It is understood that the house will be given to her son, Horace, who was married last year. The price is understood to have been about \$250,000.

Several bills were passed by the Assembly this week which will have far-reaching effects on the city, as a seaport, and should prove beneficial to property on or near the waterfronts. Heretofore the city has had power to build and lease docks but not to create terminals. Under the new laws the city is to be allowed to establish adequate freight terminals in co-operation with the railroads and thus tie together the various parts of the waterfront, so as to obtain the best results from each district. A proper carrying out of this plan should mean the building of many additional factories and warehouses, particularly in Greenwich Village and on the middle West Side.

A very moderate amount of business leasing was reported, the only really large transaction of this nature being the lease of a large plot in the wholesale grocery district, at Hudson and Worth streets. About fifteen sales were reported from the Bronx, most of which involved vacant property.

The Building Material Market.

Low prices of building materials and the desire to get plans filed and work started on them before the passage of the proposed Building Code are responsible for a decided gain in the percentage of new construction work going ahead in Manhattan at the present time. The fact that other cities are showing little if any gain in the volume of new construction work merely emphasizes the fact that building material interests in New York are playing in good luck.

With the opening of the second half of the year the building material situation seems to be stronger than it has been at any other time since the boom in 1909. Structural steel prices are low; common brick is 50 cents lower than the price prevailing in the corresponding week a year ago; Portland cement is at the level prevailing during the days of the reign of the Licensees Association; lumber is without any fluctuation, save in heavy structural timbers; hardware discounts are not what would be called liberal and building stone is moving in very much better rhythm.

The fears that building interests have entertained within the last two weeks regarding the purposes of the Greater New York Brick Company are set aside by an official statement issued this week through the counsel of the company in which it formally states its object. This seems to clear the horizon, and from now on there should be not only firmer prices but also a more even demand.

The suburban situation is developing remarkable strength, probably because this is the one field where the specula-

tive builder is having any chance to succeed at all. The postponement of subway construction work and the prospect of having streets torn up and undergoing inconvenience, has led suburban investors to believe that this is a good time to build apartment houses and two-family dwellings. In consequence most of the new operations in the New Jersey section of the metropolitan district are of this type, despite the fact that building material distributors are getting, as a rule, better prices and quicker payments than are the distributors here in New York City.

There is an oversupply of labor at present in this city, only about 60 per cent. of the building trades being now employed. The financial market, on the other hand, is comparatively free, with both building and permanent loans, but for some unexplained reason the call for this kind of accommodation is somewhat slack, in view of the fact that this is normally the height of the building season. At this time last year the lending companies were curtailing loans on apartment houses in certain sections of the city. If anything, the lending companies are showing a disposition to ease up on apartment house enterprises and to put the brakes on loft-building projects. There seems to be plenty of money at the disposal of prospective builders to construct high-class residential buildings in the outskirts of the city, but even this activity is more or less limited.

It behooves architects and builders to get their plans filed promptly if they wish to take advantage of the present prices of building materials. On October 1 the new schedule of steel prices will become effective, and the indications now are that these prices will be considerably higher than those now prevailing. There is an adage that "as goes steel, so goes other materials," and if this holds true, as it usually does, then the cost of construction late this Fall will be much heavier than it is at present.

The Right Man for the Place.

Editor of the RECORD AND GUIDE:

The appointment to the Public Service Board of J. Sergeant Cram is something that New York taxpayers can regard as a good turn. Mr. Cram is a large property owner and comes from a family of land owners. He is therefore a man intimately acquainted with real estate conditions, and familiar enough with the city to pass intelligently upon questions without needing a guide to take him to any particular spot.

It is full time that (old) New York be represented by some one whose name can be found in your owner's book, and who knows something more about real estate than that it is merely something to levy taxes against. May this first appointment lead to Mr. Cram's promotion to the Board of Estimate at the first election opportunity. It may be in keeping to add that Mr. Cram's family connections with the old Cooper and Hewitt families is some token of his fitness for a high office.

This is as good a time as any for real estate men to start in to advance their interests in the city government by electing men of similar mould to other places.

OBSERVANT.

New York, July 11.

Encroachment Policies.

Editor of the RECORD AND GUIDE:

Borough President Miller's order prohibiting stoops beyond the building line in The Bronx continues to discourage building operations in that borough. It would be well if Presidents McAneny and Miller would heed this admonition from Mayor Gaynor: "If you put a good man in office you do not want him to go doing things that you have not prescribed by your laws."

Both borough presidents have issued orders relating to the stoop line which are not prescribed by our laws and are in violation of the provisions of the City Charter. One has established a new distance to which stoops can project and the other has prohibited them altogether, although streets have been dedicated by law and custom to such uses for thousands of years—as long as there have been cities and streets.

At the public hearing which crowded the Council Chamber and at which Borough President Steers came out emphatically against the Miller order, public sentiment was overwhelmingly opposed to the proposed restriction—and the Mayor says the people rule.

Borough President McAneny has undertaken the commendable task of removing street stands within and beyond the stoop line except for the sale of news-

papers, periodicals, fruit and soda water. It will be interesting to see what he claims to be the stoop line—his own or the one established by city ordinances. If the former, then most of the stands which are legal under the Charter will have to be cut in half.

There now exists in this city the peculiar condition of three borough presidents obeying the law while two have established laws of their own on this subject, although the same law and Charter govern the entire city. A broker who makes a business of placing mortgages informs me that a savings bank refused a loan on a flat where the cellar entrance had been pulled into the parlor to meet the Miller order on the ground that this did not constitute a rentable proposition. A taxpayer said to me recently "Tammany Hall should have more horse sense than to issue such orders." Of course they will cease with the termination of the present administration, but those who build meanwhile will be subjected to a sacrifice which will continue as long as the buildings exist.

It seems to me the real estate and building interests should get together and by united action compel the rescinding of these orders.

ALBERT E. DAVIS.

New York, July 10.

Conservation of Water.

Editor of the RECORD AND GUIDE:

All will admit that we need conservation of water, but no deprivation to humans or animals. Some of the public drinking fountains are running full tilt during the day, wasting thousands of gallons of water, and all of them are shut off tight by 6 P. M., after which no water can be had for man or animal until next morning. This seems to a casual observer wrong, when it can be so easily remedied. The writer would suggest that spring or self-closing faucets be attached to all these fountains, so that if a person wanted water for himself or for horses or other animals, all that would be necessary would be to press the faucet, when an abundance would be forthcoming, and would then be shut off automatically.

If this was done, water could be obtained from all the fountains any time, day or night. Who can foretell the cost to health and life unless some relief is granted?

J. CONGER BRYAN, M. D.

New York, June 30.

Flooring for a Bakery.

Editor of the RECORD AND GUIDE:

The tenement House Department recently instructed me to make certain changes in some of the bakeries in buildings of this type that I have the management of. Among other things, I put in tile floors in some of them. Now the bakers tell me that they can hardly move about without danger of falling, as the flour makes the tiles very slippery. Can you advise me how to prevent this? I have thought of chipping the surface of the tile, but hesitate to do this. Has any of your readers ever experienced this trouble? If so, would they tell me through your valued columns how they overcame the difficulty?

MANAGER.

New York, July 3, 1911.

Keeping Wooden Floors From Splintering.

Editor of the RECORD AND GUIDE:

Do you know of any way to prevent wooden floors in residential buildings from splintering? Is there a preparation on the market that will keep floors of this type in such a condition that this annoyance will not occur?

B. MARX.

New York, July 7, 1911.

Widening 23d Street.

Under orders to clear encroachments from the sidewalks of 23d street, the high stone steps to the Packard Business College at the northeast corner of Fourth avenue and 23d street, have been chopped off entirely. The school now uses the side entrance on Fourth avenue, and the new building on Lexington avenue will be ready in the Fall.

A New State Highway.

The bill recently passed by the Assembly, providing for a State highway, 75 miles long, to be constructed from Brewster north to Chatham, has been signed by Gov. Dix. The measure directs the State Highway Commission to proceed with the construction of Route No. 1, in the counties of Putnam, Dutchess and Columbia irrespective of the allotment to those counties out of the \$50,000,000 bond issue. The bill carries an appropriation of \$380,000 from the highway bond issue.

LAW DEPARTMENT

MANAGEMENT AND RENTAL COMMISSION.

A employed B as managing agent over a year ago at a special rate of commission to manage and collect. B started negotiations early this Spring for renewal of lease for one of the tenants, from May 1, 1911, and after considerable work by B, both with A and the tenant, a mutual friend of A and tenant called on A to urge easier terms than were demanded by A and B.

Later the attorney for the tenant and the mutual friend called on A, who then notified B that he would continue the negotiations with the attorney and advise B later as to the result.

B was advised that a lease had been closed practically on the terms that B had started negotiating under A's instructions.

On May 1st B collected the May rent according to the new lease and about May 20th A notified B that he would cancel the management agreement forthwith, due to a consolidation of his real estate interests.

Is B entitled to the usual rental commission for the time of the period of the new lease, which laps over the management period? It is a five-year lease, with but one month's rent paid on the same, and there will be 4 11/12 years in which the owner would derive the benefit of the managing agent's services.

Answer.—Starting with the well known rule that a managing agent for property is entitled to no commissions, as such, for making leases, the solution of the above question must be whether there was any breach of contract by the sudden termination of the agreement, and if so any amount to which the agent would be entitled must be "damages" not "commissions." In the estimate of these damages the good work accomplished by the agent and the well known expedient of shipping a man as soon as his work is accomplished, would be well weighed.—Law Editor.

Court Protection for Trees.

An interesting opinion in a suit to recover damages for the destruction of trees was recently handed down by the Appellate Division of the Supreme Court. The Commercial Construction Company, of Suffolk, L. I. on July 29, 1907, while moving an old school house through the streets of Brentwood, cut down sixty trees on the property of Chas. D. Smith in order to allow the building to pass. Smith demanded the value of the trees, which he fixed at \$500. This was refused and he brought suit. Before a lower court, the judgment was given in favor of the plaintiff and the court fixed the damage at \$1,500.

The decision handed down by the Appellate Division was unanimous in sustaining the verdict of the lower court.

Warns Against Infringement.

The Patent Scaffolding Company, which manufactures the adjustable safety platform used in many of the largest building operations here and throughout the country, has, in another part of this paper, a warning, addressed to the trade, in reference to the purchase or use of scaffolding machines in infringement of patent No. 759,008. Suits have been brought in Cleveland against the Ohio Ceramic Engineering Company and Frank H. Robinson, both in Cleveland, for making scaffolding machines, which the local company has been informed are infringements of its patent. The action is also extended in New York City against W. Van R. Whitall, Inc., for installing scaffolding machines in this city. An injunction against these parties and an accounting on the part of these defendant companies and individuals has been asked for.

The Patent Scaffolding Company was recently awarded the only medal ever given to a scaffolding company for its safety features. The device has been widely commented upon at the American Museum of Safety, and its use has been urged by the civic societies for the welfare of workmen at large.

Evening Telegram to be Published Sunday

Beginning next Sunday, July 16, the New York Evening Telegram will begin the publication of a Sunday paper which will be essentially a newspaper in every detail, containing regular editorial and live news pages, and full cable and telegraphic reports. Particular attention will be paid by the Sunday Evening Telegram to important sporting events, which will be covered in detail.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, Brooklyn and Queens for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1910. Following the weekly tables is a resume from January 1, 1911, to date.

MANHATTAN CONVEYANCES

	1911 July 7 to 13	1910 July 8 to 14
Total No.....	174	201
Assessed value.....	\$5,810,000	\$10,095,400
No. with consideration..	15	22
Consideration.....	\$339,125	\$742,570
Assessed value.....	\$298,500	\$629,000

	Jan. 1 to July 13	Jan. 1 to July 14
Total No.....	5,573	6,204
Assessed value.....	\$317,240,050	\$365,279,830
No. with consideration..	475	581
Consideration.....	\$29,920,989	\$34,300,772
Assessed value.....	\$24,155,200	\$29,135,000

MORTGAGES

	July 7 to 13	July 8 to 14
Total No.....	168	190
Amount.....	\$1,164,310	\$6,806,100
To Banks & Ins. Cos.....	30	34
Amount.....	\$1,740,800	\$2,492,000
No. at 6%.....	54	66
Amount.....	\$463,757	\$745,833
No. at 5 1/2%.....	6	5
Amount.....	\$834,600	\$570,500
No. at 5%.....	45	55
Amount.....	\$451,396	\$1,631,500
No. at 4 1/2%.....	14	28
Amount.....	\$626,300	\$2,421,100
No. at 4%.....	1	1
Amount.....	\$6,000	\$200,000
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	48	35
Amount.....	\$782,257	\$1,237,170

	Jan. 1 to July 13	Jan. 1 to July 14
Total No.....	4,444	5,161
Amount.....	\$153,824,963	\$196,579,453
To Bank & Ins. Cos.....	988	.....
Amount.....	\$68,235,394	.....

MORTGAGES EXTENSIONS

	July 7 to 13	July 8 to 14
Total No.....	44	37
Amount.....	\$1,356,875	\$1,153,450
To Banks & Ins. Cos.....	6	11
Amount.....	\$375,000	\$485,000

	Jan. 1 to July 13	Jan. 1 to July 14
Total No.....	1,373	1,400
Amount.....	\$52,572,526	\$57,454,794
To Banks & Ins. Cos.....	487	.....
Amount.....	\$30,164,305	.....

BUILDING PERMITS

	July 8 to 14	July 9 to 15
New buildings.....	21	20
Cost.....	\$1,179,550	\$1,173,900
Alterations.....	\$149,950	\$244,265

	Jan. 1 to July 14	Jan. 1 to July 15
New buildings.....	523	531
Cost.....	\$57,766,850	\$66,555,170
Alterations.....	\$7,385,565	.....

BRONX CONVEYANCES

	July 7 to 13	July 8 to 14
Total No.....	179	172
No. with consideration..	20	58
Consideration.....	\$171,850	\$410,925

	Jan. 1 to July 13	Jan. 1 to July 14
Total No.....	3,979	3,915
No. with consideration..	283	.....
Consideration.....	\$2,494,839	\$3,414,165

MORTGAGES

	July 7 to 13	July 8 to 14
Total No.....	171	204
Amount.....	\$1,206,225	\$1,246,512
To Banks & Ins. Cos.....	12	25
Amount.....	\$138,500	\$206,955
No. at 6%.....	79	59
Amount.....	\$441,605	\$279,017
No. at 5 1/2%.....	10	10
Amount.....	\$71,400	\$43,500
No. at 5%.....	38	97
Amount.....	\$322,320	\$754,646
Unusual rates.....	4	1
Amount.....	\$16,400	\$10,000
Interest not given.....	40	37
Amount.....	\$354,500	\$159,349

	Jan. 1 to July 13	Jan. 1 to July 14
Total No.....	3,420	3,870
Amount.....	\$32,084,482	\$38,033,892
To Banks & Ins. Cos.....	390	.....
Amount.....	\$7,173,850	.....

MORTGAGES EXTENSIONS

	July 7 to 13	July 8 to 14
Total No.....	15	17
Amount.....	\$75,700	\$210,615
To Banks & Ins. Cos.....	2	3
Amount.....	25,000	\$98,000

	Jan. 1 to July 13	Jan. 1 to July 14
Total No.....	344	356
Amount.....	\$5,139,594	\$4,636,750
To Banks & Ins. Cos.....	70	.....
Amount.....	\$2,164,850	.....

BUILDING PERMITS

	July 8 to 14	July 9 to 15
New buildings.....	27	27
Cost.....	\$401,000	\$676,200
Alterations.....	\$12,300	\$89,700

	Jan. 1 to July 14	Jan. 1 to July 14
New buildings.....	724	1,094
Cost.....	\$11,283,135	\$23,211,570
Alterations.....	\$616,282	.....

BROOKLYN CONVEYANCES

	1911 July 6 to 12	1910 July 7 to 13
Total No.....	424	605
No. with consideration..	34	36
Consideration.....	\$302,370	\$299,295

	Jan. 1 to July 12	Jan. 1 to July 13
Total No.....	13,940	15,080
No. with Consideration..	855	.....
Consideration.....	\$7,389,222	\$8,836,151

MORTGAGES

	July 6 to 12	July 6 to 13
Total No.....	555	556
Amount.....	\$2,011,255	\$2,212,386
To Banks & Ins. Cos.....	160	.....
Amount.....	\$798,400	.....
No. at 6%.....	265	256
Amount.....	\$815,923	\$787,759
No. at 5 1/2%.....	87	50
Amount.....	\$323,400	\$179,240
No. at 5%.....	166	218
Amount.....	\$750,277	\$1,121,295
Unusual rates.....	6	6
Amount.....	\$8,925	\$19,600
Interest not given.....	31	26
Amount.....	\$112,730	\$104,392

	Jan. 1 to July 12	Jan. 1 to July 13
Total No.....	12,352	14,272
Amount.....	\$57,809,649	\$70,372,519

	July 1 to 12	.....
To Banks & Ins. Cos.....	263	.....
Amount.....	\$1,382,450	.....

BUILDING PERMITS

	July 6 to 12	July 7 to 13
New buildings.....	87	93
Cost.....	\$463,925	\$522,175
Alterations.....	\$895,062	\$60,615

	Jan. 1 to July 12	Jan. 1 to July 13
New buildings.....	2,855	3,642
Cost.....	\$18,410,185	\$21,130,567
Alterations.....	\$2,854,295	\$2,794,724

QUEENS BUILDING PERMITS

	July 7 to 13	July 8 to 14
New buildings.....	83	75
Cost.....	\$495,675	\$222,150
Alterations.....	\$21,295	16,820

	Jan. 1 to July 13	Jan. 1 to July 14
New Buildings.....	3,168	2,273
Cost.....	\$13,510,486	\$8,038,257
Alterations.....	\$444,817	\$464,496

Fire Towers in Loft Buildings.

The new loft building at the southeast corner of 22d street and Second avenue contains two good examples of interior fireproof stair and elevator halls or fire towers, such as have been recommended of late for all new loft buildings. Supposing the building to be divided in two equal parts, one facing Second avenue and the other 22d street, there is a separate fire tower for each part.

Four heavy walls enclose each stair and elevator hall, which is situated in the central portion of its division of the building. The walls are built of brick to the second floor, and above that of hollow tile. One can walk entirely around the outside of the wall enclosures containing the stairs and elevators. The walls are pierced for fire doors, two from each floor for each "tower."

The floor construction is of reinforced concrete. There is no wood trim, except the flooring, which is nailed to strips embedded in the concrete. Automatic sprinklers have been provided. Charles F. Hoppe was the architect.

On the Calendar.

International Association of Municipal Electricians.—Annual convention, St. Paul, Minn., September 12-15. Clarence R. George, secretary, Houston, Texas.

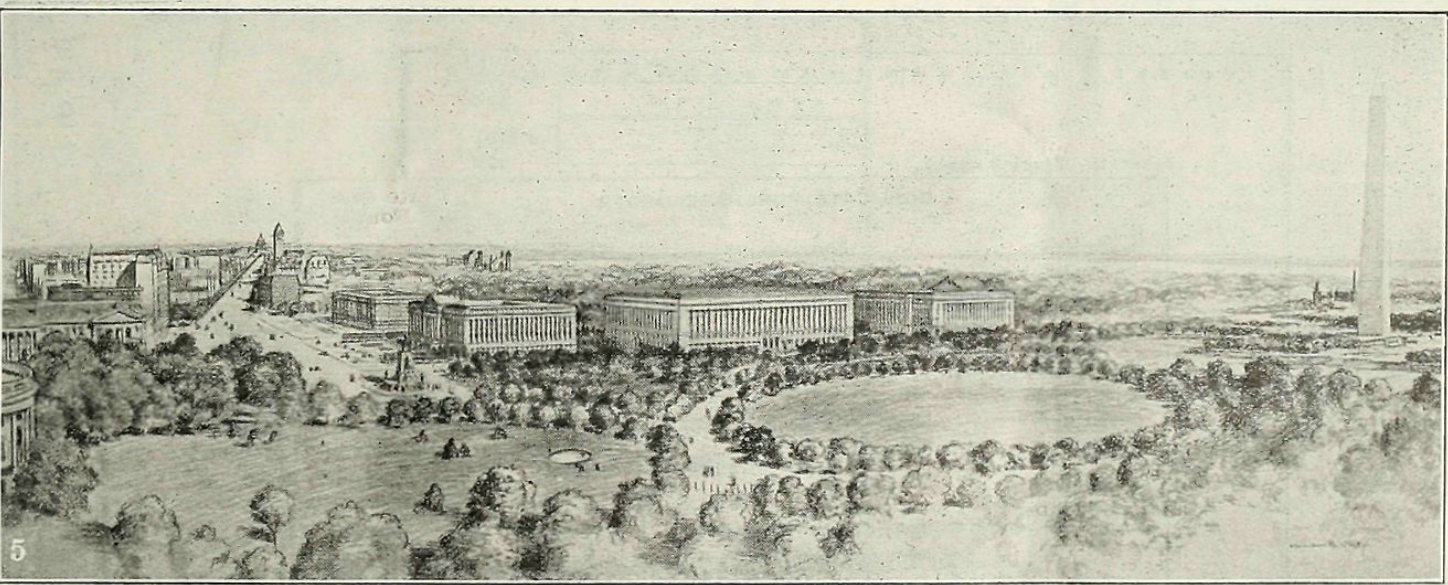
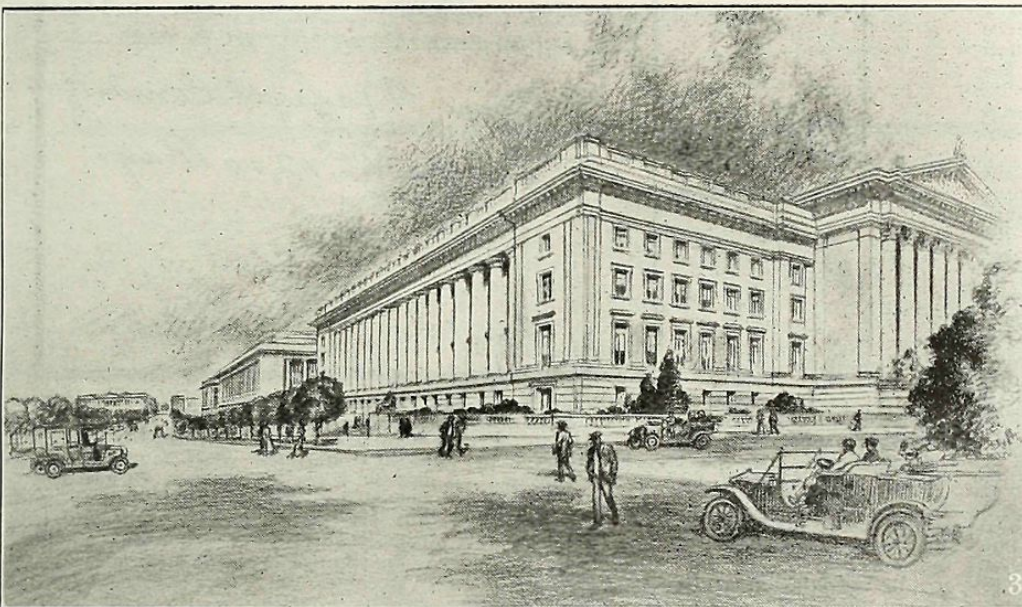
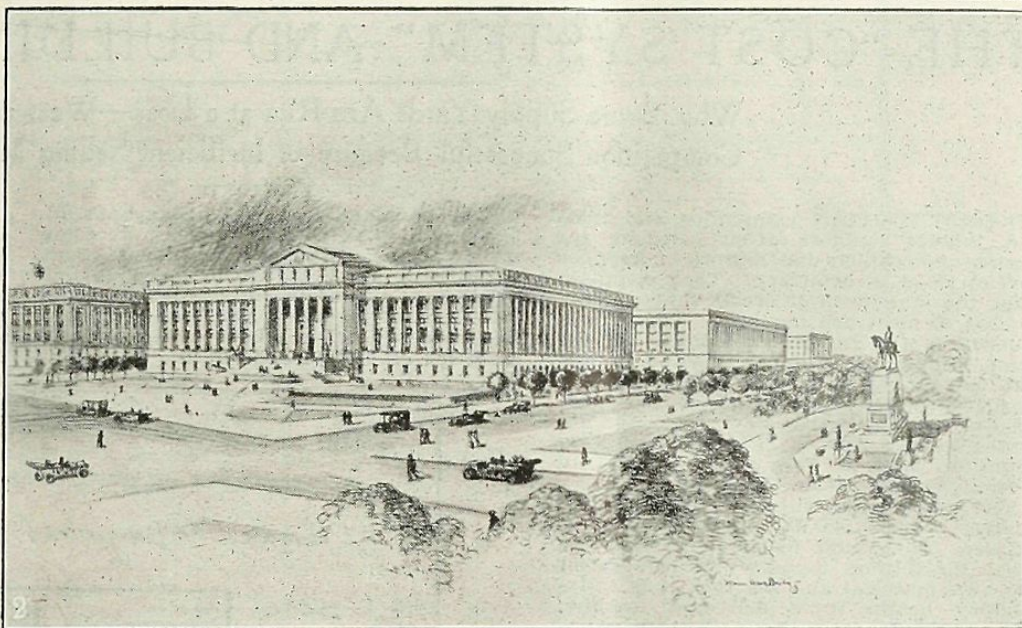
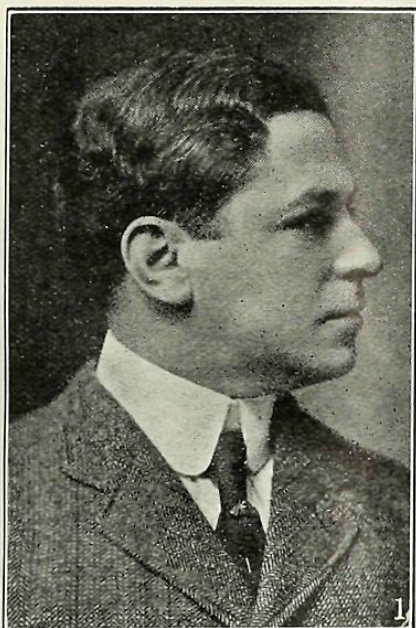
International Municipal Congress and Exposition.—Coliseum, Chicago, Ill., September 18-30. Curt M. Treat, secretary, Great Northern Building, Chicago, Ill.

Fourth International Good Roads Congress.—Chicago, Ill., September 18 to October 1. J. A. Rountree, secretary, Birmingham, Ala.

International Association of Fire Engineers.—Annual convention, The Auditorium, Milwaukee, Wis., September 19-22. James McFall, secretary, Roanoke, Va.

American Society of Municipal Improvements.—Grand Rapids, Mich., September 26-29. A. Prescott Folwell, secretary, 239 West 39th street, New York City.

NOTABILITIES IN THE CURRENT NEWS



The Greatest Building Project in America

The construction of the buildings planned for the Departments of State, Commerce and Labor, and Justice, at Washington, is considered by the government as the greatest building project in the country at this time. The National Arts Commission and President Taft have approved the preliminary plans. The three marble buildings will cover five city squares and will cost \$8,000,000. The architects are all New York men. The design of the building for the Department of Justice was awarded to Donn Barber (Fig. 1); the Department of Commerce and Labor to York & Sawyer; the Department of State to Arnold W. Brunner (Fig. 4). In exterior design, the three buildings are similar in character, each employing columns three stories in height set upon a windowed wall, and architectural "basement." This wall is one story high in the case of the end buildings and two stories high in the central one, thus correcting the dip of the ground and raising the three colonnades to the same level. From Pennsylvania avenue on the north, the principal feature of the front will be the entrance portico of the Department of Justice (Fig. 2); from the Monument grounds or the Mall, that of the State Department (Fig. 3). The building of Commerce and Labor, forming the connecting link, is a simple rectangle, its lines being unbroken by any dominating feature. Fig. 5 is a panoramic view.

BUILDING SECTION

THE "COST SYSTEM" AND BUILDING MATERIALS.

Why Some Supply Yards Are Run at a Loss—Western Mail Order Competition Successful Because of Inefficient Selling Methods Here.

CONSTRUCTION companies and individual builders often consider the terms upon which distributors of supplies sell to them as arbitrary. They complain that the standards of credit they are expected to meet are too high. One consequence is the rapid development of the mail order house. Some types of houses are bought by mail to-day just as dry goods and household sundries are purchased and those that have stood for decades as far west as Chicago, suddenly loom up with a new coat of paint in Brooklyn, Newark or Flushing.

The speculative builder is the one primarily responsible for this condition of affairs. He would rather buy from the local distributor, because he can select his own material and see that it is satisfactory before it is delivered to him. When he buys from the mail order or so-called "Unfair" wholesaler, manufacturer or jobber he takes his chances. There must be a good reason for taking such risks on materials that go to make up his investment and it is not infrequently directly traceable to lack of cost system in the distribution centres in the territory he is helping to develop.

But a change has come to pass within recent years, due largely to the introduction of business science through the services of efficiency engineers. Like all other changes effected in policies of years' standing, the revolutionizing process is slow and even in this city, where competition is keen at all times and where dealers are constantly running chances that would unnerve other business men, methods that were in vogue when the grandfathers of the present generation were supplying materials to New York builders, are still pursued.

While it is not true of all cases, it is still a fact that a majority of building material distributors cannot tell whether they are actually making a profit on any particular commodity they carry. Is not the result liable to be quotations higher than the prospective builder is willing to pay? When he sees a margin of twenty-five cents a bundle on lath that he offers

to buy here and that which has been offered him, plus freight charges, at some distant point, is a mere sentiment about patronizing home industries going to impel him to buy of the higher priced man? Of course, he must pay cash when he buys abroad. He would be able to obtain extended credit, perhaps at the local dis-

A local cement company sold to a man in New Jersey who had no rating in either of the two leading commercial agencies. They sold to this man on the recommendation of a rival agency that the man had always paid his bills with them within his credit limit. The price they quoted covered interest for ninety

FIG. 1—SHOWS THE FORM OF A REQUISITION CARD.

tributor's yards. In the first case he gets his discounts. In the second, he pays interest, but how is the dealer going to know what the interest charges should be on a ninety-day credit for a prospective customer on whom the commercial reports give no rating and upon whom trade association information is meagre if not positively bad? Here is a case in point.

days plus a certain amount for insurance against default. This company knew positively what its costs were and fixed their price accordingly. The other company did not have such a system and this customer actually represented a loss to it even though it always got its money.

Here was a case where a company positively guaranteed its own profits, because it had its costs figured down to the

FIG. 2—THE PURCHASE ORDER AS A RECEIVING SLIP.

FIG. 2—THE PURCHASE ORDER AS A RECEIVING SLIP.

penny. The other company went upon the haphazard principle of hit sometimes and miss often.

This was something of the nature of affairs that existed in this city before the day of the Licensed Portland Cement Manufacturers Association, the hardware, iron and steel, lumber and now the common

the formation of the Greater New York Brick Company, it is seen at a glance that the distributor has come to realize that he must know the cost of every item he handles and the cost of that handling, before he can intelligently enter competition with other well organized concerns, and in the long run the con-

always have them at his fingers' ends where figuring bids.

The Charles Warner Company, which operates large distributing plants in Wilmington, Del., and has branches in other places, engaged efficiency experts to calk up the leaks in the yards. A simple card system was adopted for

ARTICLE		UNIT		DATE		MIN		ORDER			
Cement-Mazareth		Bag		1/10 1/11		400 600		600 1200			
FORM NO. 5 5000 9-10											
DATE	BOUGHT OF	AVERAGE PRICE	REQ. OR ORDER NO.	QUANTITY		DATE	QUANTITY DEDUCTED	BALANCE AVAILABLE	DATE	QUANTITY DEDUCTED	BALANCE AVAILABLE
				ORDERED	REC'D						
1/6/11	Mag	30	94693	1700	1700	1/6/11		1600			
						1/12	300	1300			
						1/18	200	1100			
(OVER)											

FIG. 3—THE PERPETUAL CARD INVENTORY OF ALL STOCK ON HAND.

brick coalitions, organizations or companies, which ever they may be called. But even those conditions were not wholly corrected because they touched only the wholesalers or producers. They did not reach to the man who came in touch with the actual consumer. Since the decision of the big trust cases in Washington, business men have seen a light and in

sumer will be better satisfied and buy his supplies of him; first, because he can see what he is buying; second, because he can obtain better credits and third, because he is following the principle of live and let live and at the same time patronize home industry and business.

It then becomes a question of how best to ascertain these costs indefinitely and

keeping track of every pound of material handled and so thorough was it that it was discovered that the average cost of haulage on all the material, but one was \$0.464 for the year and the exception ran up to \$0.99 per ton although on the surface there was no indication that the cost to haul was any greater than for other commodities. Here was a case of a positive loss. The commodity was machine mixed wet mortar. The cost was finally reduced to fifty cents, the same as that for other commodities, by devising ways and means for replacing the wet mortar with a dry mortar, thus doing away with the necessity of using steel boxes for delivery and sending a team for the empties when the purchasers were through with them.

William A. Jordan, controller and auditor for the Charles Warner Company, who manages the successful Wilmington cost system, says that no matter how simple a system may be, it is apt to be met with office opposition and criticism, hence a large amount of skill and tact and broadness of mind is essential to its initial success. No system is an entity unto itself. All have to be modified to meet the peculiar conditions in each and every business, but the fundamental principles of cost system are the same the world over. The question of net profits is the keynote of all business and where these fall behind there also falls the structure of the organization.

"The man who devotes his capital and life's energy to any business has the right to expect and demand certain returns from that business to which he is devoting himself," said Mr. Jordan before the last meeting of the National Builders Supply Association in Chicago.

What then are the profits that the average man in business expects to net on his gross sales? Some authorities place it at from 12 to 15 per cent. on a well established business. Mr. Jordan holds that in view of the relation between capital and gross sales, the average building material company should expect a return of from 17 to 20 per cent. on the capital invested on the general basis that through natural investment channels capital will earn five per cent. without business risk.

But there are a great many companies handling building materials in this city which are not netting anything like this, because there are leaks in selling costs, maintenance and overhead charges which cannot be detected unless a comprehensive cost system is in operation. There is always a question of whether all departments are paying their own way, even though a 17 to 20 per cent. return is being received on the gross business handled. Efficiency authorities declare that there is invariably one department that carries a weaker one. Where such

CHARLES WARNER COMPANY'S CITY LEDGER ACCOUNT							INDEX
WITH Messrs. F. A. Daball & Co., 14th & Delaware Ave., City.							5464
DATE Jan. 31, 1911.							
DAY	QUANTITY	DESCRIPTION	LOCATION	PRICE	CHARGE	CREDIT	BALANCE
Form 29 Jan 3 08 WILMINGTON PHILADELPHIA NEW YORK BOSTON MANUFACTURERS AND DISTRIBUTERS CEMENT-LIME-SAND-PLASTER-STONE-BRICK-PIPE-COAL-ICE-STORAGE Messrs. F. A. Daball & Co., 14th & Delaware Ave., City. To Charles Warner Company, Dr. WILMINGTON, DELAWARE DATE Jan. 31, 1911.							
December Account							450.50
	23	4300# Sand	14th & Del. Ave.	.07	3.01		
		750# Lime	"	.35	2.63		
	24	3-Bbls N. Cement	"	1.60	4.80		
	25	3000# Rough	"	.13	3.90		
		3950# Sand	"	.07	2.76		
	26	1600# Rough	"	.13	2.08		
	27	10-Bbls N. Cement	"	1.60	16.00		
	30	8000# Rough	"	.13	3.90		
							39.08
							\$489.58

FIG. 4—THE MONTHLY STATEMENT THAT GOES TO EACH CUSTOMER.

conditions exist competition becomes dangerous.

The most dangerous competition is that which is based upon ignorance of initial and selling cost. If one man figures in such items as depreciation or interest on his mortgage debt and another leaves them out, how can they compete successfully? Here is where ruinous price cutting comes in. A Portland cement authority in this city recently told the writer that lack of cost knowledge was undoubtedly responsible for the slashing of prices of Portland cement in this market within the last year or more.

With a universal cost system such reckless competition would not be possible, at least not without full knowledge of the price cutting principals. Space, of course, forbids an exhaustive treatise on cost systems, but the success of the one adopted by the Wilmington company named warrants a brief description as showing that the profits positively can be guaranteed to the building material distributor and the benefits accruing from intelligent price fixing can be obtained by the consumer by the use of modern reference systems.

Fig. No. 1 illustrates a requisition for stock. It is numbered and the department to which it belongs is lettered. In this case it is "G," showing that it belongs to the capital or asset account, which includes stock, stores, land, buildings, railroad tracks, machinery, equipment, horses and wagons, furniture and fixtures. The date on which the material was ordered and that on which the duplicate was returned, are given with the purchase order number and the department to which it is to be charged, which is G-400.

This card is made in duplicate on the purchasing department. After being Oked by the superintendent, the original goes to the purchasing department which places the order and the duplicate remains filed in the yard office to be used by the superintendent or chief clerk in following up the purchasing department.

Figure No. 2 is known as the "purchase order" and goes to the man making out the requisition and acts as a receiving slip, and the triplicate a standard 5x8 buff colored card which is used by the purchasing department in following up deliveries. The original containing a number of instructions at the bottom which do not need to go on the duplicate or triplicate and is therefore made 6x8. It is also designed to go into an "out-look" envelope. The duplicate is perforated at the left so that the figures showing the quantity ordered may be torn off before going to the receiving clerk. This necessitates his counting or weighing the material very carefully and inserting this quantity on the duplicate before returning it to the purchasing department. The triplicate has the numbers of the day across the top and a clip or designation mark placed at any particular number shows the clerk that he must follow up his material on that day.

Figure No. 3 is known as a perpetual card inventory which is kept of all stock on hand. This also acts as a record of average cost prices and shows the amount of material bought of any particular firm in a given length of time.

One very useful feature of this record, according to Mr. Jordan, is that it shows the minimum quantity that should be

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held in stock at any time and the number of units to order when the stock reaches minimum. In this way the stock is turned over automatically and there is no danger of being caught short of some good selling material.

Another feature of this card that the Charles Warner Company has found very useful is in having the "Balance available" column filled out, even though the material itself may not actually have been removed from stock. If it is already called for on orders it is not available for future use and, therefore, the column "balance available" shows the true condition of the stock with respect to this particular article.

In connection with the perpetual inventory it might be of interest to state that the accumulated error for one year between the stock record cards and the actual physical inventory was slightly over one-third of one per cent.

Storeroom requisition forms are shown in Figure No. 4. The general plan of having a requisition for obtaining any material is followed out in the storeroom of the Charles Warner Co. This storeroom is under lock and key, and if any one wants miscellaneous supplies for use about the yard, they must have a requisition, as shown in illustration No. 4 Oked by the foreman and charged to its proper account number. These requisitions are deducted from the store record cards, priced and filed numerically by their account number. At the end of the month it becomes a simple adding machine job to summarize the amount of the money chargeable to the various account numbers.

This card shows the monthly statement

sent to the customer each month while the duplicate is filed as the ledger account of the customer.

Figure 5 shows the monthly loss and gain statement, bringing together in one place all the vital information in regard to the various materials. This forms a summary of all the analysis cards for use by the executives of the company. Certain percentages that would be useful in analyzing the business are determined on this sheet. Among these are, the percentage that the handling, teaming, selling and administrative expense bears to the cost of the material in each department, and the percentage of net profits to gross sales in each department. These monthly loss and gain statements should also be accumulated so that at the end of any particular month a comparison could be made with the standing of the business as compared with the corresponding number of months of the previous year.

Mr. Jordan explains the system as follows:

"With the accumulated monthly loss and gain statements the system is complete and it only remains to analyze the facts and figures as represented and draw certain conclusions. Finally, necessary action should be taken to correct these figures, should they be found unsatisfactory. And by 'unsatisfactory' I mean, should it by any chance, be found that they were not returning the 12 to 15 per cent net profits on the gross sales.

"The maintenance of a perpetual inventory proves very useful in a great many cases. In case of a fire it is undisputable evidence to the insurance companies of

MONTHLY LOSS & GAIN STATEMENT.							1910.
DEPT.	AMT. OF SALES	COST OF MATL.	GROSS PROFIT	HANDLING, TEAMING, SEELLING & ADM. EXPENSE	OPERT. to MATL. COST	NET PROFIT	%
1	\$1518.12	\$387.24	\$1130.88	\$921.98	238.2	\$208.90	13.74
2	2263.14	1858.03	405.11	732.00	39.4	* 326.89	14.43
3	2643.28	791.21	1852.07	1563.15	197.6	288.92	10.93
4	5560.24	4455.10	1105.14	1021.57	23.	83.57	1.50
5	1639.56	1035.96	603.60	491.95	47.5	111.65	6.81
6	8713.93	6385.88	2330.05	2541.29	39.8	* 211.24	2.43
7	468.55	193.56	274.99	243.04	125.5	31.95	6.82
8	1074.44	793.74	280.70	279.61	35.25	1.09	0.10
9	2207.05	1847.12	359.93	545.10	29.5	* 185.17	8.38
10	<u>657.17</u>	<u>429.25</u>	<u>227.92</u>	<u>258.08</u>	<u>60.2</u>	<u>* 30.16</u>	<u>4.59</u>
	26747.48	18177.09	8570.39	8597.77	47.8	* 27.38	.102

* = Loss.

FIG. 5.—GIVES THE MONTHLY LOSS AND GAIN AT A GLANCE.

the value of the stock on hand and it has been so proved many times in the courts. An accurate record of stock withdrawals over a period of six months or a year shows us exactly the amount of stock we ought to carry. This often saves thousands of dollars of investments in over-stocking. The perpetual inventory card gives us a correct average price when the price of purchased materials may be fluctuating. And finally the balance available enables us to tell instantly whether or not we have certain material in stock and in what quantity. On the whole, a perpetual inventory is a most useful and profitable thing to have.

"This cost record will enable us to figure very accurately whether or not the investment in labor saving machinery will be warranted. Labor costs per unit give us figures to go by and enable us in a number of ways to set piece rates or let out certain work on contracts. We have found this to work particularly well in the unloading of barges of sand or bricks. It is possible to make barges and many other operations, which at first glance seem illy adapted to putting on piece work."

The Charles Warner Co. discovered as a result of installing this cost system that all their seven stables were not running on an even basis. It was noticed by the management that the cost of feed and bedding per horse per month averaged about five dollars more than any of the six other stables. The fact that the six

were very nearly the same showed that their average price could be taken as standard. Upon investigation it was discovered that the stable boss was a grafter, selling oats outside and was improperly feeding the horses. Upon his being removed the cost came down to the same average as the other stables and has so continued. In this case the company affected a saving of \$5 a month on fifty horses, which meant a saving of \$250 a month or \$3,000 a year.

This is one of many illustrations that could be cited to show the benefits to be derived from the introduction of a comprehensive cost system, consistently maintained.

The merger of the brick interests along the Hudson River is a straw that indicates the path of the wind. Modern business methods demand system to-day. For years this great commodity was handled in a haphazard way. The new basis, so widely heralded as revolutionary, is nothing more than the introduction of a cost system based, with modifications, of course, upon the science herein outlined; namely, of so systematizing sales and purchases and costs that the condition of the market or the company may be known within a moment's notice. This is the only way in which distributors or manufacturers and even building construction companies can know whether they are making the requisite twelve or fifteen per cent. on their investment. Are you?

TO SMOOTH OUT BUILDING CODE DIFFERENCES

Commissioner Henry S. Thompson Acting as the Personal Representative, of the Mayor, Who Hopes for Decisive Action at This Time

COMMISSIONER HENRY S. THOMPSON of the Department of Water, Gas and Electricity has been asked by Mayor Gaynor to look into the building code matters that are the subject of contention and see if they cannot be straightened out, and differences with regard to them reconciled.

Commissioner Thompson was once the head of the Thompson-Starrett building company and was also for a time Superintendent of Buildings for the Borough of Manhattan. Until now he has taken no part in any of the proceedings connected with revising the code.

The situation which has given rise to his appointment is a peculiar one. As several years have elapsed since the movement to obtain a new code was begun, the Mayor recognizes the desirability of bringing the work of revision to a successful conclusion. On his part, he does not want to be forced to veto a bill which can be satisfactorily amended, and on the other hand, the Building Committee of the Board of Aldermen does not want to report a measure certain to be defeated in the Board or vetoed by the Mayor.

It is understood that the points upon which the Joint Committee (representing the architects, builders and engineers of the city) and the experts of the Building Committee of the Board of Aldermen differed, have already been made known to Commissioner Thompson. What these points were, the Joint Committee has decided not to reveal.

The Aldermanic committee's experts are John D. Moore and Charles B. Meyers. The chairman of the Joint Committee is Benjamin D. Traitel, who is also president of the Building Trades Employers' Association; and the secretary is Robert D. Kohn, architect.

The concrete interests are pleased that Commissioner Thompson has been invited to act as umpire, as it were. He will arrange for private conferences, but it is not known at this time that there will be public hearings. His report will be made to Mayor Gaynor.

Several weeks ago the Mayor in a communication to the Board of Aldermen wrote that committees had called upon him with reference to a difference of opinion "whether hollow tile is better than concrete for building purposes, however high the building may go. I suggest," added the Mayor, "that this matter be examined into very carefully, and that no preference be given to either, unless for undoubted reasons. I send this message to you so that the matter may be thoroughly gone over before the new building code is adopted, and I shall be ready to assist you in any way I can."

ELECTRIC WIRING CONTROL.

At this week's meeting of the Board of Aldermen a letter from Commissioner Thompson to President Mitchel was read, inclosing an amendment to the Building Code which the Commissioner desires to have enacted. He says that "some of the

lighting companies, by mutual agreement, decline to furnish electric current where the Department has filed a violation and where it would appear dangerous to continue the further operation and use of the electric wiring or apparatus.

"A number of fires have occurred, presumably as the result of defective wiring. Many of the buildings in which electricity is generated are used for factory purposes, employing large numbers of people, and the city should, in my opinion, afford the occupants every protection possible, compelling the owners or lessees to keep their electric equipment in a good and safe condition.

"I am, therefore, submitting for the consideration of the Board of Aldermen, a proposed section to be added to the Building Code, which the Corporation Counsel has approved. A violation of its provisions should be considered a misdemeanor."

The proposed new section follows:

No person shall place or permit to be placed, electric current on any wiring or appliances for electric light, heat or power, or on any alterations, additions or changes to such electric wiring or appliances, in any building in the City of New York until the construction and installation of said wiring or appliances shall have been approved by the Commissioner of Water Supply, Gas and Electricity. Such approval shall be based upon conformity with the requirements of the National Electrical Code as adopted, promulgated and interpreted by the Commissioner of Water Supply, Gas and Electricity for use in the City of New York.

No person shall undertake to install, alter, add to or otherwise change any electric wiring or appliances installed in any building in the City of New York for electric light, heat or power without filing with the Commissioner of Water Supply, Gas and Electricity a notice of such intended installation or change.

No person shall refuse admittance to any building in the City of New York during reasonable hours to any authorized representative of the Commissioner of Water Supply, Gas and Electricity who shall desire entrance for the purpose of inspecting any electric wiring or appliances installed for the service of electric light, heat or power.

In case the owner, lessee, manager, corporation or other person having charge or control of any electric wiring or appliances comprising a light, heat or power installation in the City of New York shall neglect or refuse to make such repairs or corrections in said electric installation, the Commissioner of Water Supply, Gas and Electricity shall have power to suspend the operation of such installation until such time as the required repairs and corrections shall have been made to his satisfaction.

The proposed amendment is now before the Building Committee.

An Easy Way of Marking Tools.

Coat the tools to be marked with a thin covering of wax or hard tallow by heating the steel, rubbing the wax over it while warm until it melts and then allowing it to cool. Now scratch the mark in it with a sharp instrument and pour on nitric acid, rinsing the acid off with water, after a time; finally heat the metal until the wax melts and wipe it off. The mark appears as though engraved.—"American Carpenter and Builder."

TENEMENT-LAW FIGHT.

Friends of the Open-Stair Tenements Join Issues With the Department.

Friends of the new open-stair type of tenement house are making a fight to have the law changed so as to permit of the architect's construction plan being worked out in its entirety. The McClelland bill, now before the Legislature, would accomplish this object.

The contending forces are represented by the Tenement House Department and the Tenement House Committee of the Charity Organization Society on the one hand and the new Tenement Economics Society, supported by the New York Academy of Medicine, on the other. Prominent members of the Tenement House Economics Society are George B. Post, William P. Eno, William Jay Schieffelin, Prof. Charles F. Chandler, Dr. William Shannon, Dr. F. M. Crandall, Philetus H. Holt and Henry Atterbury Smith, the architect of the new type of house.

In answer to an inquiry, the Acting Commissioner of the Tenement House Department, William H. Abbott, Jr., stated this week that the Department is opposed to Senator McClelland's bill (No. 1983) amending the Tenement House Law, for the following reasons:

"This bill purports to permit the construction of open-stair tenements," said Mr. Abbott. "There is nothing in the law now to prevent this. The Department is in favor of open-stair tenements. The bill does not eliminate the much disputed vent shaft which should be eliminated; it leaves the law in that respect just as it is.

"Our objection to the bill is because it permits in new tenements water-closets which get their sole light and ventilation from the public halls and stairs. If any such change in the law is to be made, our whole scheme of fire protection will fall at one stroke. We cannot have windows from the stairs to the apartments in non-fireproof houses without seriously endangering human life.

"This type of construction is objectionable also because sufficient light will not be provided in the water closet compartments, and also because it subjects the tenants, who must necessarily use the public halls and stairs, to the indecency of hearing all that goes on inside of the water-closet compartment."

Lawrence Veiller, director of the Tenement House Committee of the Charity Organization, says in regard to the McClelland bill:

"The bad feature of the measure is that it would permit water-closets in new tenement houses to get their sole light and ventilation from the public halls and stairs. The bill is strongly opposed by the present Tenement House Commissioner and by Mr. DeForest and by former Tenement House Commissioner Butler."

ANSWERS TO OBJECTIONS.

Champlain L. Riley, secretary of the Tenement Economics Society, of 20 Broad street, which caused the McClelland bill to be introduced, answers the objections raised by the Tenement House Department, as follows:

"There are no halls and stairs as the public know them in 'open-stair' type. There is absolutely no hall at all and the stairs ascend in the open air. Furthermore, there is not a single example of a toilet depending solely for its light from the open stair. The light is provided from two sources.

"If any such change in the law is to be made our whole scheme of fire protection will fall at one stroke."

"Misleading. There is more risk from an intercommunicating shaft flue which our bill purports to eliminate than from the fireproof stairs in the open air. Concession, however, is made; our bill is changed to apply to fireproof buildings only at the request of a prominent member of the Tenement Committee of the C. O. S.

"We cannot have windows from the stairs to the apartments in non-fireproof houses without seriously endangering human life."

"This concession is made: bill applies only to fireproof buildings.

"This type of construction is objectionable, also, because sufficient light will not be provided in the water-closet compartments."

"Much more light is afforded from the peculiar lighting of the 'Open Stair' plan than is provided by the present legal shaft that may be twelve or more stories high through which no light at all penetrates below five or six stories."

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

Building Improving from Other Cities.

Returns to Bradstreet's from 102 cities show that applications for building permits expanded in a rather satisfactory way in June. This tendency is quite remarkable, in view of the dullness that prevails in many lines of trade and industry. But the main fact is that permits were taken out last month for \$77,628,318 worth of building. This means an increase of 10.7 per cent. over May of this year and a gain of 2.9 per cent. over June, 1910. Fifty-nine cities reporting for June show increases over the corresponding month last year, while forty-three reflect losses.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—Rouse & Goldstone, architects, 38 West 32d st., have plans in progress for the 12-sty apartment house, 50x100 ft., on the west side of West End av., between 96th and 97th sts., for I. Randolph Jacobs, of 160 Broadway. The architects will take the bids.

47TH ST.—Smith & Miller, architects, 1182 Broadway, will take bids about September 1 for the 6-sty fireproof model tenement, 100x90 ft., to be erected at 525-531 West 47th st for Mrs. Helen Hartley Jenkins, of 232 Madison av.

RIVERSIDE DRIVE.—Emery Roth, 18-20 East 42d st., is completing plans for the 10-sty apartment house, 100x105 ft., to be erected at the southeast corner of Riverside Drive and 148th st for Harry Aronson, of 159th st and St. Nicholas av. Estimated cost, about \$200,000.

87TH ST.—Rouse & Goldstone, 38 West 32d st., have plans well along for the 9-sty apartment house, 80x100 ft., at 316-318 West 87th st, for Dr. Samuel Brickner, of 136 West 85th st. Falk & Hager, of 30 Church st., will be the steel engineers. The owner will take all bids on separate contracts. The cost is placed at \$200,000.

PARK AV.—Albert J. Bodker, 25-27 West 32d st., is preparing plans for a 12-sty apartment house to be erected at 383-387 Park av for the Montana Realty Co., care of Potter Bros., 135 Broadway. The estimated cost is \$350,000.

CHRISTOPHER ST.—Charles B. Meyers, 1 Union sq., has plans for a 6-sty tenement, 40.2x77 ft., to be erected at 19-21 Christopher st. for Lipman & Root, of 481 West 159th st. The total cost is \$40,000.

91ST ST.—Schwartz & Gross, architects, have plans in progress for the erection of a 12-sty elevator apartment house, 120x91.1 ft., at the northwest corner of Central Park West and 91st st for the Midas Realty Co., of 505 5th av. The estimated cost is \$600,000.

53D ST.—Waldmar & Mortensen, 116 East 28th st., are preparing plans for alterations to the 4-sty tenement, 148 East 53d st., for Mrs. R. Linder, of 123 West 30th st. The cost is estimated at \$6,000.

STABLES AND GARAGES.

60TH ST.—Charles Stegmayer, architect, of 168 East 91st st., is taking bids for the 4-sty fireproof brick stable at 225-227 West 60th st, for Lewis A. Cushman, of 519 West 60th st. Estimated cost, \$25,000.

25TH ST.—J. M. DeVerona, 13 Park Row, has completed plans for the 2-sty brick stable and garage in the south side of 25th st and the north side of 24th st, 400 ft. east of 1st av., for the City of New York, Department of Water Supply, Gas and Electricity. Bids will be called for on the general contract soon. The cost is estimated at \$50,000.

STORES, OFFICES AND LOFTS.

17TH ST.—Richard Berger, architect, 309 Broadway, has plans for alterations to the 4-sty brick store and loft building, 107-109 East 17th st., for the Henry Reubel Co., of 107 East 17th st. The architect will soon take bids on the general contract. The cost will be \$15,000.

5TH AV.—John H. Duncan, architect, 208 5th av., has completed plans for the 8-sty fireproof store and office building to be erected at 661 5th av by the Henry Phipps Estate of 787 5th av. The architect will soon receive figures. Estimated cost, \$200,000.

CHRISTOPHER ST.—James J. Roddy, owner and general contractor, 9 East 8th st., contemplates alterations to the building, No. 53 Christopher st., for business purposes. No plans have yet been drawn. Estimated cost, about \$2,000.

17TH ST.—William I. Rosenfeld, of 1 Maiden la., owner of the property, 132x92 ft., at 137-145 West 17th st., has no plans for improving the site. A 6-sty structure now covers the plot.

43D ST.—C. H. Darmstadt, 352 West 43d st., owner of the plot, 352-360 West 43d st., which he recently purchased, has no definite plans for improving the site.

8TH AV.—The Astor Estate, owner of the plot at the northwest corner of 8th av and 124th st., state that no plans have been prepared for improving the plot. The premises have been leased by them to the Saranac Realty Co., of 32 Liberty st.

4TH AV.—Warren & Wetmore, 3 East 33d st., have plans well along, and work will start some time in December, on the 16-sty loft building at the southeast corner of 4th av and 21st st for J. H. & C. K. Eagle, of 454 Broome st.

23D ST.—Mrs. Dora Wheeler Keith, owner, care M. & L. Hess, 907 Broadway, is having plans prepared for a 12-sty store and loft building, 56x110 ft., to be erected at 115-117 East 23d st., between 4th and Lexington av. The structure is to be ready for occupancy by October 1, 1912. The architect will be announced in the next issue.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BAILEY AV.—Moore & Landsiedel, 148th st and 3d av., are preparing plans for a 5-sty flat with stores to be erected at the northwest corner of 231st st and Bailey av for the Martin Weber Construction Co., of 231st st and Bailey av. Estimated cost, \$30,000.

CLINTON AV.—Charles Schaefer, Jr., architect, Webster and Tremont avs., is preparing plans for three 5-sty brick tenements to be erected on the west side of Clinton av about 200 ft. south of 175th st., for the Plough Fox Co., of 149th st and Melrose av. The owner will build and be ready for bids on sub-contracts late in August.

BECK ST.—The plot, 109.6x100 ft., in the west side of Beck st., between 163d st and Intervale av., sold by the Henry Morgenthau Co. to Abraham Weisman, will be improved with three 5-sty apartment houses.

CHURCHES.

OLMSTEAD AV.—Eli Benedict, architect, 1947 Broadway, is preparing plans for the erection of a 1-sty non-fireproof brick and limestone church, including a gymnasium and clubrooms at Olmstead av corner of Newboldt av, Bronx, for the Church Extension Committee of the Presbytery, 156 5th av. Rev. C. E. B. Ward, 1241 Olmstead av., is pastor. The architect will be ready for bids about August 1st. Estimated cost, \$35,000.

THEATRES.

WESTCHESTER AV.—Herbert J. Krapp, architect, 133 East 19th st., has prepared plans for alterations to the 2-sty fireproof brick theatre, 80x175 ft., at the northwest corner of 155th st and Westchester av., for the Jackson Amusement Co. William Henderson, of 507 5th av., is the general contractor. Work has been started tearing out.

DWELLINGS.

175TH ST.—Frederick Jaeger, 441 Tremont av., is preparing plans and will receive bids about July 25, for two 3-sty brick 2-family dwellings to be erected in the north side of 175th st, 45 ft. east of Topping av., each 20x55 ft. Edw. Wassman, owner. Estimated cost, \$8,000 each.

HOSPITALS AND ASYLUMS.

GUN HILL RD.—Buchman & Fox, 11 East 59th st., and A. W. Brunner, associate architects, are completing specifications, and will take estimates in about one week, for the new Montefiore Home for Chronic Invalids of Broadway and 138th st., to be erected on the south side of Gun Hill rd., extending from Woodlawn rd to Rochambeau av and southerly to 210th st, in the west section of the Bronx. The total cost is placed at about \$1,000,000.

STORES and DWELLINGS

WASHINGTON AV.—M. W. Del Gaudio, 403 Tremont av., is preparing plans for a 3-sty store and dwelling, 25x100 ft., to be erected by the Value Realty Co., of 170 Broadway, at the northeast corner of Washington av and 168th st., to cost \$25,000. The owner will handle all contracts. Slag roof, electric lighting, marble wainscoting, hardwood trim and skylights.

LINCOLN AV.—Fred Hammond, architect, 149th st and Melrose av., is preparing plans for a 6-sty loft building to be erected at the northwest corner of 139th st and Lincoln av for Demarest & Carr, of 133d st and Lincoln av. C. Lohnk, 2238 Powell av., is general contractor.

STORES, OFFICES AND LOFTS.

TREMONT AV.—Rouse & Goldstone, 38 West 32d st., have about completed plans for the 3-sty brick and stone store and office building at the northwest corner of Tremont and 3d avs for the Schulte Realty Co., of 39 Park Row. Estimated cost is \$25,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BERGEN ST.—J. Ericson, 385 Jay st., Brooklyn, is preparing plans for three 4-sty brick tenement houses in the north side of Bergen st, 204 ft. west of New York av., for the St. Julian Construction Co., of which G. Rasparardi, 142 Columbia st., Brooklyn, is president. The owner will build and take bids on all contracts and materials. Total cost, \$104,000.

FLATBUSH AV.—B. Driesler, 178 Remsen st., is preparing plans for a 4-sty apartment house, with a store, for W. A. A. Brown, of Flatbush and Woodruff avs., to be erected at Flatbush and Winthrop avs. Estimated cost is \$45,000.

ALABAMA AV.—Eisenla & Carlson, 5101 3d av., Brooklyn, is preparing plans for two 4-sty flats, to be erected on the east side of Ala-

bama av, 200 ft. north of Blake av., for the Bradford Construction Co., 372 Alabama av. The owner will handle the construction and take bids on sub-contracts and materials. Cost, about \$25,000 each.

FACTORIES AND WAREHOUSES.

WASHINGTON AV.—Howard Chapman, 1123 Broadway, N. Y. C., has prepared plans for a 6-sty and basement candy factory to be built of reinforced concrete, 100x100 ft., to be erected at Washington and Park avs for Wallace & Co., confectioners. The owner has taken bids on the general contract. Estimated cost, \$100,000.

HOSPITALS AND ASYLUMS.

13TH AV.—Eisenla & Carlson, 5101 3d av., Brooklyn, are at work on plans for a 3-sty brick home, 67x30 ft., to be erected for the Norwegian Home for the Aged on 13th av., near 67th st. The building committee is as follows: Henry Peterson, 533 57th st., chairman; Reinhard Hall, 1655 42d st.; T. Kuntzen, 247 57th st.; O. Benson, 266 56th st.; E. Ericson, 749 54th st.; E. P. Bachil, 633 46th st.; and A. C. Olsen, 439 60th st. Estimates will soon be taken on the general contract.

STABLES AND GARAGES.

CLINTON ST.—William A. Boring, 32 Broadway, New York City, has completed plans for a 3-sty brick and concrete garage, 100x121 ft., at 8-14 Clinton st., for the Clinton Garage Co. The architect will soon take bids. Estimated cost, \$75,000.

THEATRES.

VERONA ST.—Work is up to the second tier of beams on the 3-sty fireproof brick and limestone lyceum, at Verona and Richard sts., for the Church of the Visitation, of which Rev. W. J. White, 98 Richards st., is pastor. F. J. Helmle, 190 Montague st., Brooklyn, is architect and F. J. Kelly's Sons, 258 Broadway, N. Y. C., general contractors. Estimated cost, \$40,000.

Queens,

DWELLINGS.

JAMAICA, L. I.—Jeffrey & Son, Morris Park, L. I., have completed plans for five 2-sty residences for W. C. Crusier, Washington st., this place. The owner has taken bids on sub-contracts. Estimated cost, \$15,000.

WOODHAVEN, L. I.—George Mueller, Woodhaven, owner, is taking bids on the general contract for three 2½-sty frame residences at 1st pl., south of Jamaica av. C. W. Ross, of Woodhaven, is the architect. Estimated cost, \$3,000 each.

FOREST PARK, L. I.—N. Haugaard, architect, Richmond Hill, L. I., has completed plans for two 2½-sty frame residences at the northwest corner of Elmwood and Manor avs for the Forest Parkway Construction Co., of Forest Park.

HOLLIS, L. I.—Jeffrey & Son, architects, Morris Park, L. I., have completed plans for the 2½-sty frame and stucco residence for H. C. Riis, of this place. The owner will build and take bids on all contracts. Cost, about \$7,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st., N. Y. C., has taken bids on the 2-sty terra cotta residence to be erected on the east side of Greenway av. Aymar Embury, 1133 Broadway, N. Y. C., is the architect. Estimated cost, \$6,500.

WOODHAVEN, L. I.—F. Wonnberger, architect, 3222 Jamaica av., Richmond Hill, L. I., has completed plans for the 2½-sty brick and frame residence, 20x40 ft., on the west side of Benedict av, for Jacob Weber, builder, of 3222 Jamaica av., Richmond Hill. The cost is estimated at \$5,000.

FLUSHING, N. Y.—Frederick and William Yale, real estate dealers, of Jamaica, have purchased a plot, 200 ft. frontage, on Sanford av., upon which each will erect a dwelling.

Out of Town.

CHURCHES.

NORTH ARLINGTON, N. J.—The First United Christian Congregation will erect an edifice on property purchased at Kearny av and Eagle st., this place. Funds are now being raised. Address Chairman of building committee for information.

KINGSTON, N. Y.—Work will start at once tearing down St. Peter's school hall at Adams and Pierpont sts., to be replaced by a new parish building. Plans have been submitted to builders and the contract will be awarded soon. The building will contain, besides school rooms, a large hall, a dining-room and a complete kitchen outfit.

GENEVA, N. Y.—Brown & McAgnon, 33 East 27th st., New York City, have completed plans for the 2-sty brick, marble or stone edifice for the First M. E. Church, Rev. A. E. Hall, pastor, Dr. J. A. Spangler, 75 Seneca st., is chairman of the building committee. The architects are ready for bids on the general contract. Estimated cost is \$60,000.

ELIZABETH, N. J.—The Holy Trinity Lutheran Church has decided to erect a \$30,000 edifice at 6th and Franklin sts.; ground will be broken early in September. The Rev. Harry L. Y. Seyler is pastor.

MAHWAH, N. J.—The American Brake, Shoe and Foundry Co., at Mahwah, has agreed to

donate a large plot of ground and erect a church and rectory for the Polish people in their employ. The building will be 32x58 ft., of Gothic style, including a spire and belfry. The rectory will be 2-sty, and about 22x24 ft. Father Knappek is in charge.

GLENS FALLS, N. Y.—Pilcher & Tachau, 109 Lexington av, New York City, have completed plans for the new edifice to be erected at Lincoln av and Davis st for the First Church of Christ Scientist. It will be a 1-sty building, of Gothic style, with outside walls of stucco.

GENEVA, N. Y.—Lewis & Kitchen, of Chicago, have received the heating and ventilating contract for the new Methodist Church to be erected in Seneca st. The officers of the church are desirous of securing bids on all other contracts, none of which have been awarded. Brown & McAgnon, 31 East 27th st, N. Y. C., are the architects.

RED BANK, N. J.—The First Baptist Congregation contemplates the erection of a \$10,000 addition to their church. No definite plans have been made, but it is the plan to have a banquet hall or dining room, several small rooms for social gatherings, and a basement. Edwin H. Burr is president of the committee.

ELMIRA, N. Y.—John Cunningham, of this city, has received the general contract to erect the new St. Cassimer's Catholic Church, at the corner of Roe av and Davis st, for the Polish Catholics. Estimated cost, \$26,000.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—The Natural Carbonic Co., of 135 Broadway, N. Y. C., will soon erect a factory building on property purchased from Samuel Jones & Co.

ALBANY, N. Y.—Plans are being prepared for a large foundry to be erected in the Elmwood-Hertel district by the Strong Steel Foundry Co.

PATERSON, N. J.—Plans have been completed by Ralph Rosenheim for the construction of a 4-sty brick mill on Madison av, between 9th and 10th avs to cost \$61,000. P. S. Van Kirk Co. has the contract.

ROCHESTER, N. Y.—The Joseph A. Schantz Co., owner, will erect a 6-sty fireproof reinforced concrete warehouse and storage in St. Paul st, near Central av. Fay & Dryer, 310 Cutler Bldg., Rochester, are the architects. Total cost, about \$45,000. F. H. Rapp & Co., 3 Circle st, have the general contract.

BUFFALO, N. Y.—Wheat's Ice Cream Co. will erect a large addition to their present plant in Elm st. The plans have not been completed, but a large amount will be expended.

TONAWANDA, N. Y.—Rapp, Zetter & Rapp, of Cincinnati, Ohio, are the architects for a \$150,000 addition to the plant of the Rudolph Wurlitzer Mfg. Co., of Tonawanda, N. Y. The contract has been let to the Duroilite Co., of Buffalo.

GLENS FALLS, N. Y.—The Union Bag and Paper Co., of this city, will erect a brick storehouse in John st, to replace the wooden buildings destroyed by fire several weeks ago.

MONTCLAIR, N. J.—Emerson Brooks, of 2 Clinton av, will erect a large factory in this city, where motor trucks for automobiles will be manufactured.

MUNICIPAL.

SKILLMAN, N. J.—Clyde Potts, 30 Church st, N. Y. City, is preparing plans for a trunk sewer and sewage disposal works for this place. David C. Weeks is interested.

SUMMIT, N. J.—Sealed proposals will be received by the Common Council of Summit, until July 18, for the construction of vitrified pipe sanitary sewers in Summit. J. E. Rowe is clerk.

MIDDLEPORT, N. Y.—It is reported that \$45,000 will be expended for the construction of water works and \$25,000 for a sewer system.

ORANGE, N. J.—City Clerk Lincoln E. Rowley advocates the erection of a new City Hall on property at Winans and Walnut sts, instead of building an addition to the present building, the cost not to exceed \$100,000.

SCHOOLS AND COLLEGES.

NICHOLS, N. Y.—Bids for the new \$23,000 high school at this place have been opened by T. I. Lacey & Son, architects, of Binghamton. The lowest bid was from Thomas Maney, of Sayre, N. Y., at \$17,992, exclusive of heating and plumbing.

PATERSON, N. J.—The Board of Education has decided to erect a new addition to the Prospect Park school. Eighteen rooms will be fitted up with up-to-date appliances. The estimated cost is \$25,000. No architect is named.

NEWARK, N. J.—The North Arlington Board of Education has gone over the plans with Architect Joseph Kennedy for the proposed new school to be erected here. It will cost \$20,000, exclusive of furnishings.

BASOM, N. Y.—Chas. Pender, Warren Winslow and Henry Cedar have been appointed a building committee to meet with School Commissioner Stickle and prepare plans for a new school at this place.

HAWTHORNE, N. J.—Work is to be started at once on a new school in May st, to cost \$30,000. The Board of Education will soon take bids.

WASHINGTON, D. C.—The contract for the construction of an eight-room school building at 30th and R sts, Washington, has been awarded to A. T. Howison, at \$60,388.

WASHINGTON, D. C.—The Davis Construction Co., of Washington, has received the contract to erect an addition to the Armstrong Manual Training School, in this city, at \$68,838.

ASBURY PARK, N. J.—Clarence W. Brazier, architect, of this city, has prepared plans for an addition to the Bradley Park School, to cost about \$18,000.

ALBANY, N. Y.—Isidore Wachsmann, secretary, Board of Contract and Supply, will receive bids until July 17 for erecting the high school in Washington st.

SILVER LAKE, N. J.—Antonio Steffaneli, of Silver Lake, has received the contract for erecting a school house here to cost \$21,953.

CAMDEN, N. J.—A manual training high school will be erected at this place to cost \$40,000; J. W. F. Bleakly is secretary.

MT. HOLLY, N. J.—The Board of Education have agreed to purchase a site in High st. for the erection of a new high school. It is understood that \$40,000 will be asked for. Address secretary of the board.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The Chelsea Securities & Investment Co. will erect a 2-sty brick building, 40x128 ft, at 296 Washington st; cost, \$20,000. McMurray & Pulis, of 22 Clinton st, are the architects.

THEATRES.

PATERSON, N. J.—H. B. Crosby, First National Bank Bldg., has prepared plans for the Folly Theatre to be erected in Paterson at a cost of about \$60,000.

Contracts Awarded.

BANKS.

LEXINGTON AV.—George Vassar's Son & Co., 1170 Broadway, have received the mason contract for the bank building to be erected at the northwest corner of Lexington av and 23d st by Charles Kaye, owner, of 1133 Broadway, for the Fifth National Bank, lessee.

CHURCHES.

BROADWAY.—Louis E. Jallade, architect, 37 Liberty st, has completed plans and will take bids about July 17 for the fireproof church edifice, 100x125 ft, to be erected at the northwest corner of Broadway and 114th st, for the Fourth Avenue Presbyterian Congregation. Committee in charge consists of George H. Masten, 34 East 9th st; Frank Lugar, 12 East 30th st; George P. Ludlam, 640 Madison av, and Dr. Frank C. Yeomans, 46 West 48th st. The cost is estimated at \$200,000.

ELIZABETH, N. J.—The Lammerding & Devine Co., 227 Broad st, Elizabeth, has received the general contract to erect the 2-sty non-fireproof hollow tile and stucco church and Sunday-school, 40x60 ft, for the Epworth M. E. Church. O. S. Teale, 35 Broadway, N. Y. C., is architect. Cost, about \$30,000.

DWELLINGS.

MONTCLAIR, N. J.—Charles B. Walker, 11 St. Luke's pl, Montclair, has received the wiring contract for the 2½-sty frame and stucco residence, 33x32 ft., at 23 Harrison av, for Edmund B. Osborne, 44 Hubert st, N. Y. C. A. F. Norris, 150 Nassau st, N. Y. C., is architect; George W. Boxall, 109 Midland av, Montclair, the mason; William Wikstrom, 151 Chestnut st, Montclair, the carpenter.

5TH AV.—Jacobs & Young, 1133 Broadway, have received the general contract for alterations to the 4-sty brick residence, 48x100 ft., at 684 5th av, for Mrs. H. McK. Twombly, on premises. The alterations consist of a new entrance and interior changes. Warren & Wetmore, of 3 East 35d st, are the architects. Estimated cost, \$10,000.

DOUGLSTON, L. I.—The Cobern Construction Co., 26 Court st, Brooklyn, has received the general contract to erect a 2-sty terra cotta block and stucco residence on the Boulevard for John J. Hertle, treasurer of the Elmore Land Co., 347 5th av, New York City. Robert C. Edwards, 347 5th av, is the architect.

FACTORIES AND WAREHOUSES

3D AV.—Murphy Bros., 200 5th av, have received the general contract to erect the 6-sty fireproof, brick and limestone brew house at the corner of 92d st and 2d av for Jacob Ruppert. Otto C. Wolf, Philadelphia, Pa., is architect and engineer.

ELIZABETHPORT, N. J.—The John W. Ferguson Co., of Paterson, N. J., has the contract to erect three buildings for the Central Railroad at Elizabethport. The car repair shop will be 178x900 ft., and will cost \$256,000. The planing mill, 94x300 ft., will cost \$65,000, and the lumber storage shed, 93x200 ft., \$45,000. Each building is to have massive concrete foundations, and the superstructures are to be of steel frames, filled with brick curtain walls.

BROOKLYN.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to construct a 6-sty and basement reinforced concrete factory building, 100x118 ft., at Washington and Park avs, Brooklyn, for Wallace & Co. Howard Chapman is architect. Work to go ahead at once.

GREENWICH ST.—Jacob Zimmermann, 507 5th av, has received the general contract to erect the 8-sty warehouse for Weil & Son at Greenwich and Laight sts, from plans by C. B. Meyers. Estimated cost is \$300,000.

HALLS AND CLUBS.

125TH ST.—The Steiber Iron Works, Concord and St. Mary's avs, has received the contract for all the stairwork in the new 4-sty Salvation Army Building, 153½ to 157 East 125th st.

56TH ST.—The Cauldwell-Wingate Co., 381 4th av, general contractor for the 10-sty dormitory to be erected by the Y. M. C. A. Association, of 215 West 23d st, at 323-325 West 56th st, has awarded the following sub-contracts for the work: Steel, Mulcahy & Gibson, 381 4th av; carpentry, George Mulligan Co., 33 East 32d st; plastering, James Morrison, Inc., 244 West 29th st; fireproofing, White Fireproof Construction Co., 286 5th av; foundations, Hennebique Construction Co., 1170 Broadway; ornamental iron, Henry Bonnard Bronze Co., Mt. Vernon, N. Y.; architectural terra cotta, Atlantic Terra Cotta Co., 1170 Broadway. The general contractor will do the masonry. L. E. Jallade, 37 Liberty st, architect. Estimated cost, \$150,000.

HOTELS.

WASHINGTON SQ.—Sloane & Moller, Inc., 316 East 65th st, have received the carpenter contract for the annex to the 8-sty fireproof hotel at 35-36 Washington sq, for Frederick D. Fricke, of 108 West 12th st. Henry A. Koelbe,

71 Nassau st, is the architect, and William Crawford, 5 East 42d, the general contractor. Estimated cost is \$125,000.

MUNICIPAL WORK.

CLIFTON, S. I.—W. H. Russell, West New Brighton, S. I., has received the general contract to erect the 3½-sty brick and stone refuse destructor for the City of New York, at this place, Borough of Richmond. Carl F. Grieshaber, 4 East 39th st, New York City, is architect.

HACKENSACK, N. J.—Ernest Abrahams, of Hackensack, has received the contract to improve the road from the Saddle River Borough line to Park Ridge, the price being \$22,962.

ALBANY, N. Y.—The Foundation Co., 115 Broadway, New York City, has received the contract for installing the foundations for the two stacks for the State Capitol power house at Albany, N. Y. The work will consist of the sinking of two caissons by the pneumatic method. These caissons are 18 ft. in diameter, and will be carried to a depth of about 65 ft. The work is under the supervision of Franklin B. Ware, architect, and T. Kennard Thompson, engineer.

CORNWALL, N. Y.—The T. A. Gillespie Co., 50 Church st, N. Y. C., has received the contract to build the tunnel for the New York water-works under the Hudson River at Storm King Mountain. The tunnel is to be 1,000 ft. below the river, and the contract amounts to \$1,640,000.

SCHOOLS AND COLLEGES.

LONG BRANCH, N. J.—John Lowry, Jr., 160 5th av, New York City, has received the general contract to erect the 3-sty brick school, 16 classrooms, for the Board of Education, at this place. Henry C. Pelton, 8 West 38th st, New York City, is architect; and Chester A. Slocum, 150 Nassau st, New York City, steam engineer. Estimated cost, \$95,000.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST.—Bernard F. Golden, 508 Pearl st, has received the general contract to erect the 11-sty loft building, 60x120 ft., at the southeast corner of Lafayette and Howard sts for the Inverness Realty Co., of which T. G. Day, 49 Wall st, is president. Estimated cost, \$125,000.

LEXINGTON AV.—The George A. Fuller Co., 111 Broadway, has received the general contract to erect the 7-sty fireproof express building on the west side of Lexington av, between 49th and 50th sts for the New York Central & Hudson River R. R. Co., of 335 Madison av. Plans have been prepared by the Grand Central Station architects, 70 East 45th st. Balcom & Darrows, 314 Madison av are steel engineers. Estimated cost, \$250,000.

5TH AV.—J. C. Vreeland, 1 Madison av, has received the general contract for enlarging the 5-sty brick store, 548 5th av, for Andrew Alexander, of 40 East 31st st. Carrere & Hastings, 225 5th av, are the architects. Total cost, \$50,000.

32D ST.—J. G. Deisler, 105 West 40th st, has received the general contract for alterations to the brick business building, 11 and 13 West 32d st, for E. Deutsch. Buchman & Fox, 11 East 59th st, are the architects.

59TH ST.—Rubin Kruger, 238 East 59th st, has received the general contract for alterations to the store and show room building, 242 East 59th st, for the Arcade Realty Co., of 155 East 59th st. Buchman & Fox, 11 East 59th st, are the architects.

Bids Wanted.

Bids are wanted by Commissioner Johnson, of the Fire Department, until July 31, for the erection of twenty-one new fire houses in the five different boroughs: four in Manhattan, four in the Bronx, two in Queens and one in Richmond. This is the largest number of fire houses ever ordered at one time in the Fire Department's history. With sites and buildings, together, the cost is placed at about \$1,000,000; and with apparatus, furnishings and equipment, it is estimated that \$2,000,000 will be expended. The materials of construction is generally to be reinforced concrete. The facades above the basement story are to be treated with a special prepared stucco finish. The terms of the contracts stipulate that the work must be finished in 120 working days from the date the contract is signed. Messrs. Hoppin & Koen, of 244 5th av, are the architects. For pictures and full description of the buildings, see Record and Guide of December 24.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

64TH ST, Nos. 234-248 West, two 6-sty brick tenements, 100x87, tar and gravel roof; total cost, \$170,000; owner, Phipps House, 787 5th av; architect, City & Suburban Homes Co., 15-17 West 38th st. Plan No. 477.

120TH ST, s. s., 127.6 w Morningside av, 6-sty brick tenement, 150x84.9, tin roof; cost, \$175,000; owner, J. H. Davis Building Co., 312 West 109th st; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 479. Owner builds.

51ST ST, n. s., 122.6 e 8th av, 8-sty brick tenement, 82.6x85.5, plastic slate roof; cost, \$300,000; owner, Janpole & Werner Construction Co., 206 Broadway; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 483. Owner builds.

FACTORIES AND WAREHOUSES.

26TH ST, n. s., 200 e 10th av, three 1-sty brick storage buildings, various sizes, sheet-metal roofs; cost, \$300; owner, John Trageser Steam Copper Works, 447 West 26th st; architect, H. T. Howell, 3d av and 149th st. Plan No. 469.

120TH ST, Nos. 536-542 East, 2-sty brick warehouse, 30x57, tar and gravel roof; cost,

\$8,000; owner, Standard Oil Co., 26 Broadway; architect, C. A. Ellis, 26 Broadway. Plan No. 470. R. W. Smith, 242 East 51st st, has contract.

ELIZABETH ST, Nos. 286-288, 1-sty frame storage, 9x32; cost, \$250; owner, M. Livoti, 286 Elizabeth st; architect, L. A. Sheinart, 194 Bowery. Plan No. 480.

MISCELLANEOUS.

120TH ST, s s, 204 w East River, 1-sty concrete wagon shed, 22x73, galvanized roof; cost, \$2,000; owner, Standard Oil Co., 26 Broadway; architect, C. A. Ellis, 26 Broadway. Plan No. 472. R. W. Smith has contract.

140TH ST, s s, 139th st, n s, 200 w Broadway, 4-sty brick convent and stable, 26x109.7, slag and slate roof; cost, \$40,000; owner, St. Regis House Corporation, 628 West 140th st; architect, J. H. McGuire, 45 East 42d st. Plan No. 476.

158TH ST, No. 502 West, 1-sty brick wagon shed, 40x40, slag and gravel roof; cost, \$1,000; owner, Joseph Brucker, 536 West 175th st; architect, A. H. Olsen, 2708 Heath av. Plan No. 475.

STABLES AND GARAGES.

60TH ST, Nos. 225-227 West, 4-sty brick stable, 50x95, slag roof; cost, \$25,000; owner, Lewis A. Cushman, 517-519 West 59th st. Plan No. 468. Not let.

24TH ST, Nos. 540-544 West, 3-sty brick stable, 75x98, tar and gravel roof; cost, \$8,000; owner, Herman Kohn, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 467. C. O. Johnson, 240 10th av, has contract.

120TH ST, s s, 149 w East River, 1-sty brick stable 23x103, tar and gravel roof; cost, \$5,000; owner, Standard Oil Co., 26 Broadway; architect, C. A. Ellis, 26 Broadway. Plan No. 471. R. W. Smith has contract.

55TH ST, Nos. 245-249 West, 11-sty brick garage and loft, 59.10x89, felt and slag roof; cost, \$100,000; owner, Stevenson Construction Co., 270 Jackson av, L. I. C.; architect, John M. Baker, 21 Jackson av. Plan No. 482. Owner builds.

110TH ST, Nos. 436x438 East, 4-sty brick wagon shed and stable, 48x63, tar and slag roof; cost, \$15,000; owners, Bunke & Meyer, 315 East 175th st; architect, John G. Michel, 323 45th st, Brooklyn. Plan No. 484.

STORES, OFFICES AND LOFTS.

16TH ST, Nos. 43-47 West, 12-sty brick loft, 64.11x81.16, extension, 64.10x10.5, tar and slag roof; cost, \$225,000; owner, The Hasco Building Co., 17 Madison av; architect, Walter Haefel, 17 Madison av. Plan No. 473. Owner builds.

8TH AV, No. 160, 3-sty brick store and loft, 26.4x100, tar and gravel roof; cost, \$15,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 474.

19TH ST, No. 106 East, 12-sty brick store and office, 25x82.9, slag composition roof; cost, \$75,000; owner, 106 East 19th Street Co., 1178 Broadway; architect, Chas. E. Birge, 29 West 34th st. Plan No. 478. R. H. Macdonald Co., builder.

51ST ST, No. 168 East, 3-sty brick studio, 20 x50 extension, tin roof; cost, \$15,000; owners, Alden Sampson, 1 West 54th st, and A. Phimister Proctor, 17 Macdougall alley; architects, McKim, Mead & White, 160 5th av. Plan No. 481.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

139TH ST, s s, 80 e Cypress av, 5-sty brick tenement, slag roof, 40x87.10; cost, \$26,000; owner, John A. Hennion, 256 West 46th st; architect, Francis A. Galloway, 1812, White Plains av. Plan No. 527.

CLAY AV, w s, 211.11 s 167th st, four 5-sty brick tenements, tin roof, 37.6x79x79; total cost, \$120,000; owner, Albert J. Schwarzler, 1340 Brook av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 520.

CLINTON AV, w s, 90 n 175th st, three 5-sty brick tenements, plastic slate roof, 34.8x72; total cost, \$75,000; owner, Plough Fox Co., S. Harby Plough, 149th st and Melrose av, president; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 521.

CAMBRELLING AV, w s, 95 n 188th st, 4-sty brick tenement, plastic slate roof, 25x88; cost, \$25,000; owner, De Condido Construction Co., Alfonso De Condido, 505 East 117th st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 524.

BATHGATE AV, s e cor 178th st, 5-sty brick tenement, 60.5x82, slag roof; cost, \$65,000; owner, Reliable Construction Co., I. I. Wolf, 1126 Union av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 537.

DWELLINGS.

CHATTERTON AV, s s, 105 e Olmstead av, four 2-sty brick dwellings, tin roof, 20x50; total cost, \$18,000; owner, John Dick, 609 West 177th st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 526.

HEATH AV, e s, 349.31 s Kingsbridge rd, 2½-sty frame dwelling, shingle roof, 19.6x54; cost, \$4,000; owner and architect, Arnold H. Olsen, 2708 Heath av. Plan No. 530.

SOUTH OAK DRIVE, s s, 58.9 w Holland av, two 2-sty brick dwellings, tin roof, 20.4x50; total cost, \$15,000; owner, Jos. A. Mascia, 710 Rosewood st; architect, Frank Hausle, 81 East 125th st. Plan No. 522.

225TH ST, n s, 405 e Barnes av, four 2-sty brick dwellings, tin roof, 20x53; total cost, \$32,000; owner, Perfect Home Co., Fredk. Krebaum, 730 Melrose av, president; architect, John Maier, 449 Willis av. Plan No. 525.

178TH ST, n s, 38 w Watsons la, 2-sty frame dwelling, tin roof, 20x48; cost, \$4,500; owner, Ferdinand Frankenberg, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 531.

TAYLOR AV, w s, 160 n Westchester av, 2-sty frame dwelling, tin roof, 20x48; cost, \$4,500; owner, Frances Busser, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 532.

GILLESPIE AV, e s, 185.9 s Middletown rd, 2-sty frame dwelling, tin roof, 20x30; cost, \$3,500; owner, Herman Volz, 1584 Mayflower av; architect, B. Ebeling, 1136 Walker av. Plan No. 533.

FACTORIES AND WAREHOUSES.

TIFFANY ST, e s, 125 s 167th st, 3-sty brick factory, tin roof, 25x100; cost, \$5,000; owner, Samuel Kramer, 3649 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 523.

238TH ST, n s, 180 e Kiplar av, 1-sty frame storage, 18x30; cost, \$200; owner and architect, W. Slutton Swallow, 507 5th av. Plan No. 529.

MISCELLANEOUS.

WALTON AV, w s, 12 n 157th st, 1-sty frame shed, 58x25; cost, \$700; owner, Peter McGuire, 158th and Walton av; architect, W. C. Reid, 1023 Summit av. Plan No. 535.

STEBBINS AV, e s, 438 n 167th st, 1-sty frame shed, 36.6x26.6; cost, \$300; owner, Barbara Helfrich, 1000 Stebbins av; architect, H. H. Avolin, 961 Stebbins av. Plan No. 536.

STABLES AND GARAGES.

WHITE PLAINS AV, e s, 300 s Bronx and Pelham Parkway, 2-sty frame stable, tin roof, 40x20; cost, \$500; owner, Wm. Thwaite, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 534.

STORES, OFFICES AND LOFTS.

VAN CORTLANDT PARK, 50 s bridge entrance to Broadway and 242d st, 1-sty frame office, shingle roof, 34x35.4; cost, \$1,800; owner, City of New York; architect, Wm. Gray, 237 West 37th st. Plan No. 528.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ALLEN ST, No. 54, change stairs, partitions, store fronts, to 6-sty brick stable and loft; cost, \$5,000; owner, Joseph Spector, Grand and Orchard sts; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1888.

BROOME ST, No. 183, toilets, partitions, shaft, windows, to 5-sty brick tenement; cost, \$2,000; owner, Rachel Sammet, 665 West End av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1871.

DIVISION ST, No. 101, iron columns, beams, to 5-sty brick tenement; cost, \$500; owner, F. Tishman, 180 East 64th st; architect, Jacob S. Glaser, 75 73d st, Brooklyn. Plan No. 1906.

EAST BROADWAY, No. 59, 2-sty brick rear extension, 25x20, beams, partitions, stairs, walls, to 4-sty brick store and loft; cost, \$3,000; owner, S. Zaretzky, on premises; architect, M. Muller, 115 Nassau st. Plan No. 1876.

ESSEX ST, No. 37, 1-sty rear extension, 25x35.3, partitions, girders, to 6-sty brick store and tenement; cost, \$12,000; owner, Sarah Geller, 37 Essex st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1864.

FULTON ST, Nos. 227-229, erect platform, partitions, show windows, to 8-sty brick office building; cost, \$1,200; owner, John Glackner, Cortlandt & Greenwich sts; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1902.

GREENWICH ST, n e cor Warren st, erect sign to 5-sty brick office and loft; cost, \$1,150; owner, Walter J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 1894.

HOUSTON ST, Nos. 124-126 East, toilets, partitions, windows, to 5-sty brick tenement; cost, \$2,500; owner, A. C. Weingarten, 12 West 33d st; architect, O. Reissmann, 30 1st st. Plan No. 1860.

JAMES ST, No. 1, toilets, partitions, to 4-sty brick store and dwelling; cost, \$550; owner, Joseph Carpineto, 68 James st; architect, A. V. Bourke, 220 Broadway. Plan No. 1892.

JOHN ST, Nos. 50-56, partitions, elevators, store fronts, to 4-sty brick loft; cost, \$9,500; owner, Edward A. Schmidt, 127 Edward st, Philadelphia, Pa.; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1907.

KING ST, Nos. 145-147, brick walls, girders, to 1-sty brick stable; cost, \$225; owner, Wilkes estate, on premises; architect, B. E. Donnelly, 145 King st. Plan No. 1855.

LAFAYETTE ST, Nos. 443-449, fire-escapes to 4-sty brick store and loft; cost, \$600; owners, Peter and Gabriel de Nottbeck, Matthew Wilkes and Alice E. Keefer, 21 Liberty st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 1870.

LAFAYETTE ST, No. 442, change sidewalk to 7-sty brick store and lofts; cost, \$1,000; owner, O. B. Potter Trust, 71 Broadway; architect, Francis H. Kimball, 71 Broadway. Plan No. 1898.

LAFAYETTE ST, No. 444, change sidewalk to 7-sty brick loft and stores; cost, \$4,200; owner, O. B. Potter Trust, 71 Broadway; architect, Francis H. Kimball, 71 Broadway. Plan No. 1899. Marc Eidlitz & Son, have contract.

LAFAYETTE ST, Nos. 436-440, change sidewalk to 6-sty brick store and loft; cost, \$3,500; owner, O. B. Potter Trust, 71 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 1896. Marc Eidlitz & Son, 489 5th av, have contract.

LUDLOW ST, No. 170, windows to 5-sty brick tenement; cost, \$200; owner, Abraham Fishman, 170 Ludlow st; architect, O. Reissmann, 30 1st st. Plan No. 1883.

MADISON ST, No. 89, new show windows, iron columns, to 5-sty brick tenement; cost, \$550; owner, N. Geller, 36 Henry st; architect, Morris Schwartz, 194 Bowery. Plan No. 1849.

PRINCE ST, Nos. 131-135, change partitions to 7-sty brick loft; cost, \$600; owner, Mt. Airy Realty Co., 21 West 45th st. Plan No. 1848.

SUFFOLK ST, No. 56, toilets, partitions, to 6-sty brick loft and stores; cost, \$200; owner, Solomon Kaplan, on premises; architects, Buchar & Adelson, 1776 Pitkin av, Brooklyn. Plan No. 1891.

WOOSTER ST, Nos. 116-118, build passage-way to 6-sty brick shops and store; cost, \$250; owner, Bryant Realty Co., 128 Broadway; architect, Edward Necarsulmer, 507 5th av. Plan No. 1913.

5TH ST, No. 438 East, windows, partitions, to 4-sty brick store; cost, \$300; owner, Mrs. Frederick Fennell, 107 Av A; architect, Henry Regelmann, 133 7th st. Plan No. 1903.

7TH ST, No. 100 East, partitions to 5-sty brick tenement; cost, \$150; owner, Simon Roth, 315 Pearl st; architects, Gronenberg & Leucht, 7 West 22d st. Plan No. 1874.

7TH ST, n w cor 3d av, change stairs to 6-sty brick Cooper Union School; cost, \$700; owner, Cooper Union, Inc., on premises; architect, L. J. Wolfe, 525 58th st, Brooklyn. Plan No. 1873.

7TH ST, No. 21 East, change fire-escapes to 7-sty brick store and loft; cost, \$300; owner, S. Cairnato, on premises; architect, A. Vendrasco, 1457 Rosedale av. Plan No. 1852.

21ST ST, No. 43 East, partitions, alter steps, to 4-sty brick dwelling; cost, \$1,800; owner, A. Gordon Murray, 60 Wall st; architect, M. A. Cantor, 29 West 42d st. Plan No. 1843.

21ST ST, Nos. 23-25 East, fire-escapes, alter floors, to 10-sty brick loft; cost, \$850; owner, Elmer A. Darling, Madison av and 29th st; architects, Jardine, Kent & Hill, 3 West 29th st. Plan No. 1880.

21ST ST, No. 301 West, change skylight shaft to 5-sty brick tenement; cost, \$75; owner, Henry Maurer, 301 West 21st st; architect, P. J. Murray, 341 East 43d st. Plan No. 1914.

22D ST, No. 118 East, add 1-sty to extension to 4-sty brick dwelling; cost, \$1,000; owner, I. N. Phelps Stokes, 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 1900. R. W. Fether, 145 East 23d st, has contract.

23D ST, No. 158 East, erect marquise to 4-sty brick store and hotel; cost, \$350; owner, Samuel Heyman, 430 East 59th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1878.

23D ST, No. 22 West, change show windows, vault, to 5-sty brick store and loft; cost, \$1,000; owner, Phillips Phoenix, 68 Broad st; architect, Chas. H. Richter, 68 Broad st. Plan No. 1851.

24TH ST, No. 408 West, partitions, piers, to 3-sty brick dwelling; cost, \$1,000; owner and architect, Michael Lakner, 32 Union sq. Plan No. 1856.

28TH ST, No. 114 West, 1-sty brick front extension, 6.8x6, change front stoop, to 3-sty brick store and dwelling; cost, \$700; owner, Julia E. Glover, 114 West 28th st; architect, M. A. Cantor, 29 West 42d st. Plan No. 1844.

29TH ST, No. 116 East, partitions, windows, skylights, to 3-sty brick residence; cost, \$2,000; owner, Dr. Adolph Waechter, 216 East 12th st; architects, Kalka & Lindenmeyr, 37 East 28th st. Plan No. 1910. Lorenzo Building Construction Co., 418 East 14th st, contractor.

33D ST, No. 335 East, partitions, windows, to 4-sty brick tenement; cost, \$500; owner, Fredk. Vogel, 320 East 33d st; architect, Thomas W. Lamb, 501 5th av. Plan No. 1858.

34TH ST, Nos. 268-270 West, partitions, steel beams, columns, stairs, to two 4-sty brick stores, offices and dwellings; cost, \$1,000; owner, Louisa A. Christian, 30 Prospect st, East Orange, N. J.; architect, J. H. Knubel, 318 West 42d st. Plan No. 1909.

34TH ST, No. 11 West, change front wall to 6-sty brick store; cost, \$200; owner, Mrs. Frances A. Harris, 22 West 34th st; architects, S. B. Eisendrath and B. Horwitz, 500 5th av. Plan No. 1845.

34TH ST, No. 261 West, 1-sty brick rear extension, 8.10x13.4, cut windows, new cornice, to 3-sty brick dwelling and store; cost, \$1,000; owner, Mrs. Morris Albright, 261 West 34th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 1879.

44TH ST, No. 59 West, bathroom to 12-sty brick hotel; cost, \$10,000; owner, Estate A. H. Smith, 544 Main st, Geneva, N. Y.; architects, Eisenwein & Johnson, Buffalo, N. Y. Plan No. 1868.

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55TH ST, No. 256 West, brick walls, change roof, to 5-sty brick loft; cost, \$6,000; owners, E. A. & C. M. Comstock, 23 Warren st; architect, Wm. J. Dilthey, 1 Union sq. Plan No. 1905.

55TH ST, No. 7 West, change vestibule floor, steps, railings, to 1-sty brick church; cost, \$5,000; owner, 5th Avenue Presbyterian Church, 7 West 55th st; architect, T. M. Robertson, 331 Madison av. Plan No. 1915.

57TH ST, No. 2 West, windows, change columns, to 3 1/2-sty brick residence; cost, \$5,000; owner, H. P. Whitney, 2 West 57th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1864. M. Reid & Co., 114 West 39th st, have contract.

58TH ST, No. 233 West, piers, girders, to 4-sty brick engine house; cost, \$3,000; owner, George Ehret, 500 5th av; architect, George W. Sitzer, 500 5th av. Plan No. 1875.

59TH ST, Nos. 228-230 West, change iron tank to 7 and 9-sty tenement; cost, \$150; owner, Hubert Apartment House Association, 228 West 59th st; architects, York & Sawyer, 50 East 41st st. Plan No. 1866.

64TH ST, No. 175 East, sink, baths, partitions, to 3-sty brick dwelling; cost, \$2,500; owner, Arthur Smith, 147 East 62d st; architect, Wm. P. Miller, 539 East 78th st. Plan No. 1846.

69TH ST, No. 244 West, change partitions, elevators, to 2-sty brick garage; cost, \$4,000; owner, Louise M. Marshall, Falmouth, Mass.; architects, Pierson & Goodrich, Inc., 30 West 38th st. Plan No. 1847.

78TH ST, Nos. 163-165 East, skylights, partitions, plumbing, to two 2-sty brick dwellings; cost, \$3,500; owner, Chas. W. Trippe, 1037 5th av; architect, Woodruff Leeming, 20 Broad st. Plan No. 1885.

87TH ST, No. 115 West, 2-sty brick rear extension, 10x18, partitions, shaft, skylights, to 3-sty brick residence; cost, \$1,500; owner, Dr. DeWitt Stetten, 1187 Madison av; architect, Chas. E. Reid, 132 East 23d st. Plan No. 1862.

92D ST, No. 10 East, 2-sty brick rear extension, 17.8x15.2, partitions, to 4-sty dwelling; cost, \$1,200; owner, Dr. Alfred L. Starr, on premises; architects, Carroll Pratt & Herbert Godwin, 103 Park av. Plan No. 1890.

104TH ST, No. 247 East, toilets, partitions, show windows, to 5-sty brick store and tenement; cost, \$500; owner, Frank J. Cassidy, 100 William st; architect, M. Zipkes, 103 Park av. Plan No. 1857.

105TH ST, No. 230 West, partitions to 5-sty brick tenement; cost, \$200; owner, U. S. Trust Co., 45 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1901.

107TH ST, No. 339 East, brick wall to 5-sty loft; cost, \$300; owner, Elizabeth Pandolfino, on premises; architect, L. A. Sheinart, 194 Bowery. Plan No. 1867.

AV A, No. 1537, partitions, stairs, to 5-sty brick tenement; cost, \$2,000; owner, M. Wiener-1724 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 1882.

AV C, No. 146, partitions, toilets, windows, to 5-sty brick tenement; cost, \$2,000; owner, Grossmann Investing Co., 59 West 115th st; architect, O. Reissmann, 30 1st st. Plan No. 1881.

BROADWAY, No. 1593, partitions, stairs, show windows, to 4-sty brick tenement; cost, \$500; owner, Estate George Henry Warren, 68 Broad st; architect, Morris Schwartz, 194 Bowery. Plan No. 1889.

BROADWAY, No. 1607, steel girders, columns, to 2-sty brick hotel and restaurant; cost, \$5,000; owner, James Churchill, 1607 Broadway; architect, H. M. Baer, 21 West 45th st. Plan No. 1850. John T. Brady Co., 103 Park av, has contract.

LENOX AV, No. 57, partitions to 5-sty brick store and tenement; cost, \$600; owner, Florence S. Roome, 41 Sycamore av, Plainfield, N. J.; architect, T. A. Thorpe, 241 East 51st st. Plan No. 1895.

LENOX AV, Nos. 318-320, steel beams to 5-sty brick store and office; cost, \$125; owner, John M. Gardner, 141 Broadway; architect, the Rusling Co., 39 Cortlandt st. Plan No. 1893.

MADISON AV, Nos. 120-124, windows, mezzanine floor, to 6-sty brick club; cost, \$4,500; owner, The Colony Club, on premises; architect, Thomas Hastings, 225 5th av. Plan No. 1911.

MADISON AV, No. 825, partitions to 4-sty brick dwelling; cost, \$500; owner, William B. Anderton, 825 Madison av; architect, Harry Zlot, 230 Grand st. Plan No. 1904.

MADISON AV, No. 178, partitions, stairways, new front, toilet fixtures, to 4-sty dwelling; cost, \$10,000; owner, Mrs. Edith L. Bailey, Katonah, N. Y.; architects, La Farge & Morris, 25 Madison sq North. Plan No. 1877.

WEST BROADWAY, No. 471, 1-sty brick rear extension, 25x12, to 4-sty brick store and loft; cost, \$900; owner, F. C. Trowbridge, 158 Fulton av, Astoria, L. I.; architect, Geo. Rieger, 519 West 47th st. Plan No. 1912.

1ST AV, No. 230, stairs to 5-sty brick store and tenement; cost, \$250; owner, Morris Dworetzky, 26 Ferry st; architect, Frank Straub, 18 East 42d st. Plan No. 1886.

1ST ST, No. 2239, partitions, windows, toilets, to 4-sty brick tenement; cost, \$500; owner, Jennie Landi, 1518 Webster av; architect, O. Reissmann, 30 1st st. Plan No. 1884.

1ST AV, No. 386, partitions, windows, to 4-sty brick store and tenement; cost, \$500; owner, Joseph L. Buttenweiser, 225 Broadway; architect, W. A. Murphy, 353 East 50th st. Plan No. 1859.

2D AV, No. 2001, partitions, toilets, windows, to 4-sty brick tenement; cost, \$1,800; owner, Mary Barnett, 54 East 129th st; architects, Bernstein & Berstein, 24 East 23d st. Plan No. 1872.

4TH AV, s e cor 23d st, change vault, beams, to 8-sty brick office and stores; cost, \$2,200; owner, New York Society for the Prevention

of Cruelty to Children, on premises; architect, Paul C. Hunter, 191 9th av. Plan No. 1865. G. S. Wright, 421 West 24th st, has contract.

5TH AV, No. 612, change entrance vestibule, iron stairs, to 6-sty brick residence; cost, \$2,000; owner, F. S. Flower, 612 5th av; architects, Smith & Cromwell, 104 West 42d st. Plan No. 1869.

5TH AV, s w corner 49th st, change stoop, entrance, to 4-sty brick residence; cost, \$3,000; owner, Estate Ogden Goelet, 9 West 17th st; architects, Carrere & Hastings, 225 5th av. Plan No. 1853. Marc Eidlitz & Son, 489 5th av, have contract.

5TH AV, No. 1045, partitions to 5-sty brick dwelling; cost, \$1,500; owner, Russell Hopkins, on premises; architects, Pooley & Co., 132 Madison av. Plan No. 1887.

5TH AV, No. 296, show windows, beams, to 5-sty brick store and loft; cost, \$975; owner, Willard M. Smith, 911 Broadway; architect, George H. Van Auken, 30 East 14th st. Plan No. 1897.

8TH AV, No. 2221, partitions to 5-sty brick store and tenement; cost, \$100; owner, Estate A. Baumann, 160 East 95th st; architect, David E. Klein, 2152 7th av. Plan No. 1854.

8TH AV, Nos. 523-529, new stairs, partitions, fire-escapes, to 6-sty brick store; cost, \$2,500; owner, The Surprise Building Co., on premises; architects, Shire & Kaufman, 373 4th av. Plan No. 1908.

9TH AV, Nos. 578-580, 3-sty rear extension, 5.4x3.8, shaft, stairs, partitions, to two 4-sty brick tenements and stores; cost, \$4,000; owner, Louis Brenner, 106 West 92d st; architect, John G. Pfuhrer, 14 12th st, Whitestone, L. I. Plan No. 1861. R. Feinstein, 192 Bowery, has contract.

Bronx.

144TH ST, s s, 100 e Willis av, new show window to 2-sty brick store and dwelling; cost, \$200; owner, Luigi Cascioli, on premises; architects, Samenfeld & Johnson, 8 East 42d st. Plan No. 311.

152D ST, No. 759, new partitions, etc., to 4-sty brick tenement and store; cost, \$2,500; owner, Jacob B. Kaplan, 813 Eagle av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 317.

178TH ST, n s, 38 w Watsons la, move 1 1/2-sty frame stable; cost, \$100; owner, Ferdinand Frankenberg, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 313.

231ST ST, n s, 118.11 w Bailey av, move 1-sty frame stable; cost, \$200; owner, M. J. Martin, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 315.

BRONXDALE AV, w s, 271 n Rhineland av, 2-sty frame extension, 20 1/2 x 16, to 2-sty frame store and dwelling; cost, \$1,000; owner, Thos. McDonough, on premises; architect, Andrew A. Walls, 1539 White Plains rd. Plan No. 312.

CLASON POINT RD, n w cor Newman av, 2-sty frame extension, 24.8x27.29, to 1-sty frame cafe; cost, \$1,200; owners, Heckler & Byrne, 251 East 137th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 308.

PROSPECT AV, No. 884, 1-sty frame extension, 20x3, to 3-sty frame store and dwelling; cost, \$2,000; owner, Ludwig A. Beck, on premises; architect, Carl J. Itzel, 1338 Wilkens av. Plan No. 316.

ST. RAYMOND'S AV, n s, 50 e Overing av, move 2-sty frame dwelling; cost, \$700; owners, Smith & Springstead, 2529 St. Raymond's av; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 314.

WASHINGTON AV, No. 1730, 1-sty brick extension, 25x29, to 2 1/2-sty frame stores and dwelling; cost, \$4,000; owner, Bertram L. Kraus, 55 Liberty st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 309.

WILLIS AV, No. 371, new exits, etc., to 2-sty brick nicollette; cost, \$500; owner, Pauline Levy, 166 West 121st st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 310.

Personal and Trade Notes.

HOWARD NOTT PLOTTER, formerly of 314 Madison av, has moved to 35 East 30th st.

WILLIAM J. TAYLOR, builder, of 7 East 42d st, is expected home to-day from a European trip.

OTIS ELEVATOR COMPANY was the low bidder, at \$582,000, for installing the elevators in the Municipal Building.

JOHN THATCHER, the Superintendent of Buildings in Brooklyn, is urging that Coney Island be included in the fire limits.

A. M. KELLAND, architect, of 397 Clinton st, Brooklyn, has taken over his brother's architectural business in Norway, Sweden, and desires American catalogues in all lines. He is expected to sail some time this month.

COMMISSIONER JOHN J. MURPHY, of the Tenement House Department, is utilizing his annual vacation to study tenement house problems abroad. He will meet Robert W. de Forest, the first Commissioner under the Tenement House law, and together they will make certain investigations.

OSBORN ENGINEERING CO., of Cleveland, has secured the contract for a large stadium of reinforced concrete to be erected at Detroit, Mich., for the Detroit Baseball Club. This company now has three contracts for baseball stadiums, the others being at Washington, D. C., and New York City. The Detroit structure will be started at the end of the present season.

E. P. GOODRICH and Frederic A. Molitor, who are associated as consulting engineers, have moved their office from No. 2 Rector street, New York City, to 35 Nassau street. Mr. Goodrich has made a specialty of harbor and terminal work, power-plant design, cement

and reinforced concrete. Mr. Molitor has been engaged extensively in railroad construction, and was at one time supervising railway expert for the Philippine government.

L. S. BUFFINGTON, the Minneapolis architect who invented and patented the steel skeleton construction for buildings, writes that he has been working on a new method of construction—"concrete-steel and glass"—which he is covering with patents. Mr. Buffington says the new construction will reduce the cost of reinforced concrete at least 35 per cent., besides saving in height of building ten to fifteen per cent. He has organized a construction corporation, with a capital of \$500,000, and has begun business.

To Build a Big Arena.

The International Exposition Company, incorporated at Albany recently, with a capital of \$100,000, is to erect an arena to take the place of Madison Square Garden. It will occupy the adjoining block front on Lexington avenue, next to the new Grand Central Palace, controlled by the company, and will be connected with that site by bridges across the street.

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SEMI-ANNUAL REPORT OF THE Lawyers Mortgage Company

JULY 1st, 1911

RICHARD M. HURD, President

To the Board of Directors:

Gentlemen: The business of the Company for the first half of the year 1911 shows a steady advance.

The Company has sold during the past six months \$18,250,331 of Guaranteed Mortgages, has made a net increase in Outstanding Guaranteed Mortgages of \$5,736,243 and has now outstanding a total of \$113,956,667 of Guaranteed Mortgages. In other words, the unprecedented dullness in the market for Stock Exchange securities has not prevented the Lawyers Mortgage Company from selling a large volume of its conservative mortgage investments.

The comparative figures for recent years are as follows:

First Six Months of	Mortgages Sold.	Net Gain in Outstanding Guaranteed Mtges.	Outstanding Guaranteed Mtges. July 1st.
1903.....	\$4,633,264	\$2,922,277	\$14,926,525
1904.....	7,643,910	4,490,660	22,458,408
1905.....	12,732,840	7,774,265	35,884,662
1906.....	12,629,387	7,405,296	48,282,077
1907.....	12,105,512	5,888,821	60,342,971
1908.....	12,942,259	5,351,443	69,031,168
1909.....	16,897,501	9,628,029	86,905,963
1910.....	21,740,285	8,319,307	103,021,787
1911.....	18,250,331	5,736,243	113,956,667

The Gross Earnings and Net Profits of the Company for the first half of the year are larger than ever before. The figures for recent years are as follows:

	EARNINGS.				
	First Half 1911	First Half 1910	First Half 1909	First Half 1908	First Half 1907
Premiums for Guarantees	\$275,200	\$243,308	\$198,646	\$159,497	\$142,096
Interest on Mortgages.....	124,943	125,101	100,393	108,527	93,163
Rent, Commissions, etc.....	7,913	11,109	3,741	8,359	6,930
Gross Earnings	\$408,056	\$379,518	\$302,780	\$276,383	\$242,189
	EXPENSES.				
	First Half 1911	First Half 1910	First Half 1909	First Half 1908	First Half 1907
Rent	\$9,000	\$9,500	\$9,500	\$4,687	\$3,875
Salaries	55,047	50,898	41,991	34,820	32,668
Advertising and Stationery.....	9,314	7,851	7,262	6,817	6,227
Taxes and General Expenses	14,161	9,709	14,128	8,537	8,377
Expenses	\$87,522	\$77,958	\$72,881	\$54,861	\$51,147
Net Earnings	\$320,534	\$301,560	\$229,899	\$221,822	\$191,042

The rates of Earnings and Dividends on the Capital Stock have been as follows:

Capital.	Earnings.	Dividends.
1902....\$1,000,000	6 per cent.	5 per cent.
1903....2,500,000	7 per cent.	5 per cent.
1904....2,500,000	8 per cent.	6 per cent.
1905....2,500,000	11 per cent.	7 per cent.
1906....2,500,000	13 per cent.	8 per cent.
1907....2,500,000	16 per cent.	10 per cent.
1908....2,500,000	18 per cent.	10 per cent.
1909....\$3,250,000	15½ per cent.	12 per cent.
1910....4,000,000	15 per cent.	12 per cent.
1911....4,000,000	16 per cent.	12 per cent.

*Average Capital, \$3,250,000—July 1, 1909, Capital increased from \$2,500,000 to \$4,000,000.
†Annual Rate.

The large increase in Outstanding Guaranteed Mortgages during the past six months is but little reflected in the earnings for that period, but will show in future earnings.

UNEARNED PREMIUMS.

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits—which are not carried as assets—amount to \$1,270,157.

The Assets and Liabilities of the Company on June 30th, 1911, were as follows:

ASSETS.	
New York City Mortgages.....	\$4,587,633.36
Accrued Interest Receivable.....	258,198.83
Company's Brooklyn Building, cost	175,000.00
Real Estate	160,120.08
Cash	1,802,633.86
	\$6,983,586.13
LIABILITIES.	
Capital	\$4,000,000.00
Surplus	2,000,000.00
Undivided Profits	471,041.99
Mortgages sold, not delivered.....	456,138.91
Reserved for Premiums, etc.....	56,405.23
	\$6,983,586.13

Since the former increase in the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to \$2,260,000, in addition to which \$1,037,387 has been carried to Surplus or Undivided Profits, making total net earnings of \$3,297,387. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to June 30th, 1911, amounts to \$1,166,602.

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of June 30th, 1911, by THE AUDIT COMPANY OF NEW YORK.

There are 8,532 mortgages outstanding, the average loan being \$33,000 in Manhattan, \$5,600 in Brooklyn and \$16,500 in the Bronx.

An analysis of the Outstanding Guaranteed Mortgages of the Company shows that these are divided among the three thousand customers of the Company as follows:

Savings Banks	\$13,206,290
Trustees	29,989,268
Individuals	37,901,259
Charitable Institutions	10,411,000
Insurance Companies	19,198,500
Trust Companies	3,250,350
	\$113,956,667

York, or such enlargements thereof as may hereafter be fixed by law.

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies, or Life Insurance Companies.

"The charge of the Company for guaranteeing the payment of mortgages shall not exceed one-half of one per cent. per annum of the principal amount guaranteed."

"This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors then in office, and by vote of a majority of all the outstanding stock of the Company at a special Stockholders' meeting called for that purpose."

These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mortgage investments is clearly evidenced by its unusually clean record in the matter of delinquent interest and foreclosures. The Company has now under foreclosure 39 mortgages, of which 15 are now in process of settlement. The Company owns \$160,120 of foreclosed real estate, and the interest delinquent for more than one month is \$2,653.

Since December 12, 1894, when the Company began business, 12,803 mortgage loans have been made aggregating over \$225,000,000. The total losses of the Company from foreclosures in sixteen years amount to \$13,057.

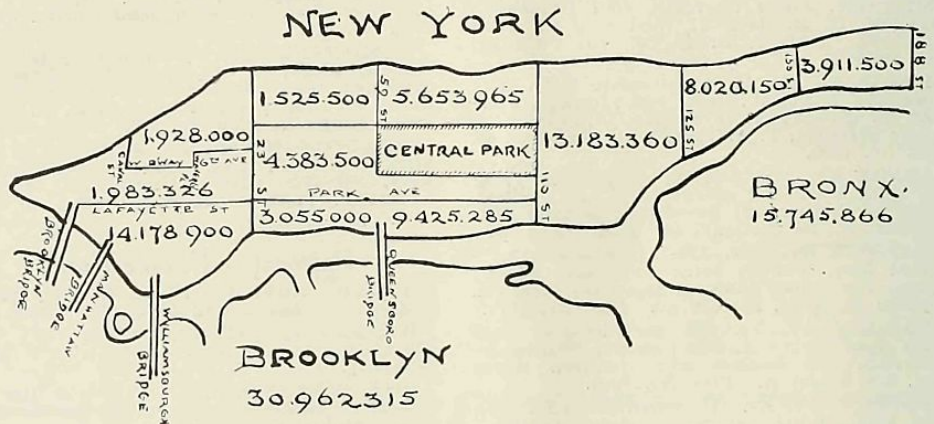
The steady growth of the Company's business during the past sixteen years, bringing the outstanding Guaranteed Mortgages up to ONE HUNDRED AND FOURTEEN MILLION DOLLARS, evidences the public confidence in the strength of the Company's guarantee, but also involves corresponding responsibilities and obligations. The guaranteed mortgage business, like many others, runs smoothly in prosperous times, and the chief thing to guard against is a period of hard times. The gradual dullness which has spread throughout the business world in America during the past year and a half, while not agreeable to those in business, is performing the undoubted function of checking a too rapid expansion in all lines and rendering more remote the type of severe panic which follows a period of marked inflation.

It is true that the steady growth of New York City furthers the safety of all existing mortgages, but it is also true that owners of property because of this growth are continually pressing for larger and larger loans, so that caution is always needed. To be entirely safe in lending, it is necessary to have technical knowledge and correct judgment and to use constant watchfulness over the movements of population, the shifting of nationalities, the new transportation systems and all the complex changes of indus-

The Lawyers Mortgage Company having limited its charge for guarantee to one-half per cent. per annum is not directly concerned in the rate of interest. Investors, however, are directly concerned with the interest rate, which varies from year to year in conformity with general financial conditions. For the past six months the rate of interest on guaranteed mortgages sold by this Company has been as follows:

DISTRIBUTION BY RATES.	
Mortgages sold to net 4 per cent.	\$317,000
Mortgages sold to net 4½ per cent.	10,727,250
Mortgages sold to net 5 per cent.	7,206,081
	\$18,250,331

The following map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on July 1st, 1911, in Manhattan, the Bronx and Brooklyn:



It is worthy of note that 59 per cent. of the Company's mortgages are on Manhattan Island, while 27 per cent. are in Brooklyn and 14 per cent. in the Bronx.

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.

	Value of Land.	Value of Buildings.	Total.	Mortgage Loans.	Fire Insurance.
Manhattan	\$55,311,900	\$48,580,250	\$103,892,150	\$67,248,486	\$56,499,550
Brooklyn	16,365,950	35,199,700	51,565,650	30,962,315	33,561,430
Bronx	8,103,050	15,650,950	23,754,000	15,745,866	15,421,700
	\$79,780,900	\$99,430,900	\$179,211,800	\$113,956,667	\$105,482,680

The average amount loaned by the Company is 63 per cent. of the Company's own appraisal.

For the absolute protection of the holders of Guaranteed Mortgages, the Board of Directors has adopted the following By-Laws:

"The amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company. This Article shall not be amended or repealed except with the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then outstanding issued by the Company."

"Mortgages shall be guaranteed by the Company only when secured by real estate improved for business or residence purposes, and situated within the present limits of the City of New

tries and habitations within the city, which affect the value of land and buildings.

It behooves a prudent management to adhere to conservative real estate valuations—even at the cost of doing smaller business; to continue careful re-inspections of all properties on which mortgages are being extended; to enforce prompt payment of interest and taxes, and to maintain ample cash balances. With such sound and cautious methods, it is believed that this Company will render to its clients not only the service which in periods of prosperity it now furnishes, but an even more valuable service when periods of depression arrive.

This Report in pamphlet form mailed on request.

BUILDING MATERIAL PRICES.

Condition of the Market Strong as Year's Second Half Opens.

Greater New York Brick Company Making Its First Formal Statement Allays Fears of Builders—Quotations Firm in Nearly All Lines.

WHILE other cities show sluggishness in new building projects, New York still leads by a slight margin the weekly filings of corresponding periods last year. Despite the backwardness of the first half of 1911, when building operations were far behind the weekly totals for 1910, the first week in the second half of the current year opened with 502 plans filed for the year, as against 511 for the first six months of 1910. A slight gain in number of plans filed, and an estimated cost was also shown in last week's report.

This activity is due to two causes: low prices of building materials and to the desire to get plans filed and work on them started before the building code is approved. In the latter sense it is history repeating itself. In 1909, when the code was in process of reconstruction there was a scramble to get plans filed, but builders did not then have the handicap, in Government investigations, crop worriments, mergers and general business readjustment, that they have had to contend with this year, and the values and volumes were larger.

The Borough of the Bronx is the only one in the city that shows a loss in building operations in June. In this case it was 10 per cent. over June of last year. Queens' gain was about 62 per cent., Manhattan 14 and Brooklyn 53. June's totals in values this year was \$12,610,668, as against \$11,007,455 in 1910, for Manhattan. The difference in Brooklyn between June of 1911 and 1910 was \$1,613,218, the totals being \$4,642,668 for last month and \$3,029,750 in the corresponding month a year ago. Bronx builders' plans reached a total value of only \$2,774,735 last month while the corresponding four months of a year ago showed \$3,083,695.

Contracts for building materials have therefore been more numerous in Manhattan, Brooklyn and Queens this year than last. Distributors in the Bronx have cut down their requirements to meet restricted sales. The probable reason for this curtailment is the difficulty speculative builders have encountered in obtaining money to carry out operations of this character. There is also an element of spite in that borough, owing to the strict enforcement of the encroachment law, but this feeling is rapidly giving way to the necessity of improving property along the lines of the proposed subway extensions before land values move up.

Since the opening of the second half of the year the movement of building materials has been brisk, even in the Bronx, and many of the firms which have been carrying modified stocks have been placing additional orders with the wholesalers. In consequence of the removal of this drawback on the market, prices for practically all grades of materials have stiffened, but their levels, generally speaking, have not changed.

Hardware, steel and iron going into building construction here are moving in quantities estimated at about 25 per cent. greater than in July a year ago, and only about 5 per cent. behind the volume booked in the corresponding month in 1909. Portland cement contracts are moving in normal volume, but the profits to manufacturers on current sales are seriously cut by reason of competitive underselling. Common brick is selling at little better than winter prices, although the present week gave evidence of a strengthening in prices.

Owing to the inauguration of new methods of selling, the North River common brick output, builders feared a serious inflation of prices and bought heavily within the last three weeks. Despite this demand prices continued to go down, due, perhaps, to the desire on the part of manufacturers not in the new combination to work off their remaining winter reserve stock, so that they could compete on an even basis with the new company, which, it is understood, will handle only the new brick.

Those who sought to steal a march on the new company were, in a measure, disappointed, because consumers failed to come into the market, preferring to wait until they could gain some assurance that they would not be made to bear the burden of the new enterprise in the form of high prices. Had brick gone up to \$6.50 or \$7, in fulfilment of some of the many rumors on the floor of the Build-

ing Material exchange, many building operations requiring large quantities of this material, would doubtless have been deferred. That these rumors were unfounded, is evidenced by the first formal statement issued by the Greater New York Brick Company, through its counsel, to the Record and Guide, this week.

Other departments of the material market were without feature, except for a generally improved undertone and, in some cases, an increased activity at the mills to supply the improved demand from the Metropolitan district.

HOT WEATHER REDUCES DEMAND FOR MATERIAL.

The demand for all kinds of building material suffered a set back within the last two weeks because of the hot weather. Trucking contractors refused to permit their horses to work after noon and in consequence comparatively little material moved. The high temperature interfered to some extent with building operations, especially those not enclosed, and in consequence there is a great accumulation of supplies at wholesalers and shipping centres awaiting transportation to jobs. This was especially noticeable in the common brick market where not more than 15 per cent. of the normal volume moved. The transactions for last week on the wholesale brick market showed only thirty barges sold and of this number probably not more than one-third was delivered at the jobs.

COMMON BRICK SLIGHTLY HIGHER.

Common North River brick gave indications of getting back to seasonable levels this week, but only for selects. These went to \$5.87½ a thousand. The others remained at the quotations given in this department last week or \$5.50 to \$5.75 at dock, wholesale. Last week's transactions were remarkably light. The arrivals were twenty-five barge loads or 8,750,000 less than in a corresponding week last year and the sales were sixteen barge loads or 5,600,000 brick less than in that week.

It was doubtless due to a restriction of shipments on the part of the manufacturers so as to avoid an overcrowding of the market on the eve of the inauguration of the new brick-selling system and to the fact that the market was choked by reason of the inability of dealers to make deliveries during the hot weather. Transactions follow:

	Arrivals.	Sales.
Monday	8	4
Tuesday	2	4
Wednesday	2	1
Thursday	4	7
Friday	8	10
Saturday	2	4
Total.....	26	30

Left over July 1, 5.
Left over July 8, 1.
Arrivals in corresponding week last year were 51, and sales, 43; with 4 on hand from preceding week and 12 left over. Prices were \$5.50 to \$6. Current prices, \$5.50 to \$5.75 with selects selling at \$5.87½. Raritan, \$5.50 to \$5.75. Connecticut, —to—. Condition of market July 13, sluggish.

NEW BRICK COMPANY MAKES STATEMENT.

Realizing the harmful effects of the wild rumors that have been in circulation in building circles within the last three weeks regarding the purposes of the Greater New York Brick Company, the directors authorized the company's counsel, Frank M. Patterson, of 27 William st., to make the following formal statement to the trade. It corroborates entirely the authoritative information conveyed to architects and builders by this department of the Record and Guide:

"Within the past few weeks the daily papers together with the trade journals, have devoted considerable space to advertising what they have chosen to term 'The Brick Combine.'

"The movement, which has been underway for some time and has resulted in the formation of the company known as the 'Greater New York Brick Company,' need not disturb or cause the apprehension of any of the building interests, whether they be dealers in building materials or consumers of the same.

"The Greater New York Brick Company is a corporation formed for the purpose of economical handling and disposal of the product of the various Hudson River brick manufacturers. Under practices heretofore obtaining, there has been no stability in the market for North River brick and the manufacturers have under the conditions which have ordinarily prevailed, realized that the business was being conducted in a most extravagant and expensive, not to say, disastrous manner.

"The object of the new company will be to standardize the methods of marketing their product. It will be possi-

ble under the management of a well organized company to practice many economies, beneficial, not only to the manufacturer, but to the dealer and consumer as well.

"It is the aim of this company to methodize the conduct of the business and give more stability and uniformity to prices."

NO SALES MANAGER FOR THE PRESENT.

In accordance with its announced intention of cutting down the cost of selling brick in this market about \$100,000 a year, the new company will not engage a sales manager at the present time. This action was indirectly the result of the inability of S. Percy Hooker, slated for the position, to give a definite answer to the proposition made him by the company. Mr. Hooker is a State commissioner of highways with headquarters at Albany, whose tenure of office probably will end with the appointment of a Democratic highway committee by Governor Dix, as a result of recent legislation changing the present administration of that department.

It is understood that negotiations have practically been consummated with a large building material house to distribute some of the brick handled by the new company. Other negotiations with other distributing houses are also pending. It is the present intention to see if the sales end of the new system cannot be taken care of through these channels without the services of a general sales manager.

PORTLAND CEMENT SITUATION UNCHANGED.

There has been little change in the Portland cement situation within the last month. Prices continue to run from \$1.43 to \$1.53 a barrel, with 40 cents allowed on bags returned. This represents a price of from 85 cents to 95 cents a barrel in bulk at mill. Natural cement is now quoted at 80 cents a barrel here.

LIME AND PLASTER MARKETS ACTIVE.

One of the significant features of the building material market is the improvement in the demand for lime and plaster. The price of both these commodities remain at their former levels of 75 cents for state common per barrel, 92 cents for Rockland-Rockport common and \$1.37 for Rockland-Rockport special in 300-lb. barrels. Finishing lime in 300-lb. cartons sells at \$1.47 and finishing in 200-lb. cartons, \$1.02. For 350-lb. barrels the price is \$1.62. New Milford can now be bought for \$1.30 a barrel.

Plaster blocks range from 6 cents a square foot to 7¼ cents according to size.

GYPSPUM CONSUMPTION GROWING.

Manufacturers and distributors of gypsum in this market are reporting a wonderful development in demand. This is doubtless due to the fact that most of the building operations now going on are of a high type wherein high grade plasters are specified. The fact that speculative building has within the last year been somewhat restricted is also a factor in this concentration of better grades of this material. In this connection the report of John M. Clarke, the State Geologist on the mining industries of this State, is of interest. He says:

"As the basis for manufacture of plaster of paris and the higher grade building plasters gypsum has come into wide demand in the last two years, and it has also found extensive application in Portland cement, being an indispensable ingredient of that material under the usual system of manufacture.

"The reports of the mining companies for the year 1910 showed an aggregate output of 450,292 short tons of crude gypsum. The value of the product, including crude and manufactured materials, was \$1,108,662. The output represented an increase of about 20 per cent. over the total returned for the preceding year, which was about that proportion larger than the production in 1908."

STRUCTURAL STEEL MORE ACTIVE.

All kinds of structural steel are in better demand. The unfilled tonnage at the mills on June 30 was 3,361,058, which was higher than in any month this year with the exceptions of March and February. The June output of finished products was 865,000 tons, of which about 28 per cent. came into the Metropolitan district for building and railroad bridge construction. All business continues to close at the June rate so that the output for July for this district should show no decrease, and if anything, a notable increase since the plans under way when the announcement in the recent cut in prices went into effect, are now in the hands of bidders.

WANTS AND OFFERS

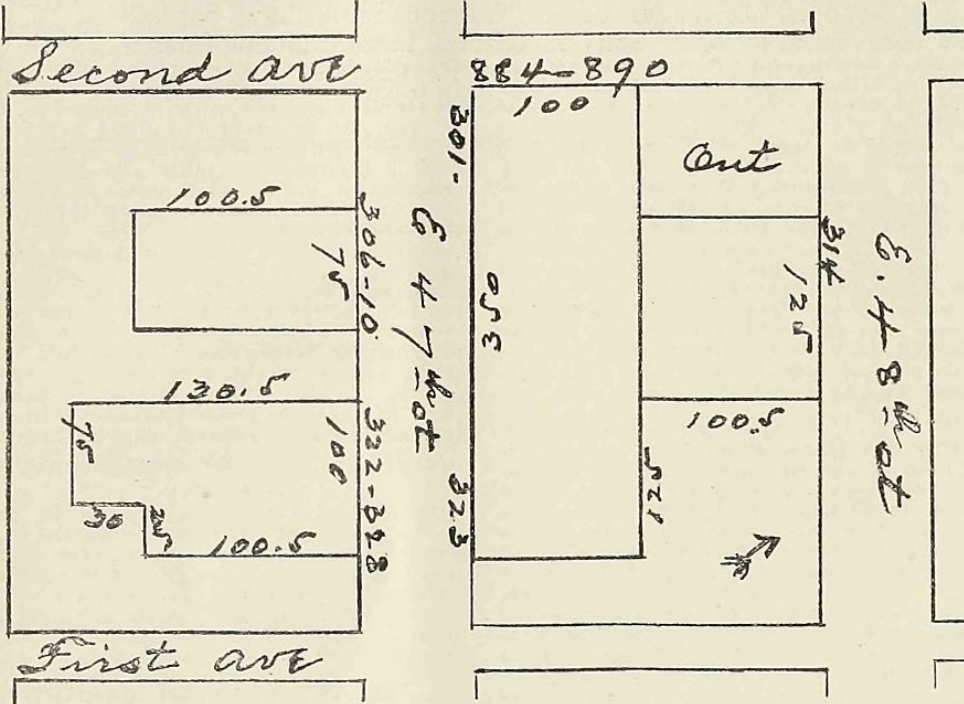
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VAN SICLEN'S

"Guide to Buyers and Sellers of Real Estate"

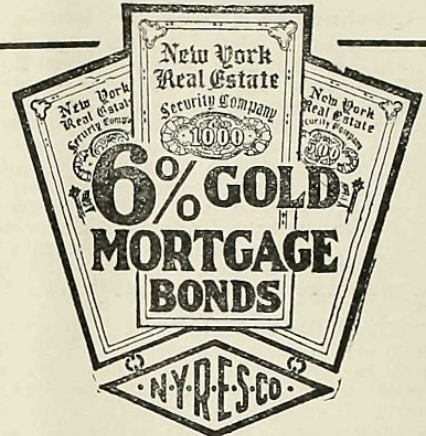
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REAL ESTATE RENTING MAN—Experienced,
successful renting man for general renting work
in real estate office; salary and commission.
Bring written application; state in it where
and with whom experience was obtained. Refer-
ences and character must be first class.
Apply 10 a. m., Tuesday, July 18, 54 East 59th
Street.

MANAGEMENT expert connected with prom-
inent R. E. brokerage office will take entire
charge of first class apartment house in the
Bronx in exchange for free rent of 4 or 5-room
apartment. BOX 60, Record and Guide.

WANTED—Properties, sale or rent; send par-
ticulars; satisfactory results assured.
DUFF & CONGER, Madison Ave., Cor. 86th.

LOFT TO LET, 25x95; light on four sides.
Steam heat. Large elevator. **DAVIS BROWN,**
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Denominations, \$100, \$500, \$1,000
A Deed of Trust covering the entire
assets of the Company and its future
investments protects the Principal and
Interest of the Bonds.
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ASSETS \$10,000,000 CAPITAL \$3,950,000
Write for Information—Circular "D"

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REAL ESTATE SOLICITOR—Only men of
large experience, with successful record in sim-
ilar work, need apply. Bring written applica-
tion; state in it where and with whom ex-
perience was obtained. Apply 10 a. m., Tuesday,
July 18, 54 East 59th Street.

Current quotations on structural steel
only in cents per pound f. o. b. Pittsburg,
follow:

	Cts.
I-beams and channels 3 to 15 ins.	1.35 to 1.40
I-beams and channels over 15 ins.	1.50
H-beams over 8 ins.	1.60
Angles, 3 to 6 ins.	1.45
Zees, 3 ins. and over.	1.45
Angles, channels & zees under 3 ins.	1.45*
Deck beams and bulb angles.	1.70
Hand rail tees, checkered and cor- rugated plates	1.75 to 1.90

*Base and full extras.

NEW TRIANGLE MESH REINFORCE- MENT PRICES.

The following prices from store are for
the following styles approved by the
building department and are effective as
of July 1. They are based on 100 sq. ft.
f. o. b. dock, New York in carload lots:

Style No. 2	\$1.33
Style No. 4	1.04
Style No. 24	1.50
Style No. 26	1.21
Style No. 27	.99

NAIL PRICES REDUCED \$2 A TON.

A reduction in the price of nails be-
came effective on June 20. It aggregates
about \$2 a ton. In this city wire nails
are now selling at \$2 per keg and cut
nails at \$1.60.

LUMBER PRICES STATIONARY.

Except for heavy timber, there is no
change in the prices current on lumber
in this market. There is, however, a
strong undertone in the suburbs where
building operations on a speculative basis
are moving ahead rapidly. Current prices
show little change from quotations made
last month. Hardwoods are stronger and
the present quotations are being followed
closely even on fair sized contracts. Cur-
rent prices follow:

LONG LEAF YELLOW PINE.—Yellow pine
supply is below normal and at the first sign of
a heavy demand in this section of the country
prices are likely to move up. Current quota-

tions, per thousand feet, yard, N. Y., follow:
(Prices are on 20 ft., 21 to 26 feet to 31 to base,
25 ft., 30 ft. and 35 ft.)

2 in. wide and under by				
8 ins. thick & under.	\$31.00	\$32.00	\$33.00	\$34.00
10 ins. wide by 10 ins. thick and under.	32.00	33.00	34.00	35.00
12 ins. wide by 12 ins. thick and under.	36.00	37.00	38.00	39.00
14 ins. wide by 14 ins. thick and under.	43.00	44.00	46.00	46.00
16 ins. wide by 16 ins. thick and under.	45.00	46.00	47.00	48.00
Add \$4 to \$8 to base price for material longer than 35 ft. and less than 40 ft.				

HEMLOCK.—Delivered, N. Y.
Pennsylvania \$20.50
West Virginia 20.00
These sizes are a half a dollar lower than last
month's quotations. Price per thousand feet,
f. o. b. cars, N. Y.

	10 ft.	12 ft.	14 ft.	16 ft.
2 x 4 in.	\$22.50	\$20.50	\$20.50	\$22.50
2 x 6 in. to 2 x 10 in.	20.50	20.50	20.50	17.50
3 x 4 in. to 12 x 12 in.	21.00	21.00	21.50	18.50
1 x 8 in.	17.50	17.50	17.50	
1 x 10 in. & 1 x 12 in.	18.00	18.00	18.00	

GUM.—(f. o. b. cars, lighterage free). There
is a constantly increasing demand for this ma-
terial. Prices now being quoted are:
1 in. 1st and 2nds..... \$49.00
1 in. No. 1 common..... 35.00
1 in. 1st and 2nds, quartered..... 59.00
1 in. 1st and 2nds, clear sap..... 31.00
1 in. No. 1 sap..... 27.00

SPRUCE.—Owing to a short cut of Adirondack
and Canadian spruce the demand can easily come
abreast of the supply and prices in consequence
are likely to shift. Present quotations are:

(Eastern random cargoes delivered, N. Y.)	
2 in.	\$24.00 to \$27.00
6 to 9 ins.	26.00 to 27.00
10 to 12.	28.00 to 30.00
Adirondack and Canada.—(12 and 13 ft. f. o. b. N. Y., rail.)	

Following prices are per thousand feet:
1 x 4 in. \$24.00 and \$25.00
From 1 x 5 to 1 x 10, inclusive, add 50 cents
per inch of width, for estimating.

2 x 3 in.	\$23.50 and \$24.00
2 x 4 in.	23.50 and 24.00
2 x 5 in.	23.00 and 23.50
2 x 6 in.	23.50 and 24.00
2 x 7 in.	23.00 and 23.00
2 x 8 in.	24.00 and 24.50

2 x 9 in.	25.50 and 26.00
2 x 10 in.	25.50 and 26.00
1 x 2 in.	23.00 and 23.50
LATH.—Eastern Spruce, f. o. b. N. Y.	
1 1/2 in. slab.	\$3.40 and \$3.50
YELLOW PINE (yard).	
Building orders, 12-in. and under	\$27.00 to \$29.00
Building orders 14 in and up....	31.00 to 32.00
Yard orders ordinary assortment	24.00 to 25.00
Heart face siding.....	30.00 to 31.00
Kiln dried sap siding, 4/4.....	20.00 to 21.00
Kiln dried sap siding 5/4.....	21.00 to 22.00

OTHER DEPARTMENTS WITHOUT CHANGE.

All other departments in the building
material market report no change in
prices or demand. Estimators will find
bidders keeping close to list prices in fig-
uring on contracts running well into the
Fall and somewhat hesitant regarding
signing up for business after October 1
when the present level on steel products
for structural purposes is scheduled to
change.

Big Brick Contracts for Sayre & Fisher.

A. Wilfred Tutthill, manager of the com-
mon and red faced brick departments of
the Sayre & Fisher Company, 261 Broad-
way, has just closed three conspicuous
contracts for his company. One of these
is for 200,000 red face-brick to be shipped
from the company's plant at South River,
N. J., by lighter to New York and thence
by steamship to St. Johns, Newfound-
land, for use in the New Royal Mission
at that place. Another contract for 400,-
000 re-pressed brick was closed by him
for shipment within the next few weeks
direct from the factory to Havana, Cuba,
for use in a garbage crematory there.
The biggest of these contracts was one
for 1,000,000,500 common brick which will
be shipped direct from the factory by
vessel to Richmond, Va., for use in a
large new hotel.

RECORD SECTION

of the

RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII

New York, July 15, 1911

(81) No. 2261

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

31-8-9	741-30	1244-50 ¹ / ₂ & 61	1649-29	1926-8
114-12	760-10-11	1272-9	1650-43-44	1935-13
131-36	790-62	1288-50	1663-39	1942-44 ¹ / ₂
194-pt Lt 20	800-1	1305-40 ¹ / ₂	1689-15	1963-4
223-13	819-31	1321-30	1694-7 & 10	1988-81
275-1	855-21	1324-22	1701-37	2001-14-15
266-67	926-22	1348-39	1702-35-36	2007-58
322-26	929-19	1427-18-20 ³ / ₄	1745-44	2023-21
324-7	936-43	1446-36	1755-10 ¹ / ₂	2045-37
328-19	940-21	1452-48	1756-26	2048-45
372-33	1002-8	1481-43 & 45	1788-14	2050-83 ¹ / ₂
406-23	1006-57	1497-40	1795-50 ¹ / ₂	2054-91
442-11	1010-23	1503-33-34	1802-43	2068-7
461-35	1011-18-19 ¹ / ₂	1506-65-68	1806-2	2075-46
464-22	1027-60	1524-2	1827-3 & 5	2077-57
468-35	1034-20	1564-1 ¹ / ₂	1828-1	2079-52 ¹ / ₂
470-19-20	1034-58-59	1594-12 ¹ / ₂ & pt Lts 57-61	1849-48	2086-45 ¹ / ₂
471-13	1059-28	1597-60 & 62	1855-12-13	2089-24-27-pt Lt 33
489-33	1063-49	1599-11 & 32 ¹ / ₂	1856-26	2090-40-41
513-5	1145-15 & 61	1605-1-7	1863-48	2108-65 & pt Lt 59
518-21	1149-36	1607-51	1871-7 ¹ / ₂	2137-145 & 190
524-18	1158-13	1610-50	1875-58 ¹ / ₂	2159-51-52
591-21	1169-60 ¹ / ₂	1613-1-5	1887-19-21	2194-5 & 9-10
594-9	1209-48 ¹ / ₂	1618-68	1914-21	2210-13
596-17-20	1219-38-41	1632-2	1915-41	2216-58
625-66	1220-57	1640-42	1920-62	2219-51
700-36	1225-18	1646-35	1925-63	3402-230

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

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

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

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

A \$20,000-\$30,000 indicates the assessed value of the property, the first

figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrix—Administratrix
agmt—Agreement.
A—assessed value
adj—adjoining
apt—apartment
assign—assignment
agt—against
atty—attorney

bk—brick
B & S—Bargain and Sale
bdg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constr—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
P M—Purchase Money Mortgage.
Q C—Quit Claim
R T & I—Right, Title & Interest
rd—road
re mtg—release mtg
ref—referee
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn—stone
st—street
T S—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100
&—and
&c—and so forth
%—per cent.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS,
and 203 Montague St., Brooklyn \$3,000,000

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

EDGAR J. LEVEY, President
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SLAWSON & HOBBS

Real Estate
162 WEST 72D STREET

ADVERTISED LEGAL SALES.

July 15.

No Legal sales advertised for this day.

July 17.

Belmont av., ws, 90.6 s 176th st, 150x73.7x150.4x89.5, vacant; Bazena T Downes agt Katharine F Merritt et al; Edw F Moran, atty, 51 Chambers st; Henry F Lippold, ref; (Amt due, \$8,327.51; taxes, &c, \$5,889.51; Mtg recorded Nov17'99. By Joseph P Day.

121ST st, 233 E., ns, 235 w 2d av, 25x100.11, 4-sty stn tnt & str; Clairville E Benedict gdn agt Ellen Priess et al; Hamilton Odell, atty, 60 Wall st; Percival H Gregory, ref; (Amt due, \$18,349.74; taxes, &c, \$459.63). By Joseph P Day.

July 18.

Dyckman st, 301., ns, 350 w Prescott av, runsn100xw15xn50xw125xsl150xe140 to beg; 2-sty fr dwg & 2-sty fr stable; Mary Goodwin et al agt Alice McGrath et al; Jas A Lynch, atty, 22 Vesey; Thos E R Lane, ref; (Amt due, \$24,596.78; taxes, &c, \$83.26); Mtg recorded June15'05. By Joseph P Day.

49TH st., ns, 141.4 w Bway, .04x100.5; Jas P Knight agt Geo F Clark et al; Philips & Avery, attys, 41 Park Row; J Sidney Bernstein, ref; (partition). By Samuel Marx.

Convent av, 317., es, 479.6 n 141st, 20x100, 3 & 4-sty & b bk dwg; Katie Steckler agt John C Shaw et al; Rosenthal & Steckler, attys, 135 Bway; Jos R Truesdale, ref; (Amt due, \$2,343.58; taxes, &c, \$364.02; sub to pr mtg \$18,000); Mtg recorded May1'09. By Joseph P Day.

Washington av, 1985., ws, 242 n 178th, 53.10x146x53.10x146.3, 5-sty bk tnt; Ernest Kast et al agt Jas Frank et al; Ferdinand W Pinner, atty, 43 Cedar; John F Couch, ref; (Amt due, \$14,072.08; taxes, &c, \$—; sub to first mtg \$48,000); Mtg recorded Nov13'07. By Joseph P Day.

July 19.

158TH st, nec 3d av., see 3d av, nec 158.

Variok st, 228., es, 48.7 s Carmine, 20x53.5x21.5x48.2, 3-sty bk tnt; Goodwin Brown agt David B Richards et al; Austin & McLanahan, attys, 135 Bway; Adam Wiener, ref; (partition). By Joseph P Day.

3D av, nec 158th, runs n99.6xe154.7xse 98.8 to Brook av, xw169.10 to beg, vacant; Chas Palm agt Harris Bernstein et al; Henry F Lippold, atty, 63 Park Row; Isidor Cohn, ref; (Amt due, \$47,283.15; taxes, &c, \$4,792.93); Mtg recorded Feb9'05. By Joseph P Day.

Beach st, 57-9., see Greenwich, 399.

Greenwich st, 399., nec Beach (Nos 57-9), 25x100, one 4 & one 5-sty bk tnts & str; Wm P Collins agt Sarah A Wood et al; Arrowsmith & Dunn, attys, 261 Bway; Edwin D Hays, ref; (partition). By Bryan L Kennelly.

July 20.

1ST av, 1499., ws, 158.3 s 79th, 20.6x101.7x38.6x100, 1-sty bk theatre; Elizabeth C Toal agt Madeleine Fisher et al; Murray, Weed & Harned, attys, 154 Nassau; J Sidney Bernstein, ref; (Amt due, \$1,018.65; taxes, &c, \$—; sub to mtg \$14,000). By Samuel Marx.

70TH st, 512 E., ss, 286 e Av A, 37x100.5, 6-sty bk tnt; State Investing Co agt Abraham Weinberg et al; Bowers & Sands, attys, 31 Nassau; Lewis A Abrams, ref; (Amt due, \$8,292.07; taxes, &c, \$891.50; sub to pr mtg \$24,000). By Samuel Marx.

Lenox av, 24., es, 67.5 n 111th, 33.6x100, 7-sty bk tnt; Henry H Jackson et al agt Jennie Kaufman et al; Jos A Kent, atty, 37 City Hall pl; Philip Hurtington, ref; (Amt due, \$75,914.71; taxes, &c, \$—). By Herbert A Sherman.

150TH st, 304-6 W., ss, 100 w 8th av, 50x99.11, 6-sty bk tnt; Albany Savings Bank agt John L Williams et al; Tracey, Cooper & Townsend, Albany, NY, attys; Fredk R Rich, ref; (Amt due, \$41,453.26; taxes, &c, \$199). By Samuel Marx.

Summit av., es, 112.6 s 166th, 43.9x190, to Ogden av, vacant; Yorkville Bank agt Legal Realty & Mortgage Co et al; Theo Hansen, atty, 35 Nassau; J Philip Van Kirk, ref; (Amt due, \$2,274.44; taxes, &c, \$159.01). By James L Wells.

131ST st, 258 W., ss, 220 e 8th av, 15x99.11, 3-sty & b stn dwg; Wm J Williams agt Mary L Bunce et al; Horace D Byrnes, atty, 309 Bway; Gilbert H Montague, ref; (partition). By Joseph P Day.

Ogden av, ws, 112.6 s 166th., see Summit av, es, 112.6 s 166.

July 21.

106TH st, 56 E., ss, 255 w Park av, 25x100.11, 5-sty bk tnt & str; Jacob Horowitz agt Jacob Ginsberg et al; Saul Bernstein, atty, 149 Bway; Lyttleton Fox, ref;

State of New York 4 Per Cent Gold Bonds

Dated March 1, 1911 EXEMPT FROM TAXATION Due March 1, 1961

AMOUNTING TO

\$12,500,000

Issued in Coupon or Registered Form

Will be Sold Thursday, July 20, 1911

At 2 o'clock P. M.

At the State Comptroller's Office, Albany, N. Y.

\$10,000,000 for the Improvement of Highways

\$2,500,000 for the Improvement of the Palisades Interstate Park

These Bonds are Legal Investments for Trust Funds

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and enclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, June 26, 1911.

(Amt due, \$7,084.11; taxes, &c, \$173.20; sub to mtg \$19,000); Mtg recorded Apr2'06. By Joseph P Day.

Tinton av, 527., ws, abt 150 s 149th, 25x100, 2-sty fr dwg; Sheriff's sale of all right, title, &c, which Casper E Charleton had on Feb28'11 or since; Louis Van Doren, atty, 35 Nassau; John S Shea, sheriff.

95TH st, 304 E., ss, 100 e 2d av, 50x100.8, vacant; Horace M Kilborn et al agt Elias A Cohen et al; (action No 1); Fetretch & Seybel, attys, 41 Park Row; Saml B Hamburger, ref; (Amt due, \$14,132.16; taxes, &c, \$312.03); Mtg recorded June1'05. By Bryan L Kennelly.

95TH st, 310 E., ss, 150 e 2d av, 50x100.8, vacant; same agt same; (Action No 2); same attys; same ref; (Amt due, \$14,132.16; taxes, &c, \$312.03); Mtg recorded June1'05. By Bryan L Kennelly.

July 22.

No Legal sales advertised for this day.

July 24.

Wooster st, 221., ws, 75 s 3d st, 22x71.3, 4-sty bk loft & str bldg; Lucy P Whitehead agt Louis Hyams et al; Churchill & Marlow, attys, 63 Wall; Ernest R Eckley, ref; (Amt due, \$18,657.72; taxes, &c, \$—). By Joseph P Day.

117TH st, 523-5 E., ns, 248 e Pleasant av, 37.6x100.10, 6-sty bk tnt & str; Theresa Lewy agt Emma C West et al; H S Dotenheim, atty, 15 William st; Hyman Turchin, ref; (Amt due, \$8,849.61; taxes, &c, \$—); Mtg recorded Aug5'08. By Joseph P Day.

Washington av, 1651., ws, 200.9 n 172d, 39.11x140.2x39.11x140.2, 5-sty bk tnt; Julius Kaufman agt Francis W Greene; Louis Livingston, attys, 132 Nassau; Frank J Ryan, ref; (Amt due, \$7,015.75; taxes, &c, \$804.50; sub to pr mtg \$27,000); Mtg recorded Aug30'09. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 14, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

184TH st, 312., ss, 91.3 e Valentine av, 55.3x38.6x54.6x47.9, 2-sty fr dwg; (Amt due, \$6,570.25; taxes, &c, \$428.90). Danl J Barnett. 7,400

121ST st, 518 E (*)., ss, 208 e Pleasant av, 17x80, 3-sty bk dwg; (Amt due, \$5,029.32; taxes, &c, \$169.66). Wm S. Earle. 4,000

Division st, 139., ss, 389.2 e Pike, 25x61.5; 5-sty bk tnt & str; partition; Nathan Horowitz. 28,550

205TH st, 197., ns, 346.6 w Mosholu Pkway So & Grenada pl, 25.3x134.3x25x131.1; 3-sty fr dwg; (Amt due, \$8,084.81; taxes, &c, \$192.54); Adj to July28.

153D st, 449-51 W (*)., ns, 240 e Ams av, 60x99.11; 2-sty stn stbl & 2 & 3-sty str dwg; (Amt due, \$31,444.00; taxes, &c, \$714.16); City Real Estate Co. 30,000

41ST st, 424 W (*)., ss, 325 w 8 av, 25x98.9; 4-sty bk tnt; (Amt due, \$15,028.76; taxes, &c, \$—); Theo Greentree. 13,000

Vyse av, 1171 (*)., ws, 500 n 167th; 20x100; 3-sty bk dwg; (Amt due, \$8,548.09; taxes, &c, \$579.34); Alice E Nash. 8,600

Washington av, 1443 (*)., nwc St Pauls pl, 65.3x100.5x70.10x100.8; 5-sty bk tnt & str; (Amt due, \$14,558.50; taxes, &c, \$787.18; sub to a first mtg of \$65,000); Herman M Hess et al. 79,985

St Pauls pl, nwc Washington av., see Washington av, 1443.

1ST av, 2117., ws, 26.10 s 109th, 25x62.10x33.4x85.7, vacant; (Amt due, \$7,614; taxes, &c, \$750); Fiss, Doerr & Carroll Horse Co. 8,100

115TH st, 217 E., ns, 206 e 3d av, 18x100.11, 3-sty stn dwg; (Amt due, \$9,470.25; taxes, &c, \$9.00); Arthur D Crane et al. 8,750

Washington av, 1207., ws, 90.11 s 168th st, 24.5x140, 4-sty bk tnt; (Amt due, \$4,531.13; taxes, &c, \$1,043; sub to a pr mtg of \$12,000); withdrawn.

41ST st, 58 E., ss, 130 w 4th av, 16.8x98.9, 4-sty bk hotel; Theo Kunkell, Deft. 75,000

115TH st, 215 E., ns, 188 e 3d av, 18x100.11, 3-sty stn dw; voluntary; bid in at \$9,200.

Washington av, 1901-3., ws, 295.10 n 178th st, 53.10x145.9x53.8x146, 5-sty bk tnt; (Amt due, \$15,071.18; taxes, &c, \$376); adj to Aug8.

115TH st, 415-17 E. (*). rs, 145 e 1st 35x100.11, 6-sty bk tnt & str. (Amt due, \$13,403.96; taxes, &c, \$973.15; sub to a pr mtg of \$32,000); Sadie Price. 45,000

BRYAN L. KENNELLY.

1ST av, or Bronx Boulevard, (*)., es, 100 n 213th st, 100x100, Wakefield; (Amt due, \$1,788.31; taxes, &c, \$278.08; sub to a first mtg of \$1,500); G Henson Davis, exr, &c. 3,750

Rochambeau av, (*)., es, 50 s 212th st, 50x103.7, vacant; (Amt due \$2,208.18; taxes, &c, \$203.55); United States Realty & Improvement Co. 2,400

HERBERT A. SHERMAN.

Hughes av, 2466, es, 150 s 189th st, 25x87.6, 5-sty bk tnt; (Amt due, \$2,573.12; taxes, &c, \$291.92; sub to two pr mtgs aggregating \$11,365.18); Chas Reinecke, 15,365

183D st, 353, (*) ns, 325 w Webster av, 25x99.9x100.10x25.1x99.9, 3-sty bk dwg; (Amt due, \$8,786.58; taxes, &c, \$70.31); Augusta K Werrick, 8,650

D. PHOENIX INGRAHAM.

148TH st, 221, ns, 450.3 w Morris av, 24.9x106.6, 3-sty fr dwg; partition; Smith Williamson, 4,200

J. H. MAYERS.

Lenox av, (*), swc 146th st, 120x100, vacant; (Amt due, \$52,237.65; taxes, &c, \$—; Mutual Life Ins Co of NY, 52,200

146TH st, swc Lenox av, see Lenox av, swc 146.

SAMUEL GOLDSTICKER.

Hoe av, 1163, (*) ws, 247.3 s Home st, 25x100, 5-sty bk tnt & str. (Amt due, \$18,284.86; taxes, &c, \$427.46); Elizabeth H Hoar, 18,000

DANIEL GREENWALD.

161ST st, 763, ns, 127.1 e Forest av, 28.6x47.6, 3-sty fr bk ft tnt str; also 165TH ST, 707, ns, 158.2 e Trinity pl, 16.10 to Jackson av, (No 1021) x71, 2-sty bk dwg & str; Sheriff's sale of all right, title, &c; withdrawn.

165TH st, 707, see 161st st, 763.

Total	\$412,950
Corresponding week, 1910.....	485,583
Jan. 1, 1911, to date.....	30,001,743
Corresponding period, 1910.....	37,605,794

CONVEYANCES

Borough of Manhattan.

July 7, 8, 10, 11, 12 and 13.

Broome st, 389, (2:471-13), sws, abt 25 w Mulberry, 25x108.9x25x107; 4-sty bk loft & str bldg; Lydia A De Voursney et al, EXRS Marcus L De Voursney to Mary B Reeve, 1191 Broad, Newark, NJ; Hattie A Day, 23 Olyphant pl, Morristown, NJ, & Lydia A De Voursney, 1191 Broad, Newark, NJ; June29, July10; A\$22,000-28,000, 40,000

Bond st, 32, (2:530-52) nws, abt 165 e Lafayette, 27x110; 3-sty bk loft & str bldg with 1-sty ext; re dower; Mary M Ward, wid to Francis E Ward, 159 W 73; July10; A\$28,000-32,000, nom

Broome st, 18 (2:322-26) nwc Mangin (No 19), 25x80; 5-sty bk tnt & str; Jennie Goldstein to Chas Bonin, Clinton av, Maspeth, NY; Mtg \$29,000; July8, July12; A \$12,000-35,000, nom

Broome st, 18; Chas Bonin to Helen Kurzman, 514 W 114; Mtg \$29,000; July11, July12, nom

Bethune st, 40-2, (3:640-74-75) ns, abt 100 e Washington, —x—, 2 3-sty bk tnts; order of court discharging mtg in matter Chas B Pearse, EXR Augustus F Pearse; July16; July11; A\$9,000-11,000, —

Cathedral Parkway, (6:1594-12-16 & pt lots 57 to 61) ns, 250 e Lenox av, 125x100; vacant; Curtiss B Pierce, EXR Mary G Pinkney to Jno H Bodine, 201 E 79; July 6, July7; A\$—\$—, O C & 100

Canal st, 507, (2:594-9) ns abt 35 w Renwick, —x—; 4-sty bk tnt & str; Maude C wife of & Marcus Frankel et al to Harris Mandelbaum, 12 W 87 & Fisher Lewine, 116 E 78; QC; & confirmation deed; May20; re-recorded from June14'11, July7; A\$5,500-6,500, nom

Church st, 317, (1:194-part lot 20), es, 19.2 s Lispenard, 25x66x23.2x66; also CHURCH ST, 315, (1:194-part lot 20) es, 44.2 s Lispenard, 24x75; also LISPENARD ST, 38, ss, abt 50 e Church, 25x44.4; 5-sty bk loft & str bldg; Shepherd K De Forest & ano, EXRS Clara S Laimbeer & ano to Ess Eff Realty Co, 122 E 25; A.T.; May31; July10; A\$52,000-75,000, 672.63

Church st, 315, see Church st, 317.

Charlton st, 136, (2:596-17-20) sec West, (Nos 319-21), runs e86xs60xs(w?) 21.11x18.6xw63 to West, xn62.6 to beg; 3 2-sty bk tnts & str & 1sty fr str; Shepherd K De Forest & ano EXRS & Clara S Laimbeer & ano to Geo A Douglass, 265 W 81; AT; May31, July10; A\$45,500-49,000, 549.65

Desbrosses st, 29-31, (1:223-13) swc Washington, (No 440), 82.3x21.10x82.10x21.10; 6-sty bk loft & str bldg; Walstein S Reade to Theo B Sayre, 469 Washington av, Bklyn; Mtg\$35,000; July10; July 11; A\$22,000-37,000, O C & 100

Desbrosses st, 29-31, see Washington st, 440.

Emerson st, nes, at nws 10th av, see 10th av, nws, at nes Emerson.

Emerson st, nec Post av, see 10th av, nws, at nes Emerson.

Elizabeth st, 123 (2:470-20) ws, 148.3 s Broome, 25.5x80; 5-sty bk tnt & str; A\$17,500-\$—; also ELIZABETH, 125 (2:470-19) ws, 121.3 s Broome, 25.2x81.3x25.1x81.5; 5-sty bk tnt & str & 3-sty bk tnt in rear; A\$17,500-28,500; Vincenzo Messineo to Carmela DeLuca, 140 Jefferson, Passaic, NJ; B&S; May8, July12, nom

Elizabeth st, 125; see Elizabeth 123.

Goerck st, 102 (2:324-7) es, 221.7 n Rivington, 25x98.10; 5-sty bk tnt; Renilo Mtg Co to Hannah M Nisnewitz, 82 Monroe; Mtg \$22,000; July11, July12; A\$16,000-27,000, nom

Greene st, 136, (2:513-5) es, 187.4 n Prince, 38.1x100.4x38.3x100.4; 6-sty bk loft & str bldg; 1-7 pt; A\$41,000-70,000; also 72D st, 241 E, (5:1427-18) ns, 158.4 w 2d av; 16.8x102.3; 3-sty stn dwg; 1-7 pt; A \$8,000-12,000; also 72D st, 243-51 E, (5:1427-18 1/2-20 3/4) ns, 75 w 2d av; 83.4x102.2; five 3-sty stn dwgs; 1-7 part; A\$40,000-60,000; also 10TH av, 327, (3:700-36) swc 29th (no 500-502 W), 24.8x100; 1 3 & 1 4-sty bk tnts & str; All R T & I; A\$11,000-16,000; Rosetta Nathan to Robt A Nathan, 130 South Bway, White Plains; AL; June 26, July7, 1,257.90

Grove st, ss, 15.6 w 4th; see Grove, 74.

Grove st, 74, (2:591-21) old ss, 15.6 w 4th; 19.5x91.4x25x91.2, ws; 4-sty bk tnt & str, with 1-sty ext; A\$9,000-15,000; also GROVE st (2:591) new ss, 15.6 w 4th; 19.5 x1.7 to old ss Grove, x19.5x0.8; Florence A Hazard, widow individ, EXTRX, &c; Edw C Hazard to Annie W White, 1827 Chestnut, Phila, Pa; Mtg \$5,000 & AL; July6, July8, 27,000

Houston st, 137-9 W, (2:518-21) ss, 74.9 e Macdougall, runs e 39.1xs141.2xw14.1 x1.3xw25.1x140.1 to beg; 6-sty bk tnt & str; Savoy Holding Co to Antonio Garaventa, 544 57, Bklyn & Alesandro Barbieri, 47 President, Bklyn; Mtg \$58,500; July6, July8; A\$38,000-80,000, O C & 100

Hawthorne st, nws, at ses Naegle av, see Naegle av, ses, at nws Hawthorne.

Hawthorne st, nwc 10th av, see Naegle av, ses, at nws Hawthorne.

Hamilton Terrace, 6, (2:2050-83 1/2) ws, 142 n 141st, 16x100; 3-sty & b bk dwg; Jno Schreiner to Viola Straub, 6 Hamilton terrace; Mtg\$12,000; July10; July11; A\$3,500-12,000, nom

Lewis st, 67, (2:328-19) ws 60 s Rivington runs w50xs20xe2.9xn0.8xe47.2 to st, xn19.4 to beg; 6-sty bk loft & str bldg; Louis B Hasbrouck ref to Markus Siegelman, 1627 10th av, Bklyn; FORECLOS; June22; July6; July7; A\$9,000-15,000, 14,000

Lewis st, 67; Marcus Siegelman to Ray wife Sigmund Harris, 257 13, Bklyn & Leon Harris, 504 Valley rd, West Orange, NJ; Mtg \$10,000; July6, July7, O C & 100

Madison st, 125, (1:275-1) ns, 87.1 e Market; 25.4x100, with 1/2 of award for part taken for Manhattan Bridge; 5-sty bk tnt; Geo H Corre to Louis W Prager, 852 Kelley; 1/2 pt; QC; AL; June22, July8; A\$12,000-\$—, nom

Mangin st, 19; see Broome 18.

Madison st, 342, (1:266-67), ss, 119.10 e Scammell, 24.2x96; 5-sty bk tnt & str; Dora Levine to Betti Friedman; Mtg \$—; Apr24'06; July13; A\$14,500-26,000, O C & 100

Pearl st, 122, (1:31-8) ss, abt 140 e Old sl, 23.6x123.2 to Water st (No 86); 5-sty bk loft & str bldg; A\$42,700-47,000; also PEARL ST, 124, (1:31-9) ss, abt 165 e Old sl, 23.4x115 to Wafer (No88); 4-sty bk loft & str bldg; A\$42,600-48,000; Gertrude A Vanderbeck to Leon Cohen, 553 Herkimer, Bklyn; A.L.; B&S; Jan3; July11, 100

Pearl st, 124, see Pearl, 122.

Rose st, 33, (1:114-12) ss, abt 350 e Frankfort, 27.6x86x29.6x110, ws; 4-sty bk loft & str bldg with 1-sty ext; Helen T Poore & Gerrit Smith EXR Chas T Poore to A Schrader's Son, Inc a corp, 28 Rose; June8, July7'11; A\$14,500-23,000, 23,000

Rose st, 33; Helen T Poore widow to same; QC; June8, July7'11, nom

St Nicholas pl (7:2054-91) es, 50 s cl 153d, 25x100; vacant; Milton B Rosenback to Wm J Rosenfeld, 42 W 87; Mtg \$7,000; Mar9, July12; A\$10,000-10,000, O C & 100

Thompson st, 67, (2:489-33) ws 197.6 s Spring, 24.2x100x25x100; 6-sty bk tnt & str; Saml Harris et al to Sarah Harris, 16 E 96 & Morris Rosentover, 147 Broome; Mtg \$26,500; Feb27, July8; A\$14,500-31,000, nom

Wooster st, 179-83, (2:524-18) ws, 100 s Bleecker, 74.8x100; 7-sty bk loft & str bldg; Coulter D Huyler et al EXRS, &c, Jno S Huyler to Frank DeK Huyler, 265 West End av; 1/2 part; Mtg \$120,000; July 7; A\$70,000-\$130,000, O C & 100

Wooster st, 179-83, (2:524-18) ws, 100 s Bleecker, 74.8x100x74.5x100; 7-sty bk loft & str bldg; Nettie Bowne et al to The Newstate Co, 35 Nassau; Mtr \$120,000; July5, July7; A\$70,000-130,000, nom

West st, 319-21, see Charlton st, 136.

Warren st, 115, (1:131-36) ss, abt 85 w Washington, 25x92.9; 5-sty bk loft & str bldg; Shepherd K De Forest & ano, EXRS Etc Clara S Laimbeer & ano to Cornelius F Kingsland, at Babylon, LI; A.T.; May 31; July10; A\$20,000-29,000, 411.74

Washington st, 440, (1:223-13) swc Desbrosses (nos 29-31), 21.10x82.10x21.10x82.3; 6-sty bk loft & str bldg; Lucius H Beers & ano, EXRS Jas R Smith to Walstein S Reade, 434 Cleremont av, Bklyn, NY; July6; July10; A\$22,000-37,000, O C & 100

Water st, 86, see Pearl, 122.

Water st, 88, see Pearl, 122.

Washington st, 440, see Desbrosses, 29-31.

West st, 319-21, see Charlton, 136.

1ST st, 31 E, (2:442-11) ss, 67.1 e 2d av, 26.2x72.7x36.7x63.7; 5-sty bk tnt & str; Henrietta Levitt & ano to Philip Levitt, 1541 Mad av, & Jacob Kerner, 31 E 1; A.L.; June30; July13; A\$22,000-31,000, nom

3D st, 320 E, (2:372-33) ss, 93 w Av D, 19x75; 3-sty bk tnt; Hayman Wallach to Annie Schreiber, 970 Freeman; Mtg \$15,300; June29, July12; A\$10,000-14,000, nom

5TH st, 239-41; see 2d av, 87-9.

9TH st, 224 E, (2:464-22) ss, 265.2 w 2d av, 20.10x75; 6-sty bk tnt & str; Mary Ehrmann, 208 W 114, to Ninth St Garage, 52 Willett, a corp; Mtg\$14,000; July5; July11; A\$11,000-13,000, O C & 100

12TH st, 291 W, (2:625-66) ns, 63.6 e 8th av; 21x65; 4-sty bk tnt; Henrietta Kahn to Mary C Schwartz, 291 W 12; C a G; AL; July1, July8; A\$9,000-12,000, O C & 100

13TH st, 536 E, (2:406-23) ss, abt 200 w Av B, 25x103.3; 5-sty bk tnt & str; Edw D Dowling, ref to Nathan Kohn, 309 E 10; July7; July10; Mtg \$24,000; FORECLOS, July7; A\$16,000-27,000, 26,000

15TH st, 146 W, (3:790-62) ss, 225 e 7th av, 14.4x75; 4-sty & b bk dwg; Richd W Freedman, Trste Eliz Blume to Bernard Seymann, 1232 45th, Bklyn; June30; July11; A\$7,000-9,000, 10,600

15TH st, 146 W; Bernard Seymann to Mary Piggott, 8 W 117; Mtg\$10,000; July 10; July11, O C & 100

17TH st, 301-9 W, see 8th av, 143.

17TH st, 11 W, (3:819-31) ns, 198 w 5th av; 27x92; 12-sty bk loft & str bldg; Anna B Gilson to Edw W Browning, 18 W 75; Mtg \$100,000; July6, July7; A\$51,000-115,000, O C & 100

17TH st 11 W, (3:819-31) ns, 198 w 5th av; 27x92; 12-sty bk loft & str bldg; Edw W Browning to Anna B Gilson, 18 W 75; June24, July7; A\$51,000-115,000, O C & 100

20TH st, 335-7 E, (3:926-22) ns, 222.7 w 1st av, 35.8x92; 6-sty bk tnt & str; Lauren Carroll ref to Harry Fischel, 118 E 93; FORECLOS, June26; June27, July7; A\$17,500-45,000, 7,300

23D st, 331 E, (3:929-19) ns, 275 w 1st av; 25x98.9; 6-sty bk tnt & str; Jno A Foley ref to Max Borck, 1324 Mad av; FORECLOS; June27, June30, July7; A\$12,500-36,500, nom

4,000 over & above encumbrances

24TH st, 163-5 W, see 7th av, 245-51.

29TH st, 500-2 W, see Greene, 136.

31ST st, 336 E, (3:936-43) ss, 175 w 1 av, 25x98.9; 5-sty bk tnt & str; Jos H Johnston to Annie White, 325 E 30; July 10; A\$10,000-15,500, O C & 100

34TH st, 335 E, (3:940-21) ns, 380 e 2d av, 20x97.6, 4-sty bk tnt & str; Oliver L Jones TRSTE Oliver H Jones to Oliver L Jones at Cold Spring Harbor, NY; Lion Gardiner at Gardiner's Island, NY; Coralie L Cox at Dolgelley No Wales; Adele G Gardiner at Gardiner's Island, NY; & Winthrop Gardiner, 15 Central Park W; B&S; Mtg \$5,000; May4, July12; A\$10,500-11,500, nom

34TH st, 335 E; Oliver L Jones et al to Thos Lynch, 315 W 28; June17, July12, nom

34TH st, 335 E; Thos Lynch to Wm H Archibald, 433 W 23; 1/2 part; July12, O C & 100

36TH st, 355-7 W, (3:760-10-11) ns, 158.4 e 9th av, 33.4x98.9; 2 3-sty bk dwgs; Thos A Hill to Thos A Hill Co 249 W 36; July10; July11; A\$14,000-17,000, O C & 100

38TH st, 256 W, (3:787-72) ss, 250 e 8th av, 20x98.9; declaration that above premises is the joint prop of parties of first & second part; Josephine A Johnson with Augusta J London & Florence J Johnson at East Orange, NJ; July1, July 12, —

43D st, 323 W, (4:1034-20) ns, 300 w 8th av; 25x100.5; 5-sty bk tnt; Martin M Heller to Leah Hertzberg, 124 Mott av, Far Rockaway, LI; Mtg \$32,000; June30, July7; A\$15,000-27,000, O C & 100

44TH st, 122 E, (5:1298-50) sec Lex av, (Nos 427-31), 18.4x83; 4-sty stn tnt & str & 1-sty bk str; Julia Bormann to Patk J Flannery, 100 W 38; July11; A \$28,000-30,000, O C & 100

45TH st, 448-50 W, (4:1054-58 & 59) ss, 125 e 10 av, 50x100.5; 4-sty bk tnt & str & 5-sty bk tnt with 3-sty bk tnt in rear; Jacob Knies to Andrew Beer, 11 Duer pl, Weehawken, NJ; July6; July10; A\$22,000-33,500, 100

48TH st, 248 E, (5:1321-30) ss, 107.4 w 2d av, 18.8x100.5; 3-sty & b stn dwg; Philip D Atwater to Jas T Ackerman, 843 Carroll, Bklyn; Mtg\$9,500; June17; July 13; A\$7,500-10,000, 150

48TH st, 248 E; Jas T Ackerman to Eugene Chanvin, 2145 Blackrock av; Mtg \$9,500; July6; July13, 12,250

49TH st, 405-7 W, (4:1059-28) ns, 80.6 w 9th av, 50.2x100.5; 2 5-sty bk tnts & 3 3-sty fr bk ft tnts in rear; Minnie wife Pedro S Mesny et al to Aaron Buchsbaum, 350 W 88; Mtg\$20,000; June27; July 13; A\$25,000-42,000, O C & 100

49TH st, 151 W, see 50th, 148-52 W.

49TH st, 147-9, (on map no 147) W, see 50th, 148-52 W.

50TH st, 148-52 W, (4:1002-8) ss, 200 e 7th av, runs s100.5xe8.4xs100.5 to ns 49th (nos 147-149 W, on map no 147) xe41.8xn 200.10 to 50th, xw50 to beg; A\$160,000-210,000; also 49TH st, 151 W, ns, 187.6 e 7th av, 20.10x100.4, 4-sty bk garage Rossiter Realty Co a corp of NY to Rossiter Realty Co a corp of Penn, at Shawnee-on-Delaware, Pa; B&S & C a G; July3, July7, nom

50TH st, 225 E, see 2d av, 943.

50TH st, 225 E, see 2d av, 943.

51ST st, 168 E, (5:1305-40 1/2) ss, 80 w 3d av, 20x100; 3-sty fr dwg; Alex P Proctor to Alden Sampson, 7 W 43; 1/2 part; July10; A\$10,000-11,000, O C & 100

51ST st, 168 E; Grace M Walter et al to Alex P Proctor, at Bronxville, NY; 4-5 parts; July6; July10, O C & 100

51ST st, 168 E; 5th Av Bank to same; 1-5 part; B&S & C a G; June28; July10. O C & 100

54TH st, 432 W. (4:1063-49) ss, 383.4 e 10 av, 16.8x53.8x16.8x52.3; 1-sty fr str; C N Shurman Inv Co to Wm H Malcolin, at Mt Pleasant, NY; Mtg\$6,500; July7; July10; A\$5,000-5,000. nom

54TH st, 152 W. (4:1006-57) ss, 175 e 7th av, 25x100; 2 & 3-sty bk stable; Phillips Phoenix to Jos M Lichtenauer, 58 W 52; May22; July11; A\$30,000-36,000. O C & 100

56TH st, 324-6 E. (5:1348-39) ss, 294.2 e 2d av, 44.10x100.5x42.9x100.10; 6-sty bk tnt & str; Kramer Contracting Co to Katz-Polacek Realty & Constn Co, 1358 1 av; Mtg\$46,500; Jan6; July11; A\$18,000-55,000. nom

56TH st, 53 W. (5:1272-9) ns, 730.8 w 5th av, 19.4x100.5, 4-sty & b stn dwg; Chas E Rushmore to Robt Alexander, 430 W 23; Mtg \$47,500; June29; July12; A\$44,000-58,000. nom

56TH st, 244 W. (4:1027-60) ss, 100 e 8th av, 20x100.5; 5-sty stn tnt; Leander S Sire to Rudolph A Rodol, 225 W 106; July11; July13; A\$25,000-32,000. 100

57TH st, 117 W. (4:1010-23) ns, 226 w 6th av, 20x79.4x—x82.6; 4 & 5-sty & b bk dwg; Mariquita S Villard, 117 W 57, to Gustav Ulbricht, 27 Grace ct, Bklyn; Mtg \$50,000; July6; July11; A\$35,000-55,000. nom

58TH st, 133-7 W. (4:1011-18 to 19½) ns, 316.8 w 6 av, 50x100.5; 3 4-sty & b bk dwgs; Clinton Realty Co to One Hundred & Thirty-five West Fifty-eighth St Co, 34 Nassau; July10; A\$84,000-90,000. O C & 100

61ST st, 106 W. (4:1132); re assignmt of rents recorded May31; Royal Co to Katharine Gallaher, 106 W 61; July6; July10. nom

66TH st, 233 W. (4:1158-13) ns, 300 e West End av, 25x100.5, 5-sty bk tnt; Harry Ginsberg to Hodur Berman, 368 Dumont av, Bklyn; Mtg \$14,000; June30, July12; A\$7,000-17,000. O C & 100

70TH st, 506 E. (5:1481-45) ss, 175 e Av A, 37x100.5, 6-sty bk tnt; State Investing Co to Alfred H Ackers, 233 W 128; B&S; Mtg \$23,000; July10, July12; A\$10,000-38,000. nom

70TH st, 506 E; Alfred H Ackers to State Investing Co, 15 Exchange pl, Jersey City, NJ; Mtg \$23,000; B&S; July11, July 12. nom

70TH st, 508 E. (5:1481-43) ss, 212 e Av A, 37x100.5; 6-sty bk tnt; State Investing Co to Alfred H Ackers, 233 W 128; B&S; Mtg\$23,000; July11; July12; A \$10,000-38,000. nom

70TH st, 508 E; Alfred H Ackers to State Investing Co, 15 Exchange pl, Jersey City, NJ; B&S; Mtg\$23,000; July11; July12. nom

72D st, 241 E, see Greene, 136.

72D st, 243-51 E, see Greene, 136.

72D st, 346 E. (5:1446-36) ss, 400 e 2d av, 16.8x102.2; 3-sty & b stn dwg; Peter Lacinia, 346 E 72, to Anthony M Lacinia, 346 E 72; July10; July12; A\$6,500-10,000. O C & 100

73D st, 145 W. (4:1145-15) ns, 425 w Col av, 18.9x102.2; 4-sty & b bk dwg; Mary T Bringhurst to Louis G Friess, 972 Woodycrest av; July7; July13; A\$13,000-21,000. O C & 100

74TH st, 168 W, see Ams av, 295.

78TH st, 262 W. (4:1169-60½) ss, 36 e West End av; runs s27.2xe20xs14xe12xn 41.2 to st, xw32 to beg; 5-sty bk dwg; Ada L Shiland to Minnie T Brown, 346 W 72; Mtg \$17,000; June 15, July 7; A\$12,000-23,000. O C & 100

78TH st, 306 E. (5:1452-28) ss, 99.6 e 2d av, 25.3x102.2; 4-sty bk tnt; Saml Greenfeld to Etta Cohen, 235 E 82; Mtg\$12,000; July1; July11; A\$9,000-16,000. nom

78TH st, 100 W, see Col av, 376.

81ST st, 304 W. (4:1244-50½) ss, 80 w West End av, 20x68.2; 5-sty bk dwg; Amelia B Willard to Andrew C Feeney, Edgemere, LI; Mtg\$24,000; June16; July 13; A\$11,000-24,000. O C & 100

84TH st, 407 E. (5:1564-1½) nes, 82.6 e 1st av, 17.6x61.2; 3-sty bk tnt; Thos M Fanning to Dwight C Harris, 37 5 av; Mtg\$5,000; July13; A\$4,500-6,000. O C & 100

85TH st, 205 W. (4:1233-27) ns, 110 w Ams av, 40x102.2; 5-sty bk tnt; final jdgmt & certf of registration under T S; Gertrude D Hawes agt Jos F Stier, 117 W 58 et al; Apr28; July10; A\$30,000-60,000. Torrens law

89TH st, 104-10 W. (4:1219-38-41) ss, 125 w Col av, 100x100.8, 4 5-sty bk tnts; Sellwell Realty Co to Brown Realty Co, 63 Park row; Mtg\$108,000; May31; July12; A\$44,000-108,000. 100

90TH st, 146-8 W. (4:1220-57) ss, 150 e Ams av, 50x100.8; 5-sty bk tnt; Euphemia S Coffin to Diedrich Angelbeck, 167 E 89; Mtg\$40,000; June29; July13; A\$26,000-55,000. O C & 100

91ST st, 79 E. (5:1503-34) ns, 38.8 w Park av, 18.8x67; 3-sty stn dwg; Jennie Reichman to N Y Life Ins & Trust Co, TRSTE Fredk Bronson, 52 Wall; Mtg\$8,000; June28; July12; A\$13,000-19,500. 28,000

91ST st, 77 E. (5:1503-33) ns, 57.4 w Park av, 20x67; 3-sty stn dwg; Sallie Myers to N Y Life Ins Co Trste Frederic Bronson, 52 Wall; Mtg\$10,000; June29; July11; A\$14,000-21,000. 26,500

94TH st, 135 W. (4:1225-18) ns, 429 e Ams av, 17x100.8; 3-sty & b stn dwg; Bankers Trust Co, EXR Frank R Pentz to Mary A Walsh, 150 W 36; Mtg\$11,000; July12; July13; A\$8,500-14,500. 17,250

95TH st E. (5:1506-65-68) ss, 102.2 e 5th av, 100x100.8; vacant; Jacob Wertheim to Jas A Farley, 26 E 48; Mtg\$60,000; July10; July11; A\$119,500-\$. O C & 100

96TH st, 42 W. (4:1209-48½) ss, 393 w Central Park W, 18x100.8; 5-sty bk dwg; Franklin Burt to Le Van M Burt, 940 President, Bklyn; May6; July11; A\$12,500-24,000. 3,000

97TH ST, 222 E. (6:1646-35) ss, 335 e 3d av, 25x100.11; 4-sty stn tnt & str; Martha Thompson to Elansee Realty Co, 132 Nassau; Mtg\$11,000; ½ part; June19; July11; A\$9,000-15,000. O C & 100

99TH st, nec 5th av, see 5th av, nec 99.

99TH st, 251 W. (7:1871-7½) ns, 150 w Bway, 14x100.11; 4-sty stn dwg; Martha J Goerlitz to Ferdinand R Minrath, 119 W 75; Mtg\$20,000; July10; A\$8,400-16,000. O C & 350

100TH st, 145-7 W. (7:1855-12-13) ns, 275 e Ams av, 50x100.11; 2 5-sty bk tnts; Chas Cohen to Yetta Cohen, 37 Essex; Mtg\$—; July7; July11; A\$24,000-50,000. O C & 100

100TH st, 411 E, see 100th, 407 E.

100TH st, 407 E. (6:1694-7) ns, 137.1 e 1st av, 37.1x100.11; 6-sty bk tnt & str; A\$10,000-40,000; also 100TH ST, 411 E, (6:1694-10) ns, 211.3 e 1st av, 37.1x100.11; 6-sty bk tnt & str; A\$10,000-40,000; Selma Alexander to Jos W Kelly, 264 Court, Bklyn; Mtg\$47,000; July10; July12. nom

100TH st, 407 E. (6:1694-7) ns, 137.1 e 1st av, 37.1x100.11; 6-sty bk tnt & str; Jos W Kelly to Wm Goldstone, 2 W 89; Mtg\$20,000; July10; July12; A\$10,000-40,000. O C & 100

100TH st, 232 E. (6:1649-29) ss, 105 w 2d av, 25x100.11; 5-sty bk tnt; Ray Taschman to Fannie Taschman, 68 W 114; A.L.; July12; July13; A\$9,000-22,000. O C & 100

101ST st, 109-11 W. (7:1856-26) ns, 150 w Col av; 43.4x100.11; 5-sty bk tnt & str; Herman Brandstein to Bertha Brandstein, 352 W 117; Mtg \$48,000; July7; A\$20,800-45,000. O C & 100

101ST st, 208-10 E. (6:1650-43 & 44) ss, 100 e 3d av, 55x100.8; two 5-sty bk tnts; Saml T Rogers to Miriam N S Perkins, 63 Morningside av; QC; May29, July8; A\$20,000-46,000. nom

101ST st, 208-10 E; Jno G Agar & ano EXRS, & c Cornelia H B Rogers to same; June2, July8. 46,000

101ST st, 208-10 E. (6:1650) Rachel L R Durgy et al to Jno G Agar, 19 E 66th EXR Cornelia H B Rogers, decd; A R T & I; QC; June26, July8. nom

104TH st, 248 W. (7:1875-58½) ss, 137 e West End av, 19x100.11; 3-sty & b stn dwg; Eliz W Schmitt to Alma C Stirn, 211 W 101; July10; July11; A\$11,400-19,000. O C & 100

104TH st, 103 E. (6:1632-2) ns, 24.10 e Park av, 25x100.11; 5-sty stn tnt; Metropolitan Bank to Bernard A Ottenberg, 27 Cannon, & Roy Foster, 119 W 23; C a G; Mtg\$12,000; July12; July13; A\$10,000-22,000. O C & 100

104TH st, 103 E; re mtg; same to same; July12; July13. nom

105TH st, 58 E. (6:1610-50) ss, 280 w Park av, 25x100.11; 5-sty bk tnt; Oscar Bauer to Dora Topper, 235 W 112; Mtg \$23,000; July8; July10; A\$11,000-25,000. O C & 100

105TH st, 141 W. (7:1860-19½) ns, 448.10 e Ams av; 33.5x134.10; 5-sty bk tnt; Agt & Declaration of Trust; Arthur J Cotman with Wm Cotman to hold in trust for party 2d part; Oct22'09, July8; A\$14,000-28,000. 15,000

107TH st, nec 5th av, see 5th av, nec 107.

108TH st, 416 E. (6:1701-37) ss, 270 e 1st av; 25x100.11; 1-sty fr str & 2-sty bk bldg in rear; Michl Fay to Jas Rudden, 175 E 108; July7, July8; A\$6,000-7,000. O C & 100

109TH st, 428 E. (6:1702-35 & 36) ss, 345 e 1st av; 50x100.10; 1-sty fr bldg & vacant; Hettie Stribhei widow et al, EXRS & c Peter Stribhei to Michl Fay, 422 E 109; July5, July7; A\$12,000-12,000. 15,000

109TH st E. (6:1702-35) ss, 370 e 1st av; 25x100.10; vacant; Michl Fay to Jas Rudden, 175 E 108; Mtg \$3,000; July7, July8; A\$6,000-6,000. O C & 100

109TH st, 124 W. (7:1863-48) ss, 375 w Col av, 25x100.11; 5-sty bk tnt; Augustus E Bieser et al to Wendel V Bieser, 2006 Ams av; B&S; June28; July11; A\$12,000-26,000. 100

111TH st, 253-5 W. (7:1827-3 & 5) ns, 56 e 8th av; 72x100.11, with all title to alley on n to es 8th av; 2 6-sty bk tnts; Jos Fuger to Brown-Weiss Realities, 61 Park Row; Mtg \$102,000; July3, July 7; A\$38,200-104,000. O C & 100

112TH st, 295-7 W, see 8th av, 2070.

113TH st, 168 E. (6:1640-42) ss, 150 w 3d av, 16.8x100.11; 3-sty fr dwg; Frank G Kuntze et al to Philip Novick, 204 Ellery, Bklyn; C a G; June2; July12; A\$6,500-7,000. nom

113TH st, 168 E; Philip Novick to Frank G Kuntze, 168 E 113, ½ part, & Carolina Scott, Augusta S Tisdale & Mamie Scott, all at 308 4th, Monroe, Mich, & Harry Scott, 1551 Vyse av, ½ part; C a G; June2; July12. nom

114TH st, 68 W. (6:1597-62) ss, 225 e Lenox av, 16.8x100.11; 3-sty & b stn dwg; Fannie Taschman & ano to Max Taschman, 68 W 114; A.L.; July12; July13; A \$8,500-11,000. O C & 100

114TH st, 62 W. (6:1597-60) ss, 275 e Lenox av, 16x100.11; 3-sty & b stn dwg; Michl J Mulqueen, ref, to Tylrae Co, 165 Bway; July10; July11; Foreclos June12; A\$8,500-11,000. 250

114TH st, 230 E. (6:1663-39) ss, 329.6 e 3d av, 25x100.11; 5-sty bk tnt; Francesco Demilto to Maria R Demilto his wife, 230 E 114; AL; June29, July7; A\$8,000-21,000. O C & 100

115TH st, 69 W. (6:1599-11) ns, 225 e Lenox av, 25x100.11; 5-sty stn tnt; Curtiss P Byron to Junius J Pittman, 1888 Bathgate av, & Harry Cahn, 2540 Grand av; Mtg\$28,500; July6; July11; A\$14,000-27,000. O C & 100

115TH st, 69 W. (6:1599-11) ns, 225 e Lenox av; 25x100.11; 5-sty stn tnt; Arthur Schreiner to Curtiss P Byron, 2224 Ams av; Mtg \$28,000; July6, July8; A\$14,000-27,000. nom

116TH st, 370 W. (7:1849-48) ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw 25xn25.2 to st, xe50 to beg; 5-sty bk tnt; Neil Campbell to Wm B Fisher, 120 W 42; Mtg \$35,000; July6, July8; A\$12,000-44,000. nom

116TH st, 370 W. (7:1849-48) ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw 25xn25.2 to st, xe50 to beg; 5-sty bk tnt; Stella A Campbell to Neil Campbell, 370 W 116; July1, July8; A\$21,000-44,000. nom

117TH st, 329 E. (6:1689-15) ns, 350 e 2 av, 25x100; 2-sty fr dwg & str; Golde & Cohen, a corpn, to Elias A Cohen, 49 W 113; July7; July10; A\$8,000-9,000. 100

119TH st, 68 E. (6:1745-44) ss, 175 w Park av, 20x100.11; 5-sty bk tnt; Roger A Prior, ref, to Lawyers Mtg Co, 59 Liberty; July10; July13; A\$8,000-20,500; FORECLOS, July6'11. 18,500

119TH st, 302-4 E. (6:1795-50½) ss, 50 e 2d av; 50x60.10; 6-sty bk tnt & str; Sarah Buchbinder to Georgia K Brown, 1690 Bway; Mtg \$31,500; July6, July8; A \$10,500-37,000. nom

123D st, 235 E. (6:1788-14) ns, 255 w 2d av; 25x100.11; 3-sty bk dwg; Chas L Hoffman ref to Jno H Bodine, 125 E 103; FORECLOS June6, June30, July7; A\$10,000-13,000. 7,025

126TH st, 312 E. (6:1802-43) ss, 225 e 2d av; 25x99.11; 5-sty bk tnt; Godfrey Krepela to Sophia Weber, 490 Lenox av; Mtg \$26,000; July7; July8; A\$7,000-17,500. O C & 100

129TH st, 127 W. (7:1914-21) ns, 262.6 w Lenox av; 12.6x99.11; 3-sty & b stn dwg; Amelia L Richardson to Geo V Morton, at Demorest, NJ; June27; July7; A\$5,500-8,000. nom

129TH st, 247 W. (7:1935-13) ns, 462.6 w 7th av, 18.9x99.11; 3-sty bk dwg; Eliza J Hayes, wid to Peter A French, 247 W 129; Mtg \$7,000; July8; July12; A\$8,200-11,000. O C & 100

129TH st, 127 W. (7:1914-21) ns, 262.6 w Lenox av, 12.6x99.11; 3-sty & b stn dwg; Geo V Morton to Eliz J Bracken, 212 W 128; Mtg\$6,000; July6; July12; A \$5,500-8,000. O C & 100

130TH st, 21 E. (6:1755-10½) ns, 246 e 5th av; 16x99.11; 3-sty & b stn dwg; Ophelia Purdy to Holmes V B Ditmas, 2601 Av G, Bklyn; Mtg\$8,000; July6; July7; A \$6,400-10,000. O C & 100

131ST st, 112 W. (7:1915-41) s s, 175 w Lenox av; 16.8x99.11; 3-sty & b stn dwg; Chas A Clinton to Margt J Ellis, 100 W 124; Mtg \$5,400; July3; July7; A\$7,300-11,000. O C & 100

131ST st, 45-7 E. (6:1756-26) ns, 225 w Park av, 50x99.11; 6-sty bk tnt; Benj C Ribman to Tilmil Realty Co, 309 Bway; Mtg\$48,000; June23; July12; A\$19,000-62,000. nom

134TH st W. (7:2001-14-15) ns, 400 w Bway, 50x99.11; vacant; Helen B Alexander to Chas A O'Donohue, 857 Carroll, Bklyn; July8; July12; A\$8,000-8,000. O C & 100

135TH st, 529 W. (7:1988-81) ns, 580 w Ams av; 37.6x99.11; 5-sty bk tnt; Philip Krauss to Chas Geiger, 142 E 80th, & Solomon Braverman, 95 W 119; 2-3 parts; Mtg\$34,000; July6; July7; A\$18,000-43,000. nom

135TH st, 529 W. (7:1988); same to Emanuel Arnstein, 46 W 91, & Samuel Levy, 24 W 89th; 1-3 part; Mtg\$34,000; July6; July7. nom

135TH st, 529 W. (7:1988-81) ns, 580 w Ams av; 37.6x99.11; 5-sty bk tnt; Solomon Braverman to Chas Geiger, 142 E 80th; 1-3 part; Mtg\$34,000; May26; July7; A\$18,000-43,000. O C & 100

135TH st, 529 W. (7:1988-81) ns, 580 w Ams av; 37.6x99.11; 5-sty bk tnt; Chas Geiger et al to Philip Krauss, 159 E 92d; AL; June27; July7; A\$18,000-43,000. nom

137TH st, 221 W. (7:2023-21) ns, 267 w 7th av; 18x99.11; 3-sty & b stn dwg; Annie wife Max Roth to Israel Goldberg, 77 E 115th; Mtg\$14,000 & AL; June27; July8; A \$7,900-16,000. nom

137TH st, 222 W. (7:1942-44½) ss, 274.6 w 7th av, 16.6x99.11; 3-sty & b stn dwg; Saml Weiner to Maud de Pinna Bair, — Bay View av, Far Rockaway; Mtg\$15,000; July11; A\$7,200-14,500. 100

138TH st, 622 W. (7:2086-45½) ss, 275 w Bway, 15x99.11; 3-sty bk dwg; Jno A Riedell to Wm H Riedell, 622 W 138; Mtg \$9,000; June13; July13; A\$4,500-10,000. O C & 100

139TH st, 140 W. (7:2007-58) ss, 126 e 7th av, 26x99.11; vacant; Henry Lublang et al to Moses Hoffmann; Mtg\$20,000; Dec 4'05; July12; A\$11,000-26,500. Re-recorded from Dec4'05. O C & 100

142d st, W. (7:2089-24 to 27) ns, 100 w Bway, 100x99.11; vacant; Marie N Hoguet, widow et al HEIRS, & c, Robt J Hoguet to Emkaar Realty Co, 42 W 114; June22; July8; A\$36,500-36,500. O C & 1,000

143D st, swc Broadway, see Bway, swc 143d.

144TH st W, (7:2090-40-41) ss, 150 w Bway, 50x99.11; vacant; Julia Leffler to Regina Eleiman, 672 St Nicholas av; Sept 7'10; July11; A\$20,000-20,000.

144TH st, 530 W, (7:2075-46), ss, 312.6 w Hamilton pl; 87.6x99.11; 6-sty bk tnt; Louis Eisenberg to Potential Realty Corp, 149 Bway; B&S; Mtg \$139,000 & AL; June30; July7; A\$—\$—\$— O C & 100

146TH st, 550 W, see 146th, 552 W.

146TH st, 552 W, (7:2077-57) ss, 125 e Bway, 37.6x99.11; 5-sty bk tnt; also 146TH ST, 550 W, (7:2077-55) ss, 162.6 e Bway, 37.6x99.11; 5-sty bk tnt; Archibald H Murdoch to Twenty-third Ward Bank, 2469 3d av; Mtg\$100,392; Apr13'10; July12; A\$33,000-82,000. O C & 100

147TH st, 304 W, (7:2045-37) ss, 85 w 8th av; 40x99.11; 6-sty bk tnt & str; Louis Eisenberg to Potential Realty Corp, 149 Bway; B&S; Mtg \$35,761.81; June30; July7; A\$9,500-40,000. O C & 100

148TH st, 548 W, (7:2079-52½), ss, 258.4 e Bway; 16.8x99.11; 3-sty & b stn dwg; Chas Tschanett to Lawrence T O'Brien, 3544 Bway; Mtg\$10,000; July6; July7; A \$6,500-13,000. O C & 100

153D st, 461 W, (7:2068-7), ns, 156 e Ams av; 19x99.11; 3-sty & b stn dwg; Jos Kelly to Jennie A Harriot, 147 W 75; July 6; July7; A\$5,300-14,500. nom

164TH st W, 601, see Bway, 3921-39.

165TH st W, 600, see Bway, 3921-39.

181ST st, see St Nicholas av, see St Nicholas av, 1416-20.

189TH st, swc Ams av, see Ams av, sw c 189.

207TH st, nes, at nws 10th av, see 10th av, nws, at nes 207.

207TH st, nes, at ses Post av, see 10th av, nws, at nes 207.

214TH st W, (8:2194-9-10) ss, 75 e 9th av, 50x99.11; vacant; Marie N Hoguet, wid to Falcon Realty Co, 35 Nassau; Mtg \$5,500; July12; July13; A\$5,500-5,500. nom

214TH st, see 9th av, see 9th av, swc 214.

214TH st, swc 9th av, see 9th av, swc 214.

Adrian av, (13:3402-230) nws, 106.11 ne 225, 100x179.11 to Terrace View av x114.2 x126, vacant; Marcus M Nye to Frances R Scott, 439 Manhattan av; Mtg\$25,000; July10; A\$14,000-14,000. O C & 100

Amsterdam av, (8:2159-51 & 52), swc 189th; 99.11x100, except part of 189th; vacant; Roger B Wood (Ref) to Edwin M Houghtaling, 81 Van Reypen, Jersey City, NJ; Foreclos, Mar28; June28; July7; A \$36,000-36,000. 4,000

Amsterdam av, 1969-71, (8:2108-part lot 59) es, 49.11 s 158th, 50x100; 6-sty bk tnt & str; Middletown Realty Co to Placid Realty Co, 35 Nassau; Mtg\$71,000; July3; July10; A\$—\$—\$— O C & 100

Amsterdam av, (7:1963-4) es, 75.8 n 120th, 25.2x100; vacant; M Fannie Todd, 6 W 107, to Merit Realty Co, 35 Nassau; July12; A\$18,000-18,000. nom

Amsterdam av, (7:1963-4), same prop; Merit Realty Co to Edw M Tucker, at Atlantic Highlands, NJ; Mtg\$15,000; July12. nom

Amsterdam av, 295, (4:1145-61) sec 74th, (No 168), 26x100; 5sty bk tnt & str; Lydia F Chamberlain et al to Randal H MacDonald, 139 Riverside Dr; July 7; July12; A\$40,000-65,000. O C & 100

Adrian av, (13:3402-230) nws, 106.11 ne Terrace View av, 100x179.11 to Terrace View av x114.2x126; vacant; Frances R Scott to Morris Hartig, 228 Audubon av; July10; July13; A\$14,000-14,000. O C & 100

Broadway, 3921-39, (8:2137-145-190), nwc 164th, (No601), 250 to 165th, (No 600) x100x259.5x100; 2 6-sty bk tnts & str; Geo Daily et al to Marie N, J Pierre, Rene E, Marguerite M & Marie V Hoguet, 152 Riverside Dr; Robt L Hoguet, 47 E 92, & Ramsay Hoguet, 29 Washington Sq; Mtg\$310,000; July11; July13; A \$176,000-P215-000. O C & 100

Broadway, (7:2089-part lot 33) swc 143d, 99.11x125; vacant; Denis J Dwyer et al to McMorrow Engineering & Constn Co, 3785 Bway; June12; July11; A\$—\$—\$— 100

Columbus av, 376, (4:1149-36) swc 78th, (No 100), 25.8x105.5x25.8x106.2; 5-sty bk tnt & str; Addie R Altman & ano to 376 Col av, a corp, 376 Col av; A.L; July12, July13; A\$45,000-66,000. O C & 100

Lexington av, 427-31, see 44th, 122 E.

Madison av, 1481, (6:1607-51) es, 50.7 s 102d; 25.2x100.11x25.9x106.5; 5-sty bk tnt & str; Israel Lidz to Esther Lidz, 27 E 95; ½ part; Mtg\$22,000; June27; July7; A \$18,000-30,000. nom

Naegle av, (8:2216-58) bounded nw by Naegle av, ne by 10th av, sw by Hawthorne st, gore; A\$7,500-7,500; also 10TH AV, (8:2219-51) bounded ne by 10th av, w by Post av & s by Emerson st, gore; except part for 207th; vacant; A\$10,000-10,000; Alex M Welch Trustee Isaac Dyckman to Max Marx, 419 Convent av; AL; July7; July8. O C & 100

Post av, nec Emerson, see 10th av, nws, at nes Emerson.

Park av, 1036, (5:1497-40) ws, 22.2 s 86th, 20x70; 4-sty stn tnt; Augustus H Allen et al to Arthur & Edw Pollak, 1026 Park av; Herman Gottlieb, 121 E 82, & Benj E Paneth, 74 E 94; July10; July11; A\$16,500-20,000. O C & 100

Park av, 1223, (5:1524-2) es, 25.8 n 95th, 25x90; 5-sty stn tnt & str; Mark I Abrahams et al to Morris Heimerdinger, 81 E 79; Mtg\$18,000; June20; July13; A \$17,000-27,000. 100

Post av, ses, at nes 207th, see 10th av, nws, at nes 207.

Post av, ses, at nws 10th av, see 10th nws, at nes 207.

Riverside Drive, 92 (89), (4:1244-61) es 42.6 n 81st; 20.4x92.6x20x88.9; 5-sty bk dwg; A\$27,000-48,000; also INTERIOR LOT, rear of above, begins at cl of blk, bet 81st & 82d, at e line of above, runs s 40 & 8.10x10x9.10 to c 1 blk xw10 to beg; vacant; Solomon R Jacobs to Estelle & Florence Jacobs; 1-3 part; A R T & I; Mtg\$35,000; June30'08; July7. O C & 100

St Nicholas av, 202, (7:1926-8), es, 23.5 n 120th, 36.3x88.3x30.11x69.3; 5-sty bk tnt & str; David A Bernstein to Beatrice wife Isidor S Tunick, 258 Henry; Mtg \$28,000; June28, July10; A\$13,000-30,000. O C & 100

St Nicholas av, 1416-20, (8:2153-62) sec 181st, 100x25; 2-sty bk tnt & str; CONTRACT; Edw Rafter, 43 W 86, to Wm Weimann, 1420 St Nicholas av; Mtg\$90,000; July7; July11; A\$30,000-39,000. 150,000

St Nicholas av, 945-9, (8:2108-65) ws, 51.9 s 158th, 77.8x82.7x74.10x61.11; 5-sty bk tnt; Annie C Clinton to Chas F Smith, at Orange, NJ; Mtg\$69,000; July10; July 13; A\$27,000-\$65,000. nom

St Nicholas av, 608, (7:2048-45) es, 129.7 s 141st, 18.3x89.2x18x92.2; 5-sty bk tnt; Geo B Goldschmidt et al, TRSTES Saml B H Judah to Isaac Mannheimer, 602 St Nicholas av; C a G; June30; July 13; A\$5,500-16,500. 5,500

St Nicholas, 608; Edw Goldschmidt to same; B&S; July12; July13. O C & 100

Terrace View av, ses, 166.2 ne Adrian av, see Adrian av, nws, 106.11 ne Terrace View av.

Terrace View av, nes, 164.2 nw Adrian av, see Adrian av, nws, 106.11 ne 225.

West End av, 749-51, on map 747-51, (7:1887-19 to 21) ws, 76.2 n 96th, 50x100; 3 3-sty & b bk dwgs; Westown Realty Co to 749 West End Av Co, 160 Bway; Mtg\$69,500; July8; July11; A\$37,800-57,000. O C & 100

West End av, 596, (4:1236-62) es, 24.8 s 89th, 19x64; 3-sty & b bk dwg; final jdgt & certf of registration under T S; Gertrude D Hawes agt Jno H Hegeman et al, TRSTES for Metropolitan Staff Savgs Fund; Apr28; July10; A\$12,000-18,500. Torrens law

1ST av, 571, (3:938-36) ws, abt 40 s 33d; —; 4-sty bk tnt & str; also property in Queens Co; Final decree in partition and order of court confirming sales, etc.; Celine S Hollins Plff agt Chas A Wissmann et al Defts; June5; July7; A\$9,000-11,500. court order

1ST av, 2298, (6:1806-2) es, 25.5 n 118th, 25x66; 4-sty bk tnt & str; Celia Goldwater to Robt Oppenheim, 139 W 111; ½ part; AL; June30; July7; A\$7,000-14,500. 100

2D av, 205, (2:468-35) nws, 26.4 sw 13th 26.4x110; 5-sty bk tnt & str; Julia L Jentz to Sadie Smith, 138 2 av; July8; July10; A\$25,000-34,000. 100

2D av, 87-9, (2:461-34-5) nwc 5th, (Nos 239-41), 48.6x100; 6-sty bk tnt & str; Edw L Parris, ref to Philip Krauss, 123 E 92; Mtg\$116,000; July11; July12; A \$55,000-\$—; FORECLOS July5'11. 5,000

2D av, 943, (5:1324-22) nwc 50 (no 255), 20.5x70; 4-sty stn tnt & str; Farmers Loan & Trust Co & ano, EXRS, Etc, Caroline A Brundage to Henry Michaelis, 1718 3 av; July10; A\$17,000-25,000. 28,000

2D av, 943, (5:1324-22) nwc 50th (No 225), 20.5x70; 4-sty stn tnt & str; Gertrude A Forman & ano to Henry Michaelis, 1718 3 av; QC; May26; July11; A \$17,000-25,000. nom

2D av, 2428, (6:1801; agt as to alterations, Etc; Henry H Korn with Chas M Ams; July10; July11. nom

4TH av, 352, (3:857-21) ws, 79 n 25th, 19.9x75; 4-sty bk tnt & str; Shepherd K De Forest & ano, EXRS, Etc, Clara S Lambeer & ano to Walter Trimble, 59 E 25, & Richd Trimble, 53 E 25; A.T.; May 31; July10; A\$42,500-47,500. 627.26

5TH av, (6:1605-1 to 7) nec 99th; 100.9 x175; 3-sty bk tnt & str, 1-sty fr bldg & vacant; Rossiter Realty Co, a corp of N Y to Rossiter Realty Co, a corp of Penn, at Shawnee-on-Delaware, Pa; B&S & C a G; July3; July7; A\$179,000— nom

5TH av, (6:1613-1 to 5), nec 107th; 100.11x110; vacant; The Rossiter Realty Co, a corp of NY to The Rossiter Realty Co, a corp of Penn, at Shawnee-on-Delaware, Pa; ½ part; B&S & C a G; July3; July7; A\$105,000-105,000. nom

7TH av, 245-51, (3:800-1) nec 24th (nos 163-5; 86.11x79.2; 12-sty bk loft & str bldg; A\$—\$—; Wm A Sweetser (Ref) to Twenty-Fourth Street & Seventh Ave Corp, 1170 Bway; sub to 1st mtg \$325,000 (\$227,000 advanced), 2d mtg\$70,000 & AL; FORECLOS; May18; June9; re-recorded from June9, July8. 47,800

7TH av, 2315, (7:1920-62) es, 129.11 n 135th, 20x75; 3-sty & b stn dwg; Abraham Levinsky to Wm D Brown, 146 W 53; Mtg\$13,000; July10; July11; A\$10,400-14,000. O C & 100

8TH av, 143, (3:741-30) nwc 17th (nos 301-309); 25x103; 4-sty fr bk tnt & str & two 3 & one 4-sty bk tnts in st; Abeline Coffey by Cath D Coffey individ & gdn to Julia Coffey, 230 Riverside Drive; ½ part; AL & B&S; Mtg\$27,000; July7; July 8; A\$25,000-35,000. 9,000

8TH av, 143, (3:741); Julia & Cath D Coffey to Coffey Realty Co, 115 Bway; A T; Mtg\$27,000; July7; July8. nom

8TH av, es, 100.11 n 111th, see 111th, 253-5 W.

8TH av, 2070, (7:1828-1) nec 112th (nos 295-7); 25.2x100; 5-sty bk tnt & str; Annie Leasenfeld to Jacob Ruppert, 1639 3d av; Mtg\$36,000 & AL; June30; July8; A \$30,000-55,000. O C & 100

8TH av, 2220, (7:1925-63) es, 50.5 s 120th; 25.2x76; 5-sty bk tnt & str; Josephine Sussmann to Rosa Loeb, 296 W 142; Mtg\$27,000; July5; July7; A\$17,000-27,000. O C & 100

9TH av, (8:2210-13) swc 214th, 99.11x 300; A\$43,500-43,500; also 9TH AV, (8:2194-5) see 214th, 99.11x75; A\$14,000-14,000; vacant; Louisa Hoguet to Marie N Hoguet, 152 Riverside Dr; Robt L Hoguet, 47 E 92; Ramsay Hoguet, 29 Washington Sq, & J Pierre, Rene E, Marie V & Marguerite M Hoguet, 152 Riverside Dr, Heirs Robt J Hoguet; QC; July8; July13. nom

9TH av, (8:2210); also 9TH AV, (8:2194); same prop; Marie N Hoguet, wid, et al to Falcon Realty Co, 35 Nassau; Mtg\$35,000; July12; July13. nom

10TH av, (8:2219-51) nws, at nes 207th, 129.1 to ses Post av xsw105.9 to 207th xse74 to beg; vacant; Max Marx to Albert V Donellan, at Scarsdale, NY; Mtg\$17,500; July11; July12; A\$10,000-10,000. O C & 100

10TH av, 327, see Greene st, 136.

10TH av, nwc Hawthorne, see Naegle av, ses, at nws Hawthorne.

Interior lot, 102.4 e of Riverside Drive, Drive & at c 1 blk bet 81st & 82d sts, see Riverside Drive, 92 (89).

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Certificate as to mtg for \$2,000 covering land in Queens Co; July6; July10; Manhattan Mutual Realty Co to Caroline L Jones.

General assignment for benefit of creditors; Jas W Cunningham & ano to Chas H Ellingwood, of Montclair, NJ; July12.

General release; Francisca Lajonguere to Julia L Jentz, of Hasbrouck Heights, NJ; Mar14; July10. nom

General release; Eda O Fornes to Chas V Fornes, 103 Waverly pl; June6; July10. nom

Power of attorney; Gertrude Collins of East Orange, NJ to Stephen W Collins at Harrison, NJ; May10'09; July7.

Power of attorney; Robt H Sumner to Jos W Hatch; June28; July7.

Power of attorney; James R Roosevelt as Trustee Wm Astor to Douglas Robinson & Nicholas Biddle as Co-Trustees; June14; July7.

Power of attorney; Cephaise B Brower to Bloomfield Brower; July7.

Power of attorney; Rachel L & Leah Bartley of New Rochelle, NY to Wm E & Robina B Knox, 32 Woodland av, New Rochelle, NY; Jan31; July8.

Power of attorney; Ida T L Schwarz to Henry F Schwarz, Greenwich, Conn; June30; July10.

Power of attorney; Emily L Schwarz to Henry F Schwarz, at Greenwich, Conn; June30; July10.

Power of attorney; Anna C F Schwarz to Henry F Schwarz, at Greenwich, Conn; June8; July10.

Power of attorney; Martha J Goerlitz to Fritz Meister, Jersey City Heights, NJ; June30; July10.

Power of attorney; Martha Tetzlaff, wid to Clara Nagler, 1056 Clay av; May 19; July11.

Power of attorney; Jeannette W Greenberger to Otto Greenberger; June 30; July11.

Power of attorney; Henry Menken to Max Marx, 419 Convent av; May12; July 11.

Power of attorney; Madeleine H Wilmet to J Lester Lewine, 135 Bway; June 16; July12.

Power of attorney; Jos W Husted to Alfred Hutter, 1415 Av L, Bklyn; July11; July13.

Power of attorney; Marguerite M Hoguet & ano to Ramsay & Robt L Hoguet; July1; July13.

CONVEYANCES

Borough of the Bronx.

Barretto st, nwc Whitlock av, see Whitlock av, nwc Barretto.

Fox st, 953 (10:2714) ws, 125 n 163d; 40x107.6x40x107.11; 5-sty bk tnt; Bates & Oesting Jr Co to Augusta Sieghardt, 410 E 85; B&S & correction deed; July5, July7. nom

Fox st, 953; Augusta Sieghardt by Gustav P Helfrich, atty to Fredk Mohrmann, 357 E 87; Mtg \$28,700; July6, July7. O C & 100

Fox st, 864, (10:2722) ses, 85 s Tiffany, 40x110; 4-sty bk tnt; Israel Weinberg to Knox Constn Co, 864 Fox; A.L.; June7; July13. O C & 100

Fox st, 864, (10:2722); Knox Constn Co to Chas W Widmayer, 2024 Morris av; Mtg\$26,000; July10; July13. O C & 100

- Home st, 859-61**, (10:2694) ns, 112.9 e Prospect av, runs n112.9xne46.2xs88.9xe 0.8xs4.10xw0.8xs19.2 to st xsw46.2 to beg; 6-sty bk tnt; Nathan Marcus et al to M & V Constn Co, 121 Canal; A.L.; July12; July13. O C & 100
- Herschel st, 103**, (*) sws, 303.9 se Halsey pl, 39.6x112.7x27.1x105.9; also HERSCHEL ST, 105, (*) sws, 253.1 se Halsey pl, 25.4x101.9x25x97.10; also HERSCHEL ST, 106, (*) sws, 227.10 se Halsey pl, runs sw97.10xse11xne4xse14xne97.10 to st xnw25.4 to beg; Harry S Paterson to Arthur N Taylor, 1823 78, Bklyn; Mtg \$3,950; July12; July13. nom
- Herschel st, 105-6**, see Herschel, 103.
- Jennings st, 745** (11:2962) ns, 110 e Union av, runs n64.8xne26xse36xs44.6 to st, xw46 to beg; 5-sty bk tnt; Henry Krauth to Eliz C Specht, 745 Jennings; Mtg \$20,000 & AL; July6; July8. nom
- John st, (*)** ses, 100 sw Grant av, 50x100, Westchester; Geo J Baxter to Chas R Baxter, 3099 Middletown rd; Mtg \$2,500; July7; July10. nom
- John st, (*)**; Chas J Baxter to Geo J Baxter, 1563 Country Club av; Mtg \$2,500; July8; July10. nom
- Kingsbridge Terrace**, (12:3253) es, 200 s from s boundary line of lands conveyed by Estate N P Bailey, runs s193.7xw101x 208xw100 to beg; Pauline S Rapp et al EXRS, &c, Maurice Rapp et al to Jas H Brundage, 508 W 112; June22; July12. O C & 100
- Kingsbridge Terrace**, (12:3253) es, 200 s from s boundary line lands conveyed by Est N P Bailey, 75x100; Jas H Brundage to Bertha S Brundage, 508 W 112; July12; July13. O C & 100
- Kingsbridge Terrace**, (12:3253) es, 275 s from s boundary line land conveyed by Est N P Bailey, 118.7x101x133x100; Jas H Brundage to Grace J Daggett, 234 W 52; July12; July13. O C & 100
- Lincoln st,*** ws, 250 s Van Nest av, 50x100; Meta Rehm to Cathrina Grodewald, 35 E 75; Mtg\$5,600; July6; July7. O C & 100
- Lincoln st,*** ws, 250 s Van Nest av, 50x100; Cathrina Grodewald to John H Rehm & Meta his wife, 1653 Holland av, as tenants by entirety; Mtg\$5,600; July6; July7. O C & 100
- Minford pl, 1451**, (11:2977) ws, 200 s 172d, 25.9x100; 4-sty bk tnt; Foreclos, June22; Jno D Mason, ref, to Sealy Holding Co, 68 Wm; July10. 15,900
- Magenta st (*)** ns, 75 w Rosewood av, 25x95.3; Angela Giliberty to Francesco Ferri, 229 E 29; Apr26, July8. 500
- Minford pl, 1520**, (11:2977) nec 172d, 35x100; 5-sty bk tnt; Timothy E Cohalen ref to Jackson Associates, a corpr, 87 Nassau; Mtg\$37,500; FORECLOS, June29; July10, July11. 650
- Minford pl, 1528**, (11:2977) es, 35 n 172d 40x100; 5-sty bk tnt; Timothy E Cohalan ref to Jackson Associates, a corpr, 87 Nassau; Mtg\$32,500; FORECLOS, June29; July10, July11. 2,100
- Orchard st, (*)** ws, 50 w land formerly Simon B Baxter, 25x100, with strip 16.6x25 on ns City Island; Jno F Brady et al to Carrie Mulligan, Scofield, City Island; B&S & C a G; A.T.; July13. nom
- Orchard st, (*)** ses, adj land formerly Simon B Baxter, runs s100xw25xn100xe25 to beg, with strip 16.6 wide x25 length on North City Island; Adele Collins et al to Jno F Brady; AT; B&S & C a G; July10; July13. nom
- Orchard st, (*)** ss, 25 w land formerly Simon B Baxter, 25x100, with strip 16.6x 25 on ns, City Island; Jno F Brady et al to Adele Collins, — Carroll, City Island; B&S & C a G; July10; July13. nom
- Orchard st, (*)** ss, 75 w land formerly Simon B Baxter, 25x100, with strip 16.6x 25; Jno F Brady et al to Alice Tubridy, 154 W 136; B&S & C a G; July10; July13. nom
- Rosewood st** (Locust av) (*) ss, 102 e White Plains rd, except part for st, 25x 100; Jos A Mascia to Johanna Lomonte, 710 Rosewood; Mtg \$5,750; July6, July8. O C & 100
- St Pauls pl, 420**, see Brook av, 1420.
- St Paul's pl, nwc Washington av**, see Washington av, 1443.
- Simpson st, 1221** (11:2974) ws, 193.9 n Home (Lyon), 16.8x100; 2-sty fr dwg, Rosette Salmon to Mary Engelbrecht, 343 E 84; Mtg \$3,200; July6, July7. nom
- Station pl or Newell st**, (12:3359) es, 174 s Gun Hill rd, 25x100; except part for Station pl; vacant; Ellen Brennan to Mary L Lyden, 604 Gun Hill rd; June30; July11. nom
- Station pl**, (12:3359); same prop; Mary L Lyden to Eliza E Morrison, 3460 Station pl; July10; July11. 100
- Thwaites pl (*)** sws, 107.7 w Boston rd 50x175; also THWAITES PL, sws, 232.7 w Boston rd, 50x111.4x56x136.11; also THWAITES PL, ss, 114 e Williamsbridge rd, 26x78.7x28x98.7, except part for Richard st, now Olinville av; Philip A Moore to Sarah McClinchie, 508 E 188; June30, July7. 7,000
- Thwaites pl (*)**, sws, 232.7 w Boston rd, see Thwaites pl, sws, 107.7 w Boston rd.
- Warren st, nec Independence av**, see Independence av, nec Warren.
- 3D st,*** ns, 102 w Castle Hill av, 105x 108, Unionport; Annie M Haas to Oliver E Davis, 842 Morris av; July10; July11. 4,000
- 7TH st, (*)** ls, 205 e Castle Hill av, 100 108, Unionport; Kasimir Lofink, EXR Martin Schoemmel to Martin & Emma Schoemmel, 1015 Intervale av; July6; July7. nom
- 7TH st, (*)** ss, 105 w Av C, 25x 108, Unionport; Annie M Haas to Oliver E Davis, 824 Morris av; July10; July11. 1,500
- 8TH st,*** ns, 105 w Av D, 100x216 to ss 9th st, Unionport; Fredk Eckstein to Cecilia M Eckstein his wife, 57 E 123; correction deed; July5; July7. nom
- 8TH st,*** ns, 105 w Av D, 100x216 to ss 9th st, Unionport; Cecilia M Eckstein to Abram W Herbst, 1956 Crotona Parkway; June30; July7. O C & 100
- 9TH st,*** ss, 105 w Av D, see 8th st,* n s, 105 W Av D.
- 139TH st, 537** (9:2267 ns, 208 w St Anns av; 41.8x100; 5-sty bk tnt; Polatschek-Spencer Realty Co to Joshua Silverstein, 808 West End av; Mtg \$34,000; July6, July7. nom
- 140TH st, 599 (875) E**, (10:2552) ns, 380 e St Anns av, 40x95; 5-sty bk tnt; Roger A Pryor ref to Fleischmann Realty & Constn Co, 507 5 av; July10, July11. 30,000
- 140TH st, 599 (875) E**; Fleischmann Realty & Constn Co to Eli M Cohen, 174 Hollywood av, Far Rockaway, NY; Mtg \$28,000; July10, July11. nom
- 149TH st, 285**, (9:2331) ns, 170.3 e Morris av, 24.9x80; 3-sty bk tnt & str with 1-sty ext; Adelheid Loub to Helena Trattner, 458 E 138; Mtg\$9,500; June5; July13. O C & 100
- 149TH st, 293 E**, see 150th st, 294 E.
- 150TH st, 294 E**, (9:2331; also 149TH ST, 293 E, (9:2331); agt as to light & air; M del Giudice with Louis Nathan, 154 W 131; July6; July13. 24
- 151ST st, 751**, see Concord av, 622.
- 153D st, 393 (639)**, (9:2400) ns, 350 e Courtlandt av, 37.6x100; 6-sty bk tnt; Jacob Grunder to Valentin Klein, 446 E 179; Mtg\$26,000; July1; July13. O C & 100
- 155TH st, 380 on map 380-2 E**, (9:2401) ss, 225.6 e Courtlandt av, 50.3x100x50x100; 5-sty bk tnt; Edw Muller Bldg Co to Peer Realty Co, 154 Nassau; Mtg \$35,000; July 6, July7. O C & 100
- 155TH st, 337**, (9:2415) ns, 175-w Courtlandt av, 25x100, 2-sty fr dwg; Ross F Calcagno to Myron Sulzberger, 240 E 72; Mtg\$4,000; July11; July12. O C & 100
- 155TH st, 337**, (9:2415) ns, 175 w Courtlandt av, 25x100, 2-sty fr dwg; Hannah Taylor & ano devisees Mary Fiddelaar to Ross F Calcagno, 18 Poplar, Yonkers, NY; Mtg\$1,100; July10; July12. O C & 100
- 158TH st, 690**, see Trinity av, sec 158.
- 158TH st, nwc Trinity av**, see Trinity av, 801.
- 159TH st, 410**, (9:2380) ss, 300 w Elton av, 25x100, except part for 159th, 2-sty & a fr dwg; Jno Peymann to Alice V McLaughlin, 696 Elton av; Mtg\$3,000; July8; July10. O C & 100
- 161ST st, 276** (9:2420) ss, 57 e Morris av, 44x60; 5-sty bk tnt; Henry Bohlen to Frank McElroy, 136 E 32; pr mtg \$23,000; July10, July11. O C & 100
- 161ST st, 763**, see 165th st, 707.
- 165TH st, 707**, (10:2640) ns, 158.2 e Trinity av, 16.10x71, to Jackson av, (No 102); 2-sty bk dwg & str; also 161ST ST, 763, (10:2658) ns, 127.1 e Forest av, 28.6x 47.6; 3-sty fr tnt & str; Saml Rechnitz to Geza Rechnitz, 1269 Ogden, Denver, Colo; Mtg \$3,800; July6, July12. O C & 100
- 165TH st, 707 E**, (10:2640); also 161ST ST, 763 E, (10:2658); Cecilia Rechnitz to same; QC; AT; July6, July12. nom
- 165TH st, 171**, see Summit av, 1061.
- 172D st (Bathgate pl)**, (11:2919) ss, 91.5 e Bathgate av, runs s55.2xe0.2xn—xe 2.4xn27.6xe0.1xn27.7 to pl xw0.8 to beg; Nathan D Stern, TRSTE in bankruptcy J Finley Smith to Thos J Healey, 124 E 115, & Wm V McCarthy, 123 W 129; B&S; June30; July13. 175
- 172D st (Bathgate pl)**, (11:2919); same prop; J Finley Smith to same; QC; June6; July13. nom
- 172D st, nec Minford pl**, see Minford pl, 1520.
- 173D st, 414**, (11:2897) ss, 130 e Webster av; 20x117.10; 3-sty bk dwg; Emma Mossler to Conrad Oheimer & Pauline his wife tenants by entirety, 4050 Park av; Mtg \$7,600; July7, July8. O C & 100
- 175TH st, 406** (11:2899) ss, 53.11 e Webster av; 26.6x75; 4-sty bk tnt; Michl Gleason to Frank A Young, 118 E 177th; Mtg\$7,600; July7; July8. O C & 100
- 177TH st, 118**, (11:2805) ss, 168 e Morris av; 27x125, with all title to right of way adj above on W; 2-sty fr dwg; Dorothea J wife Frank Young to Sarah F Gleason, 2092 Washington av; Mtg \$7,000; July7, July8. 100
- 177TH st, 37**, (11:2862) es, 134.6 from es Tremont av & es 177th, runs s along st, 39xe57.10xn39xw61.8 to beg; 4-sty bk dwg; Jeannette W Greenberger to Dorothy E Mugler, 105 Davidson av; June22, July11. O C & 100
- 177TH st, 37**; re mtg; Augusta Clock to Jeannette W Greenberger, 510 W 147; June26, July11. nom
- 177TH st, 37**, (11:2862); re mtg; David J Daly to same; June26, July11. nom
- 179TH st, 446-50**, (11:3035) ss, 50 e Park av, 66x85; 2 4-sty bk tnts; Noble & Gauss Constn Co to Valentin Klein, 446 E 179; Mtg\$29,000; July11; July13. nom
- 179TH st, 446-50**; Valentin Klein to Jacob Grunder, 2779 Bainbridge av; Mtg \$29,000; July1; July13. O C & 100
- 180TH st, 730-4** (11:3094) see Clinton av (no 2078) 80.6x107x80x107; two 5-sty bk tnts & str; T J McGuire Constn Co to Keats Co, 135 Bway; Mtg \$99,500; July 6, July7. exch
- 182D st, nec Walton av**, see Walton av, nec 182.
- 183D st**, (11:3101) ss, 50 e Clinton av, 50x95, vacant; Patk Allen to Giuseppe Tamura, 2737 Decatur av; Mtg \$2,500. July3, July12. nom
- 183D st**, (11:3052) nws, 102.11 nw 3d av, runs ne25xse3xne75xw20xne25xnw3xs w125 to st, xse20 to beg, vacant; Lottie J Monyihan & ano EXTRX Thos O'Connell to Jno C Heintz, 1921 7 av; QC; May13; July11. nom
- 183D st**, (11:3052); same prop; Bridget Hamel et al HEIRS Thos O'Connell to same; B&S; May9, July11. nom
- 187TH st** (11:3040) ss, 101 w Washington av, runs s50xe101 to ws Washington av, xs50xw141xn100 to 187th st, xw40 to beg; vacant; Thos T Reid to The T T Reid Const Co, 282 11th av; July5, July7. O C & 100
- 187TH st, 623**, (11:3076) nes, 25 se Hughes av, 25x100, except part for st; 2-sty fr dwg; Jno Gleeson to Antonetta Bernardoni, 179 Hester; Mtg \$2,000; July 10, July11. O C & 100
- 188TH st, 508 E**, (11:3057) ss, 112 w Bathgate av, 20x95; 3-sty bk dwg; Sarah McClinchie to Philip A Moore at St Marys Park, Bronx; Mtg \$8,000; June30, July7. 11,000
- 190TH st, 122**, (11:3219) ss, 23.1 w Devoe terrace, 23.1 to Webb av, x101x43.2x 94.3; 2-sty fr dwg; Emil N Sorgenfrei to Anna Jensen, 769 E 156; Mtg \$7,000; July 7, July12. O C & 100
- 190TH st, see Webb av**, see 190th, 122.
- 197TH st, nwc Valentine av**, see Valentine av, 2821.
- 223D st, (*)** ns, 581.10 e White Plains rd, 25x100, Wakefield; Julius Hesse to Eberhardt Rommel, Inc, 714 E 223; July 12; July13. O C & 100
- 225TH st, (*)** ns, 238 w White Plains av, 25x114, Wakefield; Carmela Magaldi to Lillie Von Dietsch, 412 E 176; Mtg \$7,300; July6; July10. O C & 100
- 229TH st, cl at es Heath av**, see Heath av, 2864.
- 230TH st, (*)** ss, 255 e Barnes av, 50.3 x114.6, Wakefield; G & S Realty Co to Francesco Cerbone, Cruger av, near Bartholdi, Williamsbridge; Mtg\$1,800; July1; July12. nom
- 231ST st, 141**, see Bailey av, 3081.
- 231ST st, nec Albany rd**, see Albany rd, 3100.
- 233D st, (*)** ns, 227.5 w Kingsbridge rd, 25x114.6; Irene Giella to Chas E Thompson, 813 E 233; July3; July7. O C & 100
- 236TH st, 283**, (12:3377) ns, 60 w Katonah av, 25x100; 2-sty fr dwg; Lambert K Peacock to Ida A Peacock, 283 E 236; ½ part; July11, July12. nom
- 237TH st** (12:3372) ns, 250 w Keppler av, 25x100; vacant; Chas E Moore ref to Smith Williamson at White Plains, NY; FORECLOS, June14; July5; July7. 500
- Albany rd, 3100**, (12:3267) nec 231st; 70.8x65.8x58.9x100; vacant; Michl J Martin to Martin-Weber Const Co, 161 W 232; Mtg \$5,500; July7. nom
- Aqueduct av, 2170** (11:3211) es, 687.6 s s 183d; 37.6x98.9 to ws Macombs rd, x37.6 x99.6 with all title to said rd; 2-sty bk dwg; Wm C Bergen to Mary Keenan, 362 6th av; Mtg \$12,500; July7, July8. O C & 100
- Amsterdam av (*)** ws, 300 n Tremont rd, see Ft Schuyler rd (*) ws, 125 s Lating.
- Brady av, (*)** ns, 25 e Barnes av, 25x 100; also BRADY AV, nec Muliner av, 50x 100; re mtg; Van Nest Land & Impt Co to Fidelity Development Co; July6; July 8. nom
- Brady av, (*) nec Muliner av**, see Brady av, ns, 25 e Barnes av.
- Brady av, (*) nec Muliner av**, 50x100; Morris Park Land & Development Co to Sylvester Hlavac, 429 E 79; June26; July 7. O C & 100
- Bracken av, (*)** es, 375 s Jefferson av, 150x100, Edenwald; Saml F Manges to Morris Lipps, 51 E 97; B&S; July12; July 13. nom
- Barkley av, (*)** ss, 50 w Wilcox, 25x 100; Wm Steinberg et al to Jno G Dueller, — Barkley av, Throggs Neck; Mtg\$444.50; July1; July12. O C & 100
- Bailey av**, (11:3238) ws, 342.9 s from tangent pt at swc Bailey av & Kingsbridge rd, runs w104x50xe104 to av xns0 to beg, vacant; Wm L Owen to Manuel J Brazill, 772 St Nicholas av; Mtg\$2,200; July10. nom
- Bailey av**, (11:3238) ws, 342.9 s Kingsbridge rd, 50x144.1x50x144.2, vacant; Chas H Owen to Wm L Owen; A.L.; July3; July10. nom
- Boscobel av, ws, 125 s 169th**, see Shakespeare av, es, 175.2 s 169.
- Bracken av, (*)** ws, 125 n Randall av, 50x100; re mtg; Henry McCaddin to Jno Leonard, 63 Mad; July7, July8. nom
- Bracken av, (*)** ws, 125 n Randall av, 25x100; Edenwald; Neden Realty Co to Jno Leonard, 63 Mad, A.L.; July8. nom
- Bracken av, (*)** ws, 175 n Randall av; 25x100; Neden Realty Co to Jno Leonard 63 Madison; AL; May25, July8. 100
- Bailey av, 3081**, (12:3267) nwc 231 (no 141), 27.4x146.1x47.10x139.3; except part for av; vacant; Michl J Martin to Martin-Weber Const Co, 161 W 232; July 7. nom
- Bryant av, 1342**, (11:2999) es, 105 s Jennings; 20x100; 3-sty bk dwg; Mort & Transfer Co to Nathalie Wiener, 1342 Bryant av; Mtg \$8,600; June24, July7. O C & 100

Brook av, 1420, (11:2895) see St Pauls pl (no 420) 77.8x100.9x77.5x100.8; 2-sty fr dwg & vacant; Henry Von Bergen & ano EXRS, Etc, Jno Emes to Benj Benenson, 407 E 151; July 6; July 7. 12,000

Concord av, 622, (10:2643) nec 151st, (no 751); 150x94; vacant; Stonington Realty Co to Benj Benenson, 407 E 153; Mtg \$15,000; July 5, July 7. O C & 100

Crotona av, 2005, (11:3080) ws, 50 n 179th, 25x100; 2-sty fr dwg; Mary E Kelly to Mary E C Kelly, 2005 Crotona av; July 6; July 7. O C & 100

Clinton av, 2078, see 180th, 730-734.

Courtlandt av, 628, (9:2398); power of attorney to sell above; Anna H Munson et al to Earle F Watson, 100 Bway; June 6; July 8.

Courtlandt av, 628, (9:2398) es, 57.8 s 152d; 29x100; 5-sty bk tnt & str; Anna H Munson et al to John Keating, 125 W 52d; Mtg \$19,000; July 6; July 8. O C & 100

Clay av, 1314, (11:2887) es, 132.10 n 169th, 19x80; 3-sty fr dwg; Edwin T Ogle to Johanna Knopp, 1255 Brook av; Mtg \$6,250; July 8; July 10. O C & 100

Creston av, 2262, (11:3163) es, 176.4 s 183d, 16.8x89.6; 2-sty bk dwg; Dora Felt to Ida Silon, 817 Jane, West Hoboken, NJ; June 30; July 10. nom

Cambreleng av, (11:3075) ws, 95 n 188th, 25x100, vacant; Jas J Hynes to De Caudido Constn Co, 505 E 117; July 6, July 11. O C & 100

Chatterton av, 2239-41, (*), ns, 405 w Havemeyer av, 50x108; Frank McElroy to Henry Bohlen, 276 E 161; Mtg \$10,000; July 10, July 11. O C & 100

Carpenter av, (*) es, 175 n 234th, 27x105.6; also CARPENTER AV (*), es, 50 n 234th, 25x105.6; Chas D Barry et al to Nils Svenson, 94 Hillside av, Yonkers, NY; Peter Nordholm, St James terrace, Yonkers, NY, & Severin Anderson, 94 Hillside av, Yonkers, NY; July 27, July 11. nom

Columbus av (*) ns, 230 w Bronxdale av, 25x100; Sarah A McGurl to Louise Kausen at Wilcox st, swc Layton av; pr mtg \$4,300; July 10, July 11. 100

Commonwealth av (*) ws, 150 s Merril, 25x100, except part for Commonwealth av; Conrad Breen to Maurice Bal-schun, 2023 Morris av; July 5, July 7. O C & 100

Dekalb av, nec Gun Hill rd, see Gun Hill rd, nec Dekalb av.

Digney av, (*) es, 300 n Jefferson av, 50x100; Jos M Barry to Jas Barry, 4130 Digney av; Mtg \$2,000; July 10, July 11. 100

Digney av, (*) es, 90.11 s Kingsbridge rd, 25x100, Edenwald; Eliz A Zarkl, 4439 Furman av, to Fredk J Fairclough, 1726 Bussing; July 3; July 11. nom

Dudley av, (*) ss, 150 w Cornell av, 50x100; David Bernheimer et al to Selma wife Herman Reis, 464 E 141; Mtg \$1,600; July 7; July 11. 1,300

Eagle av, (10:2617) ws, 472.7 n Westchester av, 25x95; vacant; also EAGLE AV, (10:2617) ws, 497.7 n Westchester av, 25x95x24.4x95; vacant; Michl J Dowd to Flanagan, Inc, a corpn, 667 Eagle av; June 28; July 8. O C & 100

Eastern Boulevard, (*) ss, 305 w Zerega av, 100x166.1 to Houghton av, Unionport; Berthold H Wunder to Mont-tauk Inv Co, 2 Bway; July 6; July 10. nom

Eagle av, 692, (10:2624) es, 305 s 156th st, 19.6x115; 2-sty & b bk dwg; Weisman & Herman to Chas S Lewin, 147 E 90; Mtg \$6,000; July 1; July 7. O C & 100

Ft Schuyler rd, (*) ws, 125 s Latting, 25x—, & being lot 37 map 401 Seton Homestead; also AMS AV, (*) ws, 300 n Tremont rd, 25x100, Tremont terrace; El-da E Shaffer to Wellman Finance & Re-alty Co, 120 Westchester sq; Mtg \$1,250; June 28, July 11. O C & 100

Faraday av, 5762, (13:3421) sws, 70.10 nw Newton av; 50x100; 2-sty fr dwg; Wm A Kenny to Antonietta Barzaghini, 903 6th av, & Domenico Piscetta, 732 2d av; June 5; July 8. nom

Forest av, 912, es, 349.2 n 161st; 21 x100; with right of way over 8 ft strip adj on n; 3-sty fr tnt & str; CONTRACT; H J & Ellen F Tiedemann of Hillsdale, N J with Pauline Cahn, 807 Elsmere pl; Mtg \$4,000; June 20; July 7. 7,000

Fowler av, es, 375 s Neil av, 25x100; Morris Park Land & Development Co to F Leroy Schwedner, 3809 Carpenter av; June 26; July 7. O C & 100

Fowler av, (*) es, 375 s Neil av, 25x 100; re mtg; Van Nest Land & Impt Co to Fidelity Development Co, 5 Nassau; July 3; July 7. nom

Gun Hill rd, (12:3328) ns, 51 e Dekalb av, 51x101.3x50x91.9; vacant; Richd R Maslen to Michl J Dowd, 2541 Valentine av; ½ R T & I; July 1; July 7. O C & 100

Gun Hill rd, (12:3328) nec Dekalb av, 51x91.9x50x82.3; vacant; Michl J Dowd to Richd R Maslen, 2312 Aqueduct av; July 5; July 7. O C & 100

Hoe av, (11:2988) es, 275 n Jennings, 25x100, vacant; Margaret Spengler to Richd R Maslen, 2312 Aqueduct av; June 29; July 8. nom

Heath av, 2864, (12:3256) es, at cl of prolongation of West 229th st, runs e103.8 xn22.4xw102.7 to av xs20.6 to beg; 3-sty bk dwg; Junius J Pittman et al to Arthur Schreiner, 252 W 131; Mtg \$8,000; June 29; July 7. O C & 100

Houghton av, (*) ns, 305 w Zerega av, see Eastern Boulevard, ss, 305 e Ze-rega av.

Highway or rd, (*) by Alexander Wood towards Geo D Cooper until it

comes to land now or late Jas Briggs, ns, at ws lands now or late Jas & David Fer-ris, —x—, Throgs Neck; Mary E wife of & Wm J Hyland to Chas A Deshon at Ridgewood, NJ; AT; July 11, July 12. nom

Independence av, (13:3411) nec War-ren, runs ne172.5xse200xsw121.2x— to beg, except part for Warren; 2-sty fr dwg & vacant; Alex S Fisher to Estate Isaac G Johnson; Mtg \$17,550; June 30; July 10. nom

Jerome av, 2351-3, (11:3198) ws, 54 n North st; 36x79.11; two 3-sty bk tnts & str; Margt J Ellis to Chas A Clinton, 112 W 131; Mtg \$19,600; July 6; July 7. O C & 100

Jackson av, 726, (10:2645) es, 221.3 s 156th, 18.9x87.6; 3-sty fr tnt; Saml A Bo-witz to Jackson Amusement Co; Mtg \$5,000; June 1; July 10. nom

Jerome av, (11:2850) es, 50 n 175th; 90x 100; 2 5-sty bk tnts; Isaac Brown & ano to Ibrov Realty Co, 1356 Teller av; Mtg \$— & A.L.; July 7; July 10. nom

Jackson av, 1021, see 165th, 707.

Kingsbridge rd, (11:3239) ss, 58.4 w Heath av, 51.3x112.7x50x100.3, vacant; Richd R Maslen to Michl J Dowd, 2541 Valentine av; ½ R, T & I; A.T.; Mtg \$2.-000; July 1, July 7. O C & 100

Katonah av, 4281, (12:3376) ws, 75 s 236th, 25x100; 2-sty fr dwg; Romanus Eusner to Mary L Fleming, 4275 Katonah av; Mtg \$5,000; July 10. O C & 100

Lind av, (9:2526) ses, 206.3 sw Union, 25x143.9x25x150; 2-sty fr dwg; Melvin G Palliser, ref, to Jno J Lee, 1090 Summit av; Mtg \$3,000; July 11; July 13; Foreclos, May 25. 2,000 over mtg

Longfellow av, nec Seneca av, see Seneca av, nec Longfellow av.

McGraw av, (*) see Taylor av, 25x100; Louis B Diener to Clara Fink, 1651 Wash-ington av; July 8; July 10. O C & 100

Macombs rd, ws, 687.6 s 183d, see Aque-duct av, 2170.

Morris av, 1064, (9:2437) es, 310 n 165th; 20x95; 3-sty bk dwg; Henry B Fischer (Ref) to Theone H Loscarn, 828 St Nicholas av; Mtg \$7,500; FORECLOS; June 28; July 7. 500

Metcalf av, (*) ws, 200 n Ludlow av, 50x100; Sarah S S Sturges to Ernest M Bielfeld, 368 E 162; B&S & correction deed; June 30; July 7. nom

Matthews av, (*) es, 78.4 n Bronxdale av, 25x100; Timothy F Noonan to Eliz H Noonan his wife, 240 E 83; July 6; July 7. O C & 100

Magenta av, (*) ns, 143 e White Plains rd, 25x96.3; A S Realty Co to Car-melo Messina, 2525 Ams av; Mtg \$600; July 7; July 12. nom

Muliner av, (*) nec Brady av, see Brady av, ns, 25 e Barnes av.

Morris av, 2644, (11:3177) es, 112.11 n 193d, 16.3x105; 3-sty bk dwg; H U Singhi Realty Co to Mary A Carr, 2644 Morris av; Mtg \$6,500; July 10, July 12. O C & 100

Park av, (11:3038), plot begins 15 w land N Y & Harlem R R Co & 100 n Val-entine av, runs w170.3xn49.11xe170.3xs 49.11 to beg, except part for Park av; 2-sty fr dwg & vacant; Marie Walter to Olga Kiefhaber, 2323 Prospect av, & Anna Horenburg, 1835 Carter av; July 3; July 13. nom

Private rd, (11:2900) es, 69 n 176th, runs se65.4xne46xw65.5 to rd, xs46 to beg; 3-sty bk stable & 1-sty fr storage; re dower; Ellen P Cunningham to Mary E & Denis E Mullins, 162 E 66; July 7, July 12. nom

Private rd, (11:2900); Austin B Flet-cher et al assignees est of Jas W Cur-ningham to same; AT; June 23; July 12. 4,600

Perry av, (12:3341) ws, 109.8 n 205th, 27.5x104x25x92.9, vacant; Jno Mason to Margt Dougherty, 127 E 119; Mtg \$5,500; July 11, July 12. O C & 100

Perry av, 2978, (12:3292) es, 151.11 s 201st, 25x94; 2-sty fr dwg; August Gan-zenmuller, 2983 Marion av, to Jno H Hag-mayer, 1352 Franklin av; July 11, July 12. O C & 100

Pratt av, (*) es, 915.3 s Kingsbridge rd, 25x101.1x25x100, Westchester; Aldor Anderson to Lola Anderson; ½ part; Jan 12'07; July 12. nom

Park av, 4053, (11:2899) ws, 428.10 s 175th; 16.8x120x20.7x120, except part for av; 2-sty fr dwg; Lizzie Wheat to Henry Southgate, Mt Hope Boulevard & South-gate av, Hudson Heights, Mt Hope, West-chester Co, NY, & Hyman Serhey, 56 Storm, Tarrytown, NY; AL; July 5; July 7. O C & 100

Prospect av, 651, (10:2674) ws, 20.3 s 152d, 18.6x100; 2-sty & bk dwg; Geo O Clinchy to Nathan Finkelstein, 210 E 85; Mtg \$6,500; July 5; July 10. 100

Prospect av, 651; Nathan Finkelstein to Louis Lewis, 651 Prospect av; Mtg \$7,250; July 5; July 10; 10:2674. O C & 100

Parker av, (*) nwc Westchester av, see Westchester av, 2315-23.

Summit av, 1061, (9:2526) nwc 165th, (No 171), runs n163.11xw75xsl90xe40.6xs 93.5 to st xe42.1 to beg; 1 2 & 1 3-sty fr dwgs & vacant; Melvin G Palliser, ref to Jno J Lee, 1090 Summit av; Mtg \$3,000; July 12; July 13; foreclos, May 25. 6,500 over mtg

South Oak Drive, (*) swc Wallace av, 75.1x98.9x75x101; Warwick Realty & Constn Co to Corti Bldg Co, 744 E 214; Mtg \$1,900; July 12; July 13. O C & 100

Seneca av, nec Longfellow av, 25x100; vacant; Henry Dohrmann to Walter M Wechsler, 216 W 100; B&S; June 26; July 7. O C & 100

Southern Boulevard, (11:2980) es, 25 s Jennings, 50x100; vacant; Hubert Mul-larkey to Louisa Singer, 881 E 181; July 11; July 12. nom

Shakespeare av, (9:2506) es, 175.2 s 169th, runs e100.1xn25xe100.1 to ws Bos-cobel av xn50.1xw200.1 to Shakespeare av s75.1 to beg, owned by party 1st part; also property adj above on south, owned by party 2d part; boundary line agt; Viola H Russell, 156 W 78th, with May M Morton, 475 Main, Hackensack, NJ; June 7; July 7. nom

Stebbins av, 961, (10:2690) ws, 468.11 s 165th, 20.10x120; 2-sty fr dwg; Anna M Avolin to Fredk Renner, 1093 Stebbins av; Mtg \$5,000; June 10; July 10. O C & 100

St Lawrence av, (*) ns, 200 n Glea-son av, 25x100; An Assoc for the Relief of Respectable Aged Indigent Females, N Y, to Saml R Waldron, at Rockville Centre, LI; B&S; June 29, July 7. 5,000

St Lawrence av, (*) ws, 225 n Gleason av, 25x100; same to same; B&S; June 29, July 7. 5,000

Teller av, (11:2782-83) ws, 433.10 n 169th, 25x100, vacant; Jno Adams to El-len Adams, 2046 Prospect av; QC; July 7, July 12. nom

Taylor av, see McGraw av, see Mc-Graw av, see Taylor av.

Teller av, 1324, (11:2782) ses, 199.1 ne 169th, 25x82.10x25x83; 2-sty bk dwg; Thos Bodger to Albt D Mayer; Mtg \$5,500; July 1; July 10. O C & 100

Teller av, 1340, (11:2782) ses, 349.1 ne 169th, 25x81.8x25x81.11; 2-sty & a fr dwg; Eugene Bertin to Benj Pett, 815 E 167; Mtg \$2,500; July 8; July 10. 100

Trinity av, (10:2636) see 158th (No 690); 105x98.6x105x98.8; vacant; Joshua Silverstein to Polatschek-Spencer Realty Co, 818 E 161st; Mtg \$14,000; July 6; July 7. O C & 100

Teller av, 1314, (11:2782) es, 107.9 n 169th, 16.6x80; 2-sty fr dwg; Johanna Schultz to Barbara Herrlich, 2431 So Bou-levard; Mtg \$3,100; July 6; July 7. 100

Tyndall av, (13:3423) es, 75 s 259th; 25 x100; vacant; John F O'Meara to Margt F O'Meara, his wife, 401 W 167; July 6; July 7. nom

Topping av, 1777, (11:2798) ws, 150 s 175th; 25x100; 2-sty fr dwg; Isabelle Blain to John G Walter, 1777 Topping av; July 6; July 7. nom

Teller av, 1306, (11:2782) es, 41.9 n 169th, 16.6x80; 2-sty fr dwg; Julius W Schotoff to Rae Klass, 13 E 98; Mtg \$3.-100; June 20, July 11. 100

"The Drive," (*) c l, abt 390 n Grove, runs n137xw322xsl75xe—xne106 to beg, except part for Briggs av; Richd Ed-wards et al to Peter Alexander 764 St Nicholas av; Apr 20; July 8. O C & 100

Trinity av, 801, (10:2630) nwc 158th, 25x148.1x25x148; 2-sty fr dwg; Sarah wife of & Max Cohen to Cohen & Eckman Corpn, 1058 Grant av; Mtg \$6,500; July 12; July 13. O C & 100

Teller av, 1324, (11:2782) ses, 199.1 ne 169th, 25x82.10x25x83; 2-sty bk dwg; Al-bert D Mayer to Alfred Kinsella, 248 E 121; Mtg \$5,500; July 12; July 13. O C & 100

Trinity av, (10:2630) ws, n & lot 85 map Grove Hill Village, 25x148.1; Max Cohen to Cohen & Eckman Corpn, 1058 Grant av; July 12; July 13. O C & 100

Undercliff av, (9:2533) es, 25.2 s of 20 ft st, 50x102.5x50x103.3; Saml H McKean to Elmer S Prather, 400 St Nicholas av; A.L.; July 3; July 7. nom

Union av, (10:2669) nws, abt 90 n 163d, 72.7x300 to Tinton av; vacant; also UNION AV, (10:2669) nws, abt 163 n 163d, 72.7x300 to Union av, except part for Union & Tinton avs; Katz-Polacek Realty & Constn Co to Kramer Contract-ing Co, 35 Nassau; Mtg \$48,000; June 29; July 11. O C & 100

Union av, nws, abt 163 n 163d, see Union av, ws, abt 90 n 163d.

Unionport rd, (*) ws, 25 n Mead av, 25x106; Jas A Lynch, ref to Isabella Mc-Cullough, at Plumbridge, Newtownstew-art, County of Tyrone, Ireland; July 1; July 13. 4,500

Vyse av, (11:2996) es, 125 s 173d, 50x 100; vacant; One Hundred and Seventy-third St Bldg & Constn Co to Giuseppe Baldo, 2472 Arthur av; A.L.; July 7; July 13. 100

Valentine av, 2084, see Valentine av, 2082.

Valentine av, 2082, (11:3144) es, 18.11 n 180th, 18.11x90.6x18.9x88.3; 3-sty fr tnt; also VALENTINE AV, 2084, (11:3144) es, 37.9 n 180th, 18.11x92.11x18.9x90.6; 3-sty fr tnt; Francis J McCooney to Jas A Brady, 768 E 183; Mtg \$10,000; July 12; July 13. nom

Valentine av, 2821, (12:3304) nwc 197th, 18x84.1x18x85.1; 3-sty bk dwg; Philip Cahill to Edw J Reynolds, 1901 Bathgate av; July 6; July 10. O C & 100

Valentine av, 2823-29, (12:3304) ws, 18 n 197th, 72x80x72x84.1; 4 3-sty bk dwgs; Philip Cahill to Geo E Buckbee, 1941 Grand Blvd & Concourse; July 6; July 10. O C & 100

Washington av, ws, 50 s 187th, see 187th, ss, 101 w Washington av.

Washington av, (11:2914) es, 30.4 n 172d; 50x109.10x50x109.9; 6-sty bk tnt & str; L & S Constn Co to Louis Levy, 200 W 84th; Mtg \$38,000; July 6; July 7. O C & 100

Washington av, 1632, (11:2914) es, 80.4 n 172d; 50x109.10; 6-sty bk tnt & str; L & S Constn Co to Chay Millet, 91 E 116; Mtg \$38,000; July 7; July 8. O C & 100

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Washington av, 1632; Chaye Millet to Louis Gurflein, 310 E 4th & Louis Fleischer, 51 W 111; Mtg\$48,000; July7; 13,000
O C & 100

Whitlock av, (10:2735) nwc Barretto, runs n 100xw41.6xs4xw58.6xs96 to ns Barretto xel00 to beg; vacant; Michael Meehan to Tully Constn Co, 953 Whitlock av; Mtg\$9,000; July6; July7. nom

Webster av, 1922, (11:3027) es, 138.7 n Tremont av or 177; 75x158.11; 2-sty fr hotel & 1 & 2-sty fr bldg in rear; Adolph Freund & Ray, his wife, to Raydolph Realty Co, 1922 Webster av; Mtg\$27,500; July6; July7. O C & 100

Webster av, 3538-50, (12:3360) es, 495.4 n Gun Hill road; 126x74.3; seven 2-sty bk dwgs; Brown-Weiss Realty to Joseph Fuger, 2162 Washington av; Mtg\$39,900 & AL; July7. O C & 100

Westchester av, 2315-23 (*), n w c Parker av, 130x68; also PLOT begins at ss lot 33 on map Dore Lyon property, distant 100 w Parker av, runs w30xn25xe30 xs25 to beg; Rose Nathan individ and as EXR et al EXRS Marcus Nathan to Ab-ruth Realty Co, 120 Westchester sq; July 10, July11. 29,500

Walton av, (11:3182) nec 182d, 47x95, vacant, except part for Walton av & 182d; Chas G Moses to Henry D Patton, 2470 Webb av; July12. O C & 100

Washington av, 1443, (11:2902) nwc St Pauls pl, 65.3x100.5x70.10x100.8; 5-sty bk tnt & str; Francis W Pollock ref to Herman M Hess, 511 W 139, & Michl Densen, 82 W 118; Mtg \$65,000; July11, July12; FORECLOS, July11. 13,000

Webb av, see 190th, see 190th, 122.

Wales av, 429, (10:2577) nws, 100 n Grove st or 144th, 50x100; 2-sty & b bk dwg & 1sty fr dwg; Wm H Peck ref to Rudolph Wallach Co, 68 Wm; Mtg \$2,500; FORECLOS, June12; July7, July12. 5,750

Waldo av, (13:3415) es, 167 n 244th, 70x100; vacant; Parkway Heights Co to Olinda A Camp, 32 W 129; June24; July 11. 100

Watson av, (*) ss, 155 e Olmstead av, 25x108; Aug Wohlpart to Chas E Devermann, 2220 Haughton av; July12; July13. O C & 100

Wallace av, (*) swc South Oak Drive, see South Oak Drive, swc Wallace av.

3D av, 4009-19, (11:2921) ws, 100 s 174th; 100x128.8x100x125.2, with all title to strip in front bet above & Fordham av; three 2-sty bk tnts & str; Third Ave Constn Co, 10 Union Sq to Clara Simon, 1 W 75, & Max Cohen, 68 W 69; B&S & C a G; Mtg\$40,000; June30; July7. nom

3D av, 4009-19; Max Cohen to Clara Simon, 1 W 75; 1/2 R T & I; B&S; July1; July7. nom

All that part of plot 16, (*) on map 1106 of Arden property lying s of a straight line drawn through center of plot from its e to w s parallel to its s boundary line & distant 50 ft therefrom; Lydia Taylor to Jno Haight; 1/2 part; Dec 21'09; July12. nom

Lots 99 to 102, (*) map Benson est, Throgs Neck; Neville J Booker to Frank J Marion, 39 Glenbrook rd, Stamford, Conn; July10; July12. O C & 100

Lots 321 to 331, 92, 174 & 295 to 305 (*) map lands Dutchess Land Co according to map Benson Estate, Throgs Neck; Fredk Eisen to Emil N Sorgenfrei, 512 Morris Park av; AL; July10; July12. O C & 100

Lots 99 to 103, (*) map Benson Estate, Throgs Neck, except part for av; City Real Estate Co to Neville J Booker, 11 E 44; B&S & C a G; July11. O C & 100

Lots 118 to 120, (9:2527) map 160 lots prop Maximilian Morgenthau; Melvin G Palliser, ref, to Robt E Lee, 1163 Lind av; July12; July13; Mtg\$2,000; Foreclos, May25. 5,000

Lots 135 & 136, (9:2527) map 160 lots prop Maximilian Morgenthau; Melvin G Palliser, ref, to Jas Lee, 1163 Lind av; July12; July13; Foreclos, May25. 2,800

Lots 877 to 882, (11:3001), map Sec D Vyse Est; re mtg; Wm R Rose to Banfra Realty & Holding Co, 63 Park row; July 12; July13. O C & 100

Lots 877 to 882, (11:3001); same to same; July12; July13. O C & 100

Lots 32 & 33, (*) map 1131B 113 lots Baychester Realty Co; Frank Friedman to Sarah Rosen, 181 E Houston; Mtg\$10,000 on this & other prop; July6; July13. O C & 100

Lots 10, 11 & 12, (*) map 1351 of 12 lots consisting of a subdivision of lots 67 & 142 on map Bronxwood Park & lots 48 to 54 & 66 to 68 map Adea Park; re mtg; Annie C Heil to Warwick Realty & Constn Co, 20 W 1, Mt Vernon, NY; July 10; July13. 300

Lot 11, (*) blk 20 map Bruce-Brown Land Co, Throgs Neck; Bruce-Brown Land Co to Louisa Spieth, 235 Sutton pl; May19; July11. O C & 100

Plot (*) begins at ss lot 33 map Dore Lyon property, see Westchester av, 2315-23.

Plot, (11:2808, 2813, 3169), begins where land formerly Saml D Archer adj land Thos W Ludlow, runs ne475xne318x nw—to e l of road leading from Tremont to Fordham (closed) xs318xs475xe—to beg; re jdgmt; Jas G Coburn to David Kraus, 246 W 129; June17; July11. nom

Property in deeds recorded in sec 10 (2543-5-2558-2560-2601-2604-2730-2731 & *, liber 45 cp 31, 25, 152, 30, 27; liber 34 cp 386; liber 42 cp 499; liber 46 cp 93, 301, 305; liber 38 cp 429 & 427; liber 40 cp 357 & Annexed District Liber 65 cp 3, 447; liber 66 cp 1 & 2; liber 45 cp 288 & 295; liber 42 cp 278; liber 38 cp 265; liber 94 cp 17; liber 38 cp 268, 395, 391, 394, 470, 393, 392 & 389; liber 48 cp 82, 81 & 136; liber 52 cp 120; liber 43 cp 333 & 380; The NY, NH & H RR Co to Harlem River & Portchester R R Co at Grand Central Terminal; QC; May31, July11. nom

MISCELLANEOUS CONVEYANCES

Borough of the Bronx.

Power of attorney; August Ganzenmuller to Alice G Schwegler, 2983 Marion av; July8, July12.

LEASES

Borough of Manhattan.

July 7, 8, 10, 11, 12 and 13.

Beekman st, cor South, see South st, 105.

Cannon st, 104, (2:329) cor Stanton, cor str; Bernard A Ottenberg to Adolf Gelb, 283 Stanton; 5yf May1; July13. 1,500

Clinton st, 230, (1:269), str, &c; Isadore I Pottlitzer to Charley & Sam Davidson, 228 Clinton; 3y f May1; July12. 984

Circle at Cathedral Parkway, see 5th av, 1310.

Cathedral Parkway, nwc Circle, see 5th av, 1310.

Crosby st, 135, (2:510) —x— to Lafayette (no 300), all; Peter D Jorden to Jos Emmerling, 135 Crosby; 15yf June1'11; July10. taxes, &c, & 2,400

Christie st, 190-2, (2:421) two str, &c; Jacob Seligman to Jos Catania, 203 Christie; 3yf May'11; July10. 1,200

Cornelia st, 29-29 1/2, (2:590), all; Eva Kotzen to Giuseppe Vecchio; 2 10-12yf July'11; July10. 4,740

Elizabeth st, 49-51, (1:204), top loft; Otto Lorence & ano to Spencer Tracy Co, 49 Elizabeth, f July15'11 to Jan31'13 (4y rnl). 1,800

Elizabeth st, 242, (2:507); Sr Ls; Francesco Affronti to Paolo Bonomolo, 242 Elizabeth; June23; July10. 255

Eldridge st, 193, (2:42) part cor str & b; Julius Martinson to Max Weiss, 193 Eldridge; 5yf July1; July13. 2,100

Elizabeth st, nec Houston st, see Houston st, 74 E.

Houston st, 74 E, (2:521) nec Elizabeth; re asn Ls; Davies J Marshall to Nicola Sarconi, 140 E Houston; AT; July11, July13. nom

Lafayette st, 300, see Crosby, 135.

Montgomery st, 35, (1:268); Asn Ls; Maria F Cuddihy to Pincus Lowenfeld, 106 E 64, et al; June30, July7. O C & 100

Park pl, swc Bway, see Bway, swc Park pl.

Rivington st, 227, (2:338) all; Michl Noodleman to Brane Fleischer; 3yf Sept1; July13. 4,100

Roosevelt st, 58, (1:116) str, &c; Bernard Golden to Jos Maronna, 58 Roosevelt & ano; 3yf May1; July13. 900

Stanton st, cor Cannon st, see Cannon, 104.

South st, 105, (1:97) cor Beekman; storehouse; Mary E Gregory to Henry Israel at Bound Brook, NJ; 9 9-12yf Aug1; July13. 3,000

William st, 197, (1:102) str, &c, & 1st loft; Morris Weinstein & ano to Louis Luessen, 337 State, Bklyn; July13. 3,500

3D st, 46 E, (2:444) parlor fl, &c; Morris Iser to Leopold Levine, 46 E 3; 3yf May1; July13. 750

7TH st, 140 E, (2:402) ss, 150 e Av A, 25x99.10; asn Ls; Sarah Gordon to Otto J Haslinger, 100 Av A; AL; July5, July8. 800

23D st, 161 W, (3:799) str, &c; Jacob Berlin to Alfred E Conrad, 831 President, Bklyn; 4 10-12yf July1; July13. 2,700

23D st, 451 W, (3:721) 22x117.6, the land; Francis L Ogden to Adolph Wm S & Friederika Pfender, 451 W 23; 21yf May'08; option of renewal; July7. taxes &c & 500

24TH st, 408 W, (3:721) ss, 152 w 9th av; 23x80; leasehold; Marshall S Marden ref to Michl Lakner, 32 Union sq; AL; FORECLOS, Mar1; Mar31, July8. 700

24TH st, 522 W, (3:731) sws, 320 s w 10th av, 20x80, all; Margt V C MacNutt to Jno W McDougall; 21yf May'08 (21y renewal); July11. taxes, &s, & 350

125TH st 539 W, (3:700) ns, 500 w 10th av, 25x98.9; release all title to lease; Isaac E Garvey to Marie M I De Courval, at Paris, France; Apr29; July13. nom

131ST st, 23-9 E, see Mad av, 137-43.

131ST st, 23-7 E, see Madison av, 137-41.

140TH st, 147 W, (4:993), cancellation of Ls; Mary M E Deane et al to Louis Buchler; June27; July10. nom

142D st, 359 W, (4:1033), upper & lower fls in 4-sty & b bldg; Mrs Annis M Sloane to Richd F Jenkins, 664 8th av; 3yf May1 '11; July7. 1,200 & 1,350

146TH st, 20-2 E, (5:1281), b, str & 2d fl Manhattan Center Co to Estelle Mershon, 277 5 av; 10yf Sept1; July7. 8,000 to 9,000

146TH st, 264-6 W, see 8th av, 740-2.

160TH st, 38-40 W, (4:1112); 5-sty & b bk bldg; Nicolas Henry to Percy L Barry, 133 Hewes, Bklyn; 4 3-12yf July1 July7. 7,500

188TH st, 30 W, (4:1201) all; Ludwig Harburger to Henry Heiman, 56 W 120; 3yf Oct1, July11. 3,500

196TH st, 42 W, (4:1209) all; Franklin Burt, 81 Fulton st to Louisa M Kelly, 58 W 98; 5yf Oct'10, July8. 1,950

100TH st, 405 E, (6:1694) all; Isidore Back to Giuseppe Santoli, 405 E 100; 3yf July1, July8. 2,600

105TH st, swc Park av, see Park av, 1408.

107TH st, nwc Monhattan av, see Manhattan av, 153-5.

111TH st, ss, 100 w 5th av; see 5th av, 1310.

113TH st, 320 W, (7:1847) ss, 120 e Manhattan av, 16.8x100.11, all; Harry Schiff to Jno Lo Pinto, 169 Mulberry; 3yf Sept1; July13. 1,500

113TH st, 342 E, (6:1684), re asn Ls; Jno D Haase to Giuseppe Arnone & Francesco Martucci, 342 E 113; July10, July13. nom

121ST st, 321-3 E, (6:1798) str & pts b; Placid Realty Co to Jos H Miller on premises; 10 yf Aug1, July8. 990

162D st, nec Bway, see Bway, nec 162d st.

171ST st, nwc Ams av, see Ams av, n w 171.

Amsterdam av, (8:2128) nwc 171st; cor str, &c; Sterling Bldg & Operating Co to Wm J Higgins, 475 W 158; 10y f May1; July12. 1,200 to 1,800

Amsterdam av, (8:2188), nwc 171st; As Ls; Wm J Higgins to Chas A Smith, 469 W 163; June1; July12. nom

Broadway, (8:2122) nec 162d, cor str, &c; Castleton Constr Co to Solomon Friedman, 532 W 162d; 4 8-12yf Sept'10, July11. 1,350 to 1,700

Broadway, (1:123), swc Park pl, pt b; abt 10,000 sq ft; Broadway Park Place Co, 280 Bway to Anton H Meyer, 256 W 125 from Sept'12 to Apr30'28; July7. 25,000 & 27,000

Bowery, 231-3, (2:426), 5th fl; Comity Mtg Co to Bennet Sanberg trading as N Y Brass Turning Co, 1049 Morris av; 2 10-12yf July1, July7. 3,865

Lenox av, 192, (6:1718), all; Max Dantes, 192 Lenox av to Florence C Speranza Trste Frances E Colgate; 3yf May1, July 7. 1,450

Manhattan av, 153-5 (7:1843) nwc 107th; asn Ls; Fredk H Aldred to Frank Mead, 1 W 103; July10, July11. nom

Madison av, 137-41, (3:861) es, abt 100 n 31st, runs e130xs98.9 to 21st, 23x—x 7xw52xn24.8xw78 to av, xn74 to beg; asr Lc; Edw F Terry & ano to 31st Madison Co; June30, July7. nom

Madison av, 137-43, (3:861) es, 74 s 32d, runs e100xs24.8xe15.5xs98.9 to ns 31 st, (Nos23-9), xw73.5xn24.8xw78 to av, xn 98.9 to beg, all; Associates Owners to 31st Madison Co, 70 E 45; 19 9-12yf Aug1; July13; renewal. taxes, &c, and 59,500 & 64,500

Park av, 1408, (6:1610) swc 105th; re asn Ls; Wm Zoll to Patk J Huvane, 127 W 90; AT; July10, July13. nom

18T av, 2035 (6:1677) 2 basements; Antonio Raisulo to Giovanni Loretto & Nicolo Porco; 5yf Mar'10, July11. 900

2D av, 869, (5:1320) str, &c, & 2d fl; Jno J Frielingsdorf to Israel Mandelbaum, 155 Av C; 10yf May1; July13. 1,380 & 1,500

5TH av, 1310, (6:1594), ws, 50 s 111th, runs w100xn50 to ss 111th xw45xs171.10 to ns Cathedral Pkway x49.7xne126.7 to av xn51.10 to beg, all; Edw Friedman to Jos Keller, 3675 Bway, & Henry J Benjamin, 55 E 93; 21 6-12yf July'11; July10. taxes, &c, & 7,500 to 12,300

5TH av, 220, (3:828), asn Ls; Moss Blossveren & ano to Chas E Jones; Feb16 '10; July10. O C & 100

5TH av, 220, asn Ls; Edw G Kennedy et al to same; Feb5'10; July10. nom

5TH av, 220, Sr Ls; Chas E Jones to Croisic Realty Co; June21; July10. O C & 100

6TH av, 464, (3:830), 2, 3, 4 & 5th fs; Edw J Stendts to Jro D Carifalos, 102 W 29; Costas Nicholas, 55 W 27, & Geo Takedes, 327 W 27; 5y f Aug'11; July12. 1,500

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6TH av, 955, (4:1007); ext of Ls f May 1'15, until May1'20, at \$3,500 to \$4,000; Wm H L Lee et al; Benj F Lee with Wm H Hirsh, 15 Wm; Dec28'10; July11. nom
8TH av, 740-2; also 46TH ST, 264-6 W (4:1017) all; Jno Kadel to Herman Buschen, 742 8 av; 10yf May1'12; July11. 16,000
8TH av, 740-2; also 46TH ST, 264-6 W, (4:1017) sec, all. Veronica Mock & ano EXTRX Louisa Mock to Herman Buschen, 740 8 av; f July1'11 to Apr30'12; July11. for term 8,333.33

LEASES

Borough of the Bronx.

141ST st, 629 E, (10:2554) nwc Cypress av, cor str; Gertr Mangels to Wm E M Schmidt, 327 Beekman av; 7yf May1; July 13. 1,536-1,836
150TH st, (9:2497), ns, 209.1 w Exterior st, runs n164.8xw33.7xn27.2 to a slip, xsw 129.9xse127 to 150, xe— to beg, the ground with land under water of said slip; Henry L Morris to Cramer-Meyer Co at E 150 & Harlem River; 21yf July1, with renewals taxes & c 2,800
169TH st, 485 E, (11:2910), e st; Miriam De Vos to Emma Econom, 485 E 169; 2yf May1; July12. 540
189TH st, 463 E, (11:3033), all; Stephen Houghy to Frank Spadaccini, 463 E 189; 5yf Aug1; July12. 240
Bathgate av, 1577, (11:2913) stands 11, 13 & 15 in market; Moses Maas to Lfra or Lipa Kaufman; 3y & 1½ mos f Mar15, July7. 600
Cypress av, nwc 141st, see 141st, 629 E
Edgewater rd, 1499, (11:3012) asn Ls; Henry Neustiehl to Eliz J Webb, 445 Park rd; July10; July11. nom
Hoe av, 1205, (11:2979); gen release; Especially as to lease; Jere J Moriarty to Ferdinand Tiedemann, 1220 Vyse av & ano; July1, July7. nom
Jackson av, es, 163.9 n Westchester av see Westchester av, nws, 176 sw Forest av
Lincoln av, 165, (9:2318), str, &c; Samuel Adler & ano to Felix Tretbar, 165 Lincoln av; 5yf June1; July12. 900
Southern Boulevard, 463, (10:2582) re asn Ls; Arthur G Freeland to Jno J Mahon, 1404 Park av; AT; July11; July13. nom
Westchester av, (10:2645) nws, 176 s w Forest av, runs nw86.8 to Jackson av, xn148.3xe175 to Concord av, xs46.2 to Westchester av, xnw176 to beg; assent to lease; Carrie A Murphy with Max Verschleiser; June1, July10.
Washington av, 1185, (9:2389), shop; Bernard Greenthal to Max Bernstein, 1663 Washington av & Rubin Blum, 1198 Washington av; 5yf July1; July12. 600 & 720
3D av, 3469, (9:2372), str, &c; Emilie Koenig to Theo Stolpe, 3469 3d av; 3yf July1'11; July10. 660
3D av, 4199-4201, (11:2924), all; Howard M Canoune to Metropolitan Tobacco Co, 134 Grand; 4 10-12yf July1'11; July10. 3,600

MORTGAGES

Borough of Manhattan.

July 7, 8, 10, 11, 12 and 13.
Bond st, 32, (2:530), ns, abt 165 e Lafayette, 27x110 June20; July10, due as per bond; Francis E & Wm F Ward & Louisa H W Clarke to Title Guarantee & Trust Co, 176 Bway. 20,000
Broome st, 389, (2:471) sws, abt 25 w Mulberry, 25x108.9x25x107; June17; July 10, due as per bond; Mary B Reeve & ano to Manhattan Savgs Instn, 644 Bway. 6,000
Beckman st, cor South, see South, 105.
Crosby st, 135, (2:510) es, abt 65 n Jersey, —, to Lafayette, 300; leasehold; July10, demand, 6%; Jos Emmerling to Geo Ehret, 1197 Park av. 2,000
Cathedral Parkway, (6:1594) ns, 250 e Lenox av, 125x100; PM; July6; July7; 2y 5%; Jno H Bodine to Curtiss B Pierce, exr Mary G Pinkney, 46 E 133. 56,000
Columbia st, 120, (2:335) Saloon lease; July6; July8; demand, 6%; Isak Fiebach to Congress Brewing Co, 169 Meserole, Bklyn. 1,000
Centre st, 88-90, see Leonard st, 146.
Clinton st, 183, (1:313) ws, 125 n Hester; 25x100; pr mtg \$—; June12; July8; 1y6%; Rachel Galantshik to Abraham Goldberg, 20 E 90, et al. 10,000
Caroline st, 34-34½, (2:527) ss, 150.4 w Bleeker, 40x70; July10, July11, due as per bond, 6%; Fredk Nienburg to Henry Kroger & Co, 468 Greenwich. 10,000
Chambers st, 184-186, see Washington st, 286.
Christie st, 216, (2:422) es, 249.3 s Houston st, 25x75; ext of \$5,000 mtg until July6'14, at 6%; July6; July13; Vincenzo Messineo with Minnie Krackler, 4 Spencer ct, Bklyn, & Geo Giefers, same address, & Anne Lawles, Sea Cliff, LI nom

Cathedral Parkway, 209-13, (7:1876) ns, 150 w 7th av, 100x100; ext of \$165,000 mtg until June27'16; June26; July13; Lawyers Mtg Co with Martha L Berliner. nom
Desbrosses, 29-31, see Washington, 440.
Essex st, 126, (2:353) es, 52.6 s Rivington; 17.6x50; pr mtg \$14,500; July6; July7; installs, 6%; Rubin Auerbach to Morris Heine, 51 E 129. 2,500
Goerck st, 102, (2:324) es, 221.7 n Rivington, 25x98.10; pr mtg \$22,000; July11; July12, due July10'19, 6%; Hannah M Nisnewitz to Renilo Mtg Co, 67 Clinton. 7,105
Houston st, 160 E, (2:442) ns, 142.9 w 1st av, 16.8x81.1x16.1lx80; pr mtg \$13,000; Apr1; July12, due Apr1'14, 6%; Max Goldberg to Dora Goldberg, 160 E Houston. 3,000
Houston st, 254 E, (2:397) nes, 219 e Av A; 24.9x106; July6; July7; due as per bond; Keba Chodorov to Dry Dock Savings Instn, 341 Bowery. 30,000
Hester st, 197-9 (1:236) ns, 100 e Baxter, 50x100; pr mtg \$80,000; July12, July 13, demand, 6%; Jno Oliva to Oscar L Richard, 46 E 72d, & Edwin H Richard, 58 W 59; firm C B Richard & Co. 5,000
Houston st, 137 & 139 W, (2:518) ss, 74.9 e Macdougall, runs e39.1xs141.2xw14.1 xn1.3xw25.1xn140.1 to beg; PM; pr mtg \$58,500; July6; July8; 3y6%; Antonio Garaventa, 544 57th, Bklyn, to Savoy Holding Co, 226 Lafayette. 10,000
Jones st, 21, see Leroy or St Lukes pl, 16.
Jones st, 13, (2:590) ns, 144.8 w 4, 25 x100; July12; July13, 3y5%; Maria D Sferri to Emigrant Industrial Savings Bank, 51 Chambers. 18,000
Lafayette st, 300, see Crosby, 135.
LeRoy st or St Lukes pl, 16, (2:583) ns, 340.5 e Hudson, runs n100xe18.10xse 13.10xs86.6 to st, xw22.1; pr mtg \$12,000; also JONES ST, 21 (2:590) ns, 175 e Bleeker, 25x100; pr mtg \$8,000; July7, July11, due Dec2'12, 5%; Henry Punched to Robt E Miese Trst, 133 W 113. 6,841.10
Lewis st, 67, (2:328) ws, 60 s Rivington, runs w50xs20xe2.9xn0.8xn47.2 to st x n19.4 to beg; PM; July6; July7; 5y5%; Markus Siegelman to John T Willets, 39 W 54, treasurer of The Endowment Fund of Schofield Normal & Industrial School of Aiken, SC. 10,000
Lewis st, 67, (2:328) ws, 60 s Rivington, runs w50xs20xe2.9xn0.8xe47.8 to st xn 19 to beg; PM; July6; July7; 6y6%; Ray wife of & Sigmund Harris, & Leon Harris to Louis Goldblatt, 484 Lenox av. 3,000
Lewis st, 163, (2:357) ws, abt 70 s 4th; 22.6x100; LEWIS ST, 161, (2:357) ws, 84 n 3d; 25x100; pr mtg \$—; May19; July7; 1y6%; Meyer Goldberg & Abraham Greenberg to Abraham Goldberg, 20 E 90, et al. 3,000
Leonard st, 146, (1:166) see Centre (nos 88-90); 40x59x39.10x57.6; July6; July 7; 3y5%; Bradhurst Realty & Constn Co to Seamen's Bank for Savings, 76 Wall. 60,000
Leonard st, 146, see Centre (Nos 88-90); June30; July7; certf as to above mtg; same with same.
Madison st, 239 (1:273); ext of \$26,000 mtg; Sept5'14, at 5%; July5, July11; Jacob Manheimer with Benj Cohen, 1493 Mad av. nom
Madison st, 125, (1:275) ns, 87.1 e Market, runs e25.4xn28.1xn75.2xw3.8xs100.1 to beg; July7, July8; 5y5%; Louis W & Saml F Prager to John A Aspinwall at Wash, DC, & ano trustee John W Minturn. 18,000
Murray st, 71-73, (1:132) ns, abt 75 w West Bway, 49.8x100x49.4x100; July11; 3y, 4½%; Danl E Seybel to Albany County Savings Bank of Albany. 225,000
Mulberry st, 238, (2:494); ext of \$5,500 mtg until July2'16, at 6%; July7, July11; Peter Ruffolo with Attilio J Zampieri, 110 Washington pl, & Pietro Zampieri, 118 Inas, West Hoboken, NJ. nom
Mitchell pl, 1, see 1st av, 876-80.
Norfolk st, 155, (2:354); ext of \$30,000 mtg until July10'16, at 5%; July10; Albert H Hastorf to Lewis Barnett, 1249 45, Bklyn. nom
Pearl st, 278, (1:95) Ext of \$10,000 mtg until July1'14, at 5%; June9, July8; Helene G Benjamin with Marmaduke Wardlow at Sheffield, Eng. nom
Perry st, 161-5, (2:637) ns, 136 w Washington; 66x100.3; July 7, July8; due as per bond; McSweeney Realty Co to Title Guarantee & Trust Co, 176 Bway. 90,000
Perry st, 161-5, certf as to above mtg; July2; July8; same to same.
Perry st, 161-5, pr mtg \$90,000; July7, July8; due as per bond; same to Jas H Cruikshank at Freeport, LI, & ano. 28,341.26
Perry st, 161-5; certf as to above mtg; July7; July8; same to same.
Pearl st, 122-124, (1:31) ss, abt 140 e Old sl, —, to Water (Nos 86-88); sobrn agt; July6; July11; Alfred C Bachman, 553 Manhattan av, with —. nom

Rutgers pl, (1:270) ns, 52.6 w Clinton; 26x110; pr mtg \$—; July7, July8; 3y6%; Sarah Bimberg to Annie E Walker, at Denver, Colo. 8,000
Rose st, 33, (1:114) ss, abt 350 e Frankfort, 27.6x86x29.6x110; PM; July6, due Apr1'16, 5%; July7; A Schraders Sons Inc to Helen T Poore, 43 W 53, & ano, EXTRX, Etc. Chas T Poore. 12,500
Spring st, 193, (2:503) ns, 46.3 e Sullivan, 19.8x75; pr mtg \$12,000; June12; July12, due as per bond; Silvestro Sozio & Antonio Sozio to Francesco Sozio, 271 Broome. 1,273
St Marks pl, 98, (2:435) ss, 125.10 e 1st av, 25.10x97.6; July12, due as per bond; Jacob Weinstein, 58 Moore, to Wolf Levitin, 165 E 49. 600
St Mark's pl, 91, (2:436) ns, 60 e 1st av; 20x93.11; Estoppel certf; July7, July8; Agnes Thomas to Metropolitan Savings Bank.
Sullivan st, 181, (2:525); ext of \$9,000 mtg until July1'14, at 5½%; June23, July 11; Sylvia H Martin with Hannah A Crain. nom
Sullivan st, 220-2, (2:540) ws, 260 n Bleeker, 40x100; July12, July13, due Nov 12'12, 6%; Premia Real Estate Co to Elmer M Kimbark, 2820 Bway. 1,427.46
Sullivan st, 220-2; certf as to above mtg; July12, July13; same to same.
South st, 105, (1:97) cor Beekman; July12, July13, demand, 6%; leasehold; Henry Israel to Beadleston & Woerz, a corpn, 491 W 10. 5,000
Sullivan st, 220-2, (3:540); ext of two mtgs aggregating \$44,000 until July12'16, at 5%; July12, July13; Annie I Aste et al with Premia Real Estate Co, 220 Sullivan. nom
Washington st, 286, (1:138) swc Chambers (nos 184-6); 27x54.3x27.7x48.6; pr mtg \$21,000; July7; 2y5%; Bloomfield Brower to Harvey B Seymour, 104 Woodruff av, Bklyn. 5,000
Washington st, 440, (1:223) swc Desbrosses (Nos 29-31), 21.10x82.10x21.10x 82.3; July6 July10, 5y4½%; Walstein S Reade to Lucius H Beers & ano, EXRS Jas R Smith, at Westhampton Beach, NY. 35,000
Washington st, 303, (1:139) es, abt 25 s Duane, —; June29, July11, demand, 6%; saloon lease; Henry Weber Incorporated to E R Javues Co, of Thorntown, Ind. 2,500
3D st, 280 E, (2:372) ss, 141 e Av C, 24x106x24.2x106; July12; 5y4½%; Saml Herrmann to Catherine A Stevens, 17 W 74. 25,000
4TH st, nwc Bway, see Bway nwc 4th st.
5TH st, 239-41, see 2d av, 87-9.
5TH st, 647-9 E, (2:388); ext of \$45,000 mtg until June12'16, at 5%; June12, July11; Wolf Goldschein with Geo G De Witt, 39 W 51. nom
9TH st, 195 E, (2:464) ss, 265.2 w 2d av, 21x75x20.10x75; pr mtg \$10,000; July5, July11, installs, due Mar1'16, 6%; Ninth St Garage corpn, to Mary Ehrmann, 208 W 114. 4,000
9TH st, 621 E, (2:392) ext of \$29,000 mtg until June29'16, at 5%; June29; July 7; Abraham Stadtmauer with Nicholas C Benziger at Summit, NJ, & ano exrs Louis Benziger. nom
12TH st, 291 W, (2:625) ns, 63.6 e 8th av; 21x65; PM; pr mtg \$—; July1, July 8; 1y5%; Mary C Schwartz to Henrietta Kahn, 13 W 90. 4,000
13TH st, 436 E, (2:440) ss, 197 w Av A; 24.3x103.3; ext of \$5,250 mtg until July 1, 1916, at 6%; July1, July8; Philip P Meckel with Giuseppina Patella, 226 E 102 & Diomenica Scicca, 442 E 13. nom
13TH st, 436 E, (2:440) ss, 197 w Av A; 24.3x103.3; pr mtg \$—; July1, July8; 5y6%; Giuseppina Patella & Domenica Scicca to Philip P Meckel, 216 Rutledge, Bklyn, NY. 1,050
14th st, E, (3:982) ns, 153.7 e Av B; 21.10x103.3; pr mtg \$—; May19; July7; 1y6%; Meyer Goldberg & Abraham Greenberg to Abraham Greenberg, 20 E 90, et al. 2,000
15th st, 356-60 W, (3:738) ss, 150 e 9th av; 50x103.1; also 15TH ST W, ss, 200 e 9th av; 50x103.1; July6, July7; certf as to mtg for \$126,000; Huldana Realty Co to Seamen's Bank for Savings.
15th st, ss, 200 e 9th av, see 15th st, 356-60 W.
15TH st, 352-60 W, (3:738) ss 150 e 9th av, 2 lots, each 50x103.1; 2 mtgs, each \$63,000; July6, July7; 5y5%; Huldana Realty Co to Seamen's Bank for Savings, 76 Wall. 126,000
15th st, 352-60 W, (3:738) ss, 150 e 9th av; 100x103.1; pr mtg \$126,000; July6, July 7; 5y6%; Huldana Realty Co to Gussie Brann, 231 8th av. 15,000
15TH st, 352-60 W; Certf as to above mtg; July6 July7; same to same.
15th st, 308 E, (3:921) ss, 96.10 e 2d av, runs s128.3xe20.5xn25.5xe1.7xn102.9xw 22.8 to beg; pr mtg \$13,200; July6, July7; 3y 4½%; Edwin B Pettet of NY & Edwin J de L Pettet of Bklyn, NY to Bowery Savings Bank, 128 Bowery. 3,800

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15TH st, 146 W. (3:790), ss, 239.4 e 7th av, 14.4x75; PM; July 10, July 11, 5 y, 5%; Bernard Seymann, 1232 45th, Bklyn, to Beatrice S B Ziegel, 8 W 86. 10,000

16TH st, 453-5 W. (3:714) ns, 100 e 10th av, 51.8x92.9; 1-3 pt; Apr 28, July 11, demand, 5½%; Whiting Arnold to Sally L Richards, 163 Irving av, So Orange, N.J. 2,600

17TH st, 230-34 W. (3:766) ss, 363 e 8th av, 75x84; pr mtg \$31,000; July 12, July 13, 1y6%; Ream Constr. Co to David Israel 61 E 86 14,000

17TH st, 230-4 W. (3:766); certf as to above mtg; July 12, July 13; same to same.

17TH st, 230-4 W. (3:766) sobr agt; July 12, July 13; same & Seymour Realty Co with same. nom

17TH st, 230-4 W. (3:766); sobr agt; July 12, July 13; Ream Constn Co & Ole H Olsen with same. nom

18th st, 315 E. (3:924) ns, 440 w 1st av; 20x92; pr mtg \$13,000; July 6, July 7; 3y6%; Harrie A James to Wilhelmina K Gronholz, 266 Av A. 2,500

21ST st, 136-40 W. (3:796) ss, 297.7 e 7th av, runs sw2xse69xne92 to beg; June 8; due as per bond; Yawl Realty Co to Henry N Nichols, 238 Mt Hope pl. 5,000

24TH st, 163-5 W. see 7th av, 245-51.

24TH st, 319 W. (3:748) ns, 224 w 8th av, 17x98.9; July 11; July 12, due as per bond; Edw Bassett to Anna Sillocks, 305 W 51. 1,650

26TH st, 358-60 W. (3:749) ss, 110 e 9th av, 40x98.9; pr mtg \$21,000; July 11; July 12, due June 30'12, 4½%; Theo F Wieland to Geo Ehret, 1197 Park av. 5,000

27TH st, 36 W. (3:828); agt changing terms of mtg; June 23; July 12; Eliz H Keys with Realty Holding Co, 907 Bway. nom

27TH st, 519 W. (3:699) Agt as to share ownership in bond & mtg; July 6, July 7; Chas Wynne, 321 S 4th av, Mt Vernon, N Y with David & Amelia May, EXRS, & c, Moses May. 6,000

27TH st, 519 W. (3:699) ns, 250 w 10th av; 25x98.9; July 6 July 7; due as per bond, 5%; Mary Meade to David & Amelia May EXRS Moses May, 214 W 92. 18,000

27TH st, 519 W. (3:699) pr mtg \$18,000; July 6; July 7; due as per bond; same to Wm J Copper, 259 E 78th. 3,000

30TH st, 265 W. (3:780) ns, 67 e 8th av; 33x25; pr mtg \$—; July 1, July 8; 5y 5%; Casiner L Reiche to Olive Flammer, 247 W 102. 3,000

32D st E. (3:938) ns, 150 w 1st av, 50x98.9; July 12, due July 1'16, 4½%; Dudley Homes Co to Metropolitan Trust Co, 49 Wall. 45,000

32D st E. (3:938); certf as to above mtg; July 12; same to same.

32D st E. (3:938) ns, 100 w 1st av, 50x98.9; July 12, due July 1'16, 4½%; Dudley Homes Co to Metropolitan Trust Co, 49 Wall. 45,000

32D st E. (3:938); certf as to above mtg; July 12; same to same.

32D st, 326-30 E. (3:937) certf as to above mtg; July 6, July 7; same to same.

32D st, 326-30 E. (3:937) ss, 278 w 1st av; 54x98.9; July 6, July 7; 3y5%; New York Barber Towel Supply & Steam Laundry Co to Helen M Kelly gdn Eugenia Kelly, 2 W 34. 38,000

33D st, 416-22 W. (3:730) ss, 212.6 w 9th av, 56.3x98.9; pr mtg \$110,000; July 6, July 13, due Oct 1'12, 6%; 416 W 33d st Realty Co to Wm M Moore, at nec Aqueduct av & 190. 12,375

33D st, 416-22 W. certf as to above mtg; July 6; July 13; same to same.

33D st, 416-22 W. certf as to mtg dated July 6; July 6; July 13; same to Marquise Holding Co.

33D st, 416-8 W. (3:730) ss, 212.6 w 9th av, 25x98.9; also 33D ST, 420 W, ss, 237.6 w 9th av, 12.6x98.9; also 33D ST, 422 W, ss, 250 w 9th av, 18.9x98.9; pr mtg \$110,000; July 6, July 13, due Oct 1'12, 6%; 415 West 33d Street Realty Co to Marquise Holding Co, 68 Wm. 13,200

33D st, 420-2 W. see 33d, 416-8 W.

34TH st, 335 E. (3:940) ns, 380 e 2d av, 20x97.6; July 11; July 12, due as per bond; Thos Lynch & Wm H Archibald to Sara Esterbrook, at Rahway, N.J. 7,500

36TH st, 126 E. (3:891) ss, 66.8 w Lex av, 16.6x74; pr mtg \$10,000; July 6, July 7; due as per bond; Ella S Bergh of Litchfield, Conn, to Title Guarantee & Trust Co, 176 Bway. 5,000

36TH st, 208 E. (3:916) sws, 150 se 3d av; 25x98.9; pr mtg \$—; July 6; July 7; due, & c, as per bond; Chas Seligmann to Mutual Life Insurance Co of NY, 34 Nassau. 3,000

38TH st, 243-5 W. (3:788) ns, 342.9 e 8th av, 34.2x98.9; June 28, July 11, due as per bond; Mary C McCaffrey to Title Guar & Trust Co, 176 Bway. 32,000

40TH st, 12 E. (3:869) ss, 192 w Mad av, 26.6x98.9; pr mtg \$100,000; June 28; July 10, due as per bond; Lemuel H Costikyan et al to City Real Estate Co, 176 Bway. 30,000

44TH st, 313-315 E. (5:1337); ext of two mtgs for \$12,000 each until June 30'14, at 5%; June 6, July 11; Albt Crane, Geo Hill & Henry E Howland Trstes Clarissa L Crane with Herbert R Limburg. nom

44TH st, 122 E. (5:1298) sec Lex av (Nos 427-31) 18.4x83; PM; July 11, due as per bond; Patk Jos Flannery to Julia Borrmann, 306 Mosholu Parkway. 55,000

45TH st, 448-50 W. (4:1054) ss, 125 e 10th av, 50x100.5; PM; July 6; July 10; 6y5%; Andrew Beer to Jacob Knies, 69 Mersereau av, Mariner Harbor, SI. 20,000

46TH st, 264-6 W. see 8th av, 740-2.

46TH st, 147 E. (5:1301) ns, 216.8 w 3d av; 16.8x100.5; July 7; 5y4½%; Maria M E Hammond to Soc for the Employment & Relief of Poor Women, 28 Nassau. 9,000

48TH st, 248 E. (5:1321) ss, 107.4 w 2d av, 18.8x100.5; PM; pr mtg \$9,500; July 1, July 13, 5y5½%; Eugene Chanvin to Jas T Ackerman, 843 Carroll, Bklyn. 500

48TH st, 248 E. (5:1321) ss, 107.4 w 2d av, 18.8x100.5; ext of \$9,500 mtg until July 1'16, 5½%; July 1; July 13; Eugene Chauvin with Rosa R Atwater, 843 Carroll st, Bklyn. nom

50TH st, 547 W. (4:1079) ns, 175 e 11th av, 25x80.6; ext of \$8,000 mtg until July 7'16, at 4½%; July 7, July 12; Bowery Savings Bank with Mary C & Wm C Bryan individ & as gdn Jean W Bryan. nom

50TH st, 400 E. see 1st av, 76-80.

50TH st, 355 W. (4:1041) ns, 578.4 w 8th av, 19.2x100.8; pr mtg \$7,500; June 30, July 7; due July 1'18; 5%; Edmund Leurquin to Cath Martin at Bloomfield, NJ. 5,500

50TH st, 406-8 W. (4:1059), ss, 125 w 9th av, 2 lots, each 25x100.5; ext of two mtgs for \$3,000 each until July 6'13, at 6%; July 6, July 7; August & Katie Kohl with Emma Kerrigan of Bklyn. nom

50TH st, 334 E. (5:1342) ss, 295 w 1st av, 20x100.5; pr mtg \$6,000; July 10; July 12, due Jan 10'12, 6%; Sophie Lubin, 334 E 50, to Chas L Marx, 543 Mad av. 1,000

51ST st, 168 E. (5:1305) ss, 80 w 3d av, 20x100; July 10; 5y4%; Alex P Proctor to Alden Sampson, 7 W 43. 6,000

52D st, 261-3 W. (4:1024) ns, 128 e 8th av; runs n100.5xw9.3xsn100.5 to 53d st (no 260-2) xe37.6xsn100.5xw0.3xsn100.5 to 52d, xw28 to beg; also 53D st, 256 W, ss, 175 e 8th av, 18.9x100.5; June 24, July 8; 3y5½%; Geo J Bascom to County Holding Co, 128 Bway. 75,000

52D st, 261-3 W. also 53D st, 256 W; Sobrn agmt. June 24, July 8; same & Morland Mtg Co with same. nom

52D st, 230-2 W. (4:1023); agts as to payment of \$1,500 at 6% when 2d mtg of \$25,000 is assigned to party 2d part; Apr 25; July 13; Albertine D Creveling with Henry R Stern, 102 W 38th. nom

53D st, 256 W. see 52d, 261-263 W.

53D st, 260-2 W. see 52d, 261-263 W.

54TH st, 37 W. (5:1270) ns, 303 e 6th av, 20x100.5; ½ part; July 11; July 12, due July 1'13, 6%; Chas G Bourne to Louise Angele Bourne, 40 W 59. 20,000

54TH st, 152 W. (4:1006) ss, 175 e 7th av, 25x100; PM; June 13, July 11, due July 1'14; 4½%; Jos M Lichtenauer to Phillips Phoenix, 3 E 66. 25,000

55TH st, 256 W. (4:1026) ss, 100 e 8th av, 25x100.5; pr mtg \$33,500; July 8; July 10; 2y6%; Eliz A Comstock & ano to Wm P Comstock, 75½ Broad, Newark, NJ. 7,000

56TH st, 244 W. (4:1027) ss, 100 e 8th av, 20x100.5; pr mtg \$35,000; July 12, July 13, due Jan 1'12, 6%; Rudolph A Rodet to Judith W Richardson at Cheston, Brockton, Mass. 2,000

56TH st, 224 W. (4:1027) ss, 100 e 8th av, 20x100.5; agt as to share ownership in mtg; July 12; July 13; Judith W Richardson with Christian Moller, 880 St Nicholas av. nom

57TH st, 117 W. (4:1010); Ext of \$40,000 mtg until Sept 21'14 at 4½%; July 3, July 8; Greenwich Savings Bank with Mariquita S Villard, 117 W 57. nom

58TH st, 133-7 W. (4:1011), ns, 316.8 w 6th av, 50x100.5; July 10, due as per bond; One Hundred & Thirty-five West Fifty-eighth St Co to Germania Life Ins Co, 50 Union Sq. 225,000

58TH st, 133-7 W. certf as to above mtg; July 7; July 10; same to same.

59TH st, 336 E. (5:1351) ss, 200 w 1st av, 16.8x100.5; July 11, due, & c, as per bond; Jos M Duggan to Title Guarantee & Trust Co, 176 Bway. 2,000

59TH st, 515 W. (4:1159) ns, 200 w Ams av, 25x100.5; July 11, July 13, due Jan 1'12, 6%; Herman Sacks to Isaac Friedman, 1507 2d av. 1,000

64TH st, 420-24 E. (5:1458) ss, 306.5 w Av A, 75x100.5; July 7, July 8; 3y5%; Mary E Norton, 154 E 61 to Ralph S Wolcott, 262 Brook av. 20,000

66TH st, 233 W. (4:1158) ns, 300 e West End av, 25x100.5; pr mtg \$14,000; June 30; July 12, due July 1'14, 6%; Hodus Berman to Harry Ginsburg, 47 E 112. 3,000

66TH st, 162½-164 W. see Ams av, 137.

69TH st, 235 W. (4:1161); ext of \$10,000 mtg until Mar 2'14 at 5%; June 29; July 12; Rosalie Baldwin to Wm B Thom, 175 W 72. nom

74TH st, 168 W. see Ams av, 295.

78TH st, 419 E. (5:1473) ns, 294 e 1st av; 25x102.2; pr mtg \$8,500; July 1, July 7; 3y6%; Chas B Klingler of Flushing, LI to Gottlob F Jaissle, 200 Av B. 3,500

78TH st, 262 W. (4:1169) ss, 36 e West End av, runs s27.2xe20xsn14xe12xsn41.2 to st xw32 to beg; PM; June 15; July 7; 3y5%; Minnie T Brown to Ada L Shiland, 109 E 57. 9,250

78TH st, 401 E. (5:1473) ns, 64 e 1st av, runs n39.2x12.11xe30xsn52.2 to st, xw 30 to beg; ext of \$13,000 mtg until July 3'14, at 5%; July 3, July 10; Lawyers Mort Co with Wilgro Realty Co. nom

78TH st, 100 W. see Columbus av, 376.

79TH st, 511-13 E. (5:1576) ns, 223 e Av A, 225x102.2; ext of \$30,375 mtg until June 15'14 at 5%; June 19, July 7; N Y Protestant Episcopal Public School with Martin Const Co, 200 Bway. nom

82D st, 152 E. (5:1510) ss, 333.4 w 3d av; 16.8x87; July 1, July 7; 5y5%; Jno E Warner to American Mort Co, 31 Nassau. 10,000

87TH st, 115 W. (4:1218) ns, 125 w Col av, 16.8x100.8; pr mtg \$14,000; July 6, July 13, 1y6%; Wm E Cuff to Bridget Cuff, 115 W 87. 4,000

89TH st, 434 E. (5:1568) ss, 207 w Av A; 25x100.8; July 1, July 7; 5y4½%; Otto Meisel to Oscar C Dorschel, 604 E 84 & ano. 14,000

89th st, 104-10 W. (4:1219) ss, 125 w Col av, 4 lots, each 25x100.8; 4 mtgs, each \$3,000; 4 pr mtgs, each \$27,000; May 31; July 12, due as per bond; Brown Realty Co, 63 Park row, to Sellwell Realty Co, 115 Bway. 12,000

90TH st, 144-6 W. (4:1220) ss, 150 e Ams av, 50x100.8; pr mtg \$40,000; June 29, July 13, due as per bond; Diedrich Angelbeck to Euphemia S Coffin, 13 W 57. 20,000

93D st, 54 W. (4:1206) ss, 248.4 e Col av; 26.8x100.8; pr mtg \$24,000; July 6, July 7; 3y6%; Anna Wenzel to Caecilie Ettinger, 418 Garfield av, Avon by the Sea, NJ. 4,500

93D st, 27 W. (4:1207), ns, 452 e Col av, 20x100.8; July 6; July 10; 5y5%; Jas I Brokaw to Saml E Kilner, 335 W 78, & ano, Trstes Fredk Billings. 16,500

94TH st, 135 W. (4:1225) ns, 429 e Ams av, 17x100.8; certf as to amt due on mtg; July 11; July 13; Eva S Fenyes to whom it may concern.

95TH st E. (5:1506) ss, 102.2 e 5th av, 100x100.8; pr mtg \$60,000; July 10, July 11, due Oct 1'13; 5%; Jas A Farley, 26 E 48, to Jacob Wertheim, 2 W 55. 27,500

98TH st, 48 W. (7:1833) ss, 475 w Central Park W, 25x100.11; July 6, July 11, 5y, 5%; Adolph Bloch & Henry Bloch to Christian Seybold, 170 Ams av. 20,000

98TH st, 160-2 W. (7:1852) ss, 190 e Ams av, 40x100.11; ext of \$3,000 mtg until Apr 29'13, at 6%; June 22, July 12; Mary Jaeger with Morris Realty & Constn Co. nom

100TH st, 407 E. (6:1694); ext of \$12,000 mtg until Apr 20'13, at 5%; Apr 20; July 13; Mary B Schwab gdn Hermar C Schwab with Selma Alexander; Apr 20. nom

100TH st, 411-13 E. (6:1694) ns, 211.3 e 1st av, 37.1x100.11; ext of \$8,000 mtg until July 10'14, at % as per bond; July 10; July 12; Selma Alexander with Meyer & Louis Jarmulowsky. nom

100TH st, 411 E. (6:1694) ns, 211.3 e 1st av, 37.1x100.11; ext of \$27,000 mtg until Apr 28'16 at 5%; Apr 27; July 12; Metropolitan Savgs Bank with Selma Alexander, 338 E 15. nom

100TH st, 407 E. (6:1694); ext of \$12,000 mtg until Apr 20'13 at 5%; Apr 20; July 12; Henry B Schwab with Selma Alexander. nom

101ST st, 72 W. (7:1836); ext of \$25,000 mtg until July 1'14 at 5%; June 16; July 12; Chas Ellenbogen with First United Presbyterian Church, 16 W 108. nom

101ST st, 122 W. (7:1855) ss, abt 325 w Col av; 25x100; pr mtg \$—; May 19, July 7; 1y6%; Meyer Goldberg & Abraham Greenberg to Abraham Goldberg, 20 E 90. 2,000

104TH st, 248 W. (7:1875) ss, 137 e West End av, 19x100.11; PM; July 10, July 11; 3y, 5%; Alma C Stein to Eliz W Schmitt, 248 W 104. 20,000

104TH st, 348 E. see 1 av, 2017.

105TH st, 53 W. (7:1841) ns, 256 e Col av, 19x100.11; July 5; July 10, due as per bond; David Crear to Wm L Radford, 11 W 95, & ano, EXRS, Etc, Lewis Radford. 18,000

105TH st, 55 W. (7:1841) ns, 225 e Col av, 31x100.11; July 8; July 10; 3y5%; David Crear to Rudolf Tombo, Jr, Trste Mary A Kilmer, 619 W 113. 24,500

107TH st, 219-21 W. (7:1879) ns, 300 w Ams av, 100x201.10 to 108; July 7, July 8; 5y4½%; Roman Catholic Church of the Ascension to German Savings Bank, 100 E 14. 135,000

107TH st, 232 E. (6:1656) ss, 175 w 2d av, 25x100.11; July 12; 5y5%; Simone Fortunato to American Mtg Co, 31 Nassau. 9,000

107TH st, nwc Manhattan av. see Manhattan av, 153-5.

108TH st, ss, 300 w Ams av. see 107th, 219-21 W.

109TH st, 428 E. (6:1702) ss, 370 e 1st av; 25x100.10; PM; July 7; 3y5%; Michl Fay to Herman Kahrs, 1454 3d av & ano exrs Peter Stribnei. 3,000

109TH st, 206 W. (7:1880) ss, 100 w Ams av, 40x100.11; July 11, due as per bond; Albt V Donellan to Greenwich Savings Bank, 248 6 av. 5,000

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109TH st, 208 W. (7:1880) ss, 140 w Ams av, 40.6x100.11; July11, due, &c, as per bond; Albt V Donellan to Greenwich Savings Bank, 248 6 av. 5,000

110TH st, 141 E. see Lex av, 1770-82.

111TH st, ss, 100 w 5th av. see 5th av, 1310.

115TH st, 241 W. (7:1831) ns, 200 e 8th av, 25x100.11; July6, July7; due Oct6 '11; 6%; Sarah wife eLo Katz to Knickerbocker Trust Co, 358 5th av. 2,500

115TH st, 69 W. (6:1599) ns, 225 e Lenox av; 25x100.11; PM; pr mtg \$28,000; Byron, July7; due Apr6'12; 6%; Curtiss P Byron to Arthur Schreiner, 252 W 131. 500

115TH st, 308 E. (6:1686) ss, 100 e 2d av; 25x100.11; pr mtg \$9,000; July6, July 7; due as per bond; Cecilia Ferrari indiv & as extrx Vito S Ferrari to Michel Scarpelli, 308 E 115. 3,000

116TH st, 106 E. (6:1643) ss, 62.3 e Park av, 37x100.11; pr mtgs \$46,000; July 7; July10, due Aug7'11, 6%; Minnie Dolfini, 106 E 116, to Robt Thedford, 2d, 1441 Union, Bklyn. 1,100

116TH st, 3-5 E. (6:1622) ns, 110 e 5th av, 50x100.11; ext of \$65,000 mtg until July5'16, at 5%; July5' July11; Lawyers Mort Co with Henrietta Spiro. nom

116TH st, 7-9 E. (6:1622) ns, 160 e 5th av, 50x100.11; ext of \$65,000 mtg until July5'16, at 5%; July5, July11; Lawyers Mtg Co, with Isidor Kraushaar. nom

116TH st, 3-9 E. (6:1622) ns, 110 e 5th av, 2 lots, ea 50x100.11; two agts as to share ownership in: two mtgs; July5; Abraham I Spiro with Lawyers Mortgage Co, 59 Liberty. nom

116TH st, 3-5 E. (6:1622) ns, 110 e 5th av, 50x100.11; ext of \$10,000 mtg until July17'14, at 6%; July10; Abraham I Spiro with Henrietta Spiro, 7 E 9. nom

116TH st, 311 W. (7:1943) ns, 175 w 8th av, 25x100.11; pr mtg \$27,000; July12, July13, 1yr6%; Ella J Ball to Wm T Rock at 1290 Ocean av, Bklyn. 5,000

117TH st, 106 E. (6:1644) ss, 47.6 e Park av, 15.10x64.11; July12; July13, 1yr6%; Mary McCarthy to Jno Dowling, 106 E 117th. 2,000

117TH st, 60 W. (6:1600) ss, 125 e Lenox av, 25x100.11; pr mtg \$21,000; July 10, July13, due as per bond; Alvina Schaie, 125 W 115th, to Ansorge & Co, 120 Bway. 3,000

117TH st, 329 E. (6:1689) ns, 350 e 2d av, 25x100; July7; July10, due Jan7'13, 6%; Elias A Cohen, 49 W 113, to Thos Booth, 506 E 121. 1,000

117TH st, 416 E. (6:1710): Ext of \$20,000 mtg until July5'16 at 5%; July5; July 7; Georgia H Merrill with Saml Cohen, 985 Aldus. nom

117TH st, 136 W. (7:1901) ss, 325 e 7th av; 25x100.11; June29; July8; 5y4½%; Albt Rosenblatt of Bklyn, NY to Josephine B Marshall, 54 Rue de Villejust, Paris, France. 21,000

118TH st, 37 W. (6:1717) ns, 335 e Lenox av; 25x100.11; July6, July7; 5y5%; Jennie Farian to Lawyers Mort Co, 59 Liberty. 20,000

123D st, 235 E. (6:1788) ns, 255 w 2d; 25x100; June30, July7; due Dec 30; 5%; Jno H Bodine to Elise Boyd, 36 Riverside Dr. 5,000

123D st, 129-31 E. (6:1772): ext of \$42,000 mtg until June30'16, at 5%; June28, July11; Lawyers Mort Co with Zelda Berkowitz. nom

124TH st, 333-7 E. (6:1801) ns, 250 w 1st av; 50x100.11; ext of \$5,500 mtg until May1'15, at 6%; Dec29'10; July7; Ray Pas-kowitz with Emil & Barnet Reibstein. nom

125TH st, 322 E. (6:1801) ss, 275 e 2d av; 25x100.11; July6, July7; 3y5%; Jos J Cullen to Mary Ford Trste Patk Connolly, 788 8th av. 10,000

126TH st, 504 W. (7:1980) ss, 125 w Ams av, 25x99.11; July12; July13; 5y5%; Timothy I O'Connell to Emigrant Industrial Savings Bank, 51 Chambers. 15,000

126TH st, 225 E. (6:1791) ns, 254.6 e 3 av, 17x99.11; July5, July7, due as per bond; Abraham Fisch to Franz Backhaus, 303 E 79. 3,500

128TH st, 311 W. see St Nicholas av, nec 128th st.

129TH st, 127 W. (7:1914) ns, 262.6 w Lenox av, 12.6x99.11; PM; July6, July7; 5y5%; Geo V Morton to American Mtg Co, 31 Nassau. 6,000

129TH st, 225 W. see 8th av, 2410-18.

129TH st, 247 W. (7:1935) ns, 462.6 w 7th av, 18.9x99.11; pr mtg \$7,000; July8; July12, installs, 5%; Peter A French to Eliza J Hayes, 404 South Ocean av, Freeport, NY. 5,000

131ST st, 14 E. (6:1755) ss, 219.1 w Mad av, 18.2x99.11; July10, 5y5%; Annie M Ivory to Emigrant Indust Savgs Bank, 51 Chambers. 7,000

132D st, 265 W. (7:1938) ns, 225 e 8 av, 14x99.11; July7; July8; 3y5½%; Cath A White, of Bklyn, NY, to Title Ins Co of NY, 135 Bway. 6,500

135TH st, 529 W. (7:1988), ns, 157.6 e Bway, 37.6x99.11; July6; July7; 5y4½%; Philip Krauss to Ray E Matshak, 542 W 112, & ano, Trstes Saml Matshak. 34,000

135TH st, 118 W. (7:1919) ss, 275 w Lenox av, 24.11x99.11; certf as to mtg for \$10,000; June29; July7; Waverly Constn Co to Saml J Bettman. —

137TH st, 221 W. (7:2023) ns, 267 w 7 av, 18x99.11; pr mtg \$14,000; July1; July8, due as per bond; Israel Goldberg, 77 E 115, to Stuyvesant Constn Co, 5 W 111. 3,000

139TH st, 47-9 W. ext of \$38,000 mtg until July2'16 at 5%; June27; July7; Wm Jay Trste Mary E B Field with Tobias Zindler, 4503 12 av, Bklyn. nom

139TH st, 47-9 W. (6:1737): Sobrn Agmt; June29; July7; Tobias Zindler et al with Wm Jay, Trste Mary E B Field, at Bedford, West Co, NY. nom

139TH st, 140 W. (7:2007) ss, 126 e 7th av, 26x99.11; July12, due, &c, as per bond; Moses Hoffmann to Greenwich Savgs Bank, 248 6 av. 20,000

140TH st, 65-7 W. (6:1738); July5; July7; estoppel certf; Fanny Heilbrunn to the State Bank, 378 Grand. nom

142D st W. (7:2089) ns, 100 w Bway, 100x99.11; PM; June22; July8, due Dec22 '11; 6%; Emkaar Realty Co, 42 W 114, to Marie N Hoguet, wid, 152 Riverside Dr, et al, HEIRS Robt J Hoguet. 50,500

142D st W. (7:2089) same prop; PM; pr mtg \$50,500; June22; July8, due Mar22 '12; 6%; same to Robt M Silverman, 319 W 92. 18,000

143D st, swc Bway. see Bway, swc 143d.

144TH st, 148-50 W. (7:2012) ss, 254.11 e 7 av; 40x99.11; pr mtg \$36,000; July1; July7; 3y6%; Jno Bonwit to Wm Menke, 331 Central Park W. 5,000

144TH st, 144-6 W. (7:2012) ss, 294.11 e 7 av, 40x99.11; pr mtg \$36,000; July1; July7; 3y6%; Jno Bonwit to Bernardina H Heyman, 254 W 98, et al. 5,000

145TH st, 328 W. (7:2051) ss, 96 e Edgecombe av, 18x99.11; July7; 3y5%; Mary Taylor to Harlem Savgs Bank, 124 E 125. 2,500

151ST st, nec Bradhurst av. see Bradhurst av, 192-202.

151ST st, 560 W. (7:2082) ss, 125 e Bway, 25x99.11; July6; July7; 3y4½%; Adam Abel to German Savgs Bank, 157 4 av. 4,500

187TH st W. (8:2166) sec Wadsworth av, 100x50; bldg loan; July6; July7; 1y6%; Crest Realty Co to Title Guarantee & Trust Co, 176 Bway. 41,000

187TH st, W. (8:2166) sec Wadsworth av; 100x50; certf as to above mtg; July6, July7; same to same. —

189TH st, 500 W. see Ams av, swc 189.

204TH st, nes, at nws 10th av. see 10th av, nws, at nes 204th st.

204TH st, nes, at nws 10th av. see 10th av, nws, at nes 204.

204TH st, nec Nagle av. see 10th av, nws, at nes 204th.

207TH st, W, nec Post av. see 10th av, nws, at nes 207th.

207TH st, nes, at nws 10th av. see 10th av, nws, at nes 207th st.

207TH st, W, nes, at nws 10th av. see 10th av, nws, at nes 207th.

207TH st, (8:2219) nes, at nws 10th av. runs nel29.1 to ses Post av xsw105.9 to st xse74 to beg; PM; prior mtg \$17,500; July11; July12, due as per bond; Albert V Donellan, of Scarsdale, NY, to Max Marx, 419 Convent av. 7,500

207TH st, nes, at nws 10th av. see 10th av, nws, at nes 207.

207TH st, nes, at ses Post av. see 10th av, nws, at nes 207.

Av A, 1660. (5:1584) es, 25.8 n 87th, 25x 100; pr mtg \$16,000; July1, July8, due as per bond; Emil B Johannsen to August H Karsten, 457 E 117. 6,000

Av C, 98-100. (2:376), 45.5x83; estoppel certf; July5; July12; Ike Rosenberg to Bowery Bank of NY, 124 Bowery. nom

AV D, 8-12. (2:357) es, 37.2 s 3d, runs e70xs0.11xe20xs37.2xw90 to Av D xn56.1 to beg; pr mtg \$81,800; July1, July7; due Oct 1'11; 6%; Louis Schaffler to Maurice Simmons, 1314 53d, Bklyn. 6,000

Amsterdam av. (8:2159) swc 189th (no 500); 99.11x100; pr mtg \$34,000; June28, July7; due as per bond; Edwin M Houghtaling of Jersey City, NJ, to Cornelia E Scott, Mt Vernon, NY. 3,000

Amsterdam av, 1802. (7:2081) ws, 25 n 149th, 25x100; June2; July7; due as per bond; Chas M & Leslie A Ware to Title Guarantee & Trust Co, 176 Bway. 33,000

Amsterdam av, 1802; sobrn agt; July 6, July7; same & Maggie E Hessen with same. nom

Amsterdam av, 1943. (8:2107) es, 25.11 n 156th; 24x100; July6, July7; due, &c, as per bond; Josephine M O'Neill to Title Guarantee & Trust Co, 176 Bway. 3,500

Adrian av. (13:3402), nws, 106.11 ne 225th, 100x179.11 to TerraceView av x114.2 x126; PM; pr mtg \$25,000; July10, due as per bond; Frances R Scott to Marcus M Nye, 634 W 135. 5,000

Amsterdam av, 295. (4:1145) sec 74th, (No 168), 26x100; July7; July12, due as per bond; Randal H MacDonald to Geo E Coney, EXR Jacob A Chamberlain, 154 Highland av, Orange, NJ. 64,333.33

Amsterdam av. (7:1963) es, 75.8 n 120th, 25.2x100; July12, due July1'12, 6%; Edw M Tucker to Merit Realty Co, 35 Nassau. 4,000

Amsterdam av. (7:1963) es, 75.8 n 120th, 25.2x100; PM; July12; 3y5%; Merit Realty Co to M Fannie Todd, 6 W 107. 15,000

Amsterdam av, 137. (4:1137) sec 66th, (Nos 162½ & 164), 20.5x80; July8; July12; 3y6%; Caroline Egner, Wm O & Otto C Egner to Ella Rood, 446 Col av. 5,000

Amsterdam av, 646. (4:1239) ws, 100.8 s 92d, 25x100; supplemental to mtg covering No 648 Ams av; June29, July13, due, &c, as per bond; Jno J Powers to Eugene Vallens, 15 W 95th. 6,500

Bradhurst av, 192-202. (7:2040) nec 151st, 165.7x124.6; ext of \$6,000 mtg until Jan1'13, at 6%; July3; July12; Stuyvesant Constn Co with C N & S A Constn Co, 611 W 110, & Sol Cohen, 611 W 110. nom

Broadway. (2:546) nwc 4th; saloon lease; May1, July13, demand, 6%; Chas Zimmerman to Rusbam & Horrman Brewing Co, 163 Canal, Stapleton, SI. 1,500

Bway. (7:2689) swc 143d, 99.11x125; July10, July11, due Oct1'16, 6% until completion of bldg & 5½% thereafter; Mc-Morrow Engineering & Const Co to Metropolitan Life Ins Co, 1 Mad av. 425,000

Bway. (7:2089) swc 143d, 99.11x125; pr mtg \$—; June12, July11, 2y, 6%; Mc-Morrow Engineering & Constn Co to Denis J Dwyer, 430 W 147, & Wm Haigh, 412 W 147. 70,000

Broadway. (7:2089); same prop; certf as to above mtg; July10; July11; same to same. —

Columbus av, 376. (4:1149), swc 78th (No 100), 25.1x105.5; PM; July12, July13, 3 y6%; 376 Columbus av Co to Addie E Altman, 375 Central Park W, & Isabel R Wallach, 375 Central Park W. 6,000

Columbus av, 864. (7:1857) ws, 50.11 n 102d, 25x75; July7, July8, due, &c, as per bond; August Roffmann to Dry Dock Savings Instn, 341 Bowery. 16,000

Lexington av, 427-31. see 44th st, 122 E.

Lexington av, 1770-82. (6:1638) nwc 110th (No 141) 100.11x25; July10, July11, 5y, 5%; Hyman Adelstein, 100 W 86, & Abram Avrutine, 1980 7 av, to Julius Oppenheimer, 250 W 94, et al trstes Solomon Rothfeld. 42,000

Manhattan av, 153-5. (7:1843) nwc 107th; July10, July11, demand, 5%; leasehold; Frank Mead to F & M Schaefer Brewing Co, 114 E 51. 3,000

Madison av, 763-1. (5:1380); ext of \$250,000 mtg until June1'14 at 4½%; July 7; July12; Greenwich Savgs Bank with Jackson Realty Co, 54 E 9. nom

Nagle av, nec 204th st. see 10th av, nws, at nes 204th.

Nagle av, ses, at nws 10 av. see 10 av, nws, at nes 204 st.

Post av, ses, at nws 207 st. see 10 av, nws, at nes 207 st.

Post av, nec 207th st. see 10th av, nws at nes 207th.

Post av, ses, at nws 10th av. see 10th av, nws, at nes 207.

Post av, ses, at nes 207th. see 10th av, nws, at nes 207.

Park av, 1891-3. (6:1777) es, 24.11 s 129th, 50x80; July10, due as per bond; Catherine Schildwachter to Lily Danziger, 69 W 93. 10,000

St Nicholas av. (7:1955), nec 128 (no 311), 20.2x89.6x20x92; July6, July8; 3y5%; Agnes M Scoville to Francis D Kouwenhoven, — Shore rd. 23,000

St Nicholas av. (7:1955) nec 128 (no 311); Sobrn agt; July7; July8; same & Thos F Byrne & Jno S Murphy with same. nom

St Nicholas av, 608. (7:2048) es, 129.7 s 141st, 18.3x89.2x18x92.2; PM; July13, 3y 5%; Isaac Mannheimer to Edw Goldschmidt, 307 W 76. 12,000

Terrace View av, es, abt 100 n 225th. see Adrian av, nws, 106.11 ne 225th.

Wadsworth av, see 187th st. see 187th st, sec Wadsworth av.

IST av, 896. (5:1362) es, 80 n 50th, 20.5x77.11; pr mtg \$6,000; July12, July13, 5 y5%; Morris Mintz to Emigrant Industrial Savings Bank, 51 Chambers. 2,000

IST av, 2060. (6:1700) es, 80.11 s 107th, 20x93; July 11; July12, due as per bond; Giuseppe Cannata to Wm H Freedman, 50 W 77. 560

IST av, 299-303. (3:923) ws, 23 n 17th, 69x80; estoppel certf; June30, July11; Ella A Mulligan indivd & as EXTRX & ano to Ellen Brady. nom

IST av, sec 50th st. see 1st av, 876-80. 880.

IST av, 876-80. (5:1361) nec Mitchell pl (no 1), 180.10x18; also 50TH ST, 400 E, (5:1361) sec 1st av, 20x90; pr mtg \$—; May19, July7, 1y6%; Meyer Goldberg & Abr Greenberg to Abr Goldberg, 20 E 90, et al. 3,000

IST av, 2017. (6:1675), swc 104th, (No 348, 25x100; ext of \$30,000 mtg until May1 '16 at 5.; May1; July13; Lawyers Title Ins & Trust Co with Nathan Cohen & Nathan Schancupp. nom

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North 10th, 11th, 12th and 13th Streets

BROOKLYN,

NEW YORK

2D av. 16-18. (2:442); ext of \$70,000 mtg until May 28'14, at 4½%; July 3, July 7; New York Protestant Episcopal Public School with Cilie Weingarten, 229 W 137. nom

2D av. 1921. (6:1649); ext of \$750 mtg until Apr 1'12, at 6%; May 10, July 7; Louis Biloon with Saml Pearlman, 3745 3 av. nom

2D av. 1921. (6:1649); ext of \$18,000 mtg until May 14'17, at 5½%; May 23, July 7; Eliz Herb with Saml Pearlman, 3745 3 av. nom

2D av. 205. (2:468) nws, 26.4 sw 13th, 26.4x110; July 8; July 10, due July 1'21, 5%; Sadie Smith to Julia L Jentz, 244 Hancock, Bklyn. 50,000

2D av. 943. (5:1324) nwc 50th (No 225), 20.5x70; July 10; 3y5%; Henry Michaelis to Emigrant Indust Savgs Bank, 51 Chambers. 16,500

2D av. 2288. (6:1689); ext of \$15,000 mtg until July 1'14, at 5½%; July 3, July 11; Lawyers Mort Co with Jos A & Rudolph J Pagliughi. nom

2D av. 87-9. (2:461); Sobrn Agt; July 11; July 12; Philip Krauss & Alfred Hahn with City Real Est Co, 176 Bway. nom

2D av. 87-9. (2:461); Sobrn Agt; July 11; July 12; Philip Krauss & Chanticler Realty Co with same. nom

2D av. 87-9. (2:461) nwc 5th, (Nos 239-41), 48.6x100; July 11; July 12, due as per bond; Philip Krauss to City Real Est Co, 176 Bway. 100,000

3D av. 422. (3:885) ws, 74 n 29th, 24.8x 95; July 10; 3y5%; Julia E Shotland to The Roman Catholic Orphan Asylum in the City of NY, 470 Mad av. 19,500

3D av. 1699. (5:1541); ext of \$20,000 mtg until June 1'16, at 5%; June 12, July 7; Warwick Savings Bank with Frank Beck. nom

5TH av. 1310. (6:1594) ws, 50 s 111, runs w100xn50 to ss 111, xw45xe171.10 to ns Cathedral Pkway, xe49.7xne126.7 to av, xn51.10 to beg; pr mtg \$70,945; July 6, July 8, 3y5%; Edwd Friedman, 518 W 111, to Emma G Badgeley at East Orange, N.J. 54,055

7TH av. 245-51. (3:800) nec 24th (Nos 163-5), 86.11x79.2, Sobrn agt; July 6; July 7; Robt Alexander, 430 W 23, with Metropolitan Life Ins Co, 1 Mad av. nom

7TH av. 245-51. (3:800) nec 24 (nos 163-5), 86.11x79.2; sobrn agt; June 9, July 7; Alex S Fisher, 14 Kingsbridge rd, Bronx, with same. nom

7TH av. 245-51. (3:800) nec 24 (nos 163-5), 86.11x79.2; July 6, July 7, due Oct 1'15, 6% until completion of bldg & 5½% thereafter; Twenty-fourth St & Seventh Av Corpn to Metropolitan Life Ins Co, 1 Mad av. 325,000

7TH av. 245-51; June 30, July 7; Certf as to above mtg; same to same.

7TH av. 2315. (7:1920) es, 129.11 n 135th, 20x75; PM; July 10, July 11, 1y6%; Wm David Brown to Abr Levinsky, 326 10 av. 2,000

8TH av. 740-2; also 46TH st. 264-6 W. (4:1017); July 10, July 11; demand, 6%; leasehold; Herman Buschen to Lion Brewery of N Y City, 104 W 108. 15,000

8TH av. 740-2; also 46TH st. 264-6 W. (4:1017); leasehold; PM; pr mtg \$15,000; July 1, July 11, installs, 6%; Herman Buschen to Fredk Hollender & Co, 123 Lafayette. 5,000

8TH av. 2410-18. (7:1935) nec 129th, (No 225), 99.11x100; ext of \$100,000 mtg until July 1'14, at 5%; July 1, July 10; Bond & Mortgage Guarantee Co, to Saml Posner, 301 W 92. nom

8TH av. 2902-4. (7:2039) es, 40 s 154th 39.11x100; sobrn agt; July 7, July 8; Abr Walter, 622 W 137, with Ruth A Watrous at Hague on Lake George, NY. nom

8TH av. 2070. (7:1828) nec 112 (nos 295-7), 25.2x100; PM; pr mtg \$—; June 30, July 8; 2y6%; Jacob Ruppert, a corpn, 1639 3 av, to Annie Leasenfeld, 76 Morningside av W. 30,000

8TH av. 2902-4. (7:2039) es, 40 s 154, 39.11x100; July 7, July 8, due, &c, as per bond; Wm L Cahn, 815 West End av, to Ruth A Watrous, at Hague on Lake George, NY. 37,000

8TH av. 2894-6. (7:2039) es, 40 n 153d 39.11x100; July 7, July 8, due, &c, as per bond; Helen Handman to Bronson Winthrop, 23 E 33, & ano, trstes Harry S Cram. 36,500

10TH av. (8:2216) nws, at nes 204th, runs ne122.6 to Nagle av, xsw100.4 to 204th, xse70.3 to beg; PM; July 7; July 8, due as per bond; Max Marx to Bettie Wise at Hotel Cecil, 117 & St Nicholas av, et al, Trstes Nathan Wise. 10,000

10TH av. (8:2219) nws at nes 207, runs ne129.1 to ses Post av, xsw105.9 to 207, x se 74 to beg; PM; July 7, July 8, due as per bond; Max Marx to Bettie Wise, at Hotel Cecil, 117 & St Nicholas av, et al trstes Nathan Wise. 17,500

Certf as to mtg for \$4,500 covering land in Westchester Co, NY; July 7, July 11; Fox Realty Co to Westchester & Bronx Title & Mort Guar Co.

Certf as to mtg covering land in Richmond Co, NY; July 1; July 13; Richmond Heights Realty Co to Mary H Billings & ano trste Jas A Billings.

Certf as to mtg for \$7,000 covering land in Queens Co, NY; Reliable Building Co to Marie Krulish; July 3, July 13.

Lots at Gravesend, Bklyn; July 5, July 7; Certf as to mtg for \$1,500; J Kulla Co to Title Guar & Trust Co, 176 Bway.

MORTGAGES

Borough of the Bronx.

Butler pl. (*) ss, 201.6 w Herschel, 25 x100; July 3; July 7; 5y5%; Alex R Brown to Jessie C States, 245 W 14. 4,000

Bancroft st. (10:2755) ns, 80 e Long-fellow av, 39x100; July 1; July 13; 5y5%; Usona Constr Co to Central Trust Co, 54 Wall. 21,000

Bancroft st. (10:2755); same prop; certf as to above mtg; July 12; July 13; same to same.

Bancroft st. (10:2755) ns, 80 e Long-fellow av, 39x100; Sobrn Agt; July 12; July 13; American Real Est Co with Central Trust Co of N Y, 54 Wall. nom

Briggs st. (*) ns, lot 1022 map Laconia Park, 26.4x93x25x102; July 12; July 13, due as per bond, 5%; Eliz Ryan to N Y Co-op Bldg & Loan Assn, 35 W 125. 1,000

Bartholdi st. (*) swc Holland av, see Holland av, (*) swc Bartholdi.

Bush st. (11:2808) ns, 110 e Creston av, 24x91.11x24x92.4; pr mtg \$6,000; July 5; July 10, due as per bond; Wm O Flaherty to Geo E Buckbee, 1941 Grand Blvd & Concourse. 400

Barretto st. nwc Whitlock av, see Whitlock av, nwc Barretto st.

Fox st. 953. (10:2714) ws, 125 n 163d, 40x107.6x40x107.11; PM; pr mtg \$28,700; July 6; July 7; 5y6%; Fredk Mohrmann to Augusta Sieghardt, 410 E 85. 6,500

Guion pl. (*) ss, 125 e St Lawrence av, 50x80; July 6; July 7, 3y6%; Margt wife Florence Sullivan to Mutual Benefit Society of Members of East German Conference of Meth Epis Ch, 48 St Marks pl. 1,200

Gouverneur pl. nec Park av, see Park av, nec Gouverneur pl.

Garfield st. (*) ws, 130 n Col av, 25x 100; July 5; July 10; 3y5%; Julius Jirinec to Jno Salivar, 208 W 36. 3,500

Gouverneur pl. nec Park av, see Park av, nec Gouverneur pl.

Garfield st. (*) nwc Van Nest av, see Van Nest av, 593.

Jennings st. 745. (11:2962) ns, 110 e Union av, runs n64.9xne26.7xse36xsa44.6xw 46 to beg; PM; July 6; July 8; 3y6%; Eliz C Specht to Henry Krauth, 412 Central av, Bklyn. 5,500

Jennings st. 843. (11:2965) ns, 143.9 w Wilkins pl, 37.6x100.1x32.7x100; July 7, July 12; 5y5%; N Mayer, Inc corpn, to Lawyers Mort Co, 59 Liberty. 24,000

Jennings st. 843. (1:8326); Certf as to above mtg; July 12; same to same.

Jennings st. 843. (11:2965) ns, 143.9 w Wilkins pl, 37.6x100.1x32.7x100; pr mtg \$27,500; July 11, July 12, due Apr 7'13, 6%; N Mayer Inc, corpn, to Bertha Friedsam, 514 Lenox av. 1,000

Jennings st. 843. (1:8325); certf as to above mtg; July 10, July 12; same to same.

Jennings st. 843. (11:2965) ns, 143.9 w Wilkins pl, 37.6x100.1x32.7x100; sobrn agt; July 7, July 12; N Mayer Inc, & Fridolin Weber with Lawyers Mort Co, 59 Liberty. nom

Kingsbridge Terrace. (12:3253) es, 275 s of land N P Bailey, runs s118.7xe101xn 100 to Kingsbridge Terrace xw100 to beg; July 13; 5y6%; Grace Jones Daggett to Park Mtg Co of City of N Y, 41 Park row. 7,000

Minford pl. (11:2977) ws, 34 n 172d, 33x67; ext of \$4,000 mtg until May 1'13 at 6%; Apr 25; July 7; Herman Wiebke with Jennie Pearlman, 3745 3d av. nom

Minford pl. 1451. (11:2977) ws, 200 s 172d, 25.9x100; July 8; July 10; 3y5%; Sealy Holding Co, 68 Wm, to Carl Schuster, 336 W 87, & ano, EXRS, Etc. 14,000

Minford pl. 1451; certf as to above mtg; July 8; July 10; same to same.

Minerva pl. see Jerome av, see Jerome av, sec Minerva pl.

Oak st.* nec Kingston av. 500x100; July 6; July 7, due as per bond; Geo E Conley to Delia A Holston, 10 E 38. 6,000

Rogers pl. 960. (10:2699) es, 350.1 n Westchester av, 50x90; July 1; July 8, due as per bond; Rogers Bldg Co to Margt Paulding, gdn Jas K Paulding, 2d, at Cold Spring, NY. 36,000

Rogers pl. 960. (10:2699) es, 350.1 n Westchester av, 50x90; certf as to mtg for \$36,000; July 1; July 8; Rogers Bldg Co to Margt Paulding as guardian, Etc.

Rogers pl. 960; Sobrn Agmt; July 1; July 8; Royal Bank with Rogers Bldg Co, 811 Amethyst. nom

Architectural Bronze AND IRON WORK

Rogers pl. (10:2699) es, 350.1 n Westchester av, 50x90; Sobrn Agt; July 1; July 7; Columbia Constr Co & ano with Margt Paulding, gdn Jas R Paulding, 2, at Cold Spring, Putnam Co, NY. nom

St Pauls pl. 420, see Brook av, 1420.

Simpson st. 1221. (11:2974) ws, 193.9 n Home, 16.8x100; PM; pr mtg \$—; July 6; July 7; 2y6%; Mary Engelbrecht to Rosette Salmon, 1221 Simpson. 900

Tremont rd. (*) swc Waldo pl, see Waldo pl, (*) swc Tremont rd.

Thwaites pl.* sws, 107.7 w Boston rd, 50x175; also THWAITES PL, sws, 232.7 w Boston rd, 50x111.4x56x136.11; also THWAITES PL, ss, 114 e Williams-bridge rd, 26x78.7x28x98.7; June 30; July 7; 3y5%; Sarah McClinchie to Philip A Moore, at St Marys Park, NY. 4,000

Taylor st. (*) es, 230.4 n Davis, 50x 100; June 19, July 7; 5y6%; Carmine Sementa to Domenico Noszolina, 635 Morris av. 1,500

Whittier st. (10:2762) es, 250 n Seneca av, 50x100; Sobrn Agmt; July 3; July 8; Anthony McOwen with Warren B Sammis, at Huntington, LL. nom

Waldo pl. (*) swc Tremont rd, runs w50xs100xw50xs50xe100 to pl xn150 to beg; ext of \$2,500 mtg until July 1'14, at 6%; July 7; July 10; Minnie Stoffregn with Cecelia M Eckstein, 57 E 123. nom

Whittier st. (10:3702) ws, 225 n Seneca av, 100x100; pr mtg \$2,000; June 28; July 10; 3y6%; Carrie Wokal to Millie Kondelka, 334 E 73. 400

Wilcox st. (*) ws, 200 n Barkley av, 25x100; July 5; July 7; 3y5½%; Bella Petersen to Margt Walsh, at Portchester, NY. 3,000

4TH st. (*) es, 155.10 s 1st av, 44.8x75 x43x88, Wakefield; July 12; July 13, due July 1'16, 5%; Mary Richke to Geo Burckhardt, 1674 Eastburn av. 3,000

7TH st.* ns, 100 w Av B, 30x70, Unionport; pr mtg \$4,000; July 6; July 7; 2y6%; Eliz C Fonda to Fritz Doll, 1827 Amethyst. 1,500

8TH st. (*) ns, 105 w Av D, 100x216 to 9th st, Unionport; July 6; July 7, due as per bond; Abram W Herbst to Anna Hepner, 2247 Valentine av. 5,000

14TH st.* ss, 230 e Av E, 2 lots, each 25x108, Unionport; 2 mtgs, each \$1,500; 2 pr mtgs, each \$5,000; July 6; July 7; 2y 6%; Elizabeth C Fonda to Fritz Doll, 1827 Amethyst. 3,000

133D st. 331. (9:2296) nec Alex av, —x—; July 12; July 13, demand, 6%; leasehold; Chas Rabeler to F & M Schaefer Brewing Co, 114 E 51. 1,800

138TH st. (10:2551) ns, 125 e St Anns av, 39.3x100; July 8; July 10; 5y5%; Wm Wagler, Jr, to Theo J Chabot, 1208 Washington av. 30,000

140TH st. 492-4. (9:2284), ss, 816.8 e Willis av, 33.4x100; July 6; July 7; 2y6%; Mary C Mahony to Cath R Meincke, 475 E 140. 1,800

140TH st. 599. (10:2552) ns, 380 e St Anns av, 40x95; pr mtg \$28,000; July 10; July 11; 3y6%; Eli M Cohen to Julius Fleischmann, 68 Lenox av. 4,000

142D st. (9:2323) ns, 200.6 e College av, 25.4x100; July 7, July 12, due as per bond, 6%; Katie Donnelly, 305 E 142, to Jennie V Kennedy, 254 st & Hudson River. 625

143D st. 453. (9:2288) ns, 489.8 e Willis av, runs n100xe7.8xns99.2 to st xw3.1 to beg; pr mtg \$2,000; July 6; July 10; 1y6%; Kate M Roper to Theresa A Reville. 505 W 144. 630

149TH st. 371. (9:2328) ns, 200 w Courtlandt av, 25x80; pr mtg \$16,000; June 30; July 7, due as per bond; Edgewater Realty Co to Title Guarantee & Trust Co, 176 Bway. 7,000

149TH st. 371. (9:2328), ns, 200 e Courtlandt av, 25x80; certf as to mtg for \$7,000; June 30; July 7; Edgewater Realty Co to Title Guarantee & Trust Co, 176 Bway.

149TH st. (9:2331) ns, 170.3 e Morris av, 24.9x80; PM; June 5; July 13; 3y6%; Helena Trattner to Adelheid Loub, 130 East End av. 3,000

153D st. 499. (9:2363) ns, 173.6 e 3d av, runs e— to Mill Brook or av, xnw85x w85.6xs85 to beg; pr mtg \$5,000; July 8; July 11; 3y6%; Henry Bungeer to Christian S Bechler, 444 Southern Blvd. 4,000

153D st. (9:2440) ns, 350 e Courtlandt av, 37.6x100; PM; pr mtg \$26,000; July 1; July 13; 3y6%; Valentin Klein to Jacob Grunder, 2779 Bainbridge av. 2,750

155TH st. 337 (9:2415) ns, old line, 175 w Courtlandt av, 25x100; July 10, July 12; 3y5½%; Ross F Calcagno, at Yonkers, NY, to Commonwealth Savings Bank, 2007 Ams av. 4,000

158TH st. 690, see Trinity av, sec 158th st.

158TH st. (10:2630) ns, 100 w Trinity av, 48x47.7x48.1x47.7; July 12; July 13, due as per bond; Cohen & Eckman Corpn to Manhattan Mtg Co, 200 Bway. 18,000

158TH st. (10:2630); same prop; certf as to above mtg; July 12; July 13; same to same.

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

158TH st, nwe Trinity av, see Trinity av, nwe 158.

161ST st, (9:2382) ss, 200 w Elton av, 50x65; June30; July11, due July12, —%; Frank X Mayer to Geo P Laible, 9 Highland av, Newark, NJ. 1,000

161ST st, 763, (10:2658) ss, 127.1 e Forest av, 28.6x47.6; also 165TH ST, 707, (10:2640) ns, 158.2 e Trinity av, 16.10 to Jackson av (No 1021) x71; pr mtg \$3,800; July6, July12; installs, —%; Geza Rechnitz to Cecilia Rechnitz, 144 W 127. 1,500

162D st, (9:2408) sws, 90 se Courtlandt av, 50x100; also 161ST ST, (9:2408) ns, abt 203 w Melrose av, 50x102; July1; July10; 3y5%; Babetta Buchler to Augusta A Wurm, 294 E 162. 3,500

165TH st, 707, see 161st, 763.

165TH st, 884 E, (10:2698); Sobrn Agt; July5; July13; Mitchell P Garretson as Com with Margt L White, 1 W 87. nom

165TH st, nwe Summit av, see Summit av, nwe 165.

166TH st, sec Teller av, see Teller av, sec 166th.

169TH st, 456 E, (9:2390) ss, 115.7 w Washington av, 25x100; ext of \$2,500 mtg until June26'12, at 5%; June26; July10; Antonia Wenzel with Peter Ludemann, Edgewater, NJ. nom

169TH st, (9:2466) ss, 288.1 w Grand Blvd & Concourse, 50x112.3x50.1x102.3; June30; July11, due as per bond; Mary T Walsh, 116 E 169, to Wm Ludden, 221 Gates av, Bklyn. 8,000

172D st, (*) ws, 225 n Gleason av, 25x100; PM; July6; July7; 4y4½%; Saml R Waldron, of Rockville Centre, LI, to An Association for the Relief of Respectable Aged Indigent Females, 891 Ams av. 4,500

175TH st, 406, (11:2899), ss, 53.11 e Webster av, 26.6x75; pr mtg \$7,600; July7; July8; 3y6%; Frank A Young, 118 E 177, to Jacob J Dorn, 361 3 av. 2,000

176TH st, (11:3004), n or nes, 197.10 se Boston rd, 25x127.4x25x126.8; pr mtg \$13,000; July6; July13, due Aug'13, 6%; D J Dillon Co to Geo Hauser, 1762 Walton av. 3,500

176TH st, (11:3004); same prop; certf as to above mtg; July6; July13; same to same.

177TH st, 37, (11:2862) es, 134.6 from es 177th & es Tremont av, runs 33.3xe 57.10xn39xw61.8 to beg; PM; pr mtg\$9,500; June30; July11; 2y6%; Dorothy E Mugler to Jeannette W Greenberger, 510 W 147. 3,300

182D st, sec Prospect av, see Prospect av, sec 182d.

182D st, (11:3098) sws, 53.5 e Crotona av, 25x70; July5; July7; 3y5½%; Wm Schmitz to Theo Vongerichten, at Palenville, NY. 6,000

183D st, swc Crotona av, see Crotona av, swc 183d st.

183D st, 691 E, (11:3089); ext of \$2,500 mtg until May9'16 at 5½%; May18; July13; Sarah L Payson, EXTRX Mary L Payson with Louis Fleischman & Rubin Marcus. nom

185TH st, 461, (11:3039) ns, 200 e Park av, 25x100; July10, due July14, 5%; Stephen J Twogh to Geo F Farrell, EXR & TRSTE of Dorothea Farrell, at Fishkill, NY. 6,500

187TH st, (11:3040) ss, 101 w Washington av, runs s50xe101 to Washington av xs50xw141xn100 to st xe40 to beg; bldg loan; July6; July7; demand6%; T T Reid Constn Co to City Mtg Co, 15 Wall. 60,000

187TH st, (11:3040); certf as to above mtg; July6; July7; same to same.

187TH st, 623, (11:3076) nes, 25 se Hughes av, 25x100; PM; pr mtg \$2,000; July10; July11; 3y5½%; Antonetta Bernardoni to Jno Gleason, 623 E 187. 1,400

189TH st, nec Belmont av, see Belmont av, 2480.

190TH st, 122, (11:3219) ss, 23.1 w Devoe terrace, 23.1 to Webb av, x101x43.2x94.3; pr mtg \$7,000; July7, July12; installs 6%; Anna Jensen to Emil N Sorgenfrei, 512 Morris Park av. 1,500

190TH st, see Webb av, see 190th, 122.

207TH st, (12:3354) sec Decatur av, 25.4x90.10x25x86.10; pr mtg \$7,000; June30; July11; 1y6%; Mary Whelan to Jacob M Mandelbaum, 314 E 51. 1,000

216TH st, (*) ns, 50 w Tilden av, 50x213x—x165; July1; July10; 3y5%; Francesco De Luca to Luciano Colantuoni, 303 E 106. 3,000

216TH st, (*) ns, 405 w 5th av, 25x114, Wakefield; July5; July7; 3y5%; Llywellyn W Lewis to Annie B Pray, 3706 White Plains rd. 3,600

224TH st, (*) ns, lot 385 map Wakefield, 100x114; pr mtg \$5,000; July10; July13; 3y6%; Regina Suchy, legatee of Stephen Klunder to Jno Bussing, Jr, 205 E Lincoln av, Mt Vernon, NY. 1,100

225TH st, (*) ns, 238 w White Plains av, 25x114, Wakefield; PM; July8; July10, due Jan8'15, 6%; Lillie Von Dietsch to Carmela Magaldi, 839 E 219. 2,300

225TH st, (*) ns, 280 e White Plains rd, 50x114, Wakefield; July5; July7; 3y6%; Ellen C Bradley to Annie E Trainor, 1183 3d av. 1,000

230TH st, (*) ss, 255 e Barnes av, 50.3 x114.6, Wakefield; July1, July12, due, &c, as per bond; Francesco Cerbone to G & S Realty Co, 406 E 149. 800

234TH st, (12:3396) ns, 200.4 e Verio av, 25x100; July10; July11; 1y5%; Fredk W Both, 523 E 234, to Harlem Savgs Bank, 124 E 125. 3,500

234TH st, (12:3374) ss, at ns of present E 233d, runs e 134.4x—48.9 to 233d x142.11; July1; July13; 3y6%; Cecilia A Sheil to Martin Stepper, 2249 Gleason av. 810

236TH st, (12:3371) ns, 125 w Kepler av, 25x100; ext of \$3,500 mtg until July5'16, at 5½%; July5; July7; Arnold D Heins et al, Trste for Anna H Moldenke will Jno D Heins with Therese Krupholder, 614 Lex av. nom

Anthony av, (11:3156) es, 125.6 s 180th, runs e90.11xn61.6x27.2xw110.10 to av xn 20.4 to beg; July6; July7; 5y5%; Nathan Lichtenberg to Florence C Speranza, at Irvington, NY. 4,000

Arthur av, (11:3070) es, part lot 17 map Oak Tree plot, 25x100; pr mtg \$1,500; July11; July13, due as per bond; Robt Roberts to Mary Jones, at Fairhaven, Vt. 1,000

Alexander av, nec 133d st, see 133d, 331.

Anthony av, 1959, (11:2811); ext of \$3,000 mtg until July 1'12 at % as per bond; July10; July13; Moses Dannenberg to Barbara Goldsmith. nom

Baisley av, (*) nec Kearney av, 50x100; June19; July10; 3y6%; Henry Zube to Frank Gass, 2248 Powell av. 600

Bracken av, (*) ws, 100 n Randall av, 25x100; Sobrn Agt; July7; July8; Jos Steen, 734 4 av, Bklyn, with Henry McCaddin, 63 Mad. nom

Bailey av, (12:3261) es, abt 208.4 s Ft Independence, 50x87x49x77; July6; July8; 5y5½%; Sellitto Constn Co to Kath Bissell, 265 W 81. 24,000

Brady av, (*) nec Muliner av, 50x100; PM; pr mtg \$2,000; June26; July7, installs, 5%; Sylvester Hlavac to Morris Park Land & Development Co, 5 Nassau. 1,200

Brady av, (*) nec Muliner av, 50x100; PM; July1; July7, due as per bond; Sylvester Hlavac to Margt McGill, 2328 Andrews av. 2,000

Beaumont av, (11:3090) ws, 50 n 187th, 25x80; July10; July13; 3y5%; Coucci Realty Co to Wolcott G Lane, 353 W 84, Trste Mary G Edwards. 10,000

Beaumont av, (11:3090); same prop; certf as to above mtg; July11; July13; same to same.

Beaumont av, (11:3090); same prop; Sobrn Agt; July10; July13; same & Giuseppe Molea with same. nom

Bainbridge av, (12:3261) es, 42.1 n Mosholu Parkway, 50x100; pr mtg \$17,500; June21; July11, demand, 6%; D'Ambracia Constn Co to Edw S Prince, 2055 Bathgate av. 1,100

Belmont av, (11:3080) sec 180th, 78.7 x95.5x88.2x96.10; July12, due as per bond; T J McGuire Constn Co to Jas Devlin, 327 W 45. 30,000

Belmont av, (11:3080) sec 180th; certf as to above mtg; July12; same to same.

Belmont av, 2480, (11:3091) nec 189th, 90x50; pr mtg \$37,000; July8; July11; 2y6%; Bolognese Investing Co to Geo P Laible, 9 Highland av, East Orange, NJ. 2,000

Belmont av, (11:3091); certf as to above mtg; July7; July11; same to same.

Boston rd, (11:3138) ws, 89.5 s 181st, 25x130; July11; 3y5½%; Wm H Booth to American Mtg Co, 31 Nassau. 5,000

Bryant av, (11:2994) ws, 300 n Freeman, 50x100; pr mtg \$32,000; July5; July10, due as per bond; Cioffi Co to Chas Lopard, 822 Jennings. 7,000

Bryant av, (11:2994); same prop; certf as to above mtg; July10; same to same.

Briggs av, (12:3301) ws, 220 n 196th, 40 x84.1x40x93.5; pr mtg \$14,000; July8; July10; 1y6%; Nathan B Levin Co to Ferdinand Alexander, 643 Macon, Bklyn. 3,500

Briggs av, (12:3301); same prop; certf as to above mtg; July7; July10; same to same.

Bailey av, (11:3238), ws, 342.9 s from tangent point in swc Bailey av & Kingsbridge rd, 50x104; July10; 5y—%; Manuel J Brazil to Wm L Owen, 232 W 76. 2,200

Briggs av, (12:3301) ws, 220 n 196th, 40 x94.1x40x93.5; Sobrn Agt; July8; July10; Geo E Buckbee with Ferdinand Alexander, 643 Macon, Bklyn. nom

Brook av, 1528, (11:2895) es, 275 n 171st, 25x100.11; July6; July7; 3y5%; Beckie wife Abraham Leventhal & Celie & Morris Lefkowitz & Betsy wife Harris Goldstein to Andrew Kopke, 119 E 92, et al, Trstes Sophie Kopke. 13,000

Brigs av, 2661, (12:3300) ws, 171.8 n 194th, 22x77.2x22.1x74.11; pr mtg \$4,000; July7, due as per bond; Nathaniel B Sawyer to Raphael J Geist, 2658 Briggs av. 2,200

Boscobel av, ws, 100.3 s 169th, see Shakespeare av, es, 100.3 s 169th.

Brook av, 1420, (11:2895) sec St Pauls pl (no420), 77.8x100.9x77.5x100.8; July6; July7, due as per bond; Benj Benenson, 407 E 151, to Henry Von Bergen, 872 E 162, & ano, EXRS Jno Emes. 9,500

Bassford av, 2321, (11:3053), ws, 105.1 s 185th, 19.11x46.4x19.11x46.2; estoppel certf; July7; Frank & Bertha Guth, 849 Union av, to Metropolitan Savgs Bank. nom

Bassford av, No 2323, (11:3053) ws, 85.1 s 185th, 20x46.2x20x46; estoppel certf; July7; same to same. nom

Crimmins av, 321-3, (10:2556) ws, 143.11 n 141st, 47.10x80; ext of \$20,000 mtg until Dec1'16, at 5%; July10; Albany Savgs Bank with Chas Henning, 321 Crimmins av. nom

Cambreleg av, (11:3075) ws, 95 n 188th, 25x—x25x100; PM; July8, due as per bond; De Candido Constn Co to Jas J Hynes, at Ossining, NY. 1,800

Clay av, (9:2425) es, 249 n 165th, 27x80; July10; July11; 3y5%; Martha Tetzlaff, 1056 Clay av, to Patk McDonald, 489 Pearl. 5,500

Crotona av, (11:3101) swc 183d, 95.9x27.4x95x30.8; pr mtg \$6,500; July8; July10; 3y6%; Clara, Flora, Helen, Emilie & Gustav Kaestner to Frank J Nageldinger, 242 E 82. 3,000

Crotona av, (11:3101); same prop; Sobrn Agt July8; July10; same & Jacques Lobel with same. nom

Chatterton av, (*) ns, 179.8 e Castle Hill av, 62.4x108; July3; July10; 3y6%; Martin Schoemmel to Annie R Daily, guardian, 1525 Zerega av. 1,500

Commonwealth av, 1440, (*) es, 150 s Merrill, 25x100; pr mtg \$—; July7; July8; 2y6%; Martha Huebener to Paul F Lahm, 57 Mariborough rd, Bklyn. 1,500

Chatterton av, (*) ns, 242.1 e Castle Hill av, 37.7x108; July3; July7; 5y5½%; Martin & Emma Schoemmel to Geo Kohler, 677 Dawson. 5,000

Daly av, (11:2985) ws, 101 s Tremont av, 101x127; also ROGERS PL, (10:2699) es, 350.1 n Westchester av, 50x90; pr mtg \$44,000; July6; July7, due Sept6'11, 6%; Rogers Bldg Co to Cantwell-Davis Co, 99 Water. 750

Daly av, (11:2985); also ROGERS PL, (10:2699); same prop; certf as to above mtg; July6; July7; same with same.

Decatur av, (12:3332) ws, 300 s Woodlawn rd, 25x110; pr mtg \$4,000; July10, due July14, 6%; Arthur Temme to Catherine L Mouquin, 273 West End av. 1,800

Decatur av, sec 207th, see 207th, sec Decatur av.

Eagle av, (10:2617) ws, 472.7 n Westchester av, 50x95x49.4x95; PM; pr mtg \$30,000; June29; July8, due as per bond; Flanagan Inc, a corpn, to Michl J Dowd, 2541 Valentine av. 9,000

Ellsworth av, (*) es, 100 n Baisley av, 125x80; July3; July8, 1y6%; Geo Barthold to Alex Beck, 200 Wyckoff av, Bklyn. 1,000

Eagle av, 692, (10:2624) es, 305 s 156th, 19.6x115; PM; pr mtg \$6,000; July1; July7; 3y6%; Chas S Lewin to Weisman & Herman, a corpn, 98 Willow av. 1,000

Fordham rd, (11:3203) nec Grand av, 111x99.9x100x147.11; pr mtg \$12,500; July5; July7; 2y6%; Ida L Terwilliger to Hudson Mtg Co, 135 Bway. 2,500

Faraday av, 5762, (13:3421) sws, 70.11 nw Newton av, 50x100; PM; June5; July8; 7y5%; Antonietta Barzaghini & Domenico Piscetta to Wm A Kenny, 420 W 259. 3,000

Fowler av, (*) es, 375 s Neil av, 25x100; PM; June26; July7; 3y % as per bond; F Le Roy Schwedner to Morris Park Land & Development Co, 5 Nassau. 775

Fowler av, (*) same prop; PM; July1; July7, due as per bond; same to Margt McGill, 2328 Andrews av. 750

Grant av, (*) ns, 100 e Garfield, 25x100; July8; July10; 3y5%; Jos Skarka to Katerina Wohanka, 611 Mead, Van Nest. 3,500

Grand av, nec Fordham rd, see Fordham rd, nec Grand av.

Holland av, (*) swc Bartholdi, —x—; June14; July11, due Aug15'12 without int; Francesco Fiscella to Antonino Fiscella, 2805 Clay av. 500

Hughes av, 2244, (11:3086) es, 155 n 182d, 18.1x100; pr mtg \$5,000; July11; 3y6%; July12; Theresa Schuler & Philip F Mehrbrey to Sophia Schuler, 2250 Hughes av. 1,150

Hughes av, 2244 (11:3086) es, 155 n 182d, 18.1x100; July11, July12; 5y4½%; Theresa Schuler & Philip F Mehrbrey to Henry Mohr, 693 Jackson av. 5,000

Heath av, (12:3256) nec centre line 229th, runs e103.8xw22.3xw102.7 to H av, xs20.6 to beg; July7, July12, due Apr4'12, 6%; Arthur Schreiner to Henry Hillebrand, 515 Pearl. 1,000

Intervale av, (10:2706) ses, 57.5 ne Kelly, runs se80.3x18.8x29.11xn18.10xe 10.4xn25xsw89.10 to Intervale av, xsw50 to beg; pr mtg \$26,000; July6, July12, 2y, 6%; Philip W Saitta to Fredk E Jeni, 8510 Ridge Boulevard, Bklyn. 7,000

Jerome av, (12:3322) es, 161.7 s Van Cortlandt av, 25x100; July11, July12, due as per bond; Maria G Del Gaizo to Jos M Oswald, at Hacksville, NY. 6,400

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- Jackson av, 1021**, see 165th, 763.
- Jerome av, (12:3319)** see Minerva pl, 25.8x134.2x47.6x163.1; July 6, due as per bond; Rachel Goodman to Jos G Weidman, 160 E 48. 5,000
- Jerome av, 2347-53 & 2337**, (11:3198); ext of 5 mtgs aggregating \$10,700 until Jan 14 at % as per bond; Dec 10 10; July 7; Etta Potter with Margt J Ellis, 100 W 124. nom
- Katonah av, 4281**, (12:3376) ws, 75 s 236th, 25x100; PM; July 10; 3y5%; Mary L Fleming to Romanus Eusner, 4285 Katonah av. 2,000
- Kingston av, (*) nec Oak st**, see Oak, nec Kingston av.
- Lind av, (9:2527)** nws, 218.6 sw 167th, 75x100; PM; July 12; July 13, due as per bond; Robt E Lee to Title Guarantee & Trust Co, 176 Bway. 3,000
- Longwood av, (10:2736)**, part lot 61 map land Edw J Young; pr mtg \$1,500; July 12; July 13, due Oct 12 11, 6%; Theresa Ulrich to Margaretha Metzmeier, 452 E 136. 250
- Longfellow av, (11:3001)** ws, 150 n 172d, 2 lots, each 50x100; July 12; July 13; 2 mtgs, each \$4,400; 1y5%; Benfra Realty & Holding Co to Wm R Rose, 309 W 81. 8,800
- Longfellow av, (11:3001)** ws, 100 n 172d, 50x100; PM; July 12; July 13; 1y5%; Benfra Realty & Holding Co to Wm R Rose, 309 W 81. 4,400
- Lincoln av, 165**, (9:2318); leasehold; July 8, July 12, demand, 6%; Felix Tretbar, 165 Lincoln av, to Jetter Brewing Co, 207 E 54. 2,140
- Marion av, 2774**, (12:3283); Sobrn Agt; July 3; July 12; Julia E Barnard with Thos Foy, 141 E 48. nom
- Morris Park av, (*) ss, 190 e Rose, 50x100; July 10; July 11; 3y6%; Ezekiel W Vance, 103 E 112, to Mary Frances Glore, New Rochelle, NY. 1,900**
- McGraw av, (*) sec Taylor av, 25x100; pr mtg \$5,000; July 8; July 10, 2y6%; Clara Fink to Louisa B Diener, 1768 Gleason av. 500**
- Marion av, (12:3282)** es, 244 n 194th, 50x171x50x174; July 10, due as per bond; Miltner Bros, Inc, to Title Guar & Trust Co, 176 Bway. 38,000
- Marion av, (12:3282)**; same prop; certf as to above mtg; July 10; same to same.
- Marion av, (12:3282)** es, 294 n 194th, 50x169x50x171; July 10, due as per bond; Miltner Bros, Inc, to Title Guar & Trust Co, 176 Bway. 38,000
- Newbold av (14TH st), (*) ss, 280 e Pugsley av (Av E), 25x108, Unionport; July 10, due Dec 14, 5½%; Eliz C Fonda to Francis S Phraner, EXR Caroline M Hitchcock, at Summit, NJ. 5,000**
- Ogden av, 1076**, (9:2514) es, 170 n 165th, 25x90; July 12; July 13, due as per bond; Jno J Lee to Title Guarantee & Trust Co, 176 Bway. 3,000
- Park av, ws, or reserved right of way, (11:3028)**, 15 ft w from land N Y & Harlem R R Co & 100 n Valentine av, runs w170.3x49.1x170.3x49.11 to beg; PM; pr mtg \$6,000; July 3; July 13; 3y6%; Olga Kiefhaber & Anna Horenburg to Marie Walter, 1757 Monroe av. 4,000
- Prospect av, 651**, (10:2674) ws, 20.3 s 152d, 18.6x100 pr mtgs \$6,500; July 5; July 10, installs, 6%; Nathan Finkelstein to Geo O Clinchy, 651 Prospect av. 750
- Park av, (9:2388)** nec Gouverneur pl, 25.1x95.2x24.8x99.8; pr mtg \$17,000; July 7; 2y6%; Louis Green to Caecilia Ettinger, 418 Garfield av, Avon-by-the-Sea, NJ. 2,500
- Park av, 4053**, (11:2899) ws, 428.10 s 175th, 16.8x120x20.7x120, except part for av; PM; July 5; July 7; 5y5%; Henry Southgate & Hyman Serhey to Lizzie Wheat, 4053 Park av. 4,500
- Prospect av, (11:3112)** sec 182d, 32.8x 90.1x32.6x93.6; Nov 10; July 11, due Nov 13, 6%; L Sonora H Harper to Josephine W Smith, 101 W 100. 3,000
- Park av, (9:2388)** nec Gouverneur pl, 25.1x95.2x24.8x99.8; ext of \$17,000 mtg until Dec 14 13, at 5%; Oct 10; July 7; Kate B Murray with Louis Green, 898 Eagle av. nom
- Parker av, (*) nwc Westchester av, see Westchester av, 2315-23.**
- Private rd, (11:2900)** es, 69 n 176th, runs se65.4xne46xsw65.5 to rd, xs46 to beg; PM; pr mtg \$ —; July 11, July 12; 1y5%; Mary E & Denis D Mullins to Alex Rosenthal, 203 East Bway. 4,500
- Robbins av, (10:2557)** ws, 75 s 147th, 25x100; July 5; July 7, due as per bond, 6%; Fredk C Bachmann & Wm A by Mary Bachmann, their gdn to Fredk Herbst, 259 80th, Bklyn. 1,200
- Southern Boulevard, (10:2728)** ws, 115 n 167th, 50x100; July 5; July 7; 3y5½%; Jas C Gaffney to Eliz H Jacques, c Haines & Chew, Germantown, Pa. 15,000
- Shakespeare av, (9:2506)**, es, 100.3 s 169th, runs e300 to Boscobel av xs50.1xw 100.1xs25xw100.1 to av xn75.1 to beg; July 6; July 7, due Nov 12, 5%; Viola H Russell to Bway Savgs Instn, 5 Park pl. 6,000
- Summit av, (9:2523)** ws, 667.10 s 165th, 31.3x92.2; July 8; 3y5%; Danl W Burtis, 1006 Lind av, to Edw S Walling, 42 E 7. 17,000
- St Anns av, 743**, (9:2360, ws, 25 n 156th, 26.6x93.5x20.5x98.3; July 7; July 8; 5y5%; Dora Bernstein, 743 St Anns av, to General Synod of the Reformed Church in America, 25 E 22. 11,500
- South Oak Drive, (*) ss, 75.1 w Wallace av, runs s98.9xe25xn to Drive xw 25 to beg; July 12; July 13; 3y6%; Corti Bldg Co to Warwick Realty & Constn Co, 20 W 1. 1,000**
- Summit av, 995**, (9:2523) ws, 550.3 s 165th, 26.9x92; July 12; July 13; 5y5%; Philip Dexheimer to Annie Hanschen, 2294 7 av. 15,000
- St Lawrence av, (*) ws, 200 n Gleason av, 25x100; PM; July 6; July 7; 4y4½%; Saml R Waldron, of Rockville Centre, LL, to An Association for the Relief of Respectable Aged Indigent Females, 891 Ams av. 4,500**
- Summit av, (9:2526)** nwc 165th, runs n168.11xw75xsl00xe40.6xs93 to 165th xe 42.1 to beg; PM; July 12; July 13, due as per bond; Jno J Lee to Title Guarantee & Trust Co, 176 Bway. 7,000
- Southern Boulevard, (11:2980)** es, 25 s Jennings st, 50x100; PM; July 11; July 12; 5y5%; Louisa Singer to Hubert Mullarkey, 353 W 20. 5,320
- Sedgwick av, (11:2882)** ws, 526.7 n Washington Bridge, 25x95; pr mtg \$1,000; June 2; July 11, due Jan 9 12, 6%; Frank Richter to Mary A Leulier, Hackensack, NJ. 500
- Southern Boulevard, (11:2976)** ws, 203.7 n Wilkins av, 18.9x92.6x19.1x96.3; ext of \$5,000 mtg until June 29 16 at 5%; June 29; July 13; Lawyers Title Ins & Trust Co with Utility Realty Co. nom
- Southern Boulevard, (11:2976)** ws, 222.4 s Wilkins av, 18.9x96.3x19.1x100; ext of \$5,000 mtg until June 29 16 at 5%; June 29; July 13; Lawyers Title Ins & Trust Co with Utility Realty Co. nom
- Trinity av, (10:2636)**, sec 158 (no 690), runs e98.8xs — to pt 105 s 158th xw98.6 to av xn105 to beg; PM; pr mtg \$14,000; July 6; July 7, due Jan 13, 6%; Polatschek-Spencer Realty Co to Joshua Silverstein, 808 West End av. 10,000
- Teller av, 1314**, (11:2782) es, 107.9 n 169th, 16.6x80; PM; July 6; July 7, due as per bond; Barbara Herrlich, 2431 Southern Blvd to Johanna Schultz, 1314 Teller av. 1,400
- Topping av, 1777**, (11:2798) ws, 150 s 175th, 25x100; PM; July 6; July 7; 3y5%; Jno G Walter to Isabelle Blain, 18 Washington pl, Glen Ridge, NJ. 5,000
- Teller av, 1340**, (11:2782) ses, 349.1 ne 169th, 25x81.7x25x91.11; pr mtg \$2,500; July 8; July 10; 3y% as per bond; Benj Pett to Eugene Bertin, 1342 Teller av. 2,150
- Taylor av, (*) sec McGraw av, see McGraw av, sec Taylor av.**
- Teller av, (11:2782 & 2783)** ws, 433.10 n 169th, 25x100; July 7; July 10; 3y6%; Ellen Adams to Ida M Wilson, gdn Frederic W Banks, 172 Grand, Newburgh, NY. 1,250
- Thwaites pl, (*)**, sws, 232.7 w Boston rd, see Thwaites pl, (*) sws, 107.7 w Boston rd.
- Teller av, (9:2428)** sec 166th, 50x102.7 x50x101.9; pr mtg \$45,000; July 10; July 11, due June 14, 6%; Wenigmann Constn Co to Martha C Bergman, 319 E 156. 10,000
- Teller av, (9:2428)**; same prop; certf as to above mtg; July 10; July 11; same to same.
- Taylor av, (*)** ws, 25 s Wood av, 25x 100; July 8; July 10; 5y5%; Mary M Killenber to Wm B Killenberg, 1381 Taylor av. 1,000
- Trinity av, (10:2630)** nwc 158th, 47.2x 100.1x47.7x100; July 12; July 13, due as per bond; Cohen & Eckman Corpn to Manhattan Mtg Co, 200 Bway. 40,000
- Trinity av, (10:2630)**; same prop; certf as to above mtg; July 12; July 13; same to same.
- Teller av, 1324**, (11:2782) ses, 199.1 ne 169th, runs se83xne25xsw82.10xsw25; PM; July 12; July 13; 3y6%; Alfred Kinsella to Albert D Mayer, 1211 Mad av. 1,000
- Union av, 852**, (10:2677) es, 77.3 n 160th, 20x105; July 5; July 7, due as per bond; Fredk Bruckner to Title Guarantee & Trust Co, 176 Bway. 5,500
- Union av, (10:2677)** es, 92.2 n 160th, 50x 110; pr mtg \$34,000; July 6; July 10; 3y5%; Maria Rieder to Henry Fallerius, 3825 3 av. 4,500
- Union av, (10:2669)** nws, abt 163 n 163d, lot 42 map Woodstock, 72.6x300 to Tinton av, except part Union & Tinton avs; also UNION AV, (10:2669) nws, abt 90 n 163d, 72.6x300 to Tinton av, except part for Union & Tinton avs; pr mtg \$46,000; June 29; July 11, demand, 6%; Kramer Contracting Co, 35 Nassau, to Delia G Levy, 311 W 139. 13,000
- Union av, nws, abt 90 n 163d**, see Union av, nws, abt 163 n 163d.
- Van Nest av, 593**, (*) nwc Garfield st, 25x100; pr mtg \$ —; July 7; July 13, installs, 6%; Annie wife of & Antonio Remington to Bernheimer & Schwartz Pilsener Brewing Co, Ams av, sec 128. 675
- Valentine av, 2084**, (11:3144) es, 37.9 n 180th, 18.10x92.11x18.9x90.6; PM; pr mtg \$5,000; July 12, July 13; due July 8 13; 6%; Jas A Brady to Francis J McCovey, 163 E 93. 1,000
- Virginia av, (*)** ws, 188 s Walter st, 25x101.3; July 7, July 11; 2y6%; Mary McAuliffe, 235 E 95 to Katharine Klein, 319 E 87. 300
- Valentine av, 2082**, (11:3144) es, 18.11 n 180th, 18.10x90.6x18.9x88.2; PM; pr mtg \$5,000; July 12, July 13; due July 8 13; 6%; Jas A Brady to Francis J McCovey, 163 E 93. 1,000
- Vincent av, (*)** es, 100 s Baisley av, 25 x100; July 10; July 12, due July 14; 5y½%; Wm Berg to Julie Reant, 1386 5th av. 2,400
- Valentine av, (*)** ws, 150 s Fairmount av, 125x80.6; June 22, July 10; 3y6%; Margt L Callaghan & Thos J Ford to Marie Strauss, 515 Van Buren. 1,000
- Van Nest av, 866**, (*) ss, 190.8 w Bronxdale av, 25x77.5x25.3x81; July 5; July 11, due July 16, 6%; Christian Mickelsen to Henrikke Fischer, 866 Van Nest av. 600
- Valentine av, 2018**, (11:3142, 3144) es, 50 n 179th, 16.8x88.6x16.8x87.11; July 6; July 11, due as per bond; Jno Gautier to Title Guarantee & Trust Co, 176 Bway. 2,500
- Washington av, 1632**, (11:2914) es, 80.4 n 172d, 50x109.10; PM; pr mtg \$38,000; July 7; July 8, installs, 6%; Chaye Millet to L & S Constn Co, 1830 Clinton av. nom
- Washington av, 1827**, (11:2908) ws, 102.11 n 175th, 40.1x112.10; pr mtg \$36,000; July 7, due as per bond; Adamant Real Estate Co to Loton Horton, 117 W 77. 3,250
- Washington av, 1827**; July 7, due as per bond; same to Theo J Chabot, 1208 Washington av. 36,000
- Washington av, 1827**; certf as to above mtg; June 14; July 7; same to same.
- Washington av, 1829**, (11:2908) ws, 143.1 n 175th, runs w112.10xn40xe83.10xs 0.6xe29 to av xs39.7; pr mtg \$36,000; July 6; July 7, due as per bond; Adamant Real Estate Co to Loton Horton, 117 W 77. 3,250
- Washington av, 1829**; July 6; July 7; 5y5%; same to Church & Dwight Co, at Solvay, Onondaga Co, NY. 36,000
- Washington av, 1829**; certf as to above mtg; June 14; July 7; same to same.
- Washington av, (11:2914)** es, 30.4 n 172d, 50x109.10x50x109.9; PM; pr mtg \$38,000; July 6; July 7; 5y6%; Louis Levy to L & S Constn Co, 1830 Clinton av. 10,000
- Webster av, 3538-50**, (12:3360) es, 495.4 n Gun Hill rd, 126x74.3; PM; pr mtg \$5,700; July 7, installs, 6%; Jos Fuger to Marshall B Clarke, 577 W 148. 1,650
- Whitlock av, (10:2735)** nwc Barretto, runs n100xw41.6xs4xw58.6xs96 to st xe100 to beg; bldg loan; July 6; July 7; demand 6%; Tully Constn Co to City Mtg Co, 15 Wall. 70,000
- Whitlock av, (10:2735)**, nwc Barretto; same prop; certf as to above mtg; July 6; July 7; same to same.
- Whitlock av, (10:2735)**, nwc Barretto; same prop; pr mtg \$79,000; July 6; July 7; 3y6%; same to Michl Meehan, 953 Whitlock av. 10,000
- Wales av, (10:2654)** es, 239.11 s 155th, runs e99.7xs37.6xw38.8xw6.3xs2.2xw54.3 to av xn37.5 to beg; July 10; 5y5%; Minnie Rosing to Lawyers Mtg Co, 59 Liberty. 28,000
- Webster av, (11:3027)** es, 138.7 n 177th, 75x158.11; pr mtg \$27,500; July 7; July 10; 2y6%; Raydolph Realty Co, 1922 Webster av, to Lincoln Mtg Co, 100 Bway. 8,000
- Webster av, (11:3027)**; same prop; certf as to above mtg; July 6; July 10; same to same.
- Washington av, 2158**, (11:3049) es, 415.1 s Fletcher or 182d, 17.9x110x18x113; estoppel certf; Margt E Tunney & ano to Isbella Kurzman; July 1; July 10. —
- White Plains rd, (*)** ws, 545 n Morris Park av, 25x100; pr mtg \$5,250; July 5; July 10; 5y6%; Louis Berger to Herbert S Ogden, 250 W 88. 250
- Westchester av, 2315-23**, (*) nwc Parker av, 130x68; also PLOT begins in ss lot 33 distant 100 w Parker av, runs w30xn25xe30xs25 to beg, being pt lot 33 blk C map Dore Lyons prop; PM; pr mtg \$17,500; July 6; July 11; 2y6%; Alruth Realty Co to Sarah C Buckenham, 148 W 119. 6,000
- Webb av, sec 190th st**, see 190th, 122.
- White Plains rd, (*)** ws, 100 s Mace av, 50x100; July 10, July 11; 3y6%; Ezekiel W Vance, 103 E 112 to Sadie B Clocke, 520 W 183. 1,000
- Zerega av, 1663** (*), being lot 26 map 120 lots Daily estate; pr mtg \$7,000; July 10, July 12; 2y6%; Allemanno Tozzini & Attilio & Silvestro Tozzini to Emil Talamini, 149 Leix rd. 1,200
- Zerega av, 1732**, (*) es, 312.4 n Maclay av, 25x96.3x25x96.1; July 3; July 10; 3y 5½%; Katharina Ill to Sophia Schiereck, 1732 Zerega av. 3,000
- 3D av, 4009-19**, (11:2921) ws, 100 s 174th, 100x125x128.8x100; also Land at Hempstead & Arverne, LL; PM; pr mtg \$ —; July 1; July 7; 5y6%; Clara wife of & Harry Simon to Max Cohen, 68 W 69. 22,000

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

3D av. (11:3048) ws, 231.6 n 181st, 150x127.11; bldg loan; July7; demand6%; Val-entine Constn Co to City Mtg Co, 15 Wall. 90,000

3D av. (11:3048); certf as to above mtg; July7; same to same.

Lot 175. (*), map 1275 Lohbauer Park; July12, July13; due as per bond; Dominic A Trotta to Teresa Galella, 403 W 48. 500

Lot 83. (*) map 277 property of Hud-son P Rose known as St Raymond Park; May20, July10; 3y6%; Isaac E Abbott to Annie R Daily, EXR & TRSTE of Geo Daily, 1525 Zerega av. 600

Lot 149. (*) map 1130, 327 lots Hunter Estate; July8, July10; 3y6%; Mary Emma Shute to Ella M Mapes, 1547 Eastchester rd. 500

Lots 49 & 50. (*) map 1097, 170 lots Siems Estate; July7, July10; 2y6%; Jo-hanna McDonough to Elizabeth Brown, 202 W 34. 500

Lots 139 & 140. (*) map Thompson-Rose Est; July6, July7; due & c as per bond; Wm F Kayser to Henry Roeder, 749 Jennings. 4,500

Plot. (*) begins in ss lot 33 Dore Lyons prop, Etc, see Westchester av, 2315-23.

JUDGMENTS IN FORECLOSURE SUITS.

July 6.

No Judgments in Foreclosure Suits filed this day.

July 7.

2D av. nwc 47th, 74.9x100.5. Walter B Horn agt Manhattan Transit Co et al; Guthrie, Bangs & Van Sinderen, attys; R J H Powell, ref. (Amt due, \$60,966.67).

Villa av. es, 132.6 n 204th, 25x130. David McClure agt Constantine Avallone; Arthur J McClure, atty; Alfred J Talley, ref. (Amt due, \$12,673.62).

128TH st. ss, 75 w 2d av, 26x99.11. Henry B Twombly agt Harry Muldoon et al; Put-ney, Twombly & Putney, attys; Phoenix Ingraham, ref. (Amt due \$14,115.62).

July 8.

123D st. ss, 369.7 e 8th av, 13.10x100.11. U S Life Ins Co in the City of NY agt Emilie L Cornelius et al; Wm A Elliott, atty; J S Williamson, ref. (Amt due, \$6,-572.00).

July 10.

Lot 2. map of Sec A, of Edenwald, 25x100, Bronx. Louise A Balsar agt Con-cetina Marendino; Frank L Entwistle, atty; Louis Wendel, Jr, ref. (Amt due, \$3,141).

154TH st. ns, 150.3 e Morris av, 25x100. Warren B Sammis agt Caritina Spalone; Warren E Sammis, atty; Percival G Ull-man, ref. (Amt due, \$3,901.75).

7TH av. es, 74.11 s 133d, 25x100. Wm M Knoepke et al agt Ripin Realty Co; Sal-ter & Steinkamp, attys; Henry M Steinert, ref. (Amt due, \$5,245.00).

July 11.

Ft Washington av. nec 180th, 100.10x40. State Realty & Mortgage Co agt Dacorn Realty Co et al; Albert J Shaw, atty; Max-well Davidson, ref. (Amt due, \$35,331.11).

July 12.

Riverside Drive. sec 145th, 100x124.4. State Realty & Mortgage Co agt Dacorn Realty Co et al; Albert J Shaw, atty; Max-well Davidson, ref. (Amt due, \$60,620.00).

LIS PENDENS.

July 8.

Brook av. ws, 55.6 n St Pauls pl, 44.6 x35.3xirreg, except parts released. Jno Moylan agt Abraham Schatzkin et al; action to set aside conveyance; Brown & Lanzit, attys.

100TH st, 226 E. Jos Schumacher agt South Shore Const Co et al; action to impress trust; M Miller, atty.

July 10.

Centre Market pl, 7. J Boss agt Nunz-lanti Forlenza; notice of levy; Hamburger & Goldes, attys.

Washington av, 148S. People, etc agt Annie Lipschitz; notice of levy; C S Whit-man; atty.

43D st, 8 E, & 43D st. ss, 158 e of 5th av, 20.6x100.5. Edward David agt Adeline K Hoag; notice of levy; H C Quimby atty.

43D st, 8 E; Thos J McGrath agt same; notice of levy; H C Quimby, atty.

13TH st. ss, 140.6 e 7th av, 20x103.3. Maurice Cooper agt Henry C Roth; tax lien; H Bergman, atty.

Blecker st. ws, 106.4 n Charles st, 21.3x70. Maurice Cooper and Laura M Leak; foreclosure of transfer of tax lien; H Bergman, atty.

78TH st, 446 E. H Brand & Son agt Mollie Reiser; action to foreclos mech lien; J Gans, atty.

Lot 37 map of Olinville, 36x100, Av A, lot 70 map of new village of Jerome, 25x125 and Av A on Jerome st, ns lot on map of new village of Jerome Bronx. Daniel Mapes, Jr agt Rachella Belotta et al; action to set aside conveyance; W C Relyea, atty.

68TH st, 230 E. Jacob M Seidenberg agt Louis Sroka et al; action to foreclose mechanics lien; J Rosensweig, atty.

July 11.

138TH st. ns, 100 w Lenox av, 25x99.11. M Abbott's Sons agt Annie Lubliner et al; action to foreclose mech lien; H A Vieu, atty.

Bronx River rd. es, 90.1 n Opdyke av, 59.5x100.3. Peter Sheridan agt Mary Mc-Mahon; partition; W A Keating, atty.

Mott av. sec 144th st, 100x100. Robt Gordon & Son, Inc agt Rockville Real Estate Co; notice of levy; W C Relyea, atty.

July 12.

Edgecombe av. ws, 100 s 159th; see 157th st, ss, 200 e Bway.

157TH st. ss, 200 e Bway, 75x99.11; also EDGECOMBE av, ws, 100 s 159th, —x111.6 x89.10x108.10; atty not given.

St Nicholas av. nec 158th st, 40.5x113.9, except parts released. Glokner & Blue Co agt Sun Const Co et al; notice of levy; atty not given.

35TH st. ns, 350 e 9th av; see 33d st, ss, 325 e 7th av.

St Nicholas av. nec 158th st, 40.5x113.9. Sender Jarmulowsky agt same; notice of levy; atty not given.

11TH st, 328 E. Rosina Tuzzolino agt Salvatore Cannariato et al; partition; Menken Bros, attys.

23D st. ss, 325 w 9th av, 15x98.9; 33D st, ss, 340 w 9th av, 15x98.9; 33D st, ss, 355 k 9th av, 45x98.9; also SULLIVAN st, es, 85 n Broome, 77x100xirreg; also 35TH st, ns, 350 e 7th av, 75x98.9; also 11TH av, es, bet 45 & 45 sts, 25.1x100; also COR-NELIA st, 23. Leonard M Thorn Jr agt Conde R Thorn et al; partition; Martin, Fraser & Spier, attys.

Berrian av. es, 450 s 3d st, 50x100. Bea-con Falls Realty Co agt Henry D Patton et al; action to declare vendees lien; W A Schumacher, atty.

Sullivan st. es, 84 n Broome; see 33d st, ss, 325 w 9th av.

Cornelia st, 23; see 33d st, ss, 325 W 9th av.

11TH av. es, bet 45 & 46 sts; see 33d st, ss, 325 w 9th av.

July 13.

1ST st, 92-4 E. Charles Feischman agt Julius Tishman; specific performance; A & H Bloch, attys.

July 14.

No Lis Pendens filed this day.

FORECLOSURE SUITS.

July 8.

Bathgate av, 2238. Frank Reilly agt Leonard S McLaine et al; amended; R J P Fallon, Jr, atty.

Bainbridge av. es, 42.8 n Mosholu Park-way, 50x100. Chas J Roehm et al agt Annie D'Ambr; C F Schieck, atty.

3D av, 861. Jno J Dunn agt Victor Pisan-ani et al; W J Egan, atty.

62D st. ns, 100 w Ams av, 25x100.5. An-nie E Anderson gdn agt Elizabeth E Reid et al; H Swain, atty.

Park av. nec 166th st, 96.1x87.11; two actions. Italian Savings Bank of the City of N Y agt Geo H Jacobs Const Co et al; Wayland & Bernard, attys.

97TH st. ns, 100 e 2d av, 25.1x100.11. Chas H Phelps agt Abraham L Spitzer et al; J P East, atty.

204TH st. ns, 157.1 e Grand Boulevard & Concourse, 50x82.6. Frank W Abel agt Leo Levinson et al; J G Abramson, atty.

159TH st. ss, 175 w Elton av, 25x98. Long Island & Westchester Holding Co agt Emma Horenburger et al; M Eisner, atty.

124TH st, 507-9 W. Wells Holding Co agt Minnie A Blanchard et al; R W Ber-nard, atty.

St Nicholas pl. es, 199.1 s 153d st, 25x100. Lawyers Mtg Co agt Bavarian Realty Co et al; Cary & Carroll, attys.

Teller av. es, 325 n 166th st, 50x97.9. Charlotte L Pritzkow agt Leo Levinson et al; W D Cameron, atty.

July 10.

Albany st, 22. Wm C Cox agt West Side Improvement Co; D S Ritterband, atty.

St Nicholas av, 921. Robt R Moore, as City Chamberlain agt Macran Realty Co et al; C B Campbell, atty.

Concord av. nec 145th st, 23.10x100. Henry W Ruppert agt Thos H Hoff et al; Otterbourg, Steindler & Houston, attys.

61ST st, 154 E. A Gertrude Cutter agt Mary E Norton et al; F M Tichenor, atty.

July 11.

Central Park West. nwc 93d st, 125.8x173.4xirreg. Louis M Jones et al agt Sturtevant Realty Co et al W B Marx, atty.

188TH st. ns, 33.10 e Tee Taw av, 166x57.8xirreg. Chas A Christman agt Richd M Montgomery et al; B H Stern, atty.

Madison av, 1677. Abraham H Sara-sonn agt Bertha Stanger et al; A H Sara-sonn, atty.

2D av. nec 122d st, 20.11x80. Jno Mc-Kee agt Catherine Doran et al; Worces-ter, Williams & Sax, atty.

Centre Market pl, 7. Felice Tocci agt Nunzianta Forlenza et al; M M Henschel, atty.

July 12.

103D st, 303-5 E; two actions Lillie McC Hartigan agt Annie Fishman et al; Har-rison, Elliott & Byrd, attys.

11TH st, 615 E. Henry Say agt Nathan Kohn et al; P C Anderson, atty.

5TH av. swc 139th st, 99.11x100. Anna Sands agt Irving Bachrach et al; Bowers & Sands, attys.

Lots 503 & 504. map of Van Nest Park, Bronx. Danl J O'Connor agt Rosa Maurer et al; Gannon, Seibert & Riggs, attys.

70TH st, 510 E. Kaufman G Falk agt Louvre Realty Co et al; K R Wallach, atty.

July 13.

30TH st. ns, 208.6 e 11th av, 16x31xirreg; 146TH ST, ss, 350 e Leggett av, 14.11x100. Francis W Pollock agt Jos A Hamilton et al; R W Maloney, atty.

Valentine av. es, 152.8 n 181st, 20x118.1. Moses Seelig agt Katharine S Umsted et al; H J Robert, atty.

119TH st, 11 W. Moritz Neuman agt Sam Siskind et al; Davis & Kaufman, at-ty.

Old Broadway, 2376-78. Emily Wagner agt Mayme Chranowski et al; Hymes, Woytisek & Schaap, attys.

Vestry st, 11. Elias N Mallonk agt New-town Constn Co et al; Ferris & Dannen-berg, attys.

93D st, 21 W; 9TH AV, sec 216th, 49.11x100. Abraham Eisenstein agt Melairie Hamet et al; H Kimmel, atty.

July 14.

Robbins av. es, 98.7 s 151st st, 50x104. Emanuel Glauber agt Froma Realty Co et al; M S Hoffman, atty.

42D st. ns, 100 e 11th av, 25x100.5. Men-del Singer agt Peter J Ryan et al; W M Powell, atty.

58TH st, 337 W. Julia M M Grant et al agt Everett G Read et al; Bowers & Sands, attys.

Madison av, 1677. Margaret A Stevens agt Bertha Stanger et al; amended; Blandy, Mooney & Shipman, attys.

83D st. ns, 100 w 9th av, 17x102.2. Tar-rant Putnam agt Harkness B Devoe et al; J B Mitchel, atty.

Lot 148. map of Mapes Estate, Bronx. Wm Eichmann agt John A Johnson et al; F Pisek, atty.

9TH st. ss, 162.6 e 1st av, 37.6x77.10. Edw R Stehl agt Becky Sobel et al; C H Friedrich, atty.

103D st. ns, 79 w Lex av, 16x100.10. Hen-rietta Cohn agt Samuel Goldberg et al; Lindsay, Kalish & Palmer, attys.

Lots 19 & 20. blk 16; lots 11 to 18, 21 to 28, blk 18; lots 26 to 34 & 37, blk 27; lots 18 to 25, blk 33; lots 26 to 33, blk 34, and lots 1, 2, 3, 9 & 10, blk 35, map of Pelham Park, Bronx. Franklin Society for Home Buildings & Savings agt John P Wenninger et al; amended; Ferriss, Roeser & Storck, attys.

112TH st. ns, 185 w 2d av, 18.9x100.10. Wm F Patterson agt Oscar Bauer et al; F M Tichenor, atty.

22D st. ss, 215 w Lex av, 20x98.9. Louisa L Kane agt Harold Binney et al; E Smith, atty.

17TH st, 230-34 W; (two actions). Julie M M Grant et al agt Ream Constn Co et al; Bowers & Sands, atty.

16TH st, 114-16 E. Seth S Terry agt Second Manhattan Office Building Co et al; T N Ripsom, atty.

JUDGMENTS

July

8 Avezzo, Raffaele* & Claudio et al—HI Blum	..\$1,508.98
8 Anderson, Anna T—A M D Frizzell	.....100.26
8*Ashton, Wm K et al—R Cohen	..466.24
8 Adams, Jno G et al—Schieffelin & Co	.....1,695.50
8 Auld, Walter S—G B Tiplady	..429.05
10 Arons, Adolph & Fannie—N Y Tel Co	.....33.28
10 Amann, Jno—Acme Metal Ceiling Co	.....46.11
10 Arnone, Salvatore G—Dimock & Fink Co	.....277.90
11 Aderly, Benj—J S Burrows	..190.67
11 Adams, Clarence R—J Brodie	.....67.42
11 Alberti, Lawrence S—O B Coates & Co	.....148.89
11 Alexander, Henri P—H Muller et al	.....134.81
11 Albra, Alex—S Sciarretti	..costs, 47.90
12 Andrews, Christopher—N Y Tel Co	.....50.62
12 Abramowitz, Saml et al—P M Fried-lander et al	.....116.51
12 Ashi, Abraham G—European Ameri-can Bank	.....691.91
12 Albrecht, Jos W—Bofinger Bros	..43.37
13 Adams, Sandy—F Carbone	.....111.22
13 Alexander, Phillip—C J Hollis	..21.41
13 Abramowitz, Harry S—S Simon et al	.....39.51
13 Anderson, Chas et al—Thibaut & Walker Co	.....83.60
13 Abell, Jas M—N Y Edison Co	..161.01
14 Altersohn, Abraham—W De Bevoise	.....200.36
14 Arnow, Henry—S Weinstein	..513.91
14 Aronson, Saml—C Schwald et al	..284.11
14 Anderson, Gustaf A—I S Andersoncosts, 153.63
10 Byrnes, Perry—C F Harthaway	..175.56



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- 8 Burnham, W Ross—Browning, King & Co 92.69
- 8 Blumenstein, Max et al—B N Kaempfer et al 344.79
- 10 Bernstein, Saml & Louis Schafransky—N Y Tel Co 30.34
- 10 Bolsum, Philip—Acme Metal Ceiling Co 41.34
- 10 Boyd, Wm & Union Material Co—the same 254.00
- 10 Burns, Michael P & Jno L Olmstead cost, 74.80
- 10 Bove, Maria—P Eagan costs, 137.69
- 10 Beer, Abraham R—J Wodiska 112.23
- 10 Bonnell, Chas E—R F Randall et al, exrs 3,667.83
- 10 Berks, Geza D—Cooperative Photo Engraving Co 139.61
- 10 Benedict, Warren D—Acker, Merrall & Condit Co 85.11
- 10 Boettcher, Chas F—G W Stretton 117.09
- 10 Brody, Hillel—O B Coates & Co. 358.40
- 11 Berson, Jos—A Merin 351.70
- 11 Barry, Philip J et al—Ransome Concrete Machine Co costs, 100.35
- 11 Breslin, Jas J—J Brodie 67.21
- 11 Bull, Edw W—the same 46.80
- 11 Brancacio, Salvatore—O B Coates & Co 455.66
- 11 Blyth, Marjorie H—Eller Mfg Co. 325.87
- 11 Blower, Sidney H et al J G Colonna. 109.72
- 11 Barnes, Mattie et al—I R Roosevelt et al 178.83
- 12 Baird, Wm A—N Y Tel Co 60.44
- 12 Baker, Jno H et al—the same 23.05
- 12 Becks, Mary B—N Y Edison Co 8.41
- 12 Bennett, Jas M—the same 11.85
- 12 Bierman, Jacob M—the same 141.86
- 12 Busse, Morris—the same 13.11
- 12 Blakesly, Dorah H—T H Moran, Inc. 106.59
- 12 Breen, Geo H—J Brodie 68.20
- 12 Backes, Jno F—the same 43.06
- 12 Brady, Mark V et al—N Y Edison Co. 67.21
- 12 Beauchamp, Geo—E Beauchamp costs, 65.59
- 12 Bunting, Jas E et al—Robinson Clay Products Co 47.91
- 12 Backes, Jno T—M Rubenstein 48.77
- 12 Byrnes, Stephen A—the same 48.80
- 12 Barry, Fredk T et al—G R Waterbury et al costs, 147.25
- 12 Baxter, Chas M et al—T M Daly. 2,342.65
- 12 Bedell, Wm H—J Brodie 47.19
- 13 Bindel, Benj et al—J Landesberg et al 218.86
- 13 Beckley, Harry A—Seymour Co. 140.07
- 13 Braisted, Saml V—E Uhlig 73.61
- 13 Bourke, John V—Leonard Bros. 60.81
- 13 Boom, Maurice—L E Muller 198.01
- 13 Bartle, Wm A & Edith R—Keystone National Powder Co. 1,028.84
- 13 Biedenger, Jno—G H Cullis et al. 113.11
- 13 Bodmer, Rudolph J—J Ramsburgh 515.95
- 13 Bauer, Frank T—H Levy 26.97
- 13 Bader, Herman—J T Stanley costs, 38.08
- 13 Blaisdell, Jno & Mary—P Valastro et al 62.04
- 13 Begold, Jno F et al—Thibaut & Walker Co 83.60
- 13 Burke, Victor E—Equitable Trust Co of N Y 510.89
- 13 Booras, Stamtiou et al—Stam & Co costs, 78.63
- 13 Brockway, Geo A—Ryer Mfg Co. 1,295.94
- 13 Brouwer, Jno H et al—S Denier. 266.97
- 13 Bogaslowski, Hillel et al—K Greenberg et al costs, 12.65
- 13 Bertini, Harry—Barre-Bernard Co. 43.89
- 13 Beine, Lawrence J—the same 71.87
- 14 Bernstein, Lewis—N Y Telephone Co 70.72
- 14 Briggs, J Elmer—A Eitzen et al. 329.67
- 14 Brenner, Saml—Tenement House Dept 57.00
- 14 Briganti, Michael—City of N Y. 374.41
- 14 Buelesbach, Jos—the same 59.72
- 14 Brady, John J—N J Packard et al. 81.66
- 14 Burr, Henry P—N Y Telephone Co. 30.84
- 14 Belas, Harry et al—S G Saltzman et al 55.11
- 14 Bray, Robt—Charles & Co. 33.04
- 14 Bampton, Henry C—J Brodie 41.85
- 14 Batonyi, Aurel—F K Sturgis 38.25
- 14 Brenner, Isaac et al—Fifth Avenue Coach Co costs, 114.62
- 14 Butler, Thos J—M Bynne Co. 75.01
- 14 Buffington, Harry B—Schlosser Bros (Inc) 214.58
- 14 Berman, Isidor—S Rubin et al. 107.12
- 14 Batonyi, Aurel—J H Work et al. costs, 38.25
- 14 the same—P C Hewitt costs, 38.25
- 14 the same—F K Sturges costs, 38.25
- 14 Burgese, Wm L—Emery Motor Liv- ery Stable 162.63
- 8 Campbell, Jno H—J C Rodgers 111.86
- 8 Conlon, Frank—B Salinger 72.79
- 10 Colby, Arthur—J Minder et al. 49.92
- 10 Carillo, Salvatore—W R Ellison et al. 109.30
- 10 Cohen, Isador—J J Aaron et al. costs, 16.41
- 10 Cohen, Philip—J Pagano 93.91
- 10 Cornelius, Chas—M Sturn costs, 118.77
- 10 Cirolla, Antonio—S Rubustelli 95.41
- 11 Culver, Wm H—J L Felch 291.96
- 11 Carroll, Jno F—J Brodie 47.10
- 11 Castle, Jas J—the same 67.02
- 11 Casey, Jos H—Brooklyn Heights R R Co 72.71
- 11 Cavalcante, Alesio—Nassau Electric R R Co 113.22
- 11 Conlon, Eva K—W F Harding et al. 995.14
- 11 the same—GS Daniels, gdn. 269.78
- 11 Caccavajo, Jos—Hotel Astor 94.31
- 11 Coates, Chas B et al—N J Flay Pro- ducts Co 322.47
- 12 Coombs, Arthur et al—N Y Tel Co. 129.75
- 12 Cooper, Jno—the same 191.35
- 12 Casey, Matthew M—J Brodie 47.90
- 12 Coughlan, Jno J A—the same 68.43
- 12 Cunningham, Jas M—the same 59.18
- 12 Conway, Michael No 2—the same. 67.82
- 12 Colvin, Wm C—J Brodie 68.89
- 12 Camponeschi, Remolo et al—Neil Campbell Co 78.41
- 12 Conway, Jas et al—S Solomon 65.
- 12* Corduke, Jas M et al—the same. 65.65
- 12 Connor, Vincent J—J G Dagner 30.05
- 12 Casey, Edw P—E J Gillies et al. 83.34
- 12 Crawford, Wm H—S Anhalt 228.11
- 12 Cockerft, Jas D, Arthur & Georgia G—J C Cockerft et al. costs 176.63
- 13 Chapman, Chas W—Wetzel 246.85
- 13 Campbell, Edw—L C Ager 31.15
- 13 Cugell, Vernon—Post & McCord, costs, 48.08
- 13 Careri, Salvatore—Rhineland Waldo Waldo 49.72
- 13 Conly, Geo S et al—City of N Y. 85.72
- 13 Cohen, Abraham—Attvinton Realty Co 282.65
- 13 Conkling, Jos C—F S Vose 1,482.50
- 13 the same—the same 1,510.95
- 13 Careri, Salvatore—R Waldo 59.72
- 13 Charles, Harry H—D Fish 2,192.35
- 13 Coffey, Delia—J Sinnott 617.92
- 13 Coffey, Delia—Gibson Distilling Co 933.58
- 13 Clausen, Wm Jr—Barre Bernard Co 71.77
- 13 Craddock, Edw S—W T Hungerford Brass & Copper Co 170.04
- 13 Carberry, Jno F—Barre-Bernard Co 71.77
- 13 Cooper, Louis et al—Kalmie Green- berg et al costs, 12.65
- 14 Cory, M Reid—N Y Telephone Co. 145.57
- 14 Cohen, Chas—City of N Y. 264.72
- 14 Coe, Laura—E Sanbiac et al. 25.31
- 14 Clark, Edw J—S Maurenstein 35.81
- 14 Caramenta, Vasile & Nasta et al—N Cican et al. costs, 1,558.95
- 14 Ciufechi, Theodore et al—the same costs, 1,588.95
- 14 Cipu, Achela et al—the same costs, 1,558.95
- 8 Dutton, Chauncey M—E Evans 94.87
- 10 DeVillers, Youves—R Orteig 381.97
- 10 Danziger, Aaron—A De Luca 101.74
- 10 Deegan, Jno—D C Weber 10.41
- 10 Dayton, Ernest L—C E Miller 227.21
- 11 Drought, Danl J—J Brodie 62.18
- 11 Deindicibus, Savino et al—H Harper 79.72
- 12 De Connick, Lillie—N Y Tel Co. 39.77
- 12 Deutsch, Louis—N Y Edison Co. 10.38
- 12 Dowling, Mary—the same 12.19
- 12 Delin, Constantino—the same 94.38
- 12 Daragh, Thos J—J Brodie 67.88
- 12 Dankner, Saml—J Talcott 46.41
- 12 Davega, Louis—E Meyer et al. costs, 23.05
- 12 Diehl, Geo C—J Brodie 53.74
- 12 Daly, Jno J—the same 68.33
- 12 De Lorme, Fredk J—the same 48.01
- 12 Driscoll, Norah F or Laura—S Wahn 519.41
- 12 Duignau, Spencer—J Brodie 67.93
- 13 Dannecker, Jos—J Bridgie 67.93
- 13 Delaney, Jas J—J A Murray 308.56
- 13 Di Miceli, Antonio—G C Heimerd- inger costs, 27.41
- 13 Druss, Solomon—D Gross 146.50
- 13 Dunn, Robt L—A H Whipple costs, 32.41
- 13 Donohue, Patk J—Natl Cash Regis- ter Co 459.29
- 13 Dierckes, Jno M—J A Allen. 1,480.65
- 13* de Classon, Willie et al—H P Mertel et al 353.61
- 13 Davis, Jno H—C E Locke 1,081.45
- 13 Diehl, Geo C—Barre-Bernard Co. 71.67
- 14 Di Nuro, Jas & Antonio* et al—F W Shepard 511.08
- 14 Dubois, Henry E & Wm* et al—E A Hall 65.12
- 14 D'Amra, Annie et al—S Keeler. 1,257.55
- 14 Del Gaizo, Maria G et al—the same 1,257.55
- 14 Douthett, Geo F—R W Shearman. 26.65
- 14 Dixon, Louisa A—C M Rittenhouse 177.66
- 14 Dawbarn, Robt H M—S Fleischman costs, 86.43
- 10 Englander, Bethoven—H S Purdy et al 4,422.48
- 11 Elliott, Wm A—F De K Huyler et al, exrs 1,073.50
- 11 Epstein, Jos J et al—T M McCarthy et al 144.00
- 11 Elsesser, Edmond—H Muller et al. 24.36
- 11 Erber, Emil—M Hyams 579.98
- 11 Ellis, Saml de la P S Jr—A M Kings. 370.79
- 12 Elbaum, Isador & Bernard—B Pitch- aft 37.41
- 12 Edwards, Gus & Lillian—D Horo- witz 113.41
- 12 Egan, Jno—G E Jaurer 29.27
- 13 Elia, Jno—Candee, Smith & Howland 637.34
- 13 Engelhardt, May E—H Davidson. 194.69
- 8 Feierstein, Adam S—H Rosenberg 131.49
- 8 Furculi, Amelia—E Bittiner. costs, 98.42
- 8 Field, Mortimer H—McCrum How- ell Co 146.49
- 8 Foye, Andrew E et al—H B Ranken. 27.65
- 8 the same—the same 534.65
- 8 Ficklen, Wm et al—the same 27.65
- 8 the same—the same 534.65
- 8 Feist, Simon—Morse Dry Dock & Re- pair Co 258.40
- 8 Fleischmann, Emilie R—Abrahamson Bigelow Co 185.12
- 10 Freundlich, Wm & Morris A Bariett B Z Hausner et al 20.45
- 10 Forman, David—W L Blumberg et al. 80.05
- 10 Friedberg, Morris—L M Jones et al. 83.37
- 11 Feeney, Michael H—J Brodie 42.15
- 11 Fuller, Elsie L—the same 41.87
- 11 Feldman, Abraham et al—S L Marcus. 40.93
- 11 Farrell, Geo—S Zweig 86.90
- 11 Forlenza, Nunziante—Witte- mann Bros. 279.84
- 11 Flusser, Regina—L Eckstein costs, 23.50
- 11 Flewelling, Mary et al—J R Roose- velt et al 178.83
- 11 Flackner, Edw et al—N J Clay Pro- ducts Co 322.47
- 12 Fraider, Frank—N Y Tel Co. 27.87
- 12 Fanning, Edw F—J Brodie 68.14
- 12 Fisher, Wm T—the same 69.22
- 12 Fallon, Leo A—the same 68.20
- 12 Fitzgerald—the same 68.32
- 12 Felch, Frank W et al—E W C Cun- ingham 1,765.10
- 12 Fowler, Jas D—M H Friedman. 1,083.98
- 12 Frank, Seamon et al—Cross, Austin & Ireland Lumber Co 3,083.98
- 12 Frothington, Chas F—M Robenstein. 48.80
- 12 Fenaughty, T Jos—B K Bloch 187.71
- 13 Fitzgerald, Jno M—N L Brant 86.16
- 13 Fischer, Fred J W—Rudolph Wurli- zer Co 72.11
- 13 Fitzgerald, Walter—Barre-Bernard Co 98.99
- 14 Frank, David & Jacob—F E Rosen et al 121.22
- 14 Friedlander, Meyer—City of N Y. 264.72
- 14 Friedman, Jos—the same 264.41
- 14 Fletcher, John—S Marenstein 36.36
- 14 Fishman, Jette—A E Ruprecht 64.16
- 14 Freeman, Edw—Title Guarantee & Trust Co 40.10
- 14 Friedlander, Fredk—W R Bohmert et al 82.72
- 14 Flanigan, John et al—B Isenberg. costs, 79.28
- 14 Foster, Clair et al—C S Goss costs, 114.30
- 14 Frolich, Adolph—Chesebrough Bldg Co costs, 13.08
- 8 Garifolas, Jno D et al—J N Strauss. 123.22
- 8* Garifoli, Valentino et al—H I Blum. 1,508.98
- 8 Grossman, Edw—J J Burke 59.32
- 8 Gill, Thos—G L Oertel 600.16
- 8 Goodman, Sol et al—A Rouden 163.18
- 10 Gluck, Danl—A Steuerwald 183.66
- 10 Grinberg, David & Adolph Morris— A W Wallace costs, 104.43
- 10 Garrison, Willard—Fredk Hollander & Co 63.41
- 10 Galanokis, Pericles & Ernest Petrucci —W W Farley, Comr 1,000.00
- 10 Greenberg, Abraham—A Wilkie. 2,119.01
- 10 Gray, Jas C—Roosevelt & Schuyler. 673.92
- 10 Graeffe, Jessie—M Stern, Inc. 35.78
- 10 Gordon, Jno J—R F Bloomfield 71.93
- 11 Goldman, Annie et al—Bernheimer & Schwartz Pilsener Brewing Co. 1,486.78
- 11 Grant, Ezra—P W Helfst 31.61
- 11 Green, Jno M—Eagle Savings & Loan Co 34.40
- 11 Gottesman, Leo & Jos—Benj Kopel- owitz 1,844.79
- 11 Golden, Aaron & Abraham—J H Miles 202.20
- 11 Golding, Edw J—Weber & Heilbron- er 75.31
- 11 Gargano, Raffaele et al—H Harper. 79.72
- 11 Goldstein, Louis—J R Roosevelt et al 287.30
- 12 Gluck, Saml—N Y Tel Co. 36.47
- 12 Gogin, Ernest B et al—the same 129.75
- 12 Gillies, Homer R et al—N Y Edison Co 67.21
- 12 Greenwald, Annette—Freidenreich Gersten Baer Amusement Co. 27.72
- 12 Gross, Jas A—Title Guar & Trust Co. costs, 109.75
- 12 Goldsmith, Otto et al—P M Fried- lander et al 116.51
- 12 Gill, Thos—Cahn Belt Co 296.67
- 12 Gross, Wm et al—M Nadler 29.05
- 12 Geisenhaimer, Chas—O A Olson. 17.16
- 13 Grosney, Abraham—Tushnett Lanc- ton & Hedinger 35.31
- 13 Greenberg, Beide et al—M Lenkow- sky 42.35
- 13 Grass, Raffaele et al—People & c. 500.00
- 13 Gossett, Morris E—R Waldo 59.72
- 13 Green, Saml—R S Minturn costs, 138.10
- 13 Groves, Edgar A—L O Lundihn. 122.40
- 13 Galliano, Pietro—T Barracano. 40.26
- 13 Goin, Jeanette P, extrs—S W G de Hauteville 23,978.64
- 13 Goldsmith, Otto—Jacob Bookman Estate 71.91
- 13 Graff, Aaron A—S Bookman 214.41
- 14 Gallo, Saml et al—N Y Telephone Co 45.81
- 14 Guggenheim, Louis—the same 61.53
- 14 Gould, Wm H—the same 26.87
- 14 Gluck, Jacob S—W R H Martin et al 164.88
- 14 Glaser, Alfred et al—B Griffen. 430.79
- 14 Goldberg, Harris & Katie—E Tuck et al 68.25
- 14 Gunn, Robt W M—G W Elder. 1,173.33
- 14 Grigard, Albt—R Vincert 5,246.26
- 14 Gregory, Jas—O Stegemann 35.40
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254.87	106.63	10 Mann, Alfred C—Ridabock & Co. 75.37
8 Huggins, Nathaniel et al—J L Boisse.	14 Karman, Theodore J—the same. 50.69	11 Monahan, Martin J et al—S Gold-
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10 Hecker, Emanuel M—Maurice O Mea-	14 Kleeblatt, Max—Northern Bank of N	Bros. 103.76
ra Co. 99.71	Y 1,046.44	11 Morong, Jos H—G Froeling. 434.72
10 Hinkle, Eugene E & Terry—R Batch-	14 Kaiser, Jos—Wannemacher & Weis	11 McKie, Edw J—J Brodie. 41.85
elor costs, 975.26	Co. 165.77	11 McNally, Michael J—the same. 42.16
10 Hoadley, Jos H—A L Harris, exr.	14 Keating, John J—J Brodie. 67.01	11 Mead, Nicholas—the same. 56.96
costs, 157.03	14 Kepets, Jos—City of N Y. costs, 37.15	11 Millar, Harry S—the same. 42.36
11 Howe, Alfred J W et al—N Y News	14 Kane, Margaret A—C H Davis et al.	11 McDonald, Chas W et al—Ransome
Bureau Assn. 245.31	111.96	Concrete Machinery Co. costs, 100.25
12 Hall, Ernest L—N Y Edison Co. 13.51	14 Kornberg, Sigmund—B Laski.	11 McWhirter, Jno T et al—F H Abbee.
12 Healy, Sumner—the same. 149.54	costs, 113.55	11 Miller, Saml—S Todes. 44.56
12 Hill, Leo B et al—N Y Edison Co. 67.21	14 Kaufman, Harry—D Crystal et al. 93.35	11 McCusker, Patk A—J C Weiler. 161.31
12 Hawley, Henry—Expanded Metal En-	8 the same—the same. 98.32	11 Malley, Jno—W W Farley. 200.00
gineering Co. 138.51	14 Liebholz, Otto—American Exchange	11* McCullough, Jno et al—Anglidle
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12 Hughes, Jas E—J Brodie. 43.48	10 Love, Wm—J W Gallagher et al. 38.15	12* Mayer, Arthur et al—N Y Tel Co. 27.87
12 Hirdes, Thos J—the same. 68.53	10 Lopisi, Tinaro—Degnon Contracting	12 Mannarino, Henry—N Y Edison Co.
12 Haberlin, Thos D J—the same. 48.01	Co. costs, 68.36	28.58
12 Hegels, Henry et al—S N Fleck. 32.65	11 Liccetti, Felippo—Nassau Electric R	12 Martin, Carrie—the same. 61.96
12 Hirsch, Guido et al—the same. 32.65	R Co. 111.70	12 Mattner, Frank—the same. 41.61
12 Hiller, Elsie et al—G H Harris. 534.40	11 Levine, Albert L et al—J M McCarthy	12 Madigan, Danl—J Brodie. 42.98
12 Herman, Benj et al—R Nathan. 78.84	et al 144.00	12 McKeon, Jas S—the same. 93.15
12 Hackley, Alex S et al—T M Daly.	11 Lichtenstadt, Fritz O—M Lichtens-	12 McKeon, Matthew F—the same. 48.20
2,342.65	tadt. costs, 45.71	12 Mentz, Robt—the same. 42.68
13 Hart, Benj S—A H Wolter. 1,160.72	11 Leonard, Chas P—B I Mayer. 77.91	12 Monsees, Arthur J F—J Brodie. 67.80
13 Hiller, Egmont A—Eclipse Silk Mfg	11 Longobarde, Eugene—W W Foley.	12 Murphy, Wm F—the same. 47.71
Co. 1,447.57	200.00	12 Murphy, Patrick J—the same. 43.18
13 Haviland, Jas T—Commercial News-	11 Leo, Jos J—Broadway & 39th St Co.	12 Murray, Cath M A—the same. 48.90
paper Co. 66.41	163.29	12 Magowan, Frank A—Burnham &
13 Hipkins, Jno C—S Stein et al. 106.90	12 Lewin, Fredk G et al—N Y Tel Co. 23.05	Phillips 224.41
13 Heinmann, Frank N—Independent	12 Levy, Saml—N Y Edison Co. 356.81	12 Mann, Mary B—A H Levy. 132.79
Refineries Sales Co. 24.61	12 Lusthaus, Beckie—the same. 15.41	12 Mittenzwei, Frank—Cross, Austin &
13 Horgan, Julia—M Schneider. 44.41	12 Lahey, Jno J—J Brodie. 43.88	Ireland Lumber Co. 2,462.28
13 Hemming, Henry G—P Fish. 1,864.94	12 Lee, Wm J—the same. 68.83	12 the same—the same. 838.27
14 Heine, Henry G—City of N Y. 59.41	12 Linden, Carl A gdn—N Y Transporta-	12 Mahoney, Robt T et al—N J Packard
14 the same—the same. 59.41	tion Co. costs, 108.82	et al 166.99
14 Hing, Frank—the same. 264.41	12 Levy, Saml L—Equitable Trust Co of	12 Martin, Thos F C F—M F Martin.
14 Heine, Henry—the same. 59.41	N Y 191.26	costs, 34.50
14 Hollis, Eula L—N Y Telephone Co.	12 Lefko, Ignatz—A Denzinger. 567.78	12 Magee, Wm—W W Sample et al. 680.76
114.12	12 Lemberg, Leon—O'Neill Adams Co. 39.80	12 Muller, Nicholas W—H F Sempfner. 93.51
14 Howe, T Victor—W R Edison et al. 90.22	13 Levy, Robt E—N Y Lee et al. 208.84	12 Maresca, Maria—N Y Transportation
14 Herschman, Robt H et al—Singer	13 Leake, Malcom E—Madison Laundry	Co. costs, 108.82
Sewing Machine Co. 129.01	31.75	12 Mentz, Robt—Wm H Henry & Co. 48.50
8 Johnson, Walter D—N Y Telephone	13 Levy, Louis—A Levy. costs 35.95	12 McCoy, Jas J—the same. 48.50
Co. 146.33	13 Lippmann, Louis J—J & G Lippman	12 Martin, Julia D extr & Varick D et
8 Jackson, Francis B et al—J J Wel-	74.77	al—G R Waterbury et al. costs, 146.25
stead 254.87	13 the same—J W Hitchinson et al	12 Meusch, Jos et al—H Herrmann Lum-
8 Johnston, Kate—W Lieball. 100.90	46.56	ber Co. 94.04
10 Jones, Holmer—N Y Tel Co. 69.89	13 Livermore, F Dwight et al—P Griffin	13 Manna, Salvator et al—People &.
13 Judson, Cyrus F—WS Hoar et al.	188.34	500.00
1,304.47	13 Lesser, Simon M—H B Claffin Co. 160.36	13 Moss, Sophia—B Link et al. 976.78
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12 Jones, Jackson F—the same. 21.95	et al 79.94	Trust Co. 7,032.36
12 Jelice Eliz, adm—N Y C & H R R	13 Levinsohn, Ivor—W J Boesch. 97.80	13 Meyer, Nicholas et al—E Volkmer. 95.85
Co. costs, 23.03	13 Lipshitz, Jos et al—B Kremer et al	13 Melinsky, Abraham—A Smith.
13 Jedel, Aaron—A F Ferris. 497.14	260.63	costs, 108.18
13 Jackson, Chas B—Equitable Trust	13 Levin, Benj—J G Kremer et al. 29.41	13 Moll, Frank—C H Stahl. 80.57
Co of N Y. 68.96	13 Levi, David et al—J Levy et al. 104.72	13 Muller, Paul—S Shufeldt et al. 37.22
14 Jeaney, Saml M—J Riehl et al. 196.77	13 Levin, Albt—Barre Bernard Co. 72.37	13 Manogian, Peter F et al—Hasbrouck
8 Koplik, Bernard* & Louis*—J N	14 Londino, Wm et al—N Y Telephone	Piano Co. costs, 12.72
Strauss 123.22	Co. 45.81	13 McPherson, Danl—J J Cassidy. 89.21
8 Keogh, Thos H—Magneta Co. 14.91	14 Lohr, Wilhelmina—City of N Y. 59.72	13 McGuire, Frank J—E Badt. 140.22
8 Kohn, Rose A—G Freudberg et al. 44.36	14 Lippner, Chas S—B Stein. 106.14	13 McCarthey, Thos J—Barre Bernard
8 Kaplan, Jacob—H Spiegel et al. 263.53	14 Lincoln, Ethel—S Kreinch. 97.81	Co. 71.37
8 Kallet, Isidore—J Meyers. 45.61	14 Lupa, Vasile et al—N Cican et al.	13 McClaurry, Wm W—the same. 71.67
10 Koppatfer, Louis—Cranford Co.	costs, 1,558.95	13 Moyorga, Jose M et al—H J Lewis
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10 Kirschner, Hirsch—P Rothenberg.	al 55.11	13* Moscovitz, Jos et al—H Kremer et al
286.51	14 Lucas, Richard—John O'Dell (Inc).	170.36
10 Kellogg, Jno Kensett—Yorklan Real-	113.52	14 McCabe, Robt et al—N Y Telephone
ty Co. 522.66	14 Levy, Aaron J—Press Pub Co. 332.00	Co. 37.65
10 Krakes, Rudolph—H Kohn. 68.15	14 Levy, Saml L—R W Murray. 637.85	14 McGee, Katherine—the same. 40.28
10 Kennedy, Jos—M Johnson. 236.83	14 Levinson, Leo—Abendroth Bros. 121.71	14 Magee, Franklin R—L W Baldwin.
11 Kelly, Thos—J Brodie. 66.99	14 Locke, Chas E—General Realty &	9,424.23
11 Klug, Lillian—M D Wilber et al. 105.41	Mortgage Co. 3,680.37	14 Mortensen, Soren—M Elias. 521.23
* Kotteman, Fredk R—S Jacob et al. 47.16	8 McCauley, Jno A—R Naegeli. 154.24	14 Miller, Julius—E E Buhler Co. 304.66
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12 Kelly, Jno J No 3—the same. 68.34	Meyer 181.48	14 McKenna, Lucie F—H C Knoepfel. 29.48
12 Kobatshink, Jacob—L Solinsky. 34.65	8 McGrath, Kathleen—J V Irwin. 462.26	14 Manning, Kate—N Manning. 591.00
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12 Kleinfeld, Max et al—M Nadler. 29.05	466.24	Co. 41.37
12 Knabe, Wm W—R J Bloomgarden. 464.55	8 Morris, Irene, Eliz Mf, Jno R—S A	14 Manghioz, Naum et al—N Cican et al
12 Kerbel, Max et al—H J Sprung et al.	Cook & Co. 286.38	costs, 1,558.95
59.41	8 Manny, Jos—Ragus Tea & Coffee Co.	14 Metzler, Harry et al—Title Guar-
12 Krakauer, David C—O'Neill Adams	19.41	antee & Trust Co. 107.15
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12 Kaufman, Louis—L S Bernheimer et	* Morris, Isaac et al—Barnet Kimler et	14 Munsch, Chas M et al—I R Wallach
al 1,014.12	al 13.26	et al costs, 70.50
12 Kuba, Louis—Beacon Falls Rubber	10 Martin, Jos—P J Cuskey. 171.92	
Shoe Co of N Y. 52.54	10 Menzel, G Ewald—N Y Tel Co. 66.96	

8 Nieberg, Benj et al—H Heinrich. 231.63	10 Stage, Louis J—J Bachrach et al. costs, 32.41	14 Turner, Jos & Mame—Slip Cover Co. costs, 39.06
8 Noah, Robt L et al—A Roudeu. 163.15	10 Shlakos, Danl & Geo Volis—P Schor. 173.81	14 Thoma, Catherine V—A J Rodgers costs, 218.50
10 Norton, Sheridan S—S Saladino. 34.41	10 Spiegel, Wm—G Seaman. 136.24	10 Uhlfelder, Simon—Savoy Trust Co. 535.56
11 Neary, Arthur F—J Brodie. 67.49	10 Salter, Georgiana—A Di Miceli. 480.00	12 Uhlfelder, Simon et al—N Y Tel Co. 126.56
11 Nicholson, Wm H—the same. 51.93	10 Segal, Louis—M Goldstein. 53.62	12 the same—W W Davis. 258.26
11 Nolan, Cornelius—the same. 42.17	10 Segal, Julius—J Brodie. 42.34	12 Uhden, Herman—J Rowland et al. 311.28
11 Nugee, Frank—W Lee. 159.13	11 Shea, Cornelius F—the same. 42.18	13 Umans, Barnett et al—P Bergman et al. 151.42
11*Norris, Jos R et al—N Y News Bureau Assn. 245.31	11 Simms, Jas—the same. 46.89	10 Valentine, Wm—McElvany & Hauck Co. 254.11
11 Nowak, Albert—Acme Metal Ceiling Co. 52.66	11 Stahle, Louis G—the same. 67.30	11 Von Gresdorff, Walter H—J Brodie. 67.23
12 Nugent, Jas R—J Brodie. 67.99	11 Stacon, Michael—the same. 67.02	12 Vaughan, Jno R—J Brodie. 43.36
12 Norton, Sheridan S—B L Hollander. 59.41	11 Sturn, Chas—the same. 67.69	12 Vollert, Lewis A—Wm H Henry & Co. 49.51
12 Nolan, Cornelius T—M Rubenstein. 60.84	11 Schaefer, Jos—J Metz. 1,010.29	13 Volmer, Otto—Merchants Union Ice Co. 218.47
13 Nagler, Saml et al—J Landesberg. 218.86	11 Silberman, Emanuel—Imperial Auto Co. 69.65	13 Viau, Benj—J Wagner. 5,482.23
10 Olster, Saml—La Maguita Segar Co. 237.70	11*Sutin, Rachmiell et al—S K Marcus. 40.93	14 Vogel, Max H—N Y Telephone Co. 16.94
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14 Oliver, Jos—Glasco Ice Co. 284.24	11 Settoducati, Antonio—M Devenuto. costs, 13.30	8 Wilkes, Alfred G—A M Frizzell. 285.18
14 Oppenheimer, Leopold et al—City of N Y. 59.41	11 Santoro, Alessio—Atlantic Can Co. 140.41	8 White, Frances B et al—J J Weststead. 254.87
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8 Parker, Ethel et al—J J Weststead. 254.87	12 Sullivan, Denis J—the same. 67.93	10 Wertheimer, Joe—The Butchers Advocate Co. 89.41
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10 Parks, Jno H—Knickerbocker Trust Co. costs, 176.25	12 Sisto, Tiberio et al—Neil Campbell Co. 78.41	10 Wendt, Max—Fritz Hendrichs & Sons, Inc. 35.67
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11 Posner, Aaron—Nassau Electric R R Co. 113.72	12 Schemm, Jno C—M R Merritt. 119	11 Walsh, Clarence A—J Brodie. 67.12
11 the same—the same. 114.72	12 Suhr, Wm J—M C Rodrigues et al. 268.73	11 Wulchyk, Saml—I Lane. 37.22
11 Perry, Jas—A Campagna. 96.45	12 Smith, Wm J et al—E W C Cuningham. 1,765.10	11 Williams, Jno T—L W Havemeyer. 957.35
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13 Pratt, M Walter—R L Wensley. 671.85	12 Solomon, Max—U S Calendar Co. 42.31	12 the same—W W Davis. 258.26
13 Polychraus, Jno et al—Stam & Co. costs, 78.63	12 Simpson, Jno F & Chas H—S Brodsky. 194.41	12 Ward, Jno J—Wm H Henry & Co. 49.00
14 Peters, Simon—Louis Bernheimer Co. 62.41	12 Sedlitzki, Tobias, adm—State Realty Co. costs, 33.08	12 Wolfson, David—J Troman. costs, 48.08
14 Pollok, Harry M—D Darke. 193.31	12 Sowa, Albert—Gollick & Smith. costs, 88.08	12 Ward, Henry M—J H Redmond. 90.65
14 Payne, Henry C—Brooklyn Bank in City of N Y. 6,283.99	12 Seed, Allen H et al—T M Daly. 2,342.65	13 the same—W S Hoare et al. 300.65
14 Philippos, Theodoros et al—M S Kopper. 394.65	12 Shatzkin, Abraham & Beckie—Consolidated Industrial Co. 224.88	13 Wolk, Bernard or Barney—M Lubelsky et al. 105.29
14 Pauwels, Robt P et al—I R Wallach et al. costs, 70.50	12 Stadler, Chas—A Blanany. 112.15	13 Warner, Genevieve—Central Park Studios. 239.65
14 Protzmann, Louis et al—the same costs, 70.50	13 Schumann, Gustave Jr—I Kohen. costs, 27.41	13 Wilson, Edw I—P R Gale. 395.19
10 Quinn, Anna—Thos Sullivan & Co. 214.41	13* Sulverman, Adolph et al—P Berman et al. 141.42	13 Wright, Fredk A—W L Fay. 210.34
11 Quinlan, Chas F—J Brodie. 41.85	13 Sirota, Elias—H Tautleff. 59.77	13 Wenderhold, Wm et al—H P Mertel et al. 353.61
13 Quinn, Jas H A—J Brodie. 67.12	13 Sirota, Elias—H Tautleff. 59.77	13 Weber, Carl et al—the same. 353.61
8 Ralsler, H Johann—S Lewald. 77.18	13 Schafler, Walter A—R E Mahl. 144.90	13 Wark, Harry V—Equitable Trust Co of N Y. 39.04
8 Roschdorf, Emil M—A Jacobson et al. 38.41	13 Smith, John W—E T Burrows Co. 32.76	14 Wight, Geo—Acker, Merrill & Condit Co. 138.55
8 Rosenberg, Herbert M—R M Morgan et al. 53.54	13 Sewell, N Josephine—M Weingarten et al. 76.72	14 Weigle, Chas—City of N Y. 59.72
10 Robinson, Douglas & Adrian H Joline—M Reif. 202.65	13 Slavik, Ignatz C—Frank P Hayes Co. 50.92	14 Weed, Angeline M—N Y Tel Co. 467.99
10 Robinson, Jos & Ettie, also Anna Katz—L Schmidt. 113.46	13 Shenkow, Max—S Simon et al. 202.41	14 Yudelowitz, Jacob—Matheson Lead Co. 111.81
10 Rubin, Wm—K Jurman. 292.42	13 Sherman, Saml A—Northern Bank of N Y. 229.06	8 Zucker, Dora—L Margulies et al. costs, 87.76
10 Roach, Jno J—A J McCollum. 51.31	14 Schatt, Saml—N Y Telephone Co. 47.79	8 Zaimant, Isidor et al—B N Kaempfer et al. 344.79
10 Rumpf, Wm—Mutual Milk & Cream Co. 135.85	14 Sulsky, Saml & Simon—the same. 27.92	8 Zatulove, Martin et al—J Meyers. 30.51
11 Robinson, Wm H—J Brodie. 67.11	14 Silira, Geo et al—N Cican et al. costs, 1,558.95	11 Zuckerman, Dora et al—Bernheimer & Schwartz Pilsener Brewing Co. 1,486.78
11 Rosh, Max—S Mann. 132.15	14 Sola, Christa et al—the same. costs, 1,558.95	11 Ziegler, Aug H & Julia K—G Beiswenger et al. 541.37
11 Richards, Lily A—McClure Co. 65.41	14 Sola, Grigore et al—the same. costs, 1,558.95	
11 Rosenthal, Herman I—J Gordon. 111.81	14 Straus, Wm C—E E Beardsley. 78.41	
11 Rapaport, Benj—I Feinberg. 45.37	14 Suhr, Wm J et al—M C Rodriguez et al. 266.73	
12 Reid, Hal—E Blondell. 114.15	14 Schiffino, Philip—H Broadman. 58.91	
12 Ris, Lester I—C A Smith. 52.41	14 the same—the same. 64.41	
12 Rehan, Adele—Saks & Co. 101.82	14 Schuyler, Chas E—A Stuart. 106.62	
12 Russ, Jacob—J Brodie. 42.88	14 Stamatsky, Harry et al—M G Kopper et al. 394.65	
12 Rondel, Ernest H—the same. 69.04	14 Seaver, Frank L—R Cohen. 249.26	
12 Radus, Benedict or M B et al—J Blaustein. 391.45	14 Schwoerer, Wm A—S Goldberger. 142.15	
12 Ralph, Sophie—Hermitage Hotel Co. 71.47	14 Studnitz, Michael A & Milton A et al—R Arkush. 104.34	
12 Rowe, Eliz H—J Keen. 108.37	14 Stenson, Annie et al—J H Flick Construction Co. costs, 121.28	
12 Rackle, Chas H—M Rackle. costs, 81.70	14 Selleck, Wm R—Carey Printing Co. 121.87	
12 Russ, Michael et al—H J Sprung et al. 59.41	14 Signoretti, Gustavo—A Belgliip. costs, 116.89	
12 Rasmussen, Robt T—G E Maurer. 84.68	14*Steiniger, Adolf et al—O Kuhneman et al. 142.95	
12* Roth, Jacob et al—H Herrmann Lumber Co. 94.04	14 Schumer, Geo et al—Hudson Mantel & Mirror Co. 221.81	
13* Russakow, Sigmund et al—P Bergman et al. 151.42	14 Siegel, May I et al—the same. 221.81	
13 Ross, Louis—W J Solomon. 1,061.50	8 Trunkett, Isabelle—M J Flam. 16.41	
13 Ruppert, Jacob—T P Tierney. 1,140.29	8 Thorne, Fredk H—Jaegels & Bellis. 88.56	
13 Rachlin, Herman et al—B Kremer et al. 260.63	10 Temple, Edw P—A Voegtlin. costs, 53.83	
13 Reis, Jos et al—J Levy et al. 104.72	10 Troeger, Joe—S Kravitz. 294.21	
14 Rainier, John T et al—B Isenberg. costs, 79.38	11 Tice, Walter et al—S Goldberger. 547.98	
14 Roeder, Ernest—Berkshire Ice Co. 468.93	11 Taylor, Jos A—F Burt. 7,169.84	
14 Reid, John M—J White. 44.41	11 Ten Eyck, Wm G—J Brodie. 67.24	
14 Richardson, Rebecca M—P L Strong. 44.24	11 Taglieber, Jno et al—G Colonna. 109.72	
14 Roos, Louis—Bluthenthal & Bickart (Inc). 174.47	12 Thompson, Napoleon—N Y Edison Co. 83.52	
14 Ruddock, Wm F—W P Youngs et al. 180.22	12 Tierney, Jas J—J Brodie. 68.13	
8 Shapiro, Isaac et al—J M Strauss. 123.22	12 Thomlinson, Robt P—M Rubenstein. 48.67	
8 Spielman, Abraham—W M Goldsmith et al. 122.62	12 Ten Eyck, Wm G—Wm H Henry & Co. 67.50	
8 Stern, Jos—H Meckauer. 452.65	13 Tanzier, Sigfried—W C Heidelberg et al. 83.21	
8 Smith, Mary—W E Parks. costs, 274.98	13 Thompson, H Bann—C Ironmoger. 23.76	
8 Schnitzler, Abraham & Bernard—M Mannheim et al. 172.64	13 Tatpsian, Geo K et al—Hasbrouck Piano Co. costs, 12.72	
8 Simpson, Oswald L—H F Goetz. 225.03	13 Thienpont, Constant—C Thienpont. costs, 41.10	
8 Sadowsky, Bernard—J E Bates et al. 28.26	14 Tanenbaum, Saml—N Y Telephone Co. 51.18	
8 Schell, Frank R et al—J L Boissi. 800.00	14 Tenbrook, Frank A—Tenement House Dept. 59.72	
8 Schwartz, Louis et al—B Kimler et al. 113.26	14 Turetzky, Abraham—City of N Y. costs, 36.40	
10 Sternberg, Adolph—Heineman & Schloss Co. 143.10	14 Turtledove, Max—B Siegel. 510.65	
10 Samuels, Morris G—S Goodman. 90.87		

CORPORATIONS.

8 C N & P A Const Co et al—H Heinrich. 231.63
8 O'Donnell Restaurant Co—N Y Press Co, Ltd. 666.49
8 North Side Cornice & Roofing Co—G Hill. 75.21
8 Buds, Inc—Vaughans Seed Store Inc. 193.06
8 Schenck Chemical Co—P Kratz. 274.67
8 Adams Pharmacy et al—Schieffelin & Co. 1,695.50
8 Twentieth Century Automobile Touring Co—J Janawaski. 5,112.33
8 Mayer Commercial Co—CR Clifford et al. 121.53
10 McCanns Tours—C Baker. 38.61
10 B Fitch Mfg Co—N Y Tel Co. 22.70
10 Byron Alger Laundry Co—Frank Richards Laundry Supply Co. 86.86
10 Civic Realty & Const Co—S Minskoff. 433.29
10 Dawn Development Co—J M Deemer. 1,917.21
10 Jacob & Youngs & National Surety Co—D B Pershalf et al. 236.09
10 the same—Pittsburgh Plate Glass Co. 2,114.67
10 the same—J J Wallace. 369.18
10 the same—A W Buritt Co. 6,559.83
10 Katerba Automobile & Wagon Mfg Co—G M Hurlbert. 138.08
10 Louver Realty Co—N Y Trust Co. 1,532.23
10 Michael Di Munna Const Co—T Burton. 84.65
10 Mutual Coal Co—Acme Metal Ceiling Co. 71.16
10 Kriegert Broudix Co—S Berger. 450.72
10 Quincy Const Co—J M Shay. 10,936.85
11 Progressive Trading Co—Stereopticon Film Advertising Co. 91.91

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99 John St., New York.

- 11 Wells Bros Co of N Y—E Wittgren. 14,157.48
- 11 Central Park Taxi Car Co—J Karpp et al 189.36
- 11 Harris Bartelstone & Sons—J Elias. 523.10
- 11 the same—the same 522.42
- 11 Geo Themelis Co—M Dasheff 113.41
- 11 McSweeney Realty Co—Aetna Life Ins Co 431.46
- 11 Fackner Coates Co et al—N J Clay Products Co 322.47
- 12 Bell Patrol Co of N Y State—N Y Tel Co 32.89
- 12 Brook Const Co—the same 76.76
- 12 Clef Club—the same 42.26
- 12 Commonwealth Coal Co—the same 50.10
- 12 Dramagraph Co of America—the same 26.17
- 12 N Y Terrain & Bldg Co—the same 27.31
- 12 Concrete Interlock Steel Corp—the same 34.17
- 12 Froma Realty Co—the same 100.21
- 12 Knickerbocker Leasing & Realty Co—N Y Edison Co 158.48
- 12 Harry C Benlin Const Co—the same 16.70
- 12 B & H Specialty Co—the same 81.94
- 12 Quennen Dry Crusher Co—Darrow Pub Co 197.31
- 12 Fair Haven Water Co—H C Manheim. 44.72
- 12 Walter Binner Co—La Hacienda Co. 72.07
- 12 L C Novelty Co—G H Harris. 321.40
- 12 the same et al—the same 534.40
- 12 Ortloff, Inc—S Noyles et al. 120.14
- 12 Royal Tourist Car Co—General Vehicle Co 1,021.86
- 12 Kurz Porr Electrical Const Co—Western Electric Co 93.25
- 12 Raffaele, Di Lizia Co—North Side Iron Works 47.27
- 12 Dorsett, De Marrais Co—F N DuBois et al 162.91
- 12 Healey Sewer Machine & Const Co—Nason Mfg Co 123.60
- 12 Neversink Light & Power Co—K A Fox 406.53
- 12 E L Cottell, Inc—N Y Telephone Co. 69.53
- 12 Lochinvar Realty Co—L J Eilenberg. 3,477.86
- 12 Bunting Const Co et al—Robinson Clay Products Co of N Y 47.91
- 12 Monarch Motor Co—Vacuum Oil Co. 180.04
- 12 Kensington Bldg Co et al—Cross, Austin & Ireland Lumber Co. 3,083.98
- 12 Dorsett, De Marrais Co—F L Froment et al 73.89
- 12 Home St Realty Co—M Stahl. 1,355.51
- 12 Standard Chandelier Co et al—J Landsberg et al 218.86
- 12 Elbe Engineering Co—Broadway Building Co 471.64
- 12 Vanderbilt Realty Improvement Co et al—P Griffin 188.34
- 12 Columbian Engineering Co—Cross, Austin & Ireland Lumber Co. 108.24
- 12 the same—the same 519.40
- 12 Lenox Amusement Co—R Waldo 64.72
- 12 Jas N Arbuckle Co—H Katzenstein et al 530.29
- 12 the same—D Cohen et al 1,288.76
- 12 National Mortgage Co et al—Dover Trust Co 7,032.36
- 12 Glendale Realty Co—the same 7,092.03
- 12 Commercial Advertiser Ass'n et al—E Volkmer costs, 95.85
- 12 Guardian Fire Ins Co of Pennsylvania—Hudson River Day Line et al 4,635.30
- 12 Pilsner Importing Co—Central Syndicate Building Co 65.51
- 12 Catlin & Powell Co—A S Mitchell. costs, 134.66
- 12 Wm J Pullman & Co—1,522.59
- 12 People of the State of N Y—L Friedman 37.65
- 12 Van Dyke Constn Co et al—S Denier 266.97
- 12 Clarence E Tucker Co—N Y Telephone Co 44.40
- 12 Consolidated Mines Smelter & Transportator Co—the same 50.62
- 12 Exhibitors Film Exchange (Inc)—the same 138.22
- 12 Harmon, Fardon & Lowenstein (Inc)—the same 46.52
- 12 National Advertising & Sales Co—N Y Telephone Co 50.09
- 12 N Y Auto Lamp Co—the same 68.89
- 12 Rubber Co of America—the same 68.36
- 12 Utah Oil & Land Co—the same 93.94
- 12 Federal Varnish Co of N Y—S A Brooker 272.15
- 12 Bronx Poultry Co—City of N Y 264.72
- 12 Flora Realty Co—the same 57.00
- 12 the same—the same 57.00
- 12 the same—the same 57.00
- 12 the same—the same 57.00
- 12 the same—the same 57.00
- 12 the same—the same 57.00
- 12 Froma Realty Co—the same 59.72
- 12 Ittner Realty Co—the same 264.72
- 12 the same—the same 264.72
- 12 Jewish Maternity Hospital—the same 59.41
- 12 Motor Delivery Co—the same 264.41
- 12 Pirk Realty Co—the same 59.72
- 12 Mountain Construction Co—the same 262.72
- 12 the same—the same 264.72
- 12 Reid & Sons Mfg Co—N Y Telephone Co 27.09
- 12 Carter Garage Co (Inc)—D Davis. 126.04

- 14 Continental Button Co—A Pilar et al 175.41
- 14 Troetel Burglar Alarm Lock Co—B D Traitel et al 119.10
- 14 C S Goss et al—Clayton S Goss. costs, 114.30
- 14 the same—the same costs, 99.90
- 14 Metzler Building & Construction Co et al—Title Guarantee & Trust Co 107.15
- 14 Hasbrouck Piano Co—W H Zinsser. 39.09
- 14 Grand Machine & Button Co—Kittel Nessel Co 131.45
- 14 McDermott Dairy Co—People, &c. 120.41
- 14 the same—the same 120.41
- 14 the same—the same 120.41
- 14 the same—the same costs, 27.41
- 14 the same—the same costs, 27.41
- 14 the same—the same costs, 27.41
- 14 the same—the same costs, 27.41
- 14 Isle Construction Co et al—Hudson Mantel & Mirror Co 221.81
- 14 Ohio Ins Co of Indiana—I Bernstein 842.72

- Slater, Reuben D—L Thronton. 1910. 248.62
- Smith, John—A Olsen. 1911. 542.22
- Shaw, Richard & Saml & Lewis—People, &c. 1910. 100.00
- Taylor, Catherine—P J Dervin. 1903. 95.04
- Taylor, Catharine—A S Bacon. 1909. 224.67
- Thompson, Frank—Owners Syndicate Co. 1911. 94.31
- Unkrich, Jacob—M Unkrich. 1911. 128.22
- Vicario, John—W D Hunter. 1910. 108.83
- Vendig, Sadie & Jos H—J E Madden. 1911. 4,628.62
- Vogel, Mark—M Bloch et al. 1911. 170.66
- Wagner, Benj—L Rubin. 1911. 77.41
- Ward, Matt J—M E Fritz. 1911. 242.88
- White, Geo W—J Nikolaus. 1911. 163.41
- Wolff, Israel, Sam Lipschitz & Saml Kirg—W Lieberman. 1910. 89.16
- Wittner, Sigfried—Geo F Moore Inc. 1908. 207.69
- Same—City Real Estate Co. 1909. 3,271.99
- Whitridge, Fredk W—H G Zanner. 1911. 6,655.45
- Wittner, Sigfried—J B Kissam. 1908. 165.61
- Same—Griffin Roofing Co. 1908. 252.28
- Young, August—City of N Y. 1905. 167.28

SATISFIED JUDGMENTS.

July 8, 10, 11, 12, 13 14.

- Archibald, Randolph E & Edw J Sherry and the American Bonding Co—M J Shultz et al. 1909. 330.27
- Alperin, Annie—M Roth. 1910. 59.41
- Burr, Nelson B—Jeremiah Skidmores Sons. 1910. 129.36
- Bassett, Edw, Anna Sillocks & Tillie Titus—L Morar. 1910. 950.00
- Same—same. 1911. 950.00
- Bottemus or Bettonuss, Edw—L J W Lowerree. 1911. 180.03
- Bishop, Wm R—Equitable Trust Co of N Y. 1911. 189.91
- Barrett, Bartholemew J—J Seeman et al. 1911. 30.31
- Bank. 1903. 1,775.09
- Cary, Nellie—J J Gibbons. 1904. 960.99
- Cohen, Bernard—A Guddat et al. 1911. 506.86
- Clarkson, David A & Clermont L—Tucker, Speyers & Co. 1911. 91.92
- Same—same. 1911. 1,052.54
- Caughy, Clemens J—C H Schulthies. 1910. 869.32
- Ditchey, Danl P—I E Raymond et al. 1907. 43.29
- Same—C V Smith. 1907. 65.12
- Doctor, Albert—N Freund et al. 1908. 1,204.22
- Darragh, John G, Jr—Park Laundry. 1910. 68.45
- Dalley, Allen H, Oscar Bauer, Dempsey, John M & Maxwell & Dempsey—M Cohen et al. 1910. 533.38
- Epstein, Jacob—B S Moss et al. 1911. 72.11
- Greener, Boris A—Stancourt Laundry Co. 1911. 33.90
- Gradinger, Baruch—B N Kaempfer et al. 1911. 608.78
- Herts, Isaac H & Benj H—M R Goelet et al. 1911. 70,104.60
- Hornrichter, Sigmund—M Neger. 1911. 393.12
- Housman, Jacob I—J R Williamson. 1908. 61,616.88
- Same—D McGibbon. 1908. 1,233.49
- Same—P McGibbon. 1908. 12,822.28
- Hoover, Eleanor M—N Morganstein. 1911. 476.85
- Joline, Adrian H & Douglas Robinson—T Brooke. 1911. 416.37
- Same—A Rossman. 1911. 225.00
- James, David W—R A Springs et al. 1911. 188.15
- Same—same. 1910. 200.86
- Same—same. 1909. 65,179.65
- Kelly, Elias H—L C Bement. 1908. 99.50
- Kramer, Chas & Abraham Zalka—R E Taylor Co. 1910. 287.21
- Kaminsky, Abraham & Eva—D Belly. 1910. 92.72
- Keenan, Thos—S Jones. 1908. 27.81
- Lazaroe, Jacob J & Saml M Hyman—S Pushkoff. 1909. 373.30
- Lang, Frances J—C Gilbert. 1911. 385.36
- Lowenstein, Saml—C Bettels. 1907. 359.74
- Lowenstein, Benj—J J Daly. 1910. 2,404.01
- Lang, Richd T—Atchison, Topeka & Santa Fe Ry Co. 1911. 7,000
- Lowden, Jas M—M Goodman. 1911. 2,111.88
- McLarnon, Thos—M Onorato, 1911. 1,750.00
- Same—P Duorats. 1911. 8,250.00
- Melasky, Gus—Herman Kratzenstein Co. 1910. 488.41
- McAdam, Geo H & Lucius—C Von Oder Hughes. 1911. 1,200.00
- Morasco, Rocco M—Tenement House Dept. 1910. 59.72
- Mooney, Thos J—Mutual Electric Light & Power Co. 1910. 44.50
- Nagle, Garret J—P Straus. 1906. 1,345.88
- National Surety Co—I Spingarn. 1910. 1,060.97
- Ohl, Thos—N Y Telephone Co. 1905. 36.41
- Proctor, Geo H—W Heyden. 1911. 139.35
- Pizzutielli, Donato—City of N Y. 1911. 59.72
- Rechnitz, Saml—C Rechnitz. 1911. 4,733.54
- Salter, Michael & Henry Bolter—People, &c. 1907. 1,000.00
- Silverman, David—A Sarath. 1911. 2,007.68
- Sturman, Chas—J Brown. 1911. 577.38
- Schotoff, Julius W—A Palto. 1910. 3,186.47
- Sun Ins Co of N Y—S J Singer et al. 1911. 1,010.86
- Spiegel, Henrietta & Saml—Riverside Schirm, Albert—G F Swift et al. 1898. 121.17

CORPORATIONS.

- Palatine Ins Co Ltd of Manchester, England—S Uhlfelder. 1907. 4,105.23
- Abramson-Engesser Co—B Itkin. 1911. 502.62
- Woolf's & the Fidelity & Deposit Co of Md—M N Clement. 1911. 1,956.22
- Hudson & Manhattan Railroad Co—Continental Asphalt Paving Co. 1911. 993.11
- Rand, McNally & Co—F J Tyler. 1911. 18.34
- S M Bard Securities Co, Inc—B Cerf. 1911. 286.91
- S Blumenkrohn Co—M Kirschenbaum. 1911. 237.00
- A Feldman Constn Co—W H Roberts. 1910. 501.48
- Reliance Life Ins Co of Pittsburgh—S Frank. 1911. 10,205.33
- Allegretti Chocolate Cream Co—C Bruner. 1911. 796.32
- Maxwell & Dempsey, Inc, John M Dempsey & Oscar Bauer—A E Bockman et al. 1910. 529.91
- American Ice Co—L Bergeron. 1911. 1,196.02
- A Feldman Constn Co—W H Roberts. 1911. 526.48
- Lloyd Construction Co, Ettie Goldberg & Isaac Rubenstein—James Dempsey Co. 1911. 1,139.78
- Wynkoop Hallenbeck Crawford Co—H J Doyle. 1910. 109.50
- M Hartley Co—Thos E Evans & Co. 1911. 33,662.43
- Parker Sheet Metal Works—J Parker et al. 1910. 1,398.70
- American Match Co—S Aldrich. 1911. 340.14
- American Ice Co—L Bergeron. 1911. 154.87
- American Auto Top Mfg Co, Geo L Williams & Motor Car Fixture Co—G D Williams. 1911. 519.41
- Housman, Jacob I, Nicholas P Housman & Elm Park Realty Co—City Equity Co. 1910. 632.07
- Interborough Rapid Transit Co—M Roach. 1911. 200.00
- City of N Y—R J Mahoney. 1910. 2,153.60

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS

July 8.

- Perry st. 161 to 165. Teran Mahoney & Munro, Inc, agt McSweeney Realty Co (55). \$547.92
- Perry st. 161-5. Andrew Beer et al agt same. (56). 197.00
- Rogers pl. 960. Tile Contracting Co agt Rogers Building Co. (57). 125.00
- Lenox av, swc 145th st, 99.11x50. Patk A Kirwir agt John D Crimmins, Lenox Hotel & Restaurant Co, A Hupfel's Sons & Anton Hermann, Jr. (58). 380.40
- 5TH av, 711-15. Nathan Strom agt Wm W Astor & Jacob Harris. (59). 225.00
- 206TH st, ns, 100 w 9th av, 179.10x99.11. Wm M May Co agt S E Keller Lumber Co. (60). 45.40
- Tiffany st, sec Fox st, 110x125. Wolfinger & Lesberg agt Knox Constn Co. (61). 260.00
- 7TH av, 2062-70, & 123D ST, 201-15 W. Ferdinand W Geiler agt John H Springer Realty Co. (62). 526.62
- 79TH st E, 339. Saml Y Tessler agt Schlossman Realty Co & Morris Schlossman; renewal. (63). 297.39
- Northern av, nwc 181st, 78x138.11. Isaac Antler agt Codea Realty Co. (64). 2,100.00
- 69TH st W, 225-29. Roof Maintenance Co agt Saml Jones. (65). 25.00

July 10.

- Mott st. 217. Lass & Neptune agt Mary A Lacey, Rocco Grazziano & Bros. (66). 48.00
- 5TH av, 998. Hall's Safe Co agt Century Holding Co, James T Lee, Pres. (67). 2,317.00
- Marion av, es, — n 189th, 50x105. P J Heaney Co agt Picone Realty Co, Tomacco & Marcellino. (68). 1,008.59
- Marion av, es, — n 189th, 50x105. Same agt Picone Realty Co. (69). 887.10
- Essex st, 85-89. Harry Karp agt Essex-Delancey co. (70). 117.50

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Triangle bounded by 162d st, St Nicholas av & Ams av. Bloom & Farber agt Estate Robt E Westcott, Myceda Amusement Co, Lincoln Sivins & David Meyers. (71). 100.00
48TH st W, 137-45. Chas A Rich agt New Netherlands Theatre Co. (72). 1,900.00
Tinton av, 747. Jos Shunske agt John Dondrea. (73). 26.50
Mohegan av, nec 178th, 31x147.8. Harry Karp agt Security Holding Co & Nathan Rubenstein. (74). 147.50
Marion av, es, 150 n 189th, 50x107.9. G Baldi agt Picone Realty Co & Suburban Tile Contracting Co. (75). 140.00
Davidson av, 2350. M Higdon agt Matthey M Goggins. (76). 200.00
180TH st, nwc Pinehurst av, 106.8x100.10. Nathan Hopin agt Solow Constn Co. (77). 674.00
Webster av, nwc 182d, 100.1x100. McGlynn Conrath & Schulz Inc agt Bernard Schultz. (78). 384.20

July 11.
181ST st W, 720-36. Bronx Artificial Stone Works agt John M Linck Constn Co. (79). 1,200.00
Marion av, es, 150 n 189th, 50x109. Frank Tornaro agt Picone Realty Co. (80). 558.40
77TH st E, 334-38. Kimler & Cohen agt Otto Doepfner, Greenwald & Pollack & Max Greenberg. (81). 134.78
23D st E, 112. Irving L Kleinfeld agt Oswald Oschlager & Coussirat & Co. (82). 64.50
West End av, 505. R J Chapman Co agt Cecilie Muser & Herbert R Coons. (83). 135.76
11TH av, sec 21st, 98.8x33.9. John Gillies Co, Inc, agt Jas R Floyd & Est Thos G Patterson & Laitman & Repatzky. (84). 280.00
Hughes av, es, 100 s 186th, 50x88. Carmine Vetrano & Son Co agt European Constn Co. (85). 1,700.00
141ST st, ns, 100 w Lenox av, 75x100. John Cullo & Bros agt Diva Realty Co. (86). 350.00
30TH st E, 139-41. Geo E Sealy Co agt Louise A Phillips, Geo Dellon Inc & Kramer Contracting Co. (87). 325.00
Marmion av, es, 150 n 189th, 50x100. Borough Cut Stone Co agt Picone Realty Co. (88). 265.00

July 12.
Valentine av, 2823-29. Fiske Fixture Co agt Geo E Buckbee & Philip Cahill. (89). 303.60
Marion av, es, 150 n 189th, 50x107.9. Lewis H Woods agt Picone Realty Co. (90). 187.50
Hoe av, es, 125 s 173d, 75x100. Sargent & Co agt East 167th Street Realty Co. (91). 310.00
25TH st W, 127. Fredk N Du Bois agt John E Olson Constn Co & M Wefler. (92). 53.57
26TH st, ss, 215 e 8th av, 84.8x98.9. New Jersey Terra Cotta Co agt Wells, Fargo & Co & Manning, Noble & Co. (93). 145.00
116TH st E, 106. Hans Brockmuller agt Minnie Dolfin. (94). 51.00
8TH av, 535. Albert Levin agt Quackenbush Estate & Max Schlesinger; renewal. (95). 91.97
Anthony av, 1640-42. Consolidated Chandler Co agt Associate Contractors & Builders, Inc, & Bernard Davis. (96). 865.00
232D st E, 919. Henry F Gundersen agt Sarah Godwin. (97). 243.55
Jerome av, es, 50 n 175th, 90x100. Peter Sinnot agt Isaac Brown & Ibrow Realty Co. (98). 1,750.00
Jackson st, 79-81. Wm Buess agt St Mary's Church, P Walsh Co & F W Waggoner Co. (99). 538.50

July 13.
Marion av, es, 150 n 189th, 50x109.2x50.1 x105.4. Wm E Masan agt Picone Realty Co. (100). 435.00
Bowery, 347. Nathan Sipner agt Louis Sroka Co. (101). 55.00
165TH st, ss, 100 e Kelly st, 50x100. Gallo & Laguidara agt Bristow Constn Co. (102). 600.00
114TH st, 307 W. Bernhardt Schildhaus agt Harriet Wolbach E M Wolbach; renewal. (103). 25.50
7TH av, nwc 123d, 100.10x75. Nathaniel Wise Co agt John H Springer & James A Mooney. (104). 142.10
4TH av, swc 31st, 63x115. Bernardo Ruffino agt Audubon Realty Co & Corrigan & Gorman Constn Co. (105). 3,200.00
13TH st, 5 E. Solomon Sieger et al agt Vienna D Gano, Jos Rosenzweig & Realty Iron Works Co. (106). 90.00
14TH st, 10 E. Same agt same. (107). 139.50
Grand st, 345-7. Same agt Fourteenth Street Bank, Jos Rosenzweig & Realty Iron Works. (108). 148.00
214TH st, ss, 425 e Holland av, 25x100. Church E Gates & Co agt Francesca Colletti; renewal. (109). 286.86
119TH st, 451 E. Ike Greenbaum agt Richard W Horner & Sigmund Fox. (110). 125.00
Stanton st, 337-39. Morris Siegfried agt John Tiebout, Morris Klein & Congregation Bnei Chain Machene Rubin. (111). 80.00
Intervale av, nec 167th, 75x100. John Cullo & Bro agt O'Connor Constn Co. (112). 390.00
July 14.
Jackson st, 79 & 81. Wm Buess agt St Marys Church & F W Waggoner Co. (113). 583.80

Bathgate av, 1836. Clinton Beasley agt Michael Redmond. (114). 27.50
Vyse av, 1500-02. Bernard Greenhalt agt Jackson Associates. (115). 175.00
13TH st, 3 W. Louis Berliant agt Robert M Streneigh & Schwartz & Co. (116). 100.00
50TH st, 148 W. Robert Johnson agt Helen Reumont. (117). 950.00
39TH st, 532 W. Michl Baris agt Louis Offner, (renewal). (118). 67.00
7TH av, nwc 123D st, 75x100. Joseph Wein agt John H Springer & H I Kanner & Bros. (119). 26.25

BUILDING LOAN CONTRACTS.

July 8.
7TH av, nec 24th, 86.11x79.2. Metropolitan Life Ins Co loans Twenty-Fourth St & Seventh Ave Corp; to erect a 12-sty loft; 6 payments. 325,000
187TH st W, sec Wadsworth av, 100x50. Title Guarantee & Trust Co loans Crest Realty Co; to erect a -sty bldg; - payments. 41,000

July 10.
Newbold av, ss, 280 e Pugsley av, 25x 108. Herbert S Ogden as atty loans Elizabeth C Fonda; to erect -sty bldg; - payments. 5,000
216TH st, ns, lots 427 & 428, map of Lacionia Park. Luciano Colantuoni loans Francesco De Luca; to erect a -sty bldg; 3 payments. 3,000

July 11.
Broadway, swc 143d, 99.11x125. Metropolitan Life Ins Co loans McMorro Engineering & Constn Co; to erect a -sty bldg; - payments. 425,000

July 12.
58TH st W, ns, 316.8 w 6th av, 50x100.5. Germania Life Ins Co loans One Hundred & Thirty-five West Fifty-eighth Street Co; to erect a -sty bldg; - payments. 225,000
Taylor av, es, 230.4 n Davis st, 50x100. Domenico & Lizzie M Noszolina loans Carmine Sementa; to erect a -sty bldg; - payments. 105,000

July 13.
Trinity av, nwc 158th, 47.3x100.8. Manhattan Mortgage Co loans Cohen & Eckman Corp; to erect a -sty bldg; - payments. 40,000
157TH st, ns, 100 w Trinity av, 47.6x48.2 x47.7x48.1. Same loans same; to erect a -sty bldg; - payments. 18,000

July 14.
Purdy st, es, 905 n Starling av, 25x148. J J Karby O'Kennedy loans Thos J & Regina Dunn to erect a 2-sty dwg; - payments. 3,200
3D av, es, 231.6 n 181st, 150x127.11. City Mtg Co loans Valentine Constn Co to erect three 5-sty apartments; 10 payments. 90,000
Whitlock av, nwc Barretto st, 100x100. Same loans Tully Constn Co to erect three 5-sty apartments; 11 payments. 70,000

187TH st, ss, 101 w Washington av, 40x 50. Same loans T T Reid Constn Co to erect two 5-sty apartments; 12 payments. 60,000

SATISFIED MECHANICS LIENS.

July 8.
28TH st, 45 W. Jacob Paletz agt Geo M D Kelly et al. Nov15'10. 1,553.34
Broome st, 568-70. David Schumer agt Jos Shestokas et al. Apr6'11. 165.00
Tremont av, ss, 50 w Marmion av. Tomback & McPhee agt Simlow Realty Co et al. July5'11. 585.00
7TH av, swc 30th st. Geo L Gray agt Fleischmann Bros Co et al. June16'11. 120.96
Maiden lane, 63, & WILLIAM ST, 91. Jenkins Bros agt Maiden Lane & William Street Co et al. May8'11. 560.32
Maiden lane, 63. Goulds Mfg Co agt same. May, 11. 785.22
Maiden lane, 63. J L Mott Iron Works agt same. May1. 1,919.79
Maiden lane, 63. Crane Co agt same. Apr27'11. 1,320.29
Maiden lane, 63. Thos P Ford Co agt same. May4'11. 82.50
Maiden lane, 63. Federal Huber Co agt same. May5'11. 277.33

July 10.
Kearney av, es, 150 n Fairmount av, 70.1 x- Louis Jacobi agt Margaretha Von Salzen. May9'11. 555.50
Kearney av; same prop. D Amore & Lanzetta agt same. May9'11. 125.00
Kearney av, es, 280 n Fairmount av, 75 x100. J C Forbes agt same. May15'11. 61.79
Tiffany st, sec Fox st. Gallo & Laguidardo agt Knox Constn Co. June13'11. 700.00
25TH st, 127-31 W. Garfein Sheet Metal Works agt John E Olson Constn Co; June21'11. 1,050.00
Eagle av, es, 94 n 156th st, 211x194. Fellen Engineering Works, Inc agt Ebling Brewing Co et al. Apr18'11. 4,330.00
164TH st, swc Sheridan av. Franklin Iron Works agt Patk Hurley et al. May 13'11. 980.00
13TH st, ns, 100 w 9th av. Eric Nilson agt Astor Estate et al. Mar4'11. 140.00
13TH st, 407-9 W. Lord Electric Co agt Geo F Fish et al. Mar7'11. 1,123.69

July 11.
25TH st, 127-31 W. Louis Pugnano agt John E Olson Constn Co et al. July7'11. 540.00
25TH st, 127-31 W. New Jersey Terra Cotta Co agt same et al. July3'11. 795.00
4TH st, ss, bet 6th av & Cornelia st. Harbison-Walker Refractories Co agt Sixth Avenue & Fourth Street Realty Co et al. Mar7'11. 2,932.00
Bainbridge av, es, 42 n Mosholu Parkway. Roland J Keesing agt Armie D'Ambrata et al. May18'11. 1,000.00
5TH av, nwc 26th. Chas P Parsons agt Croisic Realty Co et al. June15'11. 2,400.00

July 12.
Monroe av, nec 174th st. Osvaldo Bratti et al agt Fredk Weller, Jr, et al. June28 '11. 333.46
July 13.
Van Nest av, 533. Wilbur F Cleveland agt Mary Gasparrini et al. Jan21'11. 37.50
Perry st, ws, 109 n 205th. Henry Feres-ter agt John Mason et al. June16'11. 150.00
Bryant av, es, 175 n Freeman st. Cross & Austin & Ireland Lumber Co agt Mond-schein & Co et al. June24'11. 288.83
33D st, 416 W. Wm M Moore Constn Co agt 416 West 33d Street Realty Co et al. June20'11. 11,999.00
33D st, 416-22 W. Radley Steel Constn Co agt same. June20'11. 13,500.00
33D st, 416-22 W. Standard Arch Co agt same. June21'11. 6,500.00
25TH st, 127-31 W. H W Bell Co agt John E Olson Constn Co et al; June5'11. 679.22
Honeywell av, ws, 35.6 s 178th st. Progress Marble & Tile Co agt Meerivale Realty Co et al. Apr4'11. 146.00

July 14.
Broadway, 3926-32. Frank M Tench agt Ecallow Co et al. Feb11. 202.75
Van Nest av, 533. Louis Regola agt Mary Gasparrini et al. Dec27'10. 160.00
Kelly st, es, 149 n 167th st. W M Young agt Longfellow Realty Co et al; Mar6. 85.75
Kelly st, es, 149.2 n 167th st. Edward Koscherak agt same; Feb23. 42.50
Jackson st, 79-81. William Buess agt St Marys Church et al. July12. 583.50
Van Nest av, ns, 50 e Van Buren st. Clyde F Hawes agt Mary Casparini et al. Dec29'10. 165.53
Rogers pl, 960. Harlem Wall Paper Supply agt Rogers Bldg Co et al. June16. 25.58
Byron av, 4314. Robert A Nolan agt James E Donnelly et al. Feb6. 329.00
Rogers pl, 960. Morris Hentel agt Rogers Bldg Co et al. July3. 47.48
Rogers pl, 960. Sam Burstein agt same. June30. 104.75
Rogers pl, 960. Santo Mirabella et al agt same. May15. 300.00

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

July 6.
No Attachments filed this day.
July 7.
Rosenberg, Max, Jules & Hugo; Frederick Potter et al; \$4,114.13; Dexter, Osborn & Fleming.
Reiss, John & Joseph Cerf; Jacob G Reichard; \$1,752.88; T O'Callaghan.
July 8.
No Attachments filed this day.
July 10.
Stone Motion Picture Co, Inc; Drummonds Detective Agency; \$108.02; P A Hatting. Vredenburgh Saw Mill Co; Gustave H Neumeyer et al; \$587.72; Wechsler & Rothschild.
July 11.
Ballantine, Amanda H; Wm Ehrlick; \$700; E Herrmann.
Manske, Josephine; U S Fidelity & Guaranty Co; \$5,666.59; L Dennis.
July 12.
S M Hexter & Co; Abraham Selwitz; \$100.-000; M D Steuer.

CHATTEL MORTGAGES

AFFECTING REAL ESTATE.
July 6, 7, 8, 10, 11 and 12.
Associated Contractors & Builders (Inc) E side Anthony av, 61.8 n 172d st—Colonial M & Refrig Co. Refrigerators. 456
Audubon Improvement Co. S w cor 156th st & Amsterdam av..Colonial Mantel & Ref Co. Refrigerators. 560
Hodes Realty Co. 145 Franklin av.. Leon Mayer & Co. Gas & Electric Fix-tures. 300
Leviton, Benj W. 381 5th av..American Chandelier Co. Brackets, Chandeliers & Fixtures. 150
Picone Realty Co. Marion av, e s, n 189th st—Eureka Chandelier Co. Fix-tures. 675
Podlow Const Co. Washington av, 90 ft south 183d st..American Mantel Mfg Co. Mantels. 480
Sun Const Co. N w cor Edgecombe av & 165th st..Jarcho Bros. Closets, &c 6,000
Venice Realty Co. 1186-88 Washington av—American M Mfg Co. Consols. 558