

REAL ESTATE RECORD AND BUILDERS GUIDE.

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PROPOSED SURTAX ERRONEOUS IN PRINCIPLE

It Will Not Be Taken When the Land is Sold and the Value of the Investment Realized, But Must Be Paid Yearly From Extraneous Income.

By PROF. JOHN BATES CLARK, of Columbia University.

THE general tax now resting on land covers all its existing value at the time of assessment. It is proposed to retain this tax and to impose an additional one on the difference between the value of the land in any particular year and the value which it had in 1912. This second or increment tax will not be taken merely when the land is sold and the owner has thus received the wherewithal to pay it, but must be paid every year from other sources.

On land which now yields no income whatever the owner must pay the tax from the income which he may get by labor, or by capital otherwise invested, and any increase in this tax will force some of this land upon the market. That will happen for two reasons, namely, that the tax will be harder to meet and that the inducement to meet it and retain the land will be lessened. Of course, the value of land will fall from its present level.

Would Be Forced on the Market.

Of land which contains either very old buildings or new ones of the taxpaying variety, some portion would be forced upon the market; and this would happen although no increase of the tax on the increment of value were expected or feared. But such an increase certainly would be feared.

A movement strong enough to carry through this enactment might be strong enough to carry through another which would double the sur-tax and the dread of such an increase would give the measure an effect in destroying land value out of all proportion to the effect that it would have if it were known that the policy would stop with this single measure.

What Henry George Said.

Mr. Henry George was once asked by a member of an audience which he had addressed whether he thought it just to confiscate, in effect, the land belonging to men who had recently paid for it in honest money. His reply was: "If anyone is a great enough fool to buy land when this measure is impending, he does not deserve sympathy."

Shrewd persons would never buy land if the single tax, in its full vigor, were impending as a certainty; but no one can tell precisely what is the degree of probability that the measure will be adopted. The milder measure now proposed may fail of enactment, or it may be enacted and be followed up by a series of others of a kindred sort. The whole future value of land then will become far more speculative than it now is, since it will be based, first, on a guess as to the increase in population and in the demand for buildings and, secondly, on a further guess as to the progress of the pol-

The editorial purpose of the discussions on the proposed "unearned increment tax" that have been appearing in the Record and Guide is (1) to ascertain whether the weight of competent opinion is for or against it and (2) how the measure, if enacted, would work out in practice. It is evident that capital, representing frequently the savings of people of small means or the inheritance of dependents, is not safe if it is invested in real estate unless the laws pertaining to real estate are in harmony with public sentiment. A change in public sentiment with respect to fire prevention, for example, may cause new legislation that will destroy an owner's entire equity in a building which conforms to every provision of law in existence when it is erected. Social justice is the only guarantee of stability in public sentiment and in legislation, which presumably, at least, is merely a reflection of the community's conscience; and those who are interested in assuring permanence to investments in real property must therefore be interested also in obtaining equitable solutions of community problems. Is the proposed surtax on the unearned increment of land values equitable? The discussions that have appeared in these pages represent the opinions of academic authorities as well as of experienced real estate men. They show that there is no unanimity of belief even among leading economists and students of taxation and city government. Certainly real estate men are justified in opposing a measure the equity or expediency of which is doubted or denied by such unbiased students as Prof. John Bates Clark, Mr. Henry Bruere, Dr. Frederic C. Howe and Borough President Cyrus C. Miller.

icy of confiscation. It will depend, in great part, on the fraction of the future income from land which owners will be allowed to keep. The one certain thing about it is that the income which the owner can realize will be less than it would otherwise be.

Would Discourage Construction.

In this view, building upon land held in fee simple will be discouraged, and it will take a considerable reduction of the tax on buildings themselves to offset that discouragement. The probability is that such buildings as would be erected would be of a cheaper and less durable character than those which would be erected under the present system of taxation. It is the land which is the permanently valuable part of real estate, and it is the improvements that are perishable. They lose value rapidly, not merely because they fall into decay, but because they become antiquated and therefore undesirable. A vast area in New York city is covered by buildings, once thoroughly good, which at present add nothing to the value of the land that they occupy; and if the owners had had no good value in the land itself, their

entire investment would by this time have vanished.

Of course, these facts react unfavorably on the borrowing of money for building purposes. The improvements in themselves are poor security, since they represent a vanishing value. The land is a good security, provided it represents increasing value; but if that increase becomes problematical, money will not be willingly loaned on the two together unless the safety margin is a very large one.

The Beginning of a More Drastic Policy.

In so far as this influence goes, it may be expected to act as a check on the supply of buildings. If the influence is offset by a reduction in the tax on buildings, the number and size of new structures may be as great as before, but the quality is likely to be reduced. Moreover, since new income is needed, throwing off the tax on the buildings will lend two-fold weight to the pressure for an increased tax on the land, and will cause the present measure, which to many persons seems mild, to reveal itself more clearly as the beginning of a more drastic policy of land confiscation.

Will this check building operations and induce the city itself to furnish the capital that is needed? Will it borrow money and lend it to builders in vast amounts on undesirable security? Would the city be able to do this without rendering its own securities so undesirable as to force it to pay an unendurable rate of interest? Personally, I do not anticipate such an action on the part of the city; but I should expect, if the policy foreshadowed by this bill were once entered upon, that grave evils would result, which would lead to a very strong appeal to the city to offer relief.

Land Confiscation.

For one, I object radically to discussing plans of land confiscation on the basis of its practical effects alone. There is involved in it an amount of despoiling of honest men for which it would be difficult to find a parallel; and the fact that it is seriously advocated and calmly discussed on the ground of its effect in yielding more revenue or less revenue, causing more building or less building, is a strange phenomenon of practical morals. It becomes the stranger in view of the fact that, taking the country over, land owners are mostly middle-class persons, and, indeed, mostly laborers, if we use that term to cover those whose income is chiefly a payment for labor. If adopted in its rigor, the single tax would enormously accelerate the crushing out of the middle class, including the more industrious and frugal of the laborers.

WORLD MOVEMENT FOR A SINGLE TAX

Sullivan-Brooks Bill Favored Over the Proposed Sur-Tax—Municipal Taxation Will Continue to Increase and Real Estate Must Bear it.

By FREDERIC C. HOWE, Director of the People's Institute.

THE taxpayers of New York must probably reconcile themselves to two facts brought into prominence by the appointment of the Mayor's Committee on New Sources of Revenue as well as by the report of that committee, recently submitted.

1. Municipal taxes will continue to increase in the future as in the past, possibly not so rapidly but certainly more rapidly than the increase in population or taxable values. Scores of agencies are constantly urging new municipal activities, which can only be met by increased taxation. The demands of education are growing. We have only begun to touch the problem of recreation. Higher standards of health, sanitation, street-cleaning and charitable administration insistently press their claims upon the public. The complexity of city life, the increased socialization which it involves, the increase of poverty—all these will undoubtedly continue to burden the city, as they are burdening all other cities in the civilized world.

The Taxation of Land Values.

2. It is quite obvious that these increased burdens will have to be borne by real estate rather than by newly discovered sources of revenue. All over the world—in Germany, Denmark, Belgium, England, Australia, and Western Canada—the movement for the taxation of land values is receiving increased support, and in all of these countries legislation has been enacted substantially increasing the burdens upon land. Along with this there is a tendency in this country to abandon the general property tax, business taxes and other forms of taxation which bear upon labor, industry and consumption. Both thought and political effort seem irresistibly tending towards the shifting of taxation on to real estate in some form or other, and in almost every country the drift is toward the taxation of land values rather than improvements.

If, therefore, we are to expect constantly increasing demands for municipal needs and at the same time increasing taxes upon real estate, we are confronted with the alternative of collecting the revenues from land, on the one hand, or from improvements, on the other. This alternative must be faced in reaching a decision. Shall improvements and labor bear the increasing burden, or shall it in some form be shifted on to land values?

Reason for the Increment Tax Abroad.

The Mayor's Commission on New Sources of Revenue suggests a modification of the unearned increment tax, first adopted in Germany and later incorporated into the English budget in 1909. German experience was predicated on the experiment of the city of Frankfurt, which in 1904 worked out a plan for taxing increasing land values by the so-called "Wertzuwachssteuer." The tax was progressive, beginning at 2 per cent. on the increase in values if the increase amounts to between 15 and 20 per cent., and rising to 25 per cent. of the profits where the increase in value is very rapid and very high.

The rate on unimproved land is higher than the rate on improved land, while the rate of taxation is scaled according to the time in which the unearned increment is made. So successful was this experiment that over three hundred cities adopted it in a very short time, and in 1911 the Reichstag adopted an Imperial law applicable to all cities and communities, following roughly the Frankfurt plan. The measure was supported by almost all classes and parties in the Reichstag and seems to meet with all but universal approval in Germany. In addition to the Imperial tax cities are permitted to levy a "Zuschlag" for local purposes.

Germany adopted this form of taxing land values because European countries are not familiar with the taxation of real estate on its capital value. Taxes have always been levied upon the rent actually received by the owner. In 1893, however, the Department of the Interior in Prussia advised cities to substitute the American for the German system of assessment, and the periodical re-appraisal of land made it possible to adopt the "Wertzuwachssteuer," or unearned increment tax.

Prefers Sullivan-Brooks Bill.

In my opinion, the plan proposed in the so-called Sullivan-Brooks bill for reducing the tax on improvements to one-half the rate on land is preferable in every way to the unearned increment tax, as proposed by the Mayor's commission. It is more just, has greater social advantages, and is more easily and honestly administered.

Taxes on improvements should be lower than taxes on land for various reasons. Improvements depreciate. The life of a building in New York is less than a generation. Comparatively new buildings have to be scrapped and thrown away. Capital invested in improvements has to be rapidly amortized. For this reason taxation should discriminate in favor of buildings. This is not true of land. It does not wear out. There are no repairs to be made. It does not require constant care and attention.

In addition to this, improvements have to carry insurance. This, too, is not true of land. The community should recognize these things and adjust its taxes to the facts of life.

Moreover, the increased taxation of land values has a stimulating effect on building. It encourages development and discourages speculation. Just as an old French tax on windows led peasants to close up their windows, so the taxation of improvements discourages improvements.

Higher land taxation stimulates the sale of property. It increases the economic tendency for land to find its most economic use and its proper owners. Undoubtedly the increased taxation of land values will lead to greater activity in real estate transactions.

Canadian Experience.

The experience of the Canadian Northwest indicates too that the taxation of land values distributes values over a wider area, while low taxes upon land values permit concentration of values. Canadian experience also indicates that

for a long time to come increasing land taxation does not diminish land values. It does, however, increase its efficient use. It stimulates building and the wider distribution of ownership. More labor is employed, and employed in its most productive way, which in turn tends to the increase in wages.

It is for these reasons that the Sullivan-Brooks bill is preferable to the unearned increment tax. It requires little or no change in the assessment machinery to collect it. No nicely adjusted computations of increasing values are necessary. It encourages the man who builds and discourages idle speculation. In addition, it distributes values more widely and by so doing insures greater permanence in values. The tendency of this would be to a natural limitation of the heights of buildings rather than the sporadic skyscraper close beside the small structure.

PROF. COODNOW'S OPINION.

Thinks the Tax a Proper One, But Suggests an Important Modification.

Prof. Frank J. Goodnow, of Columbia University, when asked what consequential effects he thought the proposed surtax on the unearned increment of land values would have, said:

"I have not had any opportunity to consider, except in a very casual way, the memorandum on the unearned increment tax which you left with me.

"Any opinion which I have or might express is, therefore, of a very general and not of a very valuable character. I have, however, always regarded the increment tax as a fiscal rather than a reform measure. From the fiscal point of view it seems to me to be justified, since it takes from those who have been fortunate in their real estate investments a part of their profit. This profit, I think all would admit, is in some measure due to the influences which are quite apart from the prudence, foresight, etc., of the investor. In other words, the increment is in some measure unearned. The city is therefore justified in taxing it in some degree even more than it is justified in imposing ordinary taxes.

Its Social Effects.

"I am not so certain with regard to the social effects of the tax. By some it is claimed that it reduces the value of land. Others say it does not have this effect. If it does not, its social effect is insignificant. If it does, that effect is, in my opinion, beneficial. For I have never been able to understand how an increase in land value, which is due merely to pressure of population and in no degree to increased productivity, is of any benefit to the community. Any measure which will reduce land value without diminishing productivity seems to me, therefore, to be socially advantageous.

"Two points should, however, be noticed. Any marked and sudden change in land values should, in the interest of the municipal finances, be avoided. For our city financial system is based on land values, and, furthermore, on the supposition that those values will increase. In the second place, the proposed increment tax should not be imposed on an increase in land value following a decrease from a maximum, the increase to which has once been taxed. Thus, if an assessment has been raised from \$3,000 to \$5,000, and if the increment of \$2,000 has been taxed, no subsequent variations in the assessment below \$5,000 should be made the subject of taxation.

"With regard to the specific question which you ask, as to the possibility that the proposed tax will oblige the city or

the State to enter into the business of making loans to private builders in order to relieve the rent payer, I am unable to give a definite answer. If all the increment were taken, or so much of it as to discourage speculation in land, this might be the result. But I do not see how such action on the part of the city or the State would relieve the situation. For under the conditions assumed to exist there would not be any builders who would wish to borrow. A result which might conceivably come to pass would be that the State or city would have to enter upon the building business. This result has, however, followed in cities where the increment tax is unknown.

"I do not, however, see how the possibility which you suggest could follow the increment tax which has been proposed. For it is too small to have any great effect one way or the other."

WOULD BE A DOUBLE TAX.

President Miller of The Bronx Tells How City Expenses Can Be Reduced.

THE President of the Borough of the Bronx, Hon. Cyrus C. Miller, says: "Your letter of January 27th asks for answers to the following questions:

"(1) Do you look for a continued heavy increase in the cost of city government that will make it necessary radically to alter our present tax laws—for example, by the adoption of a surtax on the unearned increment of real estate?"

"No. The heavy increase in the cost of city government occurs largely because at this time more than at any other time in the history of the city extraordinary expenditures for subways, waterworks, court houses, paving and other expensive structures, come together.

"Every community gets the kind of government it deserves, whether expensive or economical. There is a tendency in all governments towards bureaucracy. Every time a new governmental function is begun a new department must be started for it with new heads of departments, records, clerks, etc., instead of enlarging the powers of the departments already in existence. This makes government expensive.

City Expenditures.

"Our method of government could be cheapened materially by simplifying it instead of complicating it. Every borough should be treated as a unit and all functions of the borough, such as docks, distribution of water, street cleaning, parks, sewers, etc., should be placed under the control of the borough president. Similar bureaus such as the tenement house and building bureaus should be consolidated. General governmental functions, such as education, health, police, fire and finance, should be exercised as at present.

Effect of Partisan Government.

"So long as the people of New York insist upon partisan government they must pay the bills. It is necessary to the life of political organizations that they make as many places for their followers in the government service as possible. Until New York wakes up to the fact that its business should be conducted on business instead of partisan principles, the cost of government will be high. Re-organization of the city departments on an efficiency basis would result in some savings, some employes now being under-paid, others over-paid.

"I do not favor a tax on unearned increases unless it is coupled with a contribution of undeserved decreases.

"Unearned increments pay a tax every year by means of increased valuation. There seems to be no good reason why the so-called unearned increment on land should pay a double tax, any more than an increase in the value of an investment in clothing or food. Each investor believes that the necessities of the public will compel it to buy his goods at an increased price. In this he may be right or wrong. The land-owner differs in no respect from the others.

"(2) The cost of city government, as a rule, is increasing in all civilized countries. Do you see any reason to believe that the tendency of city expenditures in New York to outrun the growth of population can be checked?"

"I believe it can be checked if the people are educated not to demand so much of an expenditure of city moneys. Every locality and every individual seems willing to make expenditures at the general expense. Officials must be elected who will deny these requests, and thereby become unpopular. We are drifting also toward paternalism. Many of the things for which we now spend money are good, but they are costly, and the expenditures bear heavily on real estate.

Must Increase City's Resources.

"(3) Do you consider the growth of population as having a direct bearing upon increment?"

"Yes and no. I think it has when the growth results in a form of development which increases values. Many times, however, influx of population into a district decreases values, at least for a time.

"We must realize that it is necessary for us to increase our resources in order to meet necessary expenditures. We have driven away a great deal of trade from this port by reason of our failure to develop our port facilities. This matter has now awakened public attention and probably will result in a change for the good. Increased port facilities mean more trade and greater values to our real estate. We must establish markets to feed our people better and more economically. This will enable them to live in better quarters and has a tendency to increase the value of real estate."

THEORY KILLED BY FACT.

E. B. Boynton Says Further Taxation of Real Estate Would Prove Disastrous.

"It is my belief," said Edward B. Boynton, president of the American Real Estate Company, "that the proposal to tax unearned increment, however much this plan of taxation may be justifiable ultimately in a more ideal state of society than that in which we now live, is untimely and ill-advised in view of present conditions.

"Some philosopher once made the comment that the greatest tragedy in the history of the world was when a theory was killed by a fact, and that is the tragedy we face in this proposition. The theory that society may rightfully share to some extent in the increased values which it helps to create is in New York City killed by the fact that New York real estate today is bearing all of the tax it can afford to pay and that any further imposition of taxes upon it must result in disaster and loss which would have far-reaching effect and in my belief would ultimately result in loss of revenue to the city rather than gain, by reason of loss of values which would be inevitable to real estate throughout the city.

"So long as society permits, legalizes and indeed encourages the individual

ownership of land, I cannot see that it can justly tax the value out of that land or confiscate such property. Thus, by way of suggestion, if we were to deal with this subject on the high plane of social justice, as some of the theorists would have us do, would it not be equally just to provide for a rebate to the landowner for decrement, as well as a tax for increment? If the community is to impose additional taxes where it creates value, should it not with equal justice provide for a return when it destroys value?"

"But, as I suggested in the beginning, this is not a question of theory; it is a question of cold fact, with which the real estate interests of the city must deal. New sources of revenue are desirable, but more desirable would be economy and efficiency in the distribution of tax funds and the proper enforcement of laws covering the collection of other forms of taxation, which are largely futile today.

"The State Legislature is dealing with a sensitive situation, and the credit of the city and its real estate market will not stand trifling with or experimenting with at the present time. Such an experiment as is proposed in this increment tax would, in my judgment, be harmful, impracticable and, indeed, suicidal."

REAL ESTATE BODIES PROTEST.

Adverse Action Expected from Taxpayers' Forums.

So far as heard from, the representative real estate bodies and the taxpayers' associations are all unqualifiedly opposed to the surtax on the unearned increment of real property recommended by the Mayor's Committee on New Sources of Revenue. Very general surprise is expressed that a committee appointed for the special purpose of devising means for relieving real estate taxpayers and rentpayers of at least a part of their burden should, on the contrary, seek to impose another general land tax.

A canvass made by the Record and Guide this week showed that a feeling of resentment is widespread among property owners. Many called attention to the fact that an "unearned increment tax" would not be a "new" source of revenue, as the Tax Department already annually increases the tax on land according to its supposed increase in value. Further, it was said that the proposed surtax would not be logical or fair unless the city pledged itself to return an equal percentage in cases where values depreciate.

Very general regret was expressed that the consideration of subjects of such high importance to real estate should be committed to men not intimately acquainted with the circumstances which control real estate.

None of the leading real estate boards and but few of the associations of property owners, local or general, have yet had opportunity to take formal action, but in numerous cases the prevailing opinion among the membership is so pronounced that the officers have no hesitancy in announcing what the attitude of their boards will be toward the proposition. Thus, the Real Estate Board of Brokers of New York, the Brooklyn Board of Real Estate Brokers, and the Long Island Real Estate Exchange are certain to take strong grounds against the measure should it be seriously considered by the city authorities.

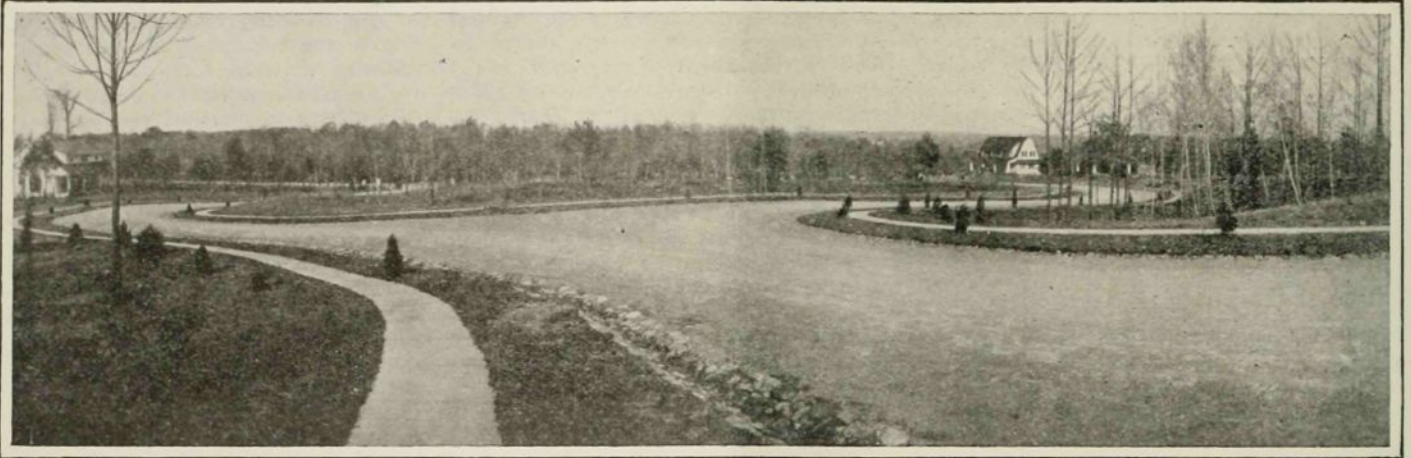
In the Allied Real Estate Interests the recommendations of the Mayor's committee has been referred to a committee for consideration, and formal action by

(Continued on Page 237.)

GENERAL LAY-OUT OF SUBURBAN TRACT.

Importance of Encouraging the Community Idea—Protection From Nuisances and Standards of Local Propriety—Co-operative Stores.

By WILLIAM HERBERT.



WINDING DRIVES AT GREAT NECK VILLA, L. I.

AMONG the aspects of suburban development which of late years have demanded a great deal of attention from development companies has been that of obtaining an economical and effective lay-out for a tract which was about to be placed upon the market. In the early years of suburban settlement little or no attention was paid to any such need. The suburban property which was sold consisted usually of lots on the outskirts of a town, the administration of which had already provided a street system and made the necessary improvements. In case the town government was negligent or slow, the owner of the property might put in some of the necessary conveniences at his own expense, but as a rule he limited his responsibilities and expenditures as much as possible. He had no idea of the advantages which he might have derived from developing a large tract under a general plan which associates all the purchasers of houses and lots and forms a part of that particular enterprise into a sort of community.

The Community Idea.

The general idea of "community" development has of late years come to play an increasingly important part in the business of selling suburban lots and houses. The "community" idea determines more and more frequently the whole policy of the selling company. It starts out to make not so much an extension to an existing city, town or village as a new center of local suburban

life, and the families which gather around this center are protected in respect to their common interests and are encouraged to promote their own joint welfare. The working out of this policy includes in its scope not merely a general plan of lot development and restrictions in the interests of all the buyers, but also the organization of joint sources which places at the disposal of all the residents upon the tract certain conveniences which no one of them could afford by himself.

At the present time, for instance, the more enterprising suburban companies usually try to secure tracts of some natural beauty, and a tract of natural beauty must mean one on which the ground is irregular in contour and which is usually covered with a more or less heavy growth of trees. They are enabled to develop property of this kind partly because improved train service has enlarged the area of suburban development, and because local trolley lines will usually carry their purchasers to the station. When the trolley service is inadequate a company will often operate an automobile service to and from the railroad. By one of several of these ways it has become commercially possible to open up tracts which formerly would have been considered too remote for settlement.

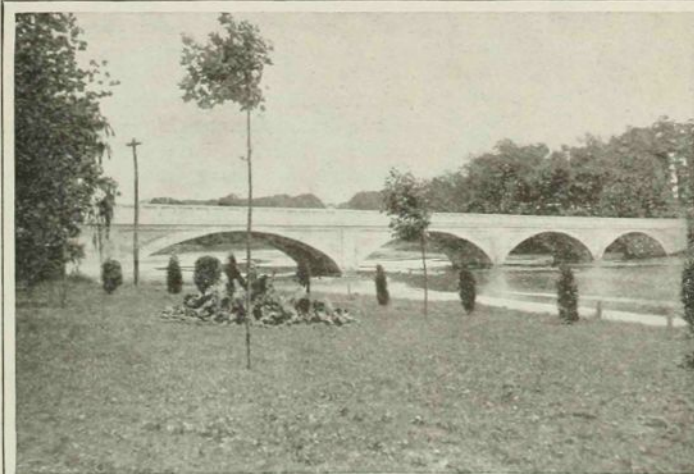
In such tracts the developing companies usually make all the improvements. It is better for them to do so when possible, because they can lay out roads and streets and put in the

needed drains, pipes and conduits for a smaller sum and in a more prompt and efficient manner than could the local government, and in the making of these improvements the first essential is a good general plan or lay-out. If a company is developing a perfectly level tract, the preparation of such a plan is not necessarily a very difficult matter, although even in cases of this kind the lay-out is of much more importance than the inexperienced man would suppose.

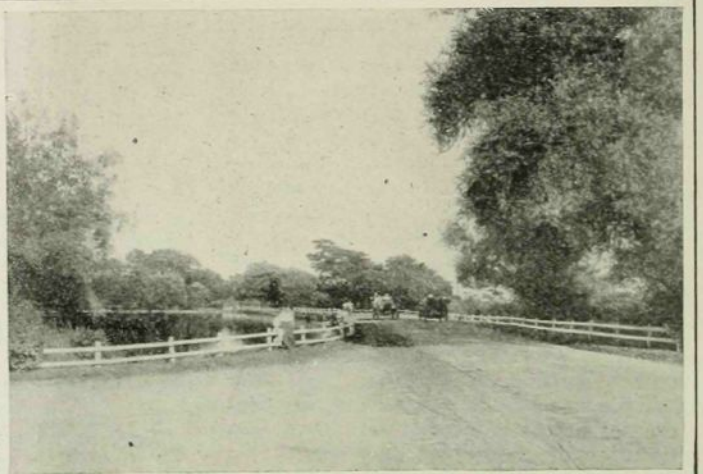
Preference for Picturesque Tracts.

But, as we have seen, the tendency recently has been to secure irregular and picturesque tracts, and even the inexperienced man can understand that the success or failure of the enterprise might very well depend upon the way in which a tract of this kind was laid out. It is essential that the main roads should be planned so as to reach by easy grades as much of the property as possible, that the less important roads or streets should be planned so as to utilize the tract to the best advantage and obtain the largest possible number of desirable building sites.

In arranging such a lay-out the means adopted to make the whole tract attractive in appearance are as essential as the means adopted to secure good grades, proper drainage, and the maximum number of salable sites. It is quite as essential that the whole development should please the purchaser as that any particular house or build-



UDALL'S BRIDGE, GREAT NECK, L. I.



MERRICK ROAD, NEAR ROCKVILLE CENTRE, L. I.



GENERAL VIEW AT JAMAICA ESTATES.

ing lot should do so. The consequence is that the larger companies spend a great deal of money upon the services of men who are fully capable of preparing an adequate general plan. Many of them will also spend a good deal of money upon purely decorative features, such as an ornamental gateway to the tract, the planting of shrubbery, or the laying-out of small parks or playgrounds. Of course, these expenditures are not possible except in an enterprise which is intended for comparatively well-to-do people, but it is extraordinary how much even a company which caters to a less exclusive class of customers can do to make the property look attractive without loading the lots or houses with an excessive charge.

Arrangements for Domestic Comfort.

Of course, the most complete provision has to be made by all these companies for the domestic comfort of their customers. In addition to such obvious necessities as a sanitary system of drainage, and an abundant supply of pure water, the modern suburban resident wants all the conveniences of a house or flat in Manhattan. He insists upon a telephone, electric lights, and upon gas for cooking in the kitchen, and even upon steam heat. The old hot-air furnaces are too dirty for the house-keeper of today. The house must be heated by some method of direct or indirect radiation.

Restrictions Must Be Adequate.

Another important aspect of the general policy of the development companies is that of restrictions. The purchasers of houses and lots in a tract whose residents must later form a real community must obviously be protected against nuisances of all kinds, and such a protection was afforded at a very early date by almost every developer who was selling off to individual purchasers more than an acre or two of suburban land. But in proportion as the "community" idea increased in importance a larger and larger number of prohibitions were inflicted upon the in-

dividual purchaser in the interest of the whole group.

In general, however, these prohibitions apply only to any use of the property by one purchaser which would tend to injure the property of his neighbors, but in certain cases the attempt has been made to maintain certain general standards of local propriety, the observance of which would be generally beneficial. Some companies, for instance, will not sell lots unless the purchaser agrees to build upon them within, say, a couple of years. In other cases any house which is erected must cost at least a certain sum. In a smaller number of instances attempts have been made to impose certain general standards of architectural property, but these in-



RESIDENCE OF JOHN SHEA, WYKAGYL

stances are not numerous. The free American citizen does not have to have his right to bad architectural manners circumscribed in any way. A development company that wishes to avoid the disfigurement of its "extension" by any flagrant breach of architectural good taste is practically obliged to build from its own plans all the houses situated in conspicuous locations.

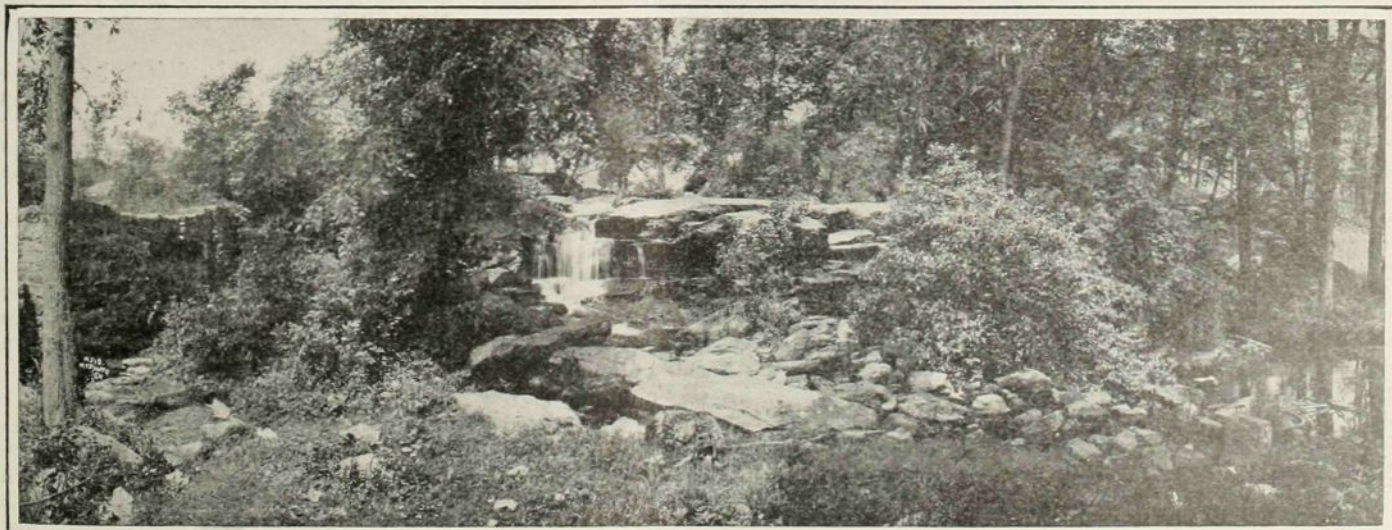
Social Attractions.

Of late years a still further development of the "community" idea has been taking. In addition to the ordinary conveniences which every American family demands, certain enterprising companies are attempting to provide a

number of additional attractions which help to make the lives of their customers easier and pleasanter. Not infrequently some kind of a country club is organized, which provides for its members tennis courts, perhaps a golf course, and a center of social entertainment. Other companies have organized a co-operative store, which sells groceries and ordinary necessities to the residents of the neighborhood at a price less than the ordinary country retailer would charge. In one instance there has been provided a sort of a clubhouse for the servants which will, it is hoped, help to make the run of cooks and waitresses less discontented with their remoteness from the city and with this clubhouse there is connected an employment agency, which helps to do away with one of the greatest of annoyances of the suburban resident.

Intelligent Co-operation.

Undoubtedly the future of suburban development lies along lines roughly sketched in this article; along the lines, that is, of planning for the benefit and in the interest of the whole group. The residents of any suburban neighborhood are much more dependent on one another for certain conveniences, economies and social pleasures than are the residents of a city block. The latter can draw upon the whole city for their associates and for their necessary services, but the suburbanites need the assistance of their neighbors. By intelligent co-operation they live more economically, more conveniently and more pleasantly. But many of them have not been trained for co-operation and need to be encouraged to do so and to be provided with the necessary machinery. This is what the better managed and more enterprising development companies are doing, and they will have to carry the process still farther during the next few years. It is the only way in which they can forestall the competition of co-operative semi-philanthropic companies which have become very popular in England and are not unknown in this country.



FALLS PARK AT LARCHMONT GARDENS.

VITAL QUESTIONS OF THE HOUR

Discussed at the Brooklyn Board of Brokers' Banquet—Brooklyn
Real Estate Securities Extolled and Subway Plans Explained.

THE annual banquet of the Brooklyn Board of Real Estate Brokers, which was held at the Brooklyn Club last Saturday night, was distinguished for the interesting statements made by some of the speakers and for the spirit of camaraderie manifested by the members. It was probably the most largely attended dinner the board ever held. De Hart Bergen, the new president of the organization, introduced the various speakers. The dinner was scheduled for seven o'clock and it was not long after that hour that the diners were seated.

The guests of honor were Public Service Commissioner George V. S. Williams, Col. Timothy S. Williams, president of the Brooklyn Rapid Transit Company; Frank Bailey, vice-president of the Title Guarantee & Trust Company; Commissioner of Public Works Lewis H. Pounds; Assistant Corporation Counsel Edward Riegelmann, who is in charge of the Brooklyn Bureau of Street Openings; Frederick W. Lindais, of the Bureau of Municipal Research, and Justice Crane, of the Supreme Court.

After cigars had been lighted and a number of facetious remarks had been directed at some of the prominent members of the Board of Brokers who were present, especially at David Porter and his lost dog, the vital speeches of the evening were made. Public Service Commissioner Williams aroused the enthusiasm of the brokers by his announcement that come what might he purposed to stand by Brooklyn and Queens in its fight for more subways; and his statement that the subway question had been one-sided too long received strong approval.

Mr. Williams on Subway Contracts.

"The criticisms of the proposed contracts are not criticisms of the contracts at all. They are a deliberate attack upon the whole scheme of private operation, and made deliberately by those who would make a political issue out of the urgent demand of the people for transit relief. This attack was started months ago. Last winter during the session of the Legislature extensive amendments were prepared by the Public Service Commission, which permitted entering into the contracts proposed with the operating companies. A joint committee of the two houses of the Legislature gave a hearing which was attended not only by members of the Commission, but by a majority of the Board of Estimate, who expressed themselves as in favor of the amendments.

"The opposition was represented by Mr. Shearn, who, representing Mr. Hearst's alleged ideas, spoke for a period covering several hours in opposition to the bill, reviewing in detail all the objections to the dual system, which are now urged. The Legislature passed the bill and it was duly signed by the Governor. Not content with that, certain taxpayers' actions were brought to restrain the Board of Estimate and the Commission from entering into the proposed contracts. These actions were carried through to the Court of Appeals, where a decision was rendered sustaining the legality of the proposed agreements.

"Since that time the Commission has

been at work preparing the contracts, and they are now practically completed. It now looks as though we were face to face with a fight between the friends of municipal operation and those who do not believe in that scheme. In discussing this feature I am going to limit my remarks as applying to the boroughs of Brooklyn and Queens, although I believe that the conditions are practically the same in the other boroughs. Were the city able to finish and operate the Tri-borough route it would mean nothing to a great majority of the people of these two boroughs. Queens would get absolutely nothing out of the proposition. The Borough of Brooklyn, with the exception of the people living along Fourth avenue and New Utrecht avenue, would never know, without paying an extra fare for finding out, that there was a municipal road in existence. This alone should be sufficient to dispose, so far as Brooklyn and Queens are concerned, of the theory of municipal ownership and operation.

Meeting Demand of Majority.

"When the minority of the Board of Estimate and the Public Service Commission speak of the 'subways being already under construction,' and that there is no hurry about operating contracts until they are finished, and when certain newspapers in editorials state practically the same thing, the people of Brooklyn and Queens should bear in mind that this is the 'subway' they speak of—this pet Tri-borough, city-owned, city-operated subway, which would cost the people \$200,000,000, and which would take every penny of the city's credit and \$34,000,000 besides to complete. The city is already operating ferries—one to Staten Island and one to Thirty-ninth street. The investment of the city in these two ferries is about \$20,000,000, and the total receipts from all sources since 1909 lack \$3,892,000 of paying even the operating expenses, and there has never been a charge of graft connected with the management of these ferries. It is just one of many instances of loss under municipal operation.

Brooklyn No Longer Step-Child.

"Even if public operation were possible it would be many years before Brooklyn could possibly be benefited. If we had been told a few years ago that we could get express service to Manhattan, even were we dumped out at the portal of one of the bridges, we would have received the news with joy. Now we are to have not only express service to Manhattan, but through Broadway, Manhattan, as far as Fifty-ninth street, all for a single fare, from any part of Brooklyn and many parts of Queens, and those living within the line of the Eastern Parkway, Nostrand and Livonia avenue routes, express service not only to Manhattan but to all parts of the Bronx.

"When these great benefits come—and come they will—Brooklyn and Queens will no longer be step-children in the Knickerbocker family, but will take the places they deserve by reason of their natural advantages and the fact that they are peopled by loyal, enthusiastic, home-loving citizens."

After Frank Bailey, vice-president of the Title Guarantee and Trust Co., who is personally known to hundreds of Brooklyn brokers, had poked fun at some of his broker friends, he spoke in his usual quiet, forceful way of certain conditions pertaining to the real estate business. The salient points of Mr. Bailey's speech follow:

Mr. Bailey on Brooklyn Mortgages.

"There are many officers of New York institutions who consider that they are able and successful in such proportion as they daily assail Brooklyn. These institutions take great pleasure in calling every Brooklyn mortgage under their control. This evening I will not mention any names, but I have in mind two institutions whose officers have directed that all mortgages on Brooklyn property shall be called. They have not lost any money in Brooklyn, but they hate the borough and think that they are important if they take a position inimical to Brooklyn. In one case the mortgages on the homes of the little people were called in order that they might lend the money at the same rate of interest to 'swell' Manhattan institutions.

"A large proportion of the deposits of these New York institutions come from Brooklyn people, and if such discrimination against Brooklyn existed in the State of Oklahoma, the Legislature would at once be appealed to for relief, and the public would demand that an institution which was ready to accept money from a locality should support that locality.

"The strongest savings bank in Greater New York in the percentage of surplus is the Williamsburgh Savings Bank, of Brooklyn, and that bank, instead of buying bonds, which is the lazy way of investing, has accumulated the second largest surplus of any savings bank in the state, because they have freely lent their money in Brooklyn to Brooklyn owners. Brooklyn mortgages today are as safe as Manhattan mortgages, for in no city in the country has real estate depreciated more in the past five years than in many parts of the Borough of Manhattan. Money can be lent in Brooklyn with entire safety, and you should brook no criticism of Brooklyn mortgages.

"The Bond and Mortgage Guarantee Company, in the 20 years of its existence, has made loans amounting to over \$300,000,000. Its losses have been less than \$30,000. Show me a better record in Manhattan.

"Let us stop this discrimination—it tends to higher rates of interest. Let us stop it—or stop the flow of money into those institutions, the management of which is too grand to lend money in Brooklyn.

"If your organization will direct its energy to this purpose, I think you would end either the discrimination or those who discriminate. Let us try and get even with those who are constantly pounding us. The people of Brooklyn will support such an effort."

Col. Williams on Transit.

Col. Timothy S. Williams, in the course of a speech that defended the Brooklyn Rapid Transit Company, said that he was happy to state that this company, of which he is president, was

quite in harmony just now with city officials on the subway question. "All elements of society," continued Col. Williams, "think transit conditions could be improved, and I agree that this is a platitude that applies to every surface railroad in the world. But all of you apparently forget that a company's efforts to be useful to the public are crippled by the officials handling public thoroughfares. More cars on some thoroughfares mean more congestion and lesser transit, and there are always plenty of travelers, like Don F. Seitz, for example, who can tell us how to operate a railroad and they base their knowledge of railroad operation on the fact that they ride on a car. The Brooklyn Rapid Transit Company, for many years, has received applications for franchises in many Brooklyn streets, where property owners welcome the idea of a railroad; but we cannot get them on terms which any company with self-respect can accept. Very limited franchises are a drawback and are practically worthless. If we want a reasonable franchise we are hampered by extreme delays in the Board of Estimate. The company I have the honor to represent is doing the best it can in a part of the city that is growing rapidly and where legal and municipal obstacles to railroad development abound. The Brooklyn Rapid Transit Company as much as any other factor is aiding the growth and improvement of Brooklyn. For many years the suburban area of the borough has grown tremendously in population, and its only means of cheap and quick transit has been the cars of the Brooklyn Rapid Transit Company."

Judge Crane's Speech.

Justice Frederick E. Crane, of the Supreme Court, followed Col. Williams, and his speech was interspersed with wit. The Judge came directly from court, where he had been until late owing to charging a jury. Among other things Justice Crane said: "You fellows look happier than I do, because you have all had your dinner, and I came in here in time to miss mine. But, then, real estate men always do look well fed. I don't know why you invited me here to speak, because judges are supposed to remain silent, and that is where they differ with the real estate men. I suppose it is permissible to use a legal phrase here and call you gentlemen 'the procuring causes.' The business procured by you is what helps the assets of this great city of ours and that helps to pay the salaries of the judges. But they are a thankless lot, for if any taxpayer gets in trouble the judge might be against him as quickly as he might be for him. It is a shame to ask a judge to talk to you real estate men who can usually talk so well for yourselves. But I suppose it is a case of trying it on the other fellow."

"Gentlemen, when I think of what the real estate business was many years ago, and what it is now I am strongly confronted with the fact that like the world at large the business has improved and that it is even more than a business, it is a profession requiring the very highest order of talent and ability, and in its best and highest sense it is a profession closely allied to the doing of justice. You have a wider field than the lawyer. You sit in condemnation proceedings and the court in determining the scope of the work of commissioners must rely upon your intimate and special knowledge. Many years ago Rufus Choate won a celebrated case by the sheer force of his majestic eloquence. He enraptured the jury and made it believe that black was white. Nowadays juries are about as hard-headed as the court itself and they are swayed very little by the oratorical ability of any member of the bar. Facts are well singled out by them from the

tangled web of eloquence and cases are decided pretty much on their merits.

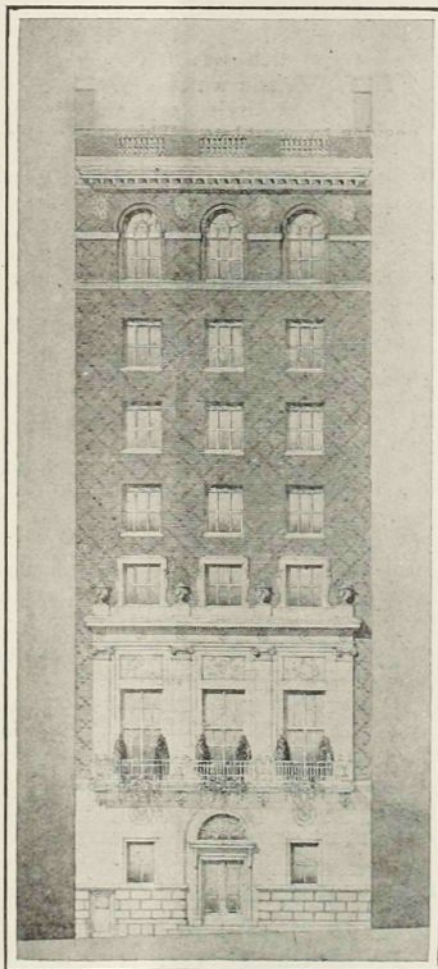
"As nearly as I can discern the real estate man has acquired the eloquence that formerly belonged to the bar. The real estate man is prone to appear before Public Service Commissions, Boards of Estimate, Boards of Aldermen and even before the courts themselves to argue in behalf of certain subjects and to urge public improvements and he impresses them with the force of his logic and the skill of his presentation. Much of the work that was formerly done by lawyers is now done by the real estate man, such as drawing up deeds, examining titles and attending to assessment matters. And to that extent you are in the profession of the law. Whether you are inside the Inner Temple of my profession or not, I can nevertheless wish you godspeed in your profession and express the hope that you will aid the administration of justice within your sphere by honorable dealing between man and man."

Other Speakers.

The last speaker was Assistant Corporation Counsel Riegelmann, who delivered a speech full of witty sallies at the real estate men and which contained a humorous description of his experiences with them in the Bureau of Street Openings. He concluded by declaring them to be the "toughest bunch I ever met, but I enjoyed the dinner, nevertheless."

WOMEN'S UNIVERSITY CLUB'S NEW BUILDING.

Plans for the proposed new home for the Women's University Club to be erected at 106 to 108 East 52d street, which are being completed by Nelson & Van Wagenen, of 15 West 38th street, provide in a remarkable way for the comfort and convenience of its members.



Nelson & Van Wagenen, Archts.
106-108 East 52d St.

ACCEPTED DESIGN FOR WOMAN'S
UNIVERSITY CLUB.

The Diners.

Among those present were J. D. H. Bergen, Frank B. Hall, Herbert O. Hyatt, David B. Hutton, William J. Howie, Arthur B. Gritman, C. R. W. Walden, William P. Rae, William G. Morrissey, Howard O. Campion, Howard C. Pyle, George H. Gray, Thomas F. Martin, Michael F. Gleason, Walter Dewsnap, Remsen Johnson, Nelson B. Simon, Clinton D. Burdick, Henry A. Howarth, F. D. Simonson, William M. Greve, Clifford S. Kelsey, Charles C. Stelle, William H. Rose, Lawrence E. Sutton, Francis Weekes, William W. Taylor, Alexander C. Snyder, F. J. W. Diller, George F. Parmelee, Frank H. Tyler, Henry B. Davenport, Julius B. Davenport, Sig. Cederstrom, W. E. Severn, Clarence B. Smith, W. G. Murphy, John E. Henry Jr., Arthur H. Waterman, Clarence F. Waterman, Z. D. Berry, James L. Brumley, I. O. Horton, George S. Horton, A. J. Horton, Stephen F. Barrera, Thomas J. Redmond, Charles Partridge, David Porter, Evan J. Rustin, Frederick B. Snow, Charles T. Inglee, Ernest Kraft, Henry B. Lyons, Isaac Cortelyou, William H. Smith, Fenwick B. Small, Nathan Stern, Joseph M. May, Louis Beer Jr., Louis Gold, Harold G. McNulty, James B. Fisher, Harry A. Crosby, Frank A. Seaver, William H. Goldey, A. J. Waldron, John C. Giles Jr., Charles Gilbert, Arnold T. Ghagan, Harry A. Levine, Charles D. Behrens and Henry Flegenheimer.

The building will be provided with a restaurant and roof garden and will be modern in every way.

On the first floor will be a waiting-room, office and main and private dining-rooms, living-room, lounge and assembly rooms; on the second floor, library, board rooms and bed chambers; on the third, bed chambers; on the fourth, fifth, sixth and seventh floors, lounging-room with adjoining locker and dressing rooms provided for suburban members on the seventh floor, and gymnasium, locker and dressing rooms with servants' rooms on the eighth floor.

The features of the equipment include vastly improved fumigating, disinfecting and laundry plants, incinerators, vacuum cleaners and scrubbers, and every modern appliance for the sanitary upkeep of the property. The facades will be of buff brick with limestone trimmings. The height of the building will be eight stories, fronting 38 feet in 52d street with a depth of 100 feet.

In all probability contracts will be awarded within a few days.

Officers include Miss Elizabeth Brown Cutting, president; Miss Helen M. Kelsey, secretary, and Mrs. Benjamin Howes, treasurer. Within the past few weeks several buildings of this type have been reported under contemplation. The hotel for women which Mrs. Oliver H. P. Belmont contemplates erecting, will be designed to be an inexpensive home for self-supporting working women. A site has not yet been found and final plans have not been prepared. Lawler & Haase, architects, of 69 Wall street, have prepared plans for a working girls home, to be erected in the north side of 120th street, between Morningside Drive and Amsterdam avenue, by Susan Devin, of 220 West 105th street. This contract will be awarded some time in February. The Women's Cosmopolitan Club, of 142 East 33d street, of which Mrs. William Adams is president, has leased for a term or years the building at the northeast corner of Lexington avenue and 40th street and will either alter the building to suit its requirements or erect a new structure.

A BURGLAR-PROOF HOTEL.

The Biltmore Will Also Be Noiseless—Building Material Quantities.

John McBowman, associate of Gustav Bauman, manager of the Hotel Biltmore, is laying out details for the purchase of furniture and supplies for this great new hostelry. The amount of money that will be required to fill this contract will be close to \$800,000. This will not include the cost of construction and other equipment.

The contract for the architectural terra cotta on the Biltmore Hotel ranks among the largest orders ever placed in New York City for this material—in all there will be about 3,000 tons. In color, it is to be made of a gray, which will match the limestone and harmonize with the shade of brick to be used on the main shaft of the building. The crown of the building, from the twenty-first story, including the main cornice and penthouse, will be constructed entirely of Federal architectural terra cotta, and there will be a large colonnade of fluted columns and pilasters, extending from the twenty-first to the twenty-third stories, forming the prominent feature on all four elevations of the building. Surmounting these columns is an arched frieze in which occur beautifully designed, spandrel panels. This feature is heavily ornamented and is surmounted by an elaborate cornice of very ornate character. The general order of architecture is Italian Renaissance.

The most conspicuous feature of the building is the roof garden on the Vanderbilt avenue side. This is built in the lower part of the light court in between two wings of the building, and also extends in the form of a pergola across the whole Vanderbilt avenue elevation. This feature will be constructed largely of terra cotta, and prominent in detail will be some large supporting caryatids. The architects' drawings also show some ornate terra cotta vases of unusually large size, which are to set on the balustrade.

Twelve thousand tons of structural steel will be required and more than 4,000,000 common brick, 2,000,000 front gray brick, and approximately 5,000 barrels of Portland cement. The total cost of the structure will be in the neighborhood of \$5,500,000.

The building is being erected for the New York Central & Hudson River Railroad Co. from plans by Warren & Wetmore by the Geo. A. Fuller Company, general contractors. It will stand on Madison and Vanderbilt avenues, between 43d and 44th streets, and occupy a plot 200.10 x 215.8, and will rise twenty-six stories above the street level.

Built-In Apartments.

One of the new features of the Biltmore will be fourteen built-in apartments, containing a different number of rooms en suite. While these will be part of the hotel, they will not open directly into it, but will to all intents and purposes be separate entities. Cooking will be forbidden in these apartments, but the occupants will be served from a special kitchen. The purpose is to allow the tenants to make themselves as homelike as possible and yet be guests of the hotel and enjoy the service therefrom, at a rental of from \$10,000 to \$15,000 a year.

Another new feature will be that all chamber doors will be noiseless. No person will be able to disturb another hotel guest by carelessly slamming his door. The lock on the door will also be silent, and when one has locked his door on the inside an indicator will warn the chambermaid and other employees that they must exercise care in passing through the hall so as not to disturb the guest. When the room is

vacated a different indicator will give notice at the office, which then will signal the chambermaid that the room is ready for attention.

In case the guest has valuables in his room, he notifies the clerk at his desk, who electrically seals the doors and windows, and thereafter not even the guest himself can enter the room without the master key or its duplicate, thus making the whole building burglar-proof.

The finished building will have 1,000 rooms and will be designed primarily for the entertainment of the patrons of the New York Central Railroad. The decorative design harmonizes with the rest of the New York Central Station equipment.

A WIDOW'S DOWER.

A Bill in the Senate Would Have This State Follow the New England Law.

Under the law of the State of New York, a wife's signature is necessary to a deed of conveyance of real estate, because of her dower right to a life interest in one-third of the real estate which her husband may leave at his death. In the New England States her signature is not required to a deed of conveyance of property belonging to her husband, for the reason that the wife has no interest in her husband's estate during his lifetime that makes her assent necessary to the conveyance of his real estate.

A bill has been introduced in the New York State Senate by Mr. Herrick, read twice, ordered printed and referred to the Committee on the Judiciary, which amends section 190 of article 6 of chapter 52 of the laws of 1909, being chapter 50 of the Consolidated Laws, known as the real property law, in relation to the right of dower.

The bill reads as follows: "A widow shall be endowed of the third part of all the lands whereof her husband was seized of an estate of inheritance at the time of his decease." (The words in the present law, "at any time during the marriage," are stricken out.)

Assemblyman Michael Schaap, leader of the Progressives, has introduced a bill to reduce the tax rate on all buildings in New York City to one-half the tax rate on all land by five equal reductions in five consecutive years. Assemblyman Schaap said regarding this bill: "The bill provides for submitting this proposal to a referendum vote at the next municipal election."

By Senator Pollock.—Concurrent resolution proposing an amendment to Section 7 of Article I. of the Constitution relative to taking of property for public use and relative to excess condemnation by cities.

By Assemblyman McKee.—Amending the Greater New York Charter by changing from 5 per cent. of the valuation of real property deemed benefited by a local improvement to any assessment in excess of \$50, the cases in which assessments on benefited property may be divided into ten annual installments. Same as or similar to a Senate bill introduced this session.

By Assemblyman Ulrich.—Amending the Greater New York Charter in relation to interest on unpaid taxes. It strikes out the provision for the charging of a penalty interest of seven per cent. upon personal property taxes remaining unpaid on the first day of June after they become due. It also strikes out the provision for a similar penalty upon the first half of the annual tax on real estate remaining unpaid on the first day of June after it becomes due, and provides that in the case of the real estate tax the penalty interest shall commence, if it remains unpaid, on the first day of December after it becomes due.

REAL ESTATE BONDS.

Banking Department Head Recommends State Supervision.

George C. Van Tuyl, Jr., State Superintendent of Banks, in his annual report, recently issued, renews his recommendation made last year that the sale of securities by real estate corporations be placed under adequate supervision and examination by the State Banking Department.

The status of several so-called real estate companies which have made a business of selling securities to the public has been called in question during the past year, he reports, and some efforts have been made by the department to improve conditions.

He further states that at the present time it is impossible to determine whether a corporation is simply borrowing money for the purpose of properly developing its real estate, or if the sale of its bonds is the only purpose for which it was organized.

Need for Reform.

The recent failure of a large New York real estate corporation should focus public attention upon the need for reform in the sale of real estate bonds. The liabilities for bond issues of this parent company and its subsidiaries reached the enormous total of nearly \$3,000,000. These bonds were unsecured and the bondholders face a serious loss.

The fault in this instance would seem to lie in the total lack of protection provided for investors who have shared in the success or non-success of the ventures, with no recourse in case of failure, no reserves to fall back upon.

Investors themselves are much to blame for their own losses. The unquestioned value of real estate has led to the wrongful assumption that the numerous securities offered in the name of real estate are all of equal merit—simply distinctive as to name—whereas they really represent decided differences in worth, with the interest rates usually increasing in exact ratio to the speculative risk or decreasing protection afforded the purchaser.

While it is true that many persons have reaped returns from speculative real estate bonds, the risk should be well understood when the purchase is made. There would be few losses in this field if investors would base their buying judgment, not upon the exploited advantages of a security, but upon the scarcity of discoverable disadvantages.

Unsecured Promises.

Many so-called real estate bonds are simply unsecured promises to pay with no real estate backing at all. Many are issued against second mortgages. Others are secured by first mortgages, but not all of these are guaranteed by adequate reserves. It may not be generally known that guaranteed first mortgage securities issued under the State banking laws are now obtainable by those who appreciate the difference between a secured first mortgage investment at a moderate rate and an unsecured so-called real estate security at a high rate. It is simply a case of preferring safety at as high a rate as goes with safety to the risk involved in purchasing unsecured bonds at higher interest rates.

Mr. Van Tuyl's recommendations will doubtless not be opposed by those institutions making a practice of providing the utmost protection available for purchasers of their securities.

—Freeholder Borough, of Monmouth County, is considering the subject of equipping its fire department with motor-driven apparatus.

FOR DIOCESAN CONVENTIONS.**The Great Hall at Synod House Will Be Richly Panelled in Oak.**

The Synod House for the Diocese of New York will contain a great hall to be used for diocesan conventions, public meetings, etc. It will be richly panelled in oak up to and including narrow galleries along the sides, and deep galleries at either end. The ceiling will be of very rich open timber construction, decorated in color. There will be an organ at one end of great power and volume.

The main entrance is from the corner of Amsterdam avenue and Cathedral Parkway by means of a stone vaulted vestibule. Below the Synod Hall will be an undercroft of the same size, entirely vaulted in masonry and following somewhat the lines of similar work at Mont St. Michael. This will be used for banquets as well as for meetings, etc. There will also be a large number of committee rooms and conference rooms.

The exterior walls are of rich yellow color, the material being West Virginia stone from the Kingwood quarries. The scheme of sculpture decoration of the exterior will be very complete and elaborate, but the details have not as yet

Realty League.
Seventh Avenue Association.
North Side Board of Trade.
East Tremont Taxpayers' Association.
Harlem Property Owners' Association.
House and Real Estate Owners' Association of the 10th, 11th and 17th Wards.
Real Estate Owners' Protective Association of the 12th and 22d Wards.
Taxpayers' Association of the 18th and 21st Wards.
Greater New York Taxpayers' Association.
South Bronx Property Owners' Association.
Kingsbridge Taxpayers' Association.

General Expressions.

"The proposition of the Mayor's committee for a further general tax on real estate was surely not in the direction where the committee was appointed to work," was the way it was put by a representative of Washington Heights Taxpayers' Association.

"Taking conditions as they exist, the ingenuity of the human mind could not devise a scheme more onerous to and more destructive of the values of real

day in the auction and at private sale at from 25 per cent. to 40 per cent. less than its assessed value. It is to be hoped that real estate is not to go through an agitation such as that which the financial interests are experiencing through the Pujo Committee."—Herbert A. Sherman.

A NEW PLAZA PROPOSED.**To Connect the Manhattan Bridge with the New Civic Center.**

Henry M. Toch, of the firm of Toch Brothers, paint manufacturers, has written to Mayor Gaynor with reference to making a large wide avenue that would connect the beautiful plaza to be built at the entrance to Manhattan Bridge with the new civic center at the Court House and extending on to the City Hall.

"We would then have a thoroughfare," says Mr. Toch, "the effect of which would be not alone to enhance the real estate values in a section that has long been dormant, for new and modern buildings would be erected there, but it would also make the civic center a part of this Manhattan Bridge approach, and would give us breathing space and a beauty spot worthy of the imperial city."

In the last annual report of the Chief Engineer of the Board of Estimate and Apportionment, the following reference is made to the plan for the new civic center:

"Perhaps the most notable undertaking which the city has ever attempted in the direction of a betterment of the city plan, including provision for the convenient and effective grouping of public buildings, is that provided for in the report of the committee on new court house site in the Borough of Manhattan, which report was adopted by the Board of Estimate and Apportionment.

"Not only will this plan furnish an adequate site for the new court house, but if carried out in its entirety it will also be virtually an extension of City Hall Park, to be surrounded by buildings of a dignified character and to have suitable connection with both Brooklyn Bridge and Manhattan Bridge."

New York Men Prominent in the Tax Conference.

Two hundred delegates were in attendance at the third State Conference on Taxation which was in session at Binghamton Tuesday, Wednesday and Thursday of this week. E. E. Woodbury, of Jamestown, former chairman of the State Tax Commission, called the conference to order. Thomas F. Byrnes, of Brooklyn, chairman of the State Tax Commission, was elected chairman of the conference, and Edward L. Heydecker, of New York, secretary.

Mayor John J. Irving welcomed the delegates.

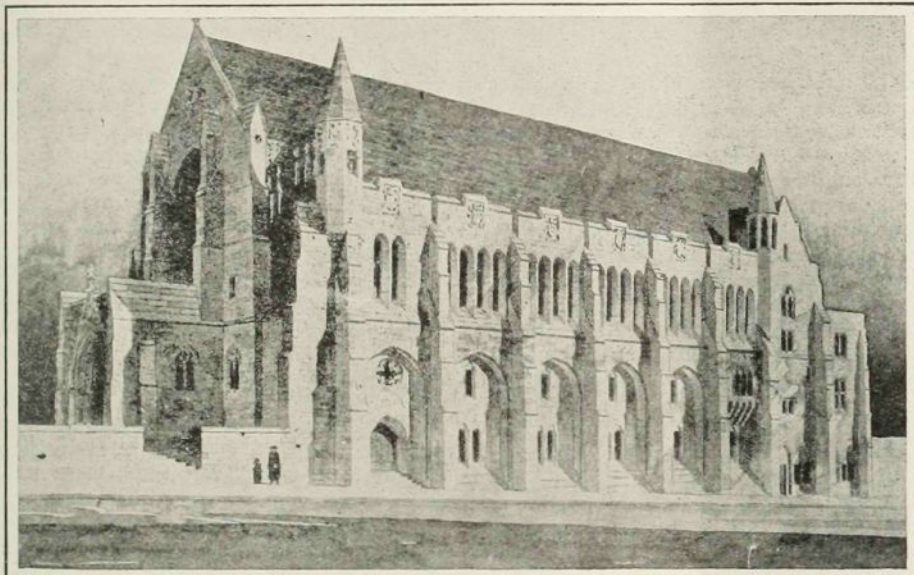
Among the speakers were Lawson Purdy, A. C. Pleydell, Frances M. Whitney, Prof. J. F. Johnson, E. A. Tredwell, Dr. Abraham Korn, Charles T. White, Michael Kingsley, all of New York.

Confident of the Future.

(By Robert E. Dowling.)

On the whole, it looks as if 1913 would be a most important year for us all, and it may prove to be one of the best we have seen since 1906. It would be very interesting, indeed, if we knew now what it would be like. Those of us who have been through the past twenty-five years of the market have the most faith and confidence in the future.

—The first asphalt pavement of any quantity in this country was laid in 1877 on Pennsylvania avenue, in Washington, and since that time it has been in general use all over the country.



Cathedral Parkway.

SYNOD HALL, CATHEDRAL OF ST. JOHN THE DIVINE.

Cram, Goodhue & Ferguson, Architects.

been decided upon. This sculpturing will be largely concentrated around the west porch and west elevation. On the north side facing the Cathedral close there will be an open-air pulpit.

The style is the simplest form of early transitional Gothic, based on those models which are found throughout France, Spain and England, and before the style differentiated itself to any great degree amongst the different nationalities. Cram, Goodhue & Ferguson are the architects.

REAL ESTATE BODIES PROTEST.

(Continued from page 231.)

the general body will be taken when this committee is heard from. Allan Robinson, the president, has in the meantime expressed his personal views by saying that he feels that a tax could be more properly placed on personality to relieve real property.

The list of organizations which can be counted upon to oppose an unearned increment tax on real estate includes the following principal bodies:

- Real Estate Board of Brokers of the City of New York.
- Brooklyn Board of Real Estate Brokers.
- Real Estate Exchange of Long Island.
- Allied Real Estate Interests.

estate than to impose upon it an unearned increment tax, unless absolute confiscation were proposed."—William H. Chesebrough.

"Real estate already is doing more than its fair share. We are told that, of the revenues collected by New York City, real estate furnishes 77 per cent. of the total. In Chicago the realty contribution is 42 per cent.; in Paris 3-10 of 1 per cent.; in Vienna it is even less, and Berlin is charged less than 9 per cent. Why is New York so penalized?"—Herman De Selding.

"The suggested unearned increment tax I believe is unfair, as being double taxation, under our present circumstances of assessment. We assess on the selling or speculative value of the land, and as the price goes up and the tax assessor follows that price very closely, we now pay a tax on the unearned increment. To add a special increment tax amounting to, it is estimated, 12½ per cent. of the rent from such added value, does not seem good judgment, but a grave error."—E. A. Tredwell, President Real Estate Board of Brokers of New York City.

"I think it is a crime to place further burdens on real estate. There are many other methods by which needed revenue may be raised. Real estate is now so burdened that property is selling every

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building
Manager for the American Real Estate Company.

DOWNTOWN OFFICE BUILDINGS

The Manager's Duties—Planning the Building—Scrutiny of
Tenants—Walls and Partitions—Maintaining Adequate Service.

By JOEL S. De SELDING.

IT is now an established fact that the duties of an office building manager generally begin with the excavating for the foundations. Leases are very frequently made before title is taken to the property, and it is expected that manager, owner and architects will cooperate one with the other. No matter how well versed the architect may be in modern building construction, there are always some points regarding rentability of space which only the building manager knows, while the architect does not, and he must contribute to the latter's knowledge the benefits of his highly specialized information. The average architect thinks first of beauty in design and is frequently willing to sacrifice utility to a certain extent in order to carry out this idea. The manager must frequently act as a check on the architect's ambitions. He must also be able to show the owner the proper rent-giving qualities, and by his knowledge of maintenance expenses keep the cost of the projected building to a figure which will make possible an adequate net return on the investment.

The arrangement of offices, the position of elevators and the distribution of windows are all important rent-producing factors, and exterior design, with beautiful halls and entrances, will not produce income if the first named features are neglected.

Must Know the District.

The manager must know thoroughly the district in which his building is to be located, must study the rental rates in the neighborhood and must foresee what class of tenants are likely to be induced to enter the building. In the old financial district this was not a difficult matter to determine, but the rapid changes of the last few years have made foresight in this respect a very important factor. The last few years have witnessed a remarkable expansion in building activity and have produced extraordinary changes in trade centers. Where formerly tall office buildings were confined almost wholly to the southern end of the island, to-day they are found as far north as 59th street; and the first question the manager must ask himself on assuming charge of a new operation is, "What class of tenants is most likely to inhabit the structure?"

Play for the Leaders.

Certain buildings are frequently known to attract certain lines of business, and if the conditions are carefully analyzed it will generally be found that the manager was skillful enough to procure the leaders in these certain lines as tenants before the building was completed. Some lines, such as diamond dealing and architecture, especially desire good north light, and where this can be obtained in abundance it makes a very good talking point in securing such

tenants. Other trades desire proximity to the post office or some other activity connected with their regular business. A great public convenience like a big railroad terminal is a very strong determining factor, both as to tenants and as to rent per square foot, while large public buildings, like court houses, the City Hall or the Register's office, are sure to draw certain tenants to the immediate neighborhood.

Should Know What Things Cost.

Determining in advance the details and cost of maintenance are very important features of a building manager's duties, and a thorough knowledge of what it costs to equip, man and clean a building is essential. Help of all kinds, from engineers to scrubwomen, must be considered and their number and kind determined largely by the sort of service the building intends to offer; and this latter frequently determines the class of tenants. The manager must know the cost of each kind of help and must know the minimum wage that can be paid for the kind of service expected. Upkeep and repairs must be nicely figured and features which tend to increase maintenance cost should be eliminated. Exterior brasswork on a building may be very ornamental, but the porter service necessary to keep it in presentable condition may prove to be a considerable addition to the weekly payroll. The kind of plant to be installed should be given the most careful thought, as the cost of coal is one of the largest single maintenance items in a building, and a wise manager is often able to save an owner thousands of dollars a year by his suggestions in this respect.

As to Structural Ornamentation.

It must not necessarily follow, however, that a manager can have no eye for artistic effects. A good exterior does affect rents, and interior ornamentation frequently attracts tenants. The most important part of the exterior is the first few stories and the entrance, and in most cases elaborate architectural effects on the upper portion of a tall building are a useless waste of resources, as they are entirely non-productive. To some structures, such as the Singer Building and the Metropolitan Tower, this criticism does not apply, as these buildings are designed primarily as the homes of the owning companies, and a certain amount of cost for extraordinary structural ornamentation can be charged off to advertising. This advertising value applies not only to the business of the company, but also to the business of getting tenants, as it undoubtedly is desirable for some tenants to be located in a building known the world over.

Guard Your Building's Good Name.

This fact, however, brings up another consideration to the manager, and that

is the careful scrutiny of tenants. The tenant shares to a certain extent in the reputation of the building, and thus it is that we frequently see fraudulent mail-order houses and dishonest stock-selling concerns located in buildings of national repute. One of the best assets a high-class office building can have is a reputation for never housing tenants of doubtful reputation. The mere ability to pay rent is by no means the only consideration in taking a tenant, as some of the worst frauds will willingly pay more than honest concerns and make it a point to pay rent with great promptitude so that they can get a clean bill of health from the landlord when they see fit to give him as a reference.

After a tenant is secured the manager is often called upon to assist the tenant in laying out his office and arranging partitions in an economical and at the same time artistic fashion. A wise manager will guide the tenant away from peculiar arrangements of partitions, as this often saves ripping out of partitions after the tenant has left the building. Painted walls are much more sanitary and cleanly than those covered with paper or burlap, and the tenant should be persuaded against using these latter wherever possible. In course of time the manager comes to know what interior colors are best adapted to certain businesses and will always advise their use. For general office purposes a light buff is a very satisfactory color, as it lightens up a room, is easily kept clean and does not tire the eye. A good stippled wall painted in this color can be washed down at any time and will remain sightly for a number of years. A single fresh coat will often suffice for an incoming tenant where the walls have been so treated; and this is a repair item worth considering. This color, however, would be absolutely fatal for an office intended for occupancy by a jeweler or dealer in precious stones.

Adequate Service.

One of the most important items in modern office building management is the maintenance of adequate service, and the manager must strive to lessen in all possible ways inconvenience or loss of time to tenants. The success of the various tenants is important to a building, as they will generally stay on from year to year if they succeed and quickly move if they fail. The manager should therefore see that everything possible is done to aid their success, and should at all times be willing to listen to reasonable suggestions for increased efficiency.

Good elevator service is a great asset to a building, and a good reputation in this respect will bring many tenants unsolicited to an office building. The manager should insist on courteous treatment of tenants and their visitors by all employees of the building, and particularly by hallmen and elevator runners. He should also insist that his runners be careful and sober men. A careless elevator operator is a menace to safety and will disturb a tenant quicker than almost anything else. In like manner the manager should see that the offices are thoroughly cleaned

and that the work of the porters and scrub-women is carefully watched. The superintendent should be instructed to visit each office at least every other day, and in this way keep track of the cleaners' work. Wherever possible the manager should make friends with his tenants and let them understand that he desires their co-operation in maintaining a high standard of efficiency, and should always be careful not to promise that which he does not intend to perform. If he agrees to make repairs, he should see that they are made; if the repairs can not be made, he should say so at once and not attempt to "bluff." He should, in other words, as far as possible establish a reputation for regarding his tenants' interests as personal, and while safeguarding the owner's interests lead the tenants to know that theirs are always protected.

Signs of Inefficiency.

The first and foremost evidence of inefficiency in an office, machine shop, factory, workroom or office building is the volume of noise created therein. Noise is the result of careless work and slipshod management. Noise is also a positive evidence that everybody is not working in unison or rhythm. In other words, noise is confused sound and confused sound is energy wasting. A noisy elevator is the first indication that it is out of order. Therefore, it is one of the surest proof that a building is well conducted when the little things as well as the big things in its upkeep are in good working order. A loose fire shutter that flops in the wind, a disconnected thermostat, a loose door hinge, or a rattly elevator gate indicates inefficient management on the general principle that if the little things are not attended to larger ones are also neglected.

Doors That Stick.

Doors that stick are out of true. Sometimes conditions do not warrant hanging a new door to relieve the trouble. Correction of this fault can frequently be made by attaching strain bars from the lower outside corner to the inside top corner diagonally across the face of the door. When a turn-buckle is put in the center so that it can be lightened or loosened when occasion demands, the door will not drag. This is desirable on fireproof doors which have become out of plumb and which are supposed to automatically close tight, but do not.

The Burned Clay Tile.

One sees much more burned clay in floor tiling now than formerly. There is both beauty and service qualities about the burned clay tile that appeal. We meet with attractive color tones in both dining-room and kitchens, as well as on porches and in the back yards of city houses.

New York City owns 250 parcels of unimproved property, the estimated value of which is between \$12,000,000 and \$14,000,000, according to a computation made by the Merchants' Association. More than \$3,000,000 worth of this property is held for future use by the Board of Education. Seventeen parcels are held by the city on long-term leaseholds.

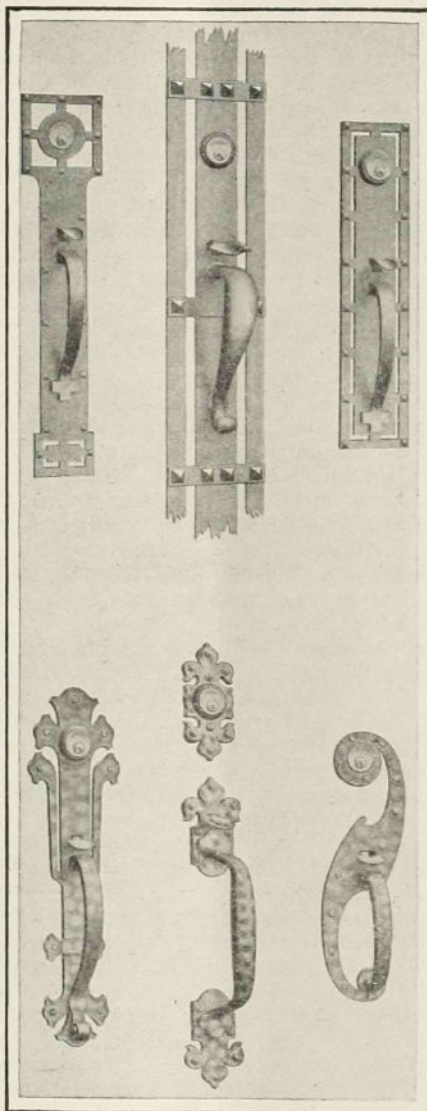
Until quite recently there was no known method of effectively soldering aluminum. There is now a solder on the market, made by William Dixon, Inc., of 39 John street, which will solder aluminum to aluminum. No flux is required.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Bungalow Door Handles.

Sargent & Company, of New Haven and 94 Centre street, New York City, are putting on the market some new types of door handles for special use in bungalows. The general type of door handle will be found to correspond nicely with the general style of bungalow, and especial attention is given in this respect to the entrance door fittings. Five new styles have been in-



troduced so far and are suitable for use in bungalows and in houses of the craftsman or mission styles. They are finished with polish or sand finished on bronze and brass. Inquiry directed to Sargent & Co. will bring the information desired.

A Toncan Metal Terne Plate.

This plate is made with a base of Toncan metal because it makes possible perfect amalgamation that takes place between the Toncan metal base and good rich coating. After the coating is applied by the several processes of dipping, brushing and re-dipping, they are cleaned by hand and the final product is a terne plate combining all the durability, all the coating perfection and more ductility than was possessed by the terne plates of the old English and Welsh iron masters. This is the process for No. 1 ternes. No. 2 ternes have exactly the same quality of coating—oil finish, the same care of manufacture, and it has just as pure, but not so heavy, a coating as the No. 1 plate. It has, however, a heavier coating than it was

customary to use on the famous old-time Welsh and English plates. It is re-dipped and cleaned and is designed to meet the demand for a reliable, durable roofing tin at a conservative price.

The Toncan metal terne plates are now ready for shipment—only waiting to have the name and copyrighted brand stamped on each plate in accordance with the law. Distribution will begin by January first.

QUESTIONS and ANSWERS

Why Hard Coal Does Not Smudge.

Will you be kind enough to inform me why soft coal emits smudgy black smoke and anthracite does not?

Answer.—Anthracite or hard coal contains about 90 per cent. carbon, while soft coal contains only about 70 per cent. and is rich in hydro-carbon gases, which are non-combustible.

Renewing Elevator Cables.

What is the best method of ascertaining when a cable in elevator service should be changed on account of wear, and which is the harder on an elevator cable, the load or the speed?

Answer.—An elevator cable that has seven strands cracked or fractured is considered unsafe to use. It is the load on the cable and its constant bending while passing over the pulleys that presents the heaviest wear. Speed is not an important element in the wear on an elevator cable.

Lifting Water by Pump.

To what height is it possible for a pump to lift water?

Answer.—A pump, under favorable conditions, will lift water 83 feet. In other words, water may be lifted only to a height corresponding to the normal air pressure upon its surface made by the vacuum in the pump itself. Water may be pumped to an indefinite height by applying compressed air to its surface in exact proportion to the height to which it is to be pumped, plus atmospheric pressure to be overcome.

Area of Contact Brushes.

I am desirous of knowing the proper contact area of the brushes of a dynamo or motor.

Answer.—The area of contact depends largely on the material of which they are composed. The width at point of contact should be so that they will not come in contact with more than three segments of a commutator at a time.

Selecting a Dynamo.

We are building a factory which will be illuminated by about 500 incandescent lamps and quite a number of enclosed arcs. The machine power is to be individual motor drive. What would be your suggestion as to type of dynamo, whether shunt or compound wound?

Answer.—A factory with individual motor drive will have a varying load. In a shunt wound dynamo the voltage changes with the load, while in a compound wound dynamo the voltage remains constant with the change of load, so that a compound wound dynamo would be the better to install.

Getting Proper Combustion.

Is it necessary to admit air both under and above fuel in order to get proper combustion?

Answer.—No; the best way to burn coal is by admitting air under the grates. The air passes up through the coal and comes in contact with the gases of combustion.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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The Monthly Bulletin of the Real Estate Owners' Protection Association of the Twelfth and Twenty-second Wards asks: "Why should this city permit a Public Service Commission to sell \$170,000,000 of bonds without competition, when the property of the city is involved, and the law expressly forbids such sale of public securities?" The editor of the Bulletin might answer this poser by applying for an injunction to stop the impending act.

The novel idea originating with Joseph P. Day of publishing certified statements of incomes in auction announcements seems to have met with a cordial response from investors. Possibly it may bring notable returns not only to its author but to the entire branch of business in which he is an acknowledged leader. The auction room might have been a more important factor in real estate buying, if auctioneers had not in the past been concerned too much about the interests of sellers and too little about those of purchasers.

The Real Estate Board of Brokers, in a communication to the State Factory Commission, called attention to the importance of placing the responsibility for the enforcement of regulations pertaining to factories upon the persons in direct control of the matters to be regulated—upon owners of buildings for regulations relating to buildings and upon tenants for regulations affecting their employees and premises. The tendency of recent legislation has been to hold the landlord to account for both the morals and the manners of tenants, but it does seem too much to expect him to enforce sanitary and other proper habits in premises to which he has no right of entry.

Absurdity of the Subway Opposition.

At the present writing the subway situation has not been essentially changed. Governor Sulzer has not definitely committed himself, but the indications are that he intends to side-step the whole matter. That is, he will allow Mr. Willcox to hold over for so long an interval that the contracts can be signed. It would be very extraordinary, in case he dared to assume the responsibility of blocking the decision of the New York local administration and the very general approval of local public opinion. During the past two weeks there has been a great uprising all over the city on behalf of the Dual System. There is not a responsible business organization in the city that has declared against it; and the great majority of such organizations have declared vigorously in its favor. Many non-partisan civic organizations, such as the Citizens' Union and the City Club, are also exerting their influence on its behalf. It should have received a much more emphatic endorsement from the organizations interested in social reform than has actually been the case, because when the contracts are signed there will have been instituted the most far-reaching and effective scheme of social legislation that has ever been operated in this city.

The only opponents of the Dual System are two newspapers, one of which is prompted by a bitter personal hostility towards Mayor Gaynor and some loose ends of public opinion, which prefers a municipal subway system, no matter how much such a system will cost the people of New York. There can be no question as to which end of the alternative a sensible and disinterested public servant would take. It is not an issue between popular and corporate interests. The contracts have drawn from the two railroad companies every possible concession, and in obtaining advantageous terms for the city go far beyond anything that could have been anticipated a few years ago. They bind the companies hand and foot. They commit the city also to very large responsibilities, but these obligations are the cost which the city cannot avoid paying for the benefits received. The city is arranging for a subway system which will for the first time in twenty-five years adequately meet its transit needs and provide for the beneficial distribution of its population. The necessary money cannot be obtained on any better terms; and, while these terms are onerous, their onerous character is more than outbalanced by the social and economic advantages of the construction of a really comprehensive system of rapid transit.

The developments of the past week have clearly brought out the utterly unsatisfactory character of the alternative which the opponents of the Dual System have to offer. If the present plan should fail, the city would have to go it alone and begin the creation with its own resources of a new system. This new system would be wholly independent of all existing means of transit, and every passenger who wished to reach a destination, accessible most conveniently by any existing subway or elevated road would be obliged to pay two fares. Constructed as it would be exclusively by the city its range would be limited by the city's power to raise money, and this limitation would mean that the lines that would be immediately constructed would have to be cut in half.

Indeed the city would be obliged to return to the old Tri-borough system, and even this impoverished plan of construction would have to be decidedly reduced or else spread out over a series of many years.

Much of the proposed new construction in the Bronx, Queens and Brooklyn would have to be indefinitely postponed or else constructed out of the proceeds of local assessments. The Seventh avenue extension and the Broadway line north of 14th street would have to be abandoned. The middle and lower West Side of Manhattan would have to wait for any additional means of communication until the city was prepared to construct an entirely new West Side line. The proposed new routes for that part of the city have no meaning, except in connection with the Interborough or the Brooklyn Rapid Transit systems. The whole plan is absurd. It would mean the indefinite continuation of the prevailing congestion. It would mean an impoverished municipal treasury, stationary real estate values, an inconvenient and costly system of communication, the denial of access to comparatively cheap land to the citizens of New York and the prospect of still heavier taxation without the compensation of increased economic resources.

And for all these disadvantages what would the city gain? Well! it would gain the pleasure of preventing J. P. Morgan & Co. from making a few million dollars in brokerage charges on the raising of the \$170,000,000 borrowed by the Interborough company. It would gain the inestimable advantage of diminishing the profits which the Interborough company makes out of its existing contract with the city, and of eventually being able to bottle up and possibly ruin that corporation. These advantages may look sufficient to politicians and newspapers who would rather do injury to a corporation and a financier than do good to the mass of their fellow-citizens. But they cannot make any appeal to a disinterested and intelligent public servant.

Condemnation of the Increment Tax.

The letters and interviews which have been printed during the past few weeks in relation to the proposed increment tax make one fact sufficiently plain; it has been universally condemned by the real estate interests of Greater New York. The proposal, made by the committee on congestion, to lighten the burden of taxation on improvements and to increase the burden of taxation on ground values found more advocates among the real estate interests of this city than has the increment tax. It is of course natural that this opposition should arise, because the owners of real estate are those who would have to pay the tax. On the other hand, the friends of the increment tax should not infer that the opposition of the owners of real estate is unjustified because it is not disinterested. They must remember what the prevailing situation is in respect to taxation. For some six years a steady increase in taxation has been taking place, which has been sufficient to transfer to the city almost all the increase in real estate values, which have accrued during that interval. The consequence is that real estate values have been almost stationary.

There have been some increases in a few favored sections, but in all probability they have been fully balanced by the decreases which have taken place elsewhere. The consequences have been very injurious to real estate interests. The owners of real property have been accustomed to the gradual appreciation of the ground values of their holdings. In their systems of accounting the increase in ground value has usually been expected to balance or more than balance the depreciation in the value of the buildings. If this increase in ground value is to disappear or to be very much

diminished hereafter they will have to modify their whole system of accounting. They will have to charge off a certain proportion of their current rentals, which will diminish the book value of their properties. If the recent increase in taxation continues, something of this kind will happen, and the result will be a complete upsetting of municipal finance as well. Municipal finance is based upon the expectation of increased revenues from a steady increase in the assessed valuation of real estate, and if the value of real estate remains stationary or diminishes, the necessarily augmenting expenses of the city can be met only by still further augmenting the burden of taxation upon existing real estate values. Thus, the whole scheme of municipal finance is involved in a vicious circle, of which the manifest result of a constantly growing burden of taxation will be the progressive appropriation by the city of the property, on which taxation is being levied.

The Mayor's commission was appointed to meet precisely this situation. The expectation of real estate owners was that the commission would suggest additional sources of taxation, which would relieve real estate from the apprehension of the gradual appropriation of the value of their property. Instead of so doing, the commission merely suggested another real estate tax. It merely proposed to take away from the real estate owner a share of that future increase in value, upon which the taxpayers were depending to meet their future obligations. Whatever the value of the increment tax under ordinary conditions, it is evident that under the conditions now prevailing in New York, its imposition would be an experiment which would be more likely to add to the difficulties of the situation than to alleviate them.

THE WEEK IN REAL ESTATE.

The real estate market this week was productive of some interesting transactions. Aside from the fact whether the sales were voluminous or not the fact remains that they were numerous so far as their importance was concerned. The southwest corner of Broadway and 21st street, which was long held by Henry Corn as a site for a notable improvement, passed into the hands of Franklin Pettit and within a few months it is very likely that more uptown modern office space will be found on this site. The news columns of the newspapers gave all the particulars about the history of this property so it is unnecessary to reiterate them here. The completion of the assembling of an important plot in 32d street, within 100 feet of Fifth avenue, as a site for a large office building was another sale of moment to the market and marks another step in the abolition of dwellings near 5th avenue. The sale of the new mercantile building at 345 to 349 West 40th street indicates that investors are in the market for good holdings. There was wide scope to the dealing in Harlem, the sales ranging from block fronts for improvement to corner lots and tenements, also a large apartment house at Broadway and 125th street. Dwellings close to Fifth avenue were also in good demand, notable among them being the residence of the late Henry H. Rogers, of the Standard Oil Company. The Dyckman tract has not lost interest for the buyer inasmuch as several parcels there also changed hands.

The Bronx was the scene of some good dealing, while Brooklyn, Queens and Richmond dropped some good sales into the basket of activity. Brooklyn is very much in the limelight at this time consequent on the agitation over sub-

ways for it; and, whether it gets all the subway routes it seeks or not the borough and its advantages are being well advertised.

We commend to the perusal of our readers the remarks of Frank Bailey regarding Brooklyn investments, which were made at the dinner of the Brooklyn Board of Real Estate Brokers last Saturday. Inasmuch as the author of them is an important official of a large title company his remarks carry considerable weight. They are remindful of what Mayor Gaynor told a Manhattan audience some months ago when it asked him why he did not remove into Manhattan. He retorted that Manhattan was not the whole of the City of New York and that as a residential center it was becoming a less important quantity. Mr. Bailey's remarks would seem to emphasize the Mayor's opinion.

Bolton Hall on Land Taxation.

Editor of the RECORD AND GUIDE:

In regard to the Mayor's Commission's proposal Mr. Bruere says:

"* * * If the increase is due in part, as real estate operators will claim, to 'farsightedness in investment,' to 'frugality,' to 'prudence' and to other qualities which have enriched many traders in real estate and impoverished others, then the increment tax penalizes enterprise and unjustly discriminates against the man who makes his investment in real estate after 1912, the year taken as the basis for determining the valuations upon which the increment is to be figured."

In view of the fact, as shown in Mr. G. B. Fillebrown's "Handbook of Taxation," that land value is an untaxed value because any tax on it depreciates the property, and is therefore considered in the price that the purchaser pays, it would seem that the discrimination is rather in favor of the man who makes his investment in land after 1912, and would therefore encourage dealing in real estate.

This would be in the interest of the brokers and probably of all dealers in real estate. I think it would help me as a vendor.

Most of the confusion in the discussion of this tax is due to the persistent and apparently intentional mixing-up of a "real estate" tax and a "land value" tax. The commission does not propose to tax real estate, but only a part of the real estate, namely, land value. If you would insist upon your correspondents saying which they mean, it would clear the atmosphere wonderfully.

BOLTON HALL.

New York, Jan. 27.

Sales of Buildings Taken in Condemnation Proceedings.

Editor of the RECORD AND GUIDE:

The following information is given you regarding the sales of buildings within the lines of streets taken in condemnation proceedings. Section 1553 of the Charter provides as follows:

"The property sold (other than land under water) shall be sold at public auction under previous public notice. * * * The proceeds of all sales made under and by virtue of this act shall, except as herein otherwise specially provided, be by the officer receiving the same, immediately deposited with the Chamberlain."

This money goes into the general fund of the city for the reduction of taxation. The property owners within the area of assessment must pay by assessment for the buildings taken. The general city fund gets the proceeds of the sales while the nearby property owners pay the damages. I have prepared a bill to be introduced into the Legislature

providing that the proceeds of such sales shall be credited to the proceeding, so as to lessen the amount of the assessments.

Complaint has been made that the owners of buildings are compelled to run the risk of outside bidders competing with them for the houses in which they are interested. Section 205 of the Charter provides that prior to the confirmation of the report of the commissioners of estimate or prior to the purchase of the premises upon which buildings or parts of buildings or other structures are erected, or prior to the vesting of title therein, the Sinking Fund Commissioners may agree with the owner of the building or the person entitled to the award as to the cost and compensation to be allowed and paid for the removal of the structures as the compensation to be awarded by the commissioners or allowed for the damage done. By this it may be seen that the owner may purchase his house from the Sinking Fund Commissioners by private agreement, if he does not wish to run the risk of competing with outside bidders. If owners refuse to avail themselves of this privilege, in the hope of obtaining an award larger than the amount which they may need to pay to buy back the same structure, they must take the risk of outside bidders.

CYRUS C. MILLER.

President of the Borough of The Bronx.
Bronx Borough Hall, Jan. 24. 1913.

On New Sources of Revenue.

Editor of the RECORD AND GUIDE:

The report of the commission appointed by Mayor Gaynor on new sources of revenue, recommending a tax on the unearned increment in real estate values is meeting with opposition everywhere. It would be difficult to determine with any degree of accuracy or justice what property should be taxed under this head. The city's assessors determine the valuation each year for taxable purposes and even now they increase the assessed valuation when there has been no increase—and often a decrease—in marketable value. And inasmuch as the efforts of the Tax Department must be bent toward raising sufficient funds to meet the expenses of the city government, the incentive to over-assessment would, if that increase itself were made an extra source of revenue, be still greater. Some time since I protested to President Purdy against an increased assessment and he told me my property had increased in value, when the fact was I couldn't sell it for what I gave for it and had to reduce the rent \$5 a month.

The need of the city is not revenue but decreased expenses. The excessive taxes are driving manufacturing and other industries out of the city. There are too many office holders living at the expense of the thrifty who invest their savings in real estate. There is needless and expensive duplication of work. The Bureau of Buildings, the Tenement House Department and the Fire Prevention Bureau are examples of this. If they were consolidated, at least a million a year would be saved to the taxpayers and a more efficient service rendered.

Three million dollars was recently appropriated for repaving. Much of this is wasted in needless repaving of already well paved streets, on the false theory that, as it comes out of the entire city, the particular section affected is getting something for nothing. The same board which appropriates the city's money should not have charge of its expenditure. The present system of appropriation in which each Borough President has a voice is largely respon-

sible for the excessive increase year after year, because each Borough President supports the other in his demands upon the city treasury lest his own demands may not in turn receive support, and in consequence there is seldom a voice against extravagance or in favor of economy in the Board of Estimate.

If the Mayor would appoint a committee to determine what economies could be effected in the city government without impairing its administrative efficiency, he would be rendering a real service.

If new sources of revenue are to be sought, it should be for the purpose of relieving the excessive share which real estate now bears of the burden of government. It is the enterprise of the men who own property and erect buildings which has made New York City what it is. Yet the thrifty who invest their money in real estate in New York City are punished for it, while those who invest their funds in better paying propositions escape taxation, though they receive the same benefits and protection from the city government. New York City has a population of over 5,000,000, yet only about 100,000 are land owners. Why should two per cent. of the population bear 83 per cent. of the cost of government?

The present city government was elected as a protest against the \$163,000,000 budget of the McClellan administration and on a platform pledged to efficiency and economy, yet in three years the budget has leaped to \$193,000,000. And, in addition, property owners have been put to four or five millions of additional expense to carry out Borough President McAneny's idea as to what distance building projections may or may not extend; he saying one thing, the ordinances another.

It is time for the taxpayers of New York City to combine in an effective working organization, to secure the nomination at the coming municipal election of men who will not regard the property owners as legitimate subjects for the exploitation of expensive projects and personal hobbies—men who will be in truth public servants after election as well as before—and amenable and responsive to those who pay their salaries. United, the property owners would constitute a force to be reckoned with, and perhaps wield the balance of power.

ALBERT E. DAVIS.

The Bronx, Jan. 29.

"Dolan's" To Move.

Wm. H. Whitney & Co. leased for a client to "Dolan" (Peter J. Meehan) the entire building at 120 Nassau street, between Ann and Beekman streets, for a term of 10 years. This famous restaurant has been on Park Row for 40 years; and is removing to the new address because the building on Park Row has been recently sold. The price was close to \$10,000 a front foot.

—There can't be much doubt as to the kind of reception Borough President McAneny and Chairman Willcox, of the Public Service Commission, will have this evening as speakers at the dinner of the Real Estate Board of Brokers at the Waldorf-Astoria.

—The law enacted by the Legislature of 1911 increasing from \$2,000 to \$5,000 the amount of judgment the City Court of New York may render was declared unconstitutional by the Court of Appeals.

—To get 80-cent gas for Queens County is the object of the Citizens Improvement Association. Bills will be introduced in the Senate.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.		
Conveyances.		
	1913	1912
	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	154	194
Assessed value	\$8,348,700	\$14,248,600
No. with consideration	27	13
Consideration	\$996,702	\$1,135,575
Assessed value	\$1,025,500	\$1,208,300
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	646	843
Assessed value	\$41,224,900	\$65,936,500
No. with consideration	102	79
Consideration	\$3,925,961	\$4,471,531
Assessed value	\$3,941,000	\$4,034,800
Mortgages.		
	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	91	136
Amount	\$2,316,976	\$4,369,429
To Banks & Ins. Cos.	33	22
Amount	\$1,539,300	\$2,762,500
No. at 6%	30	55
Amount	\$668,801	\$1,958,879
No. at 5½%	5	3
Amount	\$537,500	\$661,000
No. at 5%	28	48
Amount	\$477,050	\$985,200
No. at 4½%	5	8
Amount	\$55,000	\$191,500
No. at 4%	1	1
Amount	\$3,500	\$1,500
Unusual rates	1
Amount	\$30,000
Interest not given	21	21
Amount	\$545,125	\$571,350
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	440	591
Amount	\$16,130,085	\$18,172,068
To Banks & Ins. Cos.	119	118
Amount	\$9,215,800	\$8,168,790
Mortgage Extensions.		
	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	43	54
Amount	\$1,286,750	\$1,870,500
To Banks & Ins. Cos.	11	12
Amount	\$328,000	\$910,000
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	211	282
Amount	\$7,163,785	\$10,774,525
To Banks & Ins. Cos.	71	82
Amount	\$2,887,500	\$4,789,500
Building Permits.		
	Jan. 25 to 31	Jan. 27 to Feb. 2
New buildings	4	10
Cost	\$341,500	\$936,550
Alterations	\$177,540	\$205,725
	Jan. 1 to 31	Jan. 1 to Feb. 2
New buildings	38	73
Cost	\$3,415,450	\$6,252,275
Alterations	\$922,560	\$785,400
BRONX.		
Conveyances.		
	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	153	183
No. with consideration	14	14
Consideration	\$263,835	\$142,655
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	607	684
No. with consideration	72	67
Consideration	\$871,830	\$678,624

What the Five Cent Subway Will Do For Flushing.

Speaking before the Flushing Business Men's Association on last Monday evening, Joseph P. Day, discussed the proposed transit situation as applied to Flushing, from a real estate point of view.

"It means the breaking up of the old residential sites to accommodate the increase in population which is bound to flow in with the new transit facilities," he said. "The speculative builder will come forward and erect apartment houses where the Flushing residents were wont to see gardens and green lawns in front of old fashioned residences.

"As an illustration of the increase in values, allow me to cite the Borough of The Bronx. Before the 'L' service and the 5-cent fare came in, lots sold from \$800 to \$1200 and now they are up as high as \$50,000. There is no reason why history should not repeat itself in a measure for your town."

Mortgages.		
	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	110	109
Amount	\$1,388,670	\$1,006,249
To Banks & Ins. Cos.	15	14
Amount	\$601,000	\$217,700
No. at 6%	44	38
Amount	\$526,565	\$209,350
No. at 5½%	5	8
Amount	\$15,000	\$24,750
No. at 5%	21	27
Amount	\$530,000	\$388,450
Unusual rates	9
Amount	\$11,305
Interest not given	31	36
Amount	\$305,800	\$383,699
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	413	502
Amount	\$4,517,256	\$3,958,024
To Banks & Ins. Cos.	46	66
Amount	\$1,091,700	\$891,626
Mortgage Extensions.		
	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	15	26
Amount	\$292,000	\$489,450
To Banks & Ins. Cos.	2	10
Amount	\$69,000	\$121,400
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	59	87
Amount	\$935,000	\$1,415,900
To Banks & Ins. Cos.	5	26
Amount	\$174,000	\$653,900
Building Permits.		
	Jan. 25 to 31	Jan. 27 to Feb. 2
New Buildings	6	12
Cost	\$256,200	\$398,100
Alterations	\$8,375	\$10,325
	Jan. 1 to 31	Jan. 1 to Feb. 2
New buildings	51	95
Cost	\$1,512,426	\$3,337,930
Alterations	\$122,335	\$94,275

BROOKLYN.		
Conveyances.		
	1913	1912
	Jan. 23 to 29	Jan. 25 to 31
Total No.	403	462
No. with consideration	21	34
Consideration	\$118,788	\$328,495
	Jan. 1 to 29	Jan. 1 to 31
Total No.	1,906	2,023
No. with consideration	129	121
Consideration	\$1,123,695	\$1,188,996
Mortgages.		
	Jan. 23 to 29	Jan. 25 to 31
Total No.	315	313
Amount	\$908,926	\$1,019,577
To Banks & Ins. Cos.	73	84
Amount	\$297,150	\$421,418
No. at 6%	190	199
Amount	\$430,608	\$424,190
No. at 5½%	43	40
Amount	\$193,700	\$204,500
No. at 5%	60	62
Amount	\$243,660	\$321,317
Unusual rates	1	1
Amount	\$300	\$300
Interest not given	21	11
Amount	\$40,658	\$69,270
	Jan. 1 to 29	Jan. 1 to 31
Total No.	1,432	1,530
Amount	\$4,657,254	\$5,702,373
To Banks & Ins. Cos.	329	334
Amount	\$1,746,675	\$2,218,053
Building Permits.		
	Jan. 24 to 30	Jan. 25 to 31
New buildings	58	53
Cost	\$351,600	\$527,170
Alterations	\$35,460	\$37,585
	Jan. 1 to 30	Jan. 1 to 31
New buildings	238	239
Cost	\$1,831,460	\$2,164,440
Alterations	\$214,572	\$237,365

QUEENS.		
Building Permits.		
	Jan. 24 to 30	Jan. 26 to Feb. 1
New buildings	91	42
Cost	\$365,510	\$134,375
Alterations	\$54,940	\$7,540
	Jan. 1 to 30	Jan. 1 to Feb. 1
New buildings	270	216
Cost	\$843,372	\$888,020
Alterations	\$90,470	\$23,545

RICHMOND.		
Building Permits.		
	Jan. 24 to 30	Jan. 26 to Feb. 1
New buildings	8	12
Cost	\$11,990	\$33,700
Alterations	\$1,750	\$57,300
	Jan. 1 to 30	Jan. 1 to Feb. 1
New buildings	26	64
Cost	\$54,165	\$611,175
Alterations	\$6,525	\$63,985

BUILDING MATERIALS AND SUPPLIES

Buying Movement Light This Week in All Departments—Prospective Builders Worried About Ability of Manufacturers to Make Shipments on Orders Already in—Metals Stiff—Lumber Steady, but Wholesalers are Well Stocked in Anticipation of Early Call from Retailers because of Open Weather Construction, in City and Suburbs.

PROSPECTIVE builders are showing considerable uneasiness about the state of supply with reference to early building operations this spring. The fact that reserve supplies have been found to be low at mills, and that the steel companies are unable to keep up with new business despite the new capacities blown in this week, are putting the consumer between two fires. If he delays going into the market he stands a good chance of meeting higher prices, and if he stays out he is liable to suffer prolonged delay in getting his supplies when he wants them.

An investigation of the metropolitan district building material market shows speculative movements have already begun. It is becoming more and more apparent that wholesalers have foreseen present conditions for some time, at least the condition of their yards indicate this fact. While mill stocks are reported to be low, stocks of lumber at wholesale points and dealers' stacks of brick are heavy. Iron and steel interests here are well stocked on standard shapes, and even Portland cement is either carried here in quantities larger than those carried last year at this time, or they have arranged for supplies in any quantity for delivery on short notice. In the brick department, for instance, dealers are carrying more than a hundred million more brick this January than they had on hand at the end of the first month of 1912.

The low levels at which linseed oil has been quoted for some time is beginning to have its effect upon the paint market, one important company having announced a reduction in its prices for paints. Lead has, for some time, been easier, and other chemicals entering into the manufacture of paints have tended toward more normal levels. There are reasons why a general reduction in paints, however, may not be expected just now.

There is a marked improvement in the building supply market. Pipe, lubricating oils, packing, rubber goods, coal, electrical equipment and wire departments are all busy and are reporting a demand that usually comes only in February and March. A part of this business is coming in from New Jersey, perhaps a larger proportion than usual, but the large quantity of desirable office space available downtown and the further fact that as the Woolworth building, the Municipal building and others, open their doors to new tenants, managers on the whole are taking more interest in pleasing their present tenants and are inclined to come into the market for supplies heavier than usual. So far the increased demand has not warranted a general price advance, although certain lines are stiffening. Mills supplying those commodities are not understocked.

Pig iron buyers are not quite as aggressively in the market as far as New York and New Jersey are concerned, because they want to test thoroughly the market before operating under last half deliveries. They are now feeling out the building and engineering fields before placing orders approximating 25,000 tons.

RIDING BRICK FROM STACKS.

Sales At Wholesale Dock Light, Probably Due to Wet Weather.

SALES of Hudson River common brick at the wholesale market was considerably restricted this week probably owing to wet weather. There is more activity reported in the Jersey market, however, transactions in Newark, for instance, running fairly well for the season. There is a tendency on the part of dealers to ride brick from stacks probably because they have tied up large sums in reserve brick for such a long time that it is a matter of wisdom to put this brick into circulation. This may account for the falling off in cargo sales at the wholesale dock.

Official transactions for North River brick during the last week with records covering the corresponding week last year, follow:

1913.			
Left Over, Jan. 18-69.		Covered.	
Monday	Arrived.	Sold.	
Monday	13	6	2
Tuesday	0	3	0
Wednesday	10	5	0
Thursday	0	3	0
Friday	3	7	2
Saturday	2	2	0
Total	28	26	4

Condition of market, dull. Prices, common Hudson River, (Basic), \$6.75 to \$7. Covered, \$7.25. Raritans, \$6.75. (Wholesale dock N. Y.) For dealer's price ad profit and cartage. Left over, Jan. 25-71. (Open) Total reserve—54. Numbered of covered barges sold—5.

1912.			
Left Over, Jan. 20-30.		Covered.	
Monday	Arrived.	Sold.	
Monday	13	1	1
Tuesday	0	0	0
Wednesday	0	3	0
Thursday	0	1	0
Friday	0	0	0
Saturday	0	0	0
Total	13	6	1

Condition of market, dull. Prices, Hudson River, \$5.25 to \$5.50. Left over, Jan. 28-11. Quotations on covered cargoes, \$5.75.

CURRENT STEEL ORDERS LIGHT.

Pressure Being Exerted on Steel Corporations By Independent Companies.

STRUCTURAL steel was not in its usual heavy demand this week owing to the general disposition on the part of prospective builders to hold off filing plans until they can be assured of better steel deliveries in this market. Many buildings half finished have gone under cover because the steel companies are unable to make deliveries that new builders have been inclined to come into the market with more than usual conservatism.

In the pig iron market foundry purchases are in better inquiry although one or two of the jobbing foundries in New Jersey, who have been in the market for gray, have temporarily withdrawn.

There is still a fair volume of business pending of which 25,000 tons are traceable in the East. Consumers are not disposed to close contracts for the second half of the year without thoroughly testing the market in all sections.

LUMBER BUYING LIGHT.

Prices Remain Firm Because Current Demand Is Keeping Dealers' Stocks Low.

THERE is no material change in the hardwood market and prices are holding very firm. There is plenty of good business in prospect and stocks for the most part are in strong hands. There is also very little reason to expect with the current and prospective demand that there will be any increase above normal supplies for the spring trade.

Spruce has been very strong for the past six months, and while there has been a little easing off in demand recently, the West Virginia mills are busy and prices are holding reasonably firm. Prospects indicate that the markets will readily absorb all spruce offerings for the first six months at good prices.

Yellow pine was practically advanced one dollar on all items January 1. There is a very large inquiry, but buyers appear to be slow in appreciating the conditions at manufacturing points, where it is harder to buy lumber than for months past. In addition to this the car shortage continues and heavy rains in some sections are hindering manufacture. Demand and inquiry for yellow pine from all parts of the country is giving the manufacturers an opportunity to secure high prices, and it is evident that this condition will continue through the spring and summer, in view of which a very strong yellow pine market is anticipated.

Hemlock is firm at the \$23.50 base. The demand has eased off slightly during the fortnight, as a result of which stocks at the mills have increased slightly. The general feeling prevails the spring will see still higher prices for this commodity.

In North Carolina pine prices are firm and the outlook excellent for a good spring demand. At manufacturing points labor and other problems incident to manufacturing indicate that difficulties will be experienced in any effort to stimulate manufacture. As to existing conditions governing manufacture and orders, reports from nineteen mills indicate that rough stock was oversold about 31,000,000 feet and dressed stock over 7,000,000 feet. There was no surplus reported in any grades of dressed stock and only a small surplus on four grades of rough stock, while the cut for the period reported upon in the aggregate was over one million feet more than was actually shipped. Stocks on hand are only nominal.

U. S. LUMBER OUTPUT.

Cut for 1911 Shows More Than 37,000,000 Feet Converted Into Building Sizes.

COMPARISON of the lumber cut in the United States for the years 1911, 1910, and 1909 in units of thousand feet board measure has been compiled by the Director of Census at Washington. According to the statistics prepared by the Chief Statistician Incorporation with the Forest Service the report shows a production for 1911 of a little over thirty-seven billion feet, a decrease of about three billion as compared with 1910, seven billion less than 1909 and four billion more than 1908. The 1911 report represented advances from 23,107 mills; 1910, 31,934 mills; and 1909, 48,112 mills.

Because of the discrepancies in the number of mills reporting each year and the fact that the cut of many mills of all sizes were unavailable; also that no record is given of the number of mills cut and the number now in operation, the value of the figure is problematical.

As a general guide, however, the figures presented are of value by way of comparison in the production of the various kinds of lumber as represented in the various states as shown in the attached table.

LUMBER PRODUCTION (M. Feet Board Measure).

	1911.	1910.	1909.
Total U. S.	37,003,207	40,018,282	44,509,761
Washington	4,064,754	4,097,492	3,862,916
Louisiana	3,566,456	3,733,900	3,551,918
Mississippi	2,041,615	2,122,205	2,572,699
Oregon	1,803,698	2,084,633	1,898,995
No. Carolina	1,978,724	1,824,722	2,177,715
Arkansas	1,777,303	1,844,446	2,111,300
Wisconsin	1,761,986	1,891,291	2,025,038
Texas	1,681,080	1,884,134	2,099,130
Minnesota	1,485,115	1,457,734	1,561,508
Michigan	1,466,754	1,681,081	1,889,724
W. Virginia	1,387,786	1,874,737	1,472,942
Virginia	1,359,790	1,652,192	2,101,716
Alabama	1,226,212	1,465,623	1,691,001
California	1,207,561	1,254,826	1,143,507
Pennsylvania	1,048,606	1,241,199	1,462,771
Florida	983,824	992,091	1,201,734
Tennessee	914,579	1,016,475	1,223,849
Maine	828,417	860,273	1,111,565
Georgia	801,611	1,041,617	1,342,249
Idaho	765,670	745,984	645,800
Kentucky	632,415	753,556	860,712
So. Carolina	584,872	706,831	897,660
New York	526,283	506,074	681,440
Ohio	427,161	490,039	524,904
Missouri	418,586	501,691	660,159
New Hampshire	388,619	443,907	649,606
Indiana	360,613	422,963	556,418
Massachusetts	273,317	239,206	361,200
Vermont	239,254	284,815	351,571
Montana	228,416	319,089	308,582
Maryland	144,078	154,554	267,939
Oklahoma	143,869	164,663	225,730
Connecticut	124,661	126,463	168,371
Illinois	96,651	113,506	170,181
Colorado	95,908	121,398	141,710
New Mexico	83,728	83,544	91,987
Arizona	73,139	72,665	62,731
Iowa	59,974	75,446	132,021
Wyoming	33,309	30,931	28,602
New Jersey	28,639	36,542	61,620
Delaware	23,853	46,642	55,440
So. Dakota	13,046	16,340	31,057
Utah	10,573	11,786	12,638
Rhode Island	9,016	14,392	25,489
All other states.	411,786	412,594	415,946

Lath (M) 2,971,110 3,494,718 3,703,195
Shingles (M) 12,113,867 12,976,362 14,907,371

*Includes Kansas, Nebraska and Nevada.

DIXON PAINT LOWER.

Linseed Oil Climbing Upward—Petroleum Market Firm.

BECAUSE of the low range of linseed oil prices, the Joseph Dixon Crucible Co., of Jersey City, announces that the selling price of their silica-graphite has been reduced.

A new linseed oil card schedule issued this week showed an advance of two cents a gallon on domestic grades. The demand fell off slightly when it was found that there was no oil available for less than 46 cents. Current quotations on city raw American seed is 49 and 50; city boiled American seed 50 and 51; out of town raw American seed 48 and 49; raw Calcutta holds at 70.

The annual meeting of the stockholders of F. W. Devoe & C. T. Reynolds Co. will be held at the office of the company, 101 Fulton street, on Saturday, February 8, at 11 a. m., for the purpose of electing eight directors for the ensuing year.

Crude oil in barrels at well is quoted as follows: Pennsylvania, \$2.19 per bbl. second sand, \$2.05 per bbl. Tiona, \$2.05 per bbl.; Mercer, black, \$1.72 per bbl.; Cabell, \$1.79 per bbl.; North Lima, \$1.28 per bbl.; South Lima, \$1.23 per bbl.; Indiana, \$1.20 per bbl.; Princeton, \$1.08 per bbl.; Illinois, above 30 gravity, \$1.11 per bbl.; Kansas and Oklahoma, 83c. per bbl. 30 gravity and above; Caddo, La., light, 88c. per bbl.; Caddo, La., heavy, 68c. per bbl.; Canada, \$1.65 per bbl.; Somerset, \$1.30 per bbl., 32 gravity and above.

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**REAL ESTATE
NEWS OF THE WEEK**

Brokerage Sales, Leases
and Public Auctions

**Large 32d Street Plot Near 5th Avenue
Was a Prominent Sale of the Week.**

The real estate market throughout the greater city, during the week just ended, displayed good tone. In Manhattan some especially good transactions were closed, as our news column below will show. The Bronx was distinguished for the sale of large plots for improvement. In Brooklyn the dealing was well diversified, but the sale of dwellings was the predominating feature. Richmond is more prominent in the news column this week than usual. The Long Island City section of Queens seems to have again awakened to speculative and investment demand, and some good sales of plots for improvements of various kinds were made. Along the ocean front at Long Beach, just over the city line, two hotels were leased, one of them on the plans. Suburban and country sales were also substantial.

The Manhattan sales totaled 37 against 31 last week and 38 a year ago.

The number below 59th street was 14, against 11 last week and 8 a year ago.

The sales north of 59th street aggregated 23, compared with 20 last week and 20 a year ago.

From the Bronx 21 sales at private contract were reported, against 17 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$638,108, compared with \$1,102,791 last week, making a total since January 1 of \$4,430,242. The figure for the corresponding week last year was \$820,748, making the total from Jan. 1, 1912, \$3,782,256.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

STANTON ST.—Mrs. Esther Koppelman re-sold 80 Stanton st, a 5-sty tenement house, on a lot 21.3x65. This is the third transfer of the property within a month. The first sale was by auction, when it was bought in by Thornton F. Turner and others to protect their mortgage; and, they sold it to Mrs. Koppelman.

16TH ST.—The Duross Co. sold for Geo. Finck to the Childs Co., restaurateurs, the 3-sty building, on a lot 18x80, at 251 West 16th st. The buyer also owns 247 and 249, adjoining.

20TH ST.—Patrick Carroll sold 236 West 20th st, a 5-sty tenement house, with stores, on a plot 28x92. It is the first time the parcel has changed hands in 20 years.

20TH ST.—The estate of Mary Jane Stafford sold to Lewine & Kempner through A. A. Hagaman the 3-sty dwelling, on a lot 16.8x92, at 332 West 20th st.

27TH ST.—Marmac Construction Co. sold through Heil & Stern to Henry A. Falk the interior lot adjoining the building 158-164 West 27th st. Mr. Falk, who is executor of the estate of Mary Falk, owns the abutting property at 295 7th av. This squares the buyer's lot at the 7th av number mentioned.

32D ST.—Brody, Adler & Koch and Isidor Mishkind, doing business under the name of the Bradkin Realty Co., bought 2 and 4 West 32d st, two 4-sty and basement dwellings, on a plot 50x98.9, and adjoining the southwest corner of 5th av. The first mentioned number was bought from the estate of Maria Louisa Dehon and the second from Maria H. Dehon. No. 4 forms an L to 310 5th av, but the latter property is not embraced in the sale. The purchasing company also owns Nos. 6 and 8 West 32d st, and its total plot is now 100x98.9, on which it will erect an 18-sty mercantile building.

58TH ST.—John J. Clancy & Co. sold 333 and 335 West 58th st, two 4-sty dwellings, on a plot 42.10x100.5.

29TH ST.—Wm. J. Roome & Co. sold for Harry J. Washburn, as agent, 112 West 29th st, a 3-sty and basement dwelling, on a lot 20x89. The buyers are Reinthal & Newman, publishers of The House of Art, who own the adjoining property, from 104 to 110 inclusive. Their total plot is now 105x98.9.

40TH ST.—M. & L. Hess sold for the St. John's Park Realty Co. (James H. Cruikshank and William D. Kilpatrick) to George B. Leonard the new 8-sty fireproof mercantile building at 345 to 349 West 40th st, between 8th and 9th avs, size 45x98.9. Mr. Leonard

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gave in part payment the northwest corner of 146th st and 8th av, a 5-sty flat, with store, on lot 25x100; also the 5-sty flat at 137 West 138th st, on lot 26x99.11, between Lenox and 7th avs.

40TH ST.—The Equitable Bond & Mortgage Co. sold for Lorenzo E. Tripler 228 East 40th st, a 6-sty tenement house, on a lot 25x98.9. Mr. Tripler recently acquired this property at the auction sale of the Cunningham estate, for \$29,500. The adjoining house, 226, was bought at auction for \$30,800.

50TH ST.—Rudolph Wallach Realty Co. sold to J. H. and Anton Kligel 323 and 325 West 50th st, two 3-sty and basement dwellings, on a plot 38.4x100.5. J. B. English was the broker.

57TH ST.—John J. Clancy & Co. sold for a client 212 and 214 East 57th st, two 4-sty dwellings, each on a lot 18.9x102.2. Wm. A. Ewing holds title.

BOWERY.—Samuel Goldberg sold to Bakst Bros., wholesale druggists, 101 Bowery, a 5-sty building, on a lot 24.11x121.5xirregular. After alterations to the structure have been made the new owners will occupy the property.

BROADWAY.—Franklin Pettitt has bought the southwest corner of Broadway and 21st st, an L shaped plot, on which he will erect either a 16 or a 20-sty building. The plot fronts 48.2 ft. on Broadway, 128.8 ft. in 21st st, a depth of 92 ft. and a rear line width of 48 ft. Henry Corn owned the plot and cleared it preparatory to erecting an office building there, but he was unable to carry out his plans. Mr. Corn bought the property from the Leland estate in 1911, and obtained a building loan of \$850,000 for his proposed structure from the Metropolitan Life Insurance Co. Of this \$450,000 had been paid when his company, the Broadway and 21st Street Co., became involved in a suit to foreclose the loan. The Lelands had taken a second mortgage on the property from Corn. This second mortgage they gave to Pettitt in part payment for the St. James apartment, at the southeast corner of Broadway and 92d st, which they purchased from him last week. In the settlement of the affairs of Henry Corn the Broadway and 21st st property will pass to Pettitt, who will take steps toward its re-improvement. The building which Corn planned for the site was designed by Maynicke & Franke. It was to have been 354 feet high and was to have cost \$450,000.

Manhattan—North of 59th Street.

61ST ST.—The Locomobile Company of America sold through Augustus H. Ivins to Amos R. E. Pinchot the old dwellings at 16 to 24 West 61st st, on a plot 100x100, together with the abutting parcel at 25 West 60th st, a lot 58x100, which the selling company bought a year ago as a site for a service station and showrooms. On the combined plot Mr. Pinchot will erect a 12-sty building and will lease it for 21 years to the selling company. The reported price of the land is \$300,000 and the estimated cost of the building is \$400,000. Walter Haefel will be the architect of the new building.

69TH ST.—Ristori Leerburger sold through A. L. & S. Wolfson 45 West 69th st, a 4-sty and basement dwelling, on a lot 20x100.5.

60TH ST.—Wallace & Meyers, in conjunction with Lowenthal & Davis, sold for Albert F. Mando 229 East 60th st, a 4-sty double tenement house, on a lot 20x100.5.

64TH ST.—C. R. Woodin sold to Wm. T. Blodgett, for occupancy, 40 East 64th st, a 4-sty brownstone dwelling, on a lot 20x100.5. Douglas Robinson, Chas. S. Brown & Co. were the brokers.

66TH ST.—Douglas L. Elliman & Co. sold for Sumner Gerard, 69 East 66th st, a 4-sty dwelling on a lot 18x80; also for Dr. M. S. Kakels, 71, adjoining, a similar building; also for Mrs. Sara W. Kakels, 73, a like building, and for William A. Boring, 75, at the northwest corner of Park av. The Fullerton-Weaver Realty Co. is the purchaser and will erect on the plot, which has an avenue frontage of 80 ft. and a street frontage of 74 ft., a 12-sty apartment house, having only one suite on a floor, containing 14 rooms and 4 baths. J. E. R. Carpenter is the architect.

71ST ST.—Pease & Elliman sold for Madeline Jackson to a buyer, for occupancy, 20 West 71st st, a 4-sty and basement dwelling, on a lot 19x100.5.

78TH ST.—John D. Ryan, president of the Amalgamated Copper Co., bought from the estate of Henry H. Rogers the 4-sty stone front mansion at 3 East 78th st, which was long the home of the late Standard Oil official. Mr. Ryan will occupy the house.

82D ST.—Dorothy T. Hager sold 3 East 82d st, a 5-sty American basement dwelling, on a lot 25x102.2. The property has been held at \$150,000. Pease & Elliman were the brokers.

85TH ST.—N. A. Berwin & Co. sold for Elizabeth A. Wilkinson 110 East 85th st, a 3-sty and basement dwelling, on a lot 18.1x102.2. The buyer recently bought 108, adjoining, through the same brokers, and he now owns a total plot of 36.2x102.2.

89TH ST.—Jacob Schleich sold through Wm. Goldschmidt to John Scharsberger 110 East 89th st, a 5-sty tenement house, on a lot 25.6 x100.8.

92D ST.—Peter D. Stauch has sold 164 West 92d st, a 3-sty and basement dwelling, on a lot 15.6x100.8, adjoining the Central Baptist Church, at the southeast corner of Amsterdam av.

101ST ST.—Henry A. Cassebeer sold through M. M. Hayward & Co. to a buyer, for occupancy, 232 West 101st st, a 3-sty dwelling, on a lot 17x100.

113TH ST.—Thimil Realty Co. sold 55 West 113th st, a 3-sty dwelling, on a lot 18x100.11.

114TH ST.—Wallace & Myers, in conjunction with Lowenthal & Davis sold for a client 237 East 114th st, a 5-sty flat, on a lot 25x100.11.

138TH ST.—The Haggerty estate sold 621 West 138th st, a 3-sty dwelling on a lot 15x 99.11.

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139TH ST.—H. K. Brightman, in conjunction with Phillip Steinman & Son sold for a client 239 West 139th st, one of the King row of model houses, on a lot 19x100.

139TH ST.—Bing & Bing sold through Geo. Neiman to the Solow Construction Co. the block front in the south side of 139th st, between St. Nicholas and Edgecombe avs, embracing a plot of 4 lots. In exchange the buyers give 65 Pinehurst av, a 5-sty apartment house, on a plot 50x100, adjoining the northwest corner of 180th st, being one of two structures completed last year.

BROADWAY.—The Estey Piano Co., John Bolton Simpson, president, has bought the Cynthus, a 7-sty apartment house at the northeast corner of Broadway and 125th st, on a plot 99.11x75. The seller, the Brown-Weiss Realities, takes in exchange the block front on the west side of Southern Boulevard and Cypress av, from 134th to 135th st, a plot fronting 121 ft. on Southern Boulevard, 125 ft. on Cypress av, 29 ft. on 134th st and 125 ft. on 135th st, Bronx. Edward L. King & Co. were the brokers.

BROADWAY.—Hall J. How & Co. have sold for Walter J. M. Donovan the plot 51x101 on the west side of Broadway, 50 ft. north of 207th st, to the Maze Realty Co., which owns adjoining property. An apartment house will be erected on the site.

PLEASANT AV.—L. Tanenbaum Strauss & Co., Inc., sold for Morris Ettlinger, and others, the 5-sty apartment house with stores on the northeast corner of Pleasant av and 118th st, to August Schaeffer.

WEST END AV.—H. C. Senior & Co. sold for Chas. E. Appleby the southwest corner of West End av and 65th st, a vacant lot 23.4x100.

WEST END AV.—Jack Norworth, an actor, bought 624 West End av, a 4-sty and basement brownstone dwelling. The buyer was the tenant for a long time.

5TH AV.—Holzwasser & Co. sold to Solon Singer 1359 and 1361 5th av, two 5-sty flats, on a plot 50x100. The buyer resold 1361 to Isaac Huton for investment. Phillip Steinman & Son were the brokers in both transactions.

Bronx.

169TH ST.—Heller & Sussman sold for D. Sarnoff to Abraham Halpin 622 and 624 East 169th st, a 5-sty tenement house, on a plot 55x100.

176TH ST.—Allen T. Murison sold for David J. Murphy to Henry Cleland the irregular plot, 30.16x71.65x25x88.52, in the north side of East 176th st, 90.47 ft. west of Aqueduct av.

182D ST.—John F. Bouillon sold for clients to a builder the southeast corner of East 182d st and Daly av, 200x130. An apartment house will be built on the plot.

189TH ST.—Smith & Phelps sold for the Keller estate the vacant plot 36x92, in the south side of 189th st, running through to 188th st, 100 ft. west of 3d av.

BARNES AV.—Albert Mamlock sold to Harold B. Elgar 3637 to 3641 and 3645 Barnes av, four 4-sty 2-family houses.

BOSTON RD.—Arthur Weyl & Co. sold for the Bronx County Construction Co. the southeast corner of Boston rd and 166th st, a 1-sty "taxpayer" business building, on a plot 106x98x irregular.

CRESTON AV.—The estate of Wm. Wicke sold through Carl Wicke the southeast corner of Creston av and East 193d st, a vacant plot of 10 lots. The buyer will improve the plot.

HUGHES AV.—Richard H. Scoble sold for Wilhelmina Radomsky 2236 Hughes av, a 4-sty double flat, on a plot 30x70.

LAFAYETTE AV.—S. Cowen sold to B. Wrarth the plot 100x100 on the north side of Lafayette av, 56 ft east of Faile st. The site will be improved with a 5-sty flat.

MARMION AV.—John W. Cornish Construction Co. sold 1822 Marmion av, a 2-sty frame dwelling.

MORRIS AV.—Kurz & Uren, Inc., sold for Adelia Lankenau to a builder, for immediate improvement, the northeast corner of Morris av and 164th st, a vacant plot, 100x114.

NELSON AV.—Harold H. Harding sold for W. S. Patten and J. L. Van Sant the plot 75 x100 at the northeast corner of Nelson av and 166th st to the newly organized Woodycrest Methodist Episcopal Church Society, which now occupies a store on Ogden av. A church will be erected on the site just purchased.

PARK AV.—Chas. Schaeffer, Jr., Co. sold through Allen T. Murison and John J. Paulsen 4470 Park av, a 5-sty apartment house, on a plot 50x100. The buyer gave in part payment the vacant plot, 168x100x irregular, on the south side of Trattman av, 98 ft. east of Zerega av.

PARK AV.—Smith & Phelps sold for a client 4704 Park av, a 4-sty flat on a plot 37.6x100. It was an all cash sale.

TELLER AV.—Otto J. Schwarzler, who is erecting eleven 5-sty apartment houses, each on a plot 38.4x100, on the west side of Teller av, bet 166th and 167th sts, sold nine of the number to a New Jersey investor on the plans. The two corner houses remain unsold.

TINTON AV.—Mary Schaefer resold to a builder, for improvement, the 2-sty dwelling, on a plot 100x68, at the southwest corner of Tinton av and 166th st. An apartment house will be erected on the plot.

VYSE AV.—Caroline G. Flowers sold through Jas. J. Haggerty to Dunhill Thompson 1477 Vyse av, a detached frame dwelling, on a lot 25x100.

WHITLOCK AV.—Lawrence Nannay sold 868 Whitlock av, a 5-sty flat, on a plot 39x90.

WHITLOCK AV.—Slawson & Hobbs sold for the Lockwhit Co., Chas. W. Graham, president, 856 and 860 Whitlock av, two 5-sty tenement houses, each on a plot 39x90. The buy-

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er gave in part payment the 8 lots and buildings running through from Mott av to Walton av, 201 ft. south of 144th st.

3D AV.—Smith & Phelps sold for the estate of Geo. Keller the northwest corner of 3d av and Lafayette pl, a 4-sty apartment house with stores, on a plot 40x101.

Brooklyn.

CLIFTON PL.—A. J. Waldron sold for Emma Drissler to Emma Hundt, 222 Clifton pl, a 3-sty and basement frame dwelling, on a lot 25x100.

GARFIELD PL.—Howard C. Pyle & Co. sold 313 Garfield pl, a 5-sty stone front dwelling for Andrew Meurer to a buyer, for occupancy, on a lot 25x75. The property has been held at \$40,000.

PACIFIC ST.—John E. Henry, Jr., resold for the Pierrepont Engineering Co. to Chas. G. Reynolds, a builder, the old frame dwelling on a plot 90x114.5, in the south side of Pacific st, 200 ft east of Nostrand av. The buyer will raze the building and improve the entire plot.

PARK PL.—Harry M. Lewis sold for Jos. and Seymour Rosenberg to a builder, for improvement, the vacant plot, 55x131, in the north side of Park pl, 480 ft east of Classon av and adjoining the Park pl station of the Brighton Beach Elevated road. A 4-sty apartment house will be erected on the plot.

POLHEMUS PL.—E. T. Newman sold for a client to a buyer for occupancy the 3-sty and basement stone front dwelling at 29 Polhemus pl, on the Park Slope.

SACKETT ST.—August C. Barg sold to Mary Barg the northeast corner of Sackett and Hicks sts, a 4-sty brick flat, on a lot 20x75.

EAST 40TH ST.—T. Taft sold to P. J. Reynolds, 639 East 40th st, a frame 2-family house.

51ST ST.—Margaret Peterson sold 631 51st st, a 2-sty dwelling, to a buyer for occupancy.

52D ST.—Tutino & Cerny sold for Frank Taylor to a buyer, for occupancy, 525 52d st, a 2-sty and cellar brick 2-family house, on a lot 20x100.

66TH ST.—E. J. Sforza sold for Chas. Gahren the vacant plot, 40x100, in the north side of 66th st, 420 ft. east of 12th av.

79TH ST.—The Marloe Construction Co. sold, in 79th st, dwellings, as follows: No. 1947 to Robt. E. Linnert, No. 1949 to Robt. L. Shriner, No. 1951 to Wm. Turkes, No. 1953 to Fred Wahl, No. 1911 to H. Wilson, No. 1965 to J. Brandtmann, No. 1977 to K. Siebert, No. 1981 to J. Mangin and 1983 to N. T. Haul.

84TH ST.—The Marlowe Construction Co. sold, from the plans, to Jennie and Edward Winterbottom the two dwellings in course of construction in the south side of 84th st, 260 ft west of 23d av.

DE KALB AV.—The McCullough estate sold through Howard C. Pyle & Co. to a builder, for improvement, the plot 100x100, at the southwest corner of De Kalb and Grand avs, on which there has long stood an old frame dwelling. This structure will be razed and the plot will be improved with brick flats with stores, together with a motion picture house. It will form one of the notable improvements in this part of Brooklyn.

EASTERN PARKWAY.—Arthur H. Waterman, in conjunction with D. W. Hyland and Chas. Mulligan, sold for Herman Arpe to Arthur H. Selinger the plot of 8 lots on the south side of Eastern Parkway, 203 ft west of Schenectady av; also the plot of 5 lots on the north side of Eastern Parkway, 300 ft west of Schenectady av. The buyer will improve both plots with 4-sty apartment houses.

FLATBUSH MANOR.—C. E. Williams Realty Co. sold to the following persons the detached dwellings in the streets of Flatbush Manor indicated: to Mrs. Catharine Hodge, 1576 East 45th st; to Mrs. Christina Kempf, 1556 East 45th st; to Chas. Scriven, 1554 East 45th st; to G. W. Bantel, 1506 East 45th st; to August Anderson, 1564 East 45th st; to Archibald Arbuckle, 1574 East 45th st; to Mrs. Kate Corderman, 1544 East 46th st; to Wm. Bebenroth, 1538 East 46th st; to Mrs. Maude Springstead, 1560 East 46th st; to Mrs. Elizabeth Wardley, 1568 East 46th st.

GRAVESEND AV.—B. J. Sforza sold for Fanny Palermo, 1533 Gravesend av, a 4-family house, on a lot 20x100.

JAMAICA AV.—Frank J. Magerle sold for Edith M. Kennedy to Wm. A. Ebisch, for occupancy, 672 Jamaica av, in the Cypress Hills section, a dwelling.

MYRTLE AV.—P. J. Reynolds sold to Margaret Sheehan, 1268 to 1,272 Myrtle av, at the southwest corner of Cedar st, three 3-sty flats.

SARATOGA AV.—Isaac Levingson sold to the Burland Co. the vacant plot, 40x100, on the east side of Saratoga av, 95.7 ft north of Park pl.

2D AV.—Louis Burgert sold the northeast corner of 2d av and 54th st, a 2-sty flat with store.

7TH AV.—Hall & Cuttle sold for Morris Green & Co., 5117 and 5119 7th av, two 2-sty store buildings; also for L. Cicotto, 5212 7th av, a 2-sty store building.

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ARVERNE.—The Somerville Realty Co. sold at Somerville Park, Arverne; plot 80x100 on the south side of Bannister av to Jacob Jaffe; plot 60x100 on the east side of Remington av, south of Isabel av, to A. Castaldi, and a plot of 20 lots on the east side of Meredith av, between Amstel boulevard and Morris av to the Meredith Building Co.

LIBERTY HEIGHTS.—The C. E. Williams Realty Co. sold at Liberty Heights to Louis Boillon west side of Ferry st, 100 ft. north of Dalrymple av; to Robert and Bertha Luthman west side of Ferry st, 40 ft. north of Dalrymple av; to Stephen G. Hopper on Dalrymple av 97 ft. west of Ferry st, all detached dwellings.

LONG ISLAND CITY.—M. Lyons sold through Judson A. Harrington the vacant plot, 75x100, on the east side of Radde st, 214 ft north of Webster av, Long Island City.

LONG ISLAND CITY.—The Cross & Brown Co. sold for Thos. W. Busche a plot 75x186x irregular on the west side of William st, 90 ft. south of Henry st, Long Island City.

LONG ISLAND CITY.—Cross & Brown Co. sold for Lewis Brown the vacant plot, 90x120, at the southwest corner of William and Henry sts, Long Island City. The buyer will improve the plot.

LONG ISLAND CITY.—The Potter Avenue Construction Co., A. B. Gordee, president, sold to Vincent De Orto for investment a 3-sty 3-family house now being completed on the west side of Theodore st, 50 ft. north of Potter av, Long Island City.

Richmond.

BULLS HEAD.—Miss Isabell W. Bonner sold through Cornelius G. Kolff to Gerald Darsey the vacant plot, 175x200, on the east side of Old Stone rd, 1,000 ft south of Richmond av, Bulls Head.

CONCORD.—The St. George Realty & Construction Co. sold through Cuzzo & Gagliano Co. to Antonio Ribaudo lots 11 to 15, inclusive, block 4, Fingerboard terrace, Concord. The buyer will erect two dwellings on the property.

CONCORD.—Cuzzo & Gagliano Co. sold for Geo. Cuzzo to Emma C. Keil a lot, 25x100, at Concord, Staten Island. The buyer will erect on the lot a 3-sty brick flat with store, after plans by Jas. Whitford.

TOMPKINSVILLE.—Cornelius G. Kolff sold for a client to Mayer Rosenholz the plot of 5 lots on the west side of Sherman av, near 1st av, Tompkinsville.

Nearby Cities.

JERSEY CITY.—Meister & Co. sold for Chas. M. Tobyne to John Weber 4 and 8 Madison av, Jersey City, two eight-family brick apartment houses on a plot 75x100. The buyer gave in part payment a plot 50x100 at the southwest corner of Secaucus rd and Summit av, also 222 and 222 Summit av, West Hoboken.

JERSEY CITY.—Henry Byrne sold to Daniel J. Murphy 4 lots in the south side of Bishop st and 4 lots in the rear fronting in State st, near Cornelison av, Jersey City.

JERSEY CITY.—Frank A. Van Winkle sold to William P. Fitzpatrick 310 Summit av, Jersey City, a 2-family house on a lot 20x114.

NEWARK, N. J.—The Fidelity Trust Co., as executor of the estate of Philip N. Jackson, sold to Jos. H. Mayzel and Harry Kruvant the vacant plot at 42 and 44 Broad st, Newark.

NEWARK.—Feist & Feist sold for former Sheriff Geo. Virtue to Dr. Louis W. Biggs the southwest corner of Clinton av and Clinton pl, a detached dwelling, on a plot 100x150.

NEWARK.—The estate of Wm. H. Marcell sold through Feist & Feist to Dr. Edward H. Guthrie and Thos. Cummings the northwest corner of Marshall and Nevada sts, brick buildings, on a plot 27x85x irregular. A modern mercantile building will be erected on the site.

NEWARK.—Feist & Feist sold for Bernard Katz to Samuel Finkel and Benj. Spheer, 510 and 512 Hunterdon st, a vacant plot on which the buyers will erect two 6-family apartment houses.

Rural and Suburban.

BAY SHORE, N. Y.—W. A. Schwab sold for Mrs. John R. Howell to I. Cohen, of Patchogue, a plot of ground, 62x189 ft., on Main st, Bay Shore, adjoining the property of C. J. Mills and extending back to a 15-foot right-of-way to Maple av. The buyer will improve the plot with a modern business building, and occupy it as a department store.

BRONXVILLE.—Henry F. Kell sold to Burke Stone Nos. 7, 9, 11 and 12 Maple st, Bronxville, four ten-room residences also a plot in Gramatan av, between Bronxville and Mount Vernon. The house at 12 Maple st has been resold to Henri Pauchney, manager of the Hotel Gramatan, at Bronxville.

HARTSDALE, N. Y.—Fisher & Marwin sold for a client to Arthur Myles a plot on the Colvin place, in the Greenacres section of Hartsdale. The buyer will erect a dwelling on the plot.

HASBROUCK HEIGHTS, N. J.—Samuel Kraft has sold for the Hasbrouck Park Land Co., at Hasbrouck Heights, to A. Hoch, a plot 50x125 on Longworth av; to O. Graham, a plot 50x100 on Longworth av; to Alexander Jones, a plot 75x125 on Williams av; to William C. McCarthy, a plot 100x119 on Terrace av; and to Harry Federstone, a plot 75x125 on Stanley av.

LAKE MAHOPAC, N. Y.—Edward Joyce sold for Ryder Bros. to C. P. Young a tract of 4 acres fronting on the west shore of Lake Mahopac.

LONG BEACH, L. I.—The Realty Associates sold to Mrs. Hertha Klug a plot of 4 lots adjoining the board walk at Long Beach. The Realty Associates will improve the plot for the

buyer with a hotel which is to be ready for use June 1 next. The architect is Herbert J. Krapp.

MADISON, N. J.—The estate of Edward Rafter sold through the Cruikshank Co. the country estates of Mr. Rafter, at Madison, comprising 22 acres of land and a fine country house and outbuildings.

MT. VERNON, N. Y.—The corporation of the Chester Hill M. E. Church of Mount Vernon bought through Geo. W. Bard the dwelling at 164 Summit av, Mount Vernon, for use as a parsonage.

NEWPORT, R. I.—Rev. Roderick Terry bought from Jas. Alden Swan his country place, known as The Kedge, on Gibbs av, Newport. The buyer owns the adjoining property, known as Linden Gate.

NORTH MOUNTAIN, N. Y.—Rodney D. Chipp is the buyer of the 110 acre tract known as North Mountain, situated directly west of Upper Nyack, Rockland County.

OTISVILLE, N. Y.—Leander Brink sold through E. E. Slocum to S. T. Clulow his country estate of 27 acres, with buildings and residence at Otisville.

OSSINING, N. Y.—Angell & Co., in conjunction with Wm. H. Oliver, sold for a client to E. C. Auer a dwelling and 4 acres of land on the state road at Ossining.

PLAINFIELD, N. J.—Bryan L. Kennelly sold for the estate of Frank S. Neal 329 to 337 Front st, corner Central av, Plainfield, a 1-sty brick and iron building, containing several stores, and a 3-sty dwelling, on a plot 80x116 ft. The property was to have been sold by Mr. Kennelly at auction yesterday.

RIDGEFIELD, CONN.—Folsom Bros., Inc., sold for Garret W. Owens to Chas. A. Humiston his country estate of 25 acres, together with the dwelling and outbuildings, at Ridgefield.

SEWARREN, N. J.—Louis Schlesinger sold for Hannah Abell to the Kry Lyn Realty Co. of New York City the former country home of the late Commodore Abell, at Sewaren, comprising an acre of ground, with residence, garage, boat-house, and private dock, with water frontage on the Kill van Kull.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold for Braddin Hamilton to R. Franks a tract of 5 acres on the dunes, at the foot of Cooper Neck la, Southampton, on which the buyer will erect a summer home; also, for Jas. L. Breeze to Mrs. P. F. Collier, a tract of 5 acres on the north side of Chineeck rd, Southampton, on which the buyer will erect a summer home for her own occupancy; also for Mrs. Minnie G. Burnett to John J. Stuber a plot on the north side of Toilsome la, Southampton.

THOMASTON, L. I.—G. Smith Stanton sold for a client to a New York physician the property comprising 90 acres and known as the John T. Wooley farm, near Lake Success, Thomaston.

WHITE PLAINS.—Angell & Co. and Edward M. West, Inc., sold for Clarence J. Hicks to H. Ross Clark his residence at 9 Ridgeview av, White Plains. Mr. Clark has been a resident of Plainfield, N. J.

RECENT BUYERS.

EDWARD E. HANNAN is the purchaser of Convent av and 151st st, sold by the Bruce estate.

MORRIS JACOBSON is the buyer of the dwelling at 55 West 113th st, the sale of which by the Tilmil Realty Co. is reported.

THE MISSES AIDA and Anna Lester, of Chicago, are the buyers of the dwelling at 20 West 71st st, the sale of which by Madeline Jackson through Pease and Elliman is reported. The Misses Lester are at present stopping at the Hotel Rector.

LEASES.

Manhattan.

VAN NORDEN & WILSON leased for I. S. & M. S. Korn to the Hallet & Davis Piano Co., for a term of 21 years, the 5-sty building at 8 East 42d st. The aggregate rental is slightly less than \$300,000. On May 1 the lessees will have a modern 6-sty marble front building erected on the site. Messrs Korn also own 4 and 6, adjoining.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for clients the 11th and 12th floors at 112 to 116 Madison av to M. Goldman & Co.

EDWARD J. HOGAN leased to the Marconi Wireless Telegraph Co. of America for its executive offices, the south half of the 18th floor of the Woolworth Building, for a term of years.

AN INDICATION of the value of 125th st as a business thoroughfare is shown by a lease recorded during the week, whereby Henry Lankenau has leased for 5 years from May 1, 1913, the 2d and 3d floors in the building on the northwest corner of 7th av, store at 207 and the west store at 209 West 125th st at the rate of \$20,000 a year. Mr. Lankenau occupies most of the property now as a cafe and bowling alleys.

CROSS & BROWN CO. leased the store and basement at 1659 Broadway to Meeley & Pressman and the store at 1930 Broadway to the Miller Rubber Co., both for a term of years.

THE CUZZO & GAGLIANO CO. leased for Rubin Schlegman, to a client, the 6-sty double tenement at 312-312½ East 106th st, for a term of years, at an aggregate rental of \$20,000.

JULIUS FRIEND-EDWARD M. LEWI CO. have leased the entire building at 336 6th av, for Samuel Bloom to Sidney A. Williams.

CAMMANN, VOORHEES & FLOYD leased the building at 176 Front st to Frederick H. Cone; the building at 92 Pearl st to Invader Oil Co.; the building at 276 Water st to Import Chemical Co.; building at 62 Vesey st for a term of 5 years to Bernard Kreizer Leasing Co.; store and basement at 171 Pearl st to

Jose Suarez & Co.; store and basement at 3 Cedar st to William D. Barkley; store at 69 Centre st to J. Brause; store and basement at 163 Pearl st to Joseph Victori; store at 89 Murray st to C. I. & M. Dingfelder; lofts at 127 and 129 Water st to Diamond Glue Co. and Manuel Caragol & Co.; loft at 487 and 489 Greenwich st to Lahn & Simons; first loft at 42 Cliff st to Northam Warren.

ARTHUR H. COHEN leased in 601 and 603 Madison av the centre store and basement and the rear part of the second floor to D. B. Butler & Co. for a term of 10 years. The lessees have been located for 35 years at 398 4th av.

THE CROSS & BROWN CO. leased the building at 540 Madison av to Nicholas Martin, importer of antique furniture and decorations, for a term of years.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for Carl Ostreicher to the Star Electrical Co. the store at 487 6th av, for 5 years.

G. W. BARNEY leased to Kollisch & Wallach the store, basement and sub-basement at 45 Murray st; also to Haber Bros. the first loft at 369 Broadway; also to David Kapor the 7th loft at 36 and 38 East 20th st; and for the Donchian Realty Co. the 2d loft at 876 and 878 Broadway.

BERG BROTHERS leased the 5-sty building at 476 to 482 Broadway for a long term of years at an annual rental of about \$20,000.

DANIEL BIRDSALL & CO., leased to John Reyle half of a floor at 198 Broadway; to Charles Daniel space at 2 to 6 West 47th st; to R. Furst, the store and basement at 153 to 159 West 27th st; to H. Hauptmann & Co. the 8th loft at 148 and 150 West 24th st; and, in conjunction with W. E. Mabie & Co., to Kapner & Co. the 4th loft at 34 East 12th st.

H. C. SENIOR & CO. leased to Drs. Joseph & Josmund offices at 231 Broadway for Lucia Richsteadt; the 4-sty building at 159 West 64th st to Sarah F. Richards for Susan Heuston; 314 West 71st st to Major Van Cortlandt Anderson, and for William Colgate the 4-sty dwelling at 776 West End av to Mary F. Park.

E. S. WILLARD & CO., agents for the Kuhn-Loeb Building at 52 and 54 William st, report the following leases: To Millet, Roe & Hagen, bankers, the entire fourth floor; to the estate of Robert E. Westcott and the Exchange Buffet Corporation, the fifth floor, and to George Leask & Co. and Eyer & Co., bankers, the 6th floor.

O. D. & H. V. DIKE leased for a long term of years the 14th and 15th floors in the Candler Building to the Dentists' Supply Co. to be used as offices and salesrooms; also space on the 12th floor to the Lewen Engineering Co. and offices on the 19th floor to Dr. Augustus Walsh.

H. C. SENIOR & CO. leased for Alice F. Ward the 4-sty dwelling at 118 West 64th st for a term of years to Sarah J. Hart.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Caroline Fahnestock to D. Rait Richardson for 5 years the 4-sty dwelling at 30 East 51st st.

A. J. C. SCHMUCK leased to the Standard Statistics Bureau the 9th floor in 47 and 49 West st.

J. C. EINSTEIN CO., INC., leased a suite of offices in 1123 Broadway to the Stock Exchange house of A. J. Elias & Co. and space in 39-41 West 38th st to M. Chambers.

L. TANENBAUM, STRAUS & CO., INC., have leased for the trustees of the Roosevelt Hospital the 5-sty and basement building at 478 to 482 Broadway and 40 Crosby st for a long term of years to Berg Bros., who have been located on Lispenard st for the past 27 years.

EUGENE J. BUSHER leased for the American Real Estate Co. to the Lawyers' Title Insurance & Trust Co. the store in its building at 381 and 383 East 149th st, for a term of 6 years from May 1, 1912. The space will be used as the Bronx office of the title company, and it is right at the 149th st station of the subway.

M. & L. HESS leased for clients to Wm. H. Robinson the second loft in 115 and 117 East 23d st; to Geo. W. Germann the store and basement in 54 West 23d st; to the Carlton Motion Picture Laboratories the second loft in 138 11th av; to Weiss & Wilhelm the fifth loft in 154 East 23d st; to Grosch & Goldman the store and basement in 716 Broadway; to M. Berkenfelde the front half of the fifth loft in 53 West 24th st, and to Hesse & Co., J. H. & M. Samuels and to the Lion Woolen Co. space in 49 to 53 West 21st st.

OGDEN & CLARKSON leased for clients the ninth loft at 158 and 160 West 29th st; one-half the store and the basement of 115 East 23d st; the sixth loft in 153 to 159 West 27th st; offices in the Hess building, at 4th av and 26th st; the first loft at 141 5th av; the seventh loft at 43 East 20th st; the building at 157 South st; and the store and basement at 66 Pearl st; the store, basement, seventh and ninth floors in 225 to 229 West 39th st; the store and basement at 1270 3d av; the building at 342 to 346 Washington st; the building at 214 West st; and the building at 50 Harrison st; also the store and basement at 939 6th av.

THE M. MORGENTHAU, JR., CO. leased the store and basement in 141 and 143 West 24th st to the Trappers and Shippers Co. and J. A. O'Neill & Co., furriers.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased a furnished apartment at 131 East 60th st to the Misses Williams; an apartment at 37 Madison av to August Belmont, Jr., and at 925 Park av, in conjunction with Payson McL. Merrill, to T. Douglas Robinson.

WILLIAM J. ROOME & CO., Inc., leased the store and basement at 120 Water st to Albert J. Roemer.

DOUGLAS L. ELLIMAN & CO. leased for Thomas Snell 326 Lexington av, a 4-sty dwelling, on a lot 19.7x75, to Dr. Cleveland Ferris; also for Thomas Snell, 328 Lexington av, a similar house, to the same tenant, for a term of years from the expiration of the above lease.

PEASE & ELLIMAN leased for a client to Mrs. Edgar H. Booth 40 East 53d st, a furnished dwelling, for the winter months.

THE LEE HOLSTEIN CONSTRUCTION CO. leased the first loft at 112 to 116 Madison av to Cobden & Co.

PEASE & ELLIMAN rented apartments at 939 Park av to Miss I. M. Cammann and at 144 East 56th st to Dr. John B. Curtis.

RALPH J. PRESTON leased for a term of 10 years two suites in the new 17-story apartment house being erected by Bing & Bing at the northeast corner of Park av and 79th st. One suite, containing 17 rooms, will be occupied by Mr. Preston's sister-in-law, Miss Geraldine Thompson, and the other, a 7-room apartment, will be tenanted by Mr. Preston.

SOLOMON STERN leased to the Consolidated Gas Co. the 8th floor at 30 Irving pl, which completes the renting of the building. The yearly total rental of the structure is about \$60,000.

THE VICTOR LEIR REALTY CO. and Morris S. Herman leased the store and basement, at 68 and 70 Grand st, for a term of 10 years, at an aggregate rental of about \$30,000.

WALLACE & MEYERS and Lowenthal & Davis leased the dwelling 2111 Madison av to a Mrs. Jackson for a term of 10 years.

L. TANENBAUM, STRAUSS & CO. leased the store and basement at 465 and 467 Broome st to the Knit Goods Exchange for Carstein & Linnekin; the basement at 63 Bleecker st to Goldberg & Rosenfeld for a term of years, for Cammann, Voorhees & Floyd; the store and basement at 106 Prince st to Litt & Nelson, for a term of years the 4th loft at 661 Broadway to J. Stein & Co. for Moses Sahlein; the 1st loft at 25 Union Sq. to Louise Mig. Co. for H. S. Ely & Co.; for Julius Lowenthal, 14,000 sq. ft. at 413 Broome st to various tenants; for Morris W. Levine, 20,000 sq. ft. at Nos. 40-42 West 17th st to various tenants.

THE CROSS & BROWN CO. leased the store at 1890 Broadway to Drouet & Page Co., and the store and basement at 1888 Broadway to the Garland Auto Co.

MOORE & WYCKOFF, as agents, leased, in the Passavant Building, 440 4th av, offices on the 13th floor to Guy W. Eskridge Co.; space on the 15th floor to the Eclipse Silk Mfg. Co., of Paterson, N. J.; and, the entire 11th floor to The Credit Clearing House.

GEO. R. READ & CO. leased for B. Crystal & Son the entire 10th floor in the building 47 and 49 West st to The Fidelity & Casualty Co. and Davis & Fitzgerald, for a term of years; also, for H. J. Scheuber the building 548 Greenwich st to Calvin Tompkins.

J. B. ENGLISH, in conjunction with Willard S. Burrows Co. leased for the Child's Restaurant Co. to J. Jong Man the entire upper part of the building 1551-1553 Broadway and 201 West 40th st for a term of years, at an aggregate rental of \$158,000. The tenants will make extensive alterations and use the premises for a high class oriental restaurant.

N. BRIGHAM HALL AND WM. D. BLOOD-GOOD leased for Elwood O. Roessle, as agent, the top floor studio at 467 5th av to Mishkin, photographer; a similar studio at 463 5th av to Ira L. Hill; and the store and basement at 467 5th av, for a term of years, to Rich & Fisher, dealers in china and glassware.

Bronx.

PEASE & ELLIMAN leased for L. Napoleon Levy to Joseph Danerhirsch and Irving Latz, doing business as the Daner Co., of 263 8th av, the two east stores at 509½ and 511 Tremont av, for a term of years at an aggregate rental of over \$20,000.

Brooklyn.

THE MONTGOMERY-WARD CO., the mail order house of Chicago and Kansas City, leased a large amount of space in the Bush Terminal Co.'s plant, in South Brooklyn. It is understood that the lease involves several floors in the largest structure in the development. Arthur Lynn, the sales manager of the leasing company, states that about 10,000 persons will be employed in the Eastern branch and that negotiations are pending for the establishment of another branch on the Pacific coast, probably at San Francisco.

THE BUSH TERMINAL CO. leased to the Sears Cross Co., manufacturers of speedometers, 10,500 sq. ft. in Model Loft Building 20, at the foot of 39th st, and to Newmark & Danziger, manufacturers of women's underwear, 12,000 sq. ft. in Building 6, at the foot of 34th st, Brooklyn.

WAVERLY AV.—H. W. Rozell & Son leased for the Slocum Amusement Co. to Henry Geismar the auditorium, 48x80, to be built of stucco, on the west side of Waverly av, 70 ft north of Myrtle av, for a term of 5 years.

Country.

LEWIS H. MAY CO. leased for A. S. Iserson to Mrs. B. L. Lindeman the boardwalk property at Long Beach, L. I., known as the Casino. The lessee is also proprietor of the Lindeman Hotel at Edgemere, L. I.

LEWIS H. MAY CO. leased, on the plans, to Mrs. B. S. Lindeman a large fireproof hotel, with every modern improvement, to be built at Long Beach, L. I., for all year use.

PAYSON McL. MERRILL has rented, from the plans, for the estate of Franklin B. Lord six houses with garages now in course of construction on West Broadway, between Cedarhurst and Woodmere, L. I. The houses are on plots of a little over an acre and will be ready for occupancy May 1. The lessees are Edson Lewis, William F. Ladd, Curtis G. Rand, Laurance B. Rand and Edward S. Mills. The same broker has also leased for Arthur F. Cosby to William C. Ivison the property on the corner of Keen la and Willow rd, Woodmere, L. I., and for Mrs. Henry L. Pierson to Frank L. Polk

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FULL COMMISSION TO BROKERS

Leases, Country—(Continued).

for the coming season the property on the corner of Cedarhurst and Lakeview avs, Lawrence, L. I.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn has rented, for the summer season, at Southampton, for Mrs. Armande Kliesler her cottage on Shinnecock rd, to Willard S. Brown; for Mrs. L. C. Raymond Mallock her Ashton Moor, in First Neck la, to L. du Pont Irving; for George H. Fordham his new cottage on Shinnecock rd, to Howard Page; for James T. Kilbreth, his Daisyfields, on First Neck la, to Eben M. Byers; for Shepard K. de Forest his cottage on Ox Pasture rd, to Mrs. Herbert M. Harriman; for Mrs. Alexander L. Morton her cottage on Little Plains rd, to Mrs. George A. Crocker; for Judge Henry E. Howland his Storm Along in the Dunes to John F. Harris for a term of 5 summers, and for Mrs. H. A. Borrowe the Downs, in the Shinnecock Hills, to J. Hopkins Smith, Jr.

SCARSDALE, N. Y.—Angell & Co. have leased to Vincent T. Pisarrria for a term of years the former residence of H. S. Ford, known as Fern Cliff, at Scarsdale.

REAL ESTATE NOTES.

FISHER & IRVING I. LEWINE and Isidor H. Kempner, who have been operating under various company names, have incorporated under the title of Lewine & Kempner.

The Lewis H. May Co. has removed to the Fraser building, at 18 West 27th st, where it will continue to specialize in Queens ocean-front property.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. have been appointed the agents of 39 and 41 West 55th st. The building will be ready for occupancy on or before October 1, 1913.

WALLACE & MEYERS and Lowenthal & Davis have formed a partnership under the title of Wallace & Meyers for the transaction of a general real estate business, with offices at 473 Lenox av.

WM. J. BENJAMIN CO. placed a loan of \$240,000 at 4½ per cent. on the 5-sty mercantile building at 433-435 7th av and 168 West 34th st. The building is leased by the Riker-Hegeman Co.

The real estate business of James W. Kelly (Robert J. Kelly, proprietor), which has been established at 673 9th av, Manhattan, since 1864, has been merged with the business of Goodale, Perry & Dwight, Inc., at 1133 Broadway, the merger going into effect today.

JOHN CARLSEN, secretary-treasurer of the Alliance Realty Co., of 115 Broadway, and also of the Broad-Exchange Building, died at his residence, on Bainbridge av, Bedford Park, January 27, aged 70. Mr. Carlsen was born in Germany, came here when a boy and was for many years in the banking business before joining the Alliance Realty Co. He leaves one son. Mr. William H. Chesebrough, the president of the company, was away on a cruise at the time of Mr. Carlsen's death and burial.

SMITH & PHELPS placed a first mortgage loan of \$15,000 on the plot, 100x235, on the east side of Valentine av, 100 ft. north of 187th st and running through to Tiebout av also a first mortgage of \$9,000 on the 4-sty double flat at 990 Brook av; also a first mortgage of \$6,500 on the 3-sty brick dwelling at 569 Mott av; also a first mortgage of \$2,500 on the two lots in the north side of 205th st, 250 ft. east of the Grand Boulevard and Concourse; also mortgages aggregating \$33,000 on the 5-sty apartment on the north side of 181st st, 95 ft. west of Bryant av.

TWO MORTGAGES aggregating \$800,000 were secured last Thursday from the Metropolitan Life Insurance Co. on the Prince George Hotel at 9 to 15 East 27th st, the 12-sty building adjoining at 17 and 19, and the property at 16 to 20 East 28th st, which adjoins the 28th st end of the hotel. The mortgages are given by the Twenty-eighth Street Co., which holds title to the property. The 28th st realty, comprising three 4-sty buildings, was purchased last year by the company as a site for an addition to the hotel. In June plans for this addition were filed. They called for a structure 12 stories high of terra cotta, limestone and brick, on a plot 75x98.9. The cost of the improvement was placed at \$450,000. The mortgage on the 27th st property covers a plot 143 ft. frontage. The loan is for 5 years at 6 per cent.

AT THE ANNUAL MEETING of the New Jersey-New York Real Estate Exchange held in Jersey City last week William A. Lambert, of Nutley, was re-elected president and Philip I. Hover, of Ridgewood, secretary and treasurer for the ensuing year. The following were elected governors: W. J. Shearer, Elizabeth; W. I. Scott, Orange; D. S. Goss, Rutherford; A. S. Corbin, Passaic; G. B. Corsa, Bound Brook; S. Hirschman, New York City; E. D. Paulin, Leonia; R. H. Walker, Hoboken; Frank Stevens, Jersey City; E. V. Magee, Hoboken; C. F. H. Johnson, Passaic; E. R. Holden, Westfield; J. W. Doolittle, El Mora; Joseph P. Day, New York; P. A. Gaddis, Jersey City; W. A. Lambert, Nutley; L. F. Menage, Rahway, and Philip I. Hover, Ridgewood.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 31, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

***Cherry st, 306-8** (*), ns, 233.1 e Jefferson, 25x80, 5-sty bk tnt & str; due, \$27,234.22; T&c, \$1,253.46; Martin J. Keogh, exr, &c. 20,000

***Cleveland pl, 19** (*), es, 192.3 s Spring, 27x99.3x26.2x99.3, 5-sty bk tnt & str; due, \$5,075.07; T&c, \$610; sub to two prior mtgs aggregating \$28,000; Crescent Star Realty Co. 30,752

***Madison st, 352** (*), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & str; due, \$20,292.40; T&c, \$1,077.75; Lawyers Mortgage Co. 20,000

***Suffolk st, 169** (*), ws, 126 s Houston, 24x100, 3-sty bk tnt & str & 5-sty bk rear tnt; due, \$19,615.99; T&c, \$1,135.74; Pauline O. Stern, trste. 20,700

***101st st, 221 E** (*), ns, 310 e 3 av, 25x 100, 4-sty bk tnt; due, \$10,795.51; T&c, \$342.10; Jno M. Bowers, exr. 10,000

***109th st, 75 E** (*), ns, 80 w Park av, 29.4x100.11, 5-sty bk tnt & str; due, \$3,018; T&c, \$420.90; sub to pr mtg \$21,000; F. Albt Thomas. 23,806

***124th st, 322 E** (*), ss, 406.6 w 1 av, 18x100.11, 3-sty & b stn dwg; due, \$7,815.03; T&c, \$317.24; Sarah B. Spies. 7,500

***226th st** (*), ss, 505 e Barnes av, 100x 114, Wakefield; due, \$3,413.02; T&c, \$34.94; sub to four mtgs aggregating \$10,000; Benj. Eisler. 13,625

***Castle Hill av, nwc Chatterton av**, see Chatterton av, nwc Castle Hill av.

***Chatterton av, nwc Castle Hill av**, 80.1 x103.1; also ZEREGA AV, ws, whole front bet Watson av and Haviland av, 216.2x89.8 x216.2x89.10; also POWELL AV, ss, 279.1 w Castle Hill av, 99.10x48.10 to 177th, x 107.11x103.2, Unionport; partition; Wm E. Buckley. 12,900

***Park av, 1261**, es, 75.9 n 97th, 25.2x100, 5-sty bk tnt & str; due, \$23,977.02; T&c, \$1,256.65; Henry Keale, party in int. 22,000

***Powell av, ss, 279.1 w Castle Hill av**, see Chatterton av, nwc Castle Hill av.

***Saxe av (Leland av, 1310)** (*), nec Old rd, 75.1x79.1x109.1, Van Nest; due, \$9,730.79; T&c, \$589.31; Louis M. Ebling. 7,000

***Tinton av** (*), ws, 117.8 s 160th, runs s 10.3xw110xs100.9xw50xn111.3xe160 to beg, vacant; due, \$1,928.53; T&c, \$260.26; Harry C. Bryan. 500

***5TH av, 2144** (*), ws, 130 s 132d, 19.11x 75, 4-sty & b stn dwg; due, \$10,852.32; T&c, \$765.11; Pauline Boettger. 10,000

BRYAN L. KENNELLY.

***Front st, 130**, ns, 40.10 w Pine, 23.4x72.1 x22.10x73.6, 4-sty bk loft & str bldg; voluntary; bid in at \$26,700.

***29TH st, 32-4 W**, ss, 94.5 w Bway, 44x 98.9, 4-sty bk bldg with str; trstes sale; David S. Blair. 149,750

***89TH st, 111-5 W**, ns, 200 w Col av, 75x 100.8, 3 5-sty & b bk & stn tnts; trstes sale; J. L. Taylor. 83,475

***89TH st, 117 W**, ns, 275 w Col av, 75x 100.8, 5-sty & b bk & stn tnt; trstes sale; H. G. Bannan. 30,000

***90TH st, 114 W**, ss, 200 w Col av, 26.6x 100.8, 5-sty & b bk & stn tnt; trstes sale; Wm H. Minahan. 30,750

***90TH st, 116-8 W**, ss, 226.6 w Col av, 53x 100.8, 2 5-sty & b bk & stn tnts; trstes sale; Jno M. Hain. 61,500

***130TH st, 150 W** (*), ss, 270 e 7 av, 18.4 x99.11, 3-sty & b stn dwg; due \$12,688.68; T&c, \$1,364.01; Sarah M. Schieffelin et al trstes. 11,000

JAMES L. WELLS.

***229TH st E**, nwc Paulding av, 95x114, Wakefield; due, \$1,866.51; T&c, \$544.16; Jos P. Barona. 2,700

***Paulding av, nwc 229th**, see 229th st, nwc Paulding av.

D. PHOENIX INGRAHAM.

***Lyon av, 2319**, ns, 30 w Parker av, 25x 100, Westchester; due, \$4,447.93; T&c, \$440.85; Agnes Tringell. 5,150

HERBERT A. SHERMAN.

***Washington av, 2183** (*), ws, 125 s 182d, 50x145, 5-sty bk tnt; due, \$13,920.60; T&c, \$1,167.90; sub to mtg \$40,500; Prospect Investing Co. 49,500

HENRY BRADY.

***21st st, 10-14 E**, see Bway, 917-19.

***Amsterdam av**, ws, 50 s 180th, 50x100, vacant; due, \$20,631.98; T&c, \$475.80; adj sine die.

***Broadway, 917-19**, swc 21st (Nos 10-14 E), runs s48.2xw97.1xs46xw46xn92x128.2 to beg, vacant; due, \$482,448.60; T&c, \$22,532.56; withdrawn.

***Vyse av, 1467** (*), ws, 100 n Jennings, 25x100, 3-sty fr tnt & str; due, \$5,847.20; T&c, \$130.62; Alfd Howey. 4,500



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Safety Fire Bucket Tanks

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Safety Fire Extinguishers

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293 Seventh Ave. Tel. 3356 Mad. Sq. New York



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We are supplying Electric Power to a majority of the Factories in Brooklyn Borough at a Lower Rate Than They Could Operate a Private Plant

If you are considering making changes, alterations or additions to your plant or any part of it—

If you are outgrowing your present power equipment—

If you are about to move from your present location to another building—

If your power supply or any part of it fails you suddenly—inopportently—

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Always at your service.

Power Engineering Bureau, Sales Department

EDISON ELECTRIC ILLUMINATING COMPANY OF BROOKLYN

Telephone, 8000 Main

360 Pearl Street

JACOB H. MAYERS,
 61ST st. 243 W (*), ns, 175 e West End
 av, 25x100.5, 5-sty bk bldg; due, \$15,610.35;
 T&C, \$638.27; Equitable Trust Co of N Y
 exr, &c. 11,000

Total \$638,108
 Corresponding week, 1912..... 820,748
 Jan. 1st, 1913, to date..... 4,430,242
 Corresponding period 1912..... 3,782,256

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 29, 1913, at the Brooklyn Sales-rooms, 189 Montague Street:

WM. H. SMITH.
 CRESCENT st, ws, 90 s Blake av, 124.3x
 127.5; Wm T Brice. \$3,000
 GLENADA pl, es, 50 s Decatur, 88.1x50;
 Wm Gremler. 25,000
 GLENADA pl, es, 138.1 s Decatur, 88.1x
 103.3; Wm Gremler. 25,000
 HART st (*), ns, 345 w Sumner av, 30x
 100; Johanna Bach. 14,500
 HART st (*), ns, 375 w Sumner av, 30x
 100; Johanna Bach. 14,500
 HEMLOCK st (*), nwc Belmont av, 23.3x
 97.2x94.4, gore; Jas A Flanagan. 90
 JEROME st, es, 220 s Dumont av, 20x100;
 withdrawn.
 McDONOUGH st, ns, 100 e Marcy av, 40x
 100; adj to Mar 3.

PARK pl, ss, intersec ses Eastern pkwy,
 35.6x134.2x54.4xirreg; Isidore Gaster. 7,200

PARK pl, ns, 130 e Howard av, 45x127.9;
 also PARK pl, ns, 175 e Howard av, 45x127.9;
 also PARK pl, ns, 220 e Howard av, 45x127.9;
 also PARK pl, ns, 265 e Howard av, 45x127.9;
 also PARK pl, ns, 310 e Howard av, 45x127.9;
 also PARK pl, ns, 355 e Howard av, 45x127.9;
 Wm Gremler. 25,000

PARK pl, ns, 175 e Howard av, see Park
 pl, ns, 130 e Howard av.
 PARK pl, ns, 220 e Howard av, see Park
 pl, ns, 130 e Howard av.
 PARK pl, ns, 265 e Howard av, see Park
 pl, ns, 130 e Howard av.
 Park pl, ns, 310 e Howard av, see Park
 pl, ns, 130 e Howard av.
 PARK pl, ns, 355 e Howard av, see Park
 pl, ns, 130 e Howard av.

PINE st, es, 90 s Blake av, 287.4x127.5x203.8
 x100; Wm T Brice. 4,000
 RODNEY st, nws, 100 ne S 3d, 40x61.11;
 withdrawn.
 RODNEY st, ws, 160 n Ainslie, 20x60;
 Michl G Harden. 1,720

39TH st, ss, 40 w 10 av, 20x95.2; with-
 drawn.
 BEDFORD av, es, 630 s Clarendon rd, 20x
 100; adj to Feb13.
 FLATBUSH av (*), nes, 102 se Av D, 20x
 116.5; Thos D Miller. 8,500
 FLUSHING av, ns, 249.7 e Bushwick av, 25
 x100.6x—x100.5; foreclos of tax lien; Harry
 Zirinsky. 1,700
 FLUSHING av, ns, 274.7 e Bushwick av,
 25x100.8x—x100.6; foreclos of tax lien; Harry
 Zirinsky. 1,825
 HARRISON av (*), nes, intersec nws Lori-
 mer, 23x100; Jno Haydock. 9,000
 OCEAN av (*), nwc Newkirk av, 91.5x60.7;
 Mtg Securities Co of N Y. 21,000
 SCHENCK av (*), ws, 187.6 n Belmont av,
 18.9x100; Otto E Reimer. 3,000

WM. P. RAE CO.

SULLIVAN st (*), ss, 80 w Dwight, 20x100;
 Albro J Newton. 500
 E 8TH st (*), ws, 426.8 s Av E, 33.4x120.7;
 Kingsboro Realty Co. 6,000
 56TH st (*), ss, 306.8 e 15 av, 33.4x100;
 Anna C Hull. 5,450
 85TH st (*), sws, intersec ws 7 av, 29x113;
 Liens Purchase Co. 500
 85TH st (*), ss, intersec es 7 av, 248.11x
 18.4x227.8x76.2; Liens Purchase Co. 1,400
 ATLANTIC av (*), ss, 470 w Troy av, 15x
 100; Josephine Herod et al. 2,500
 NOSTRAND av, ws, 720 n Av F, 31.2x
 109; A B Roberts. 5,000
 5TH av (*), es, 75 s 12th, 75x97.10; Hugh
 V Monahan et al. 48,000

JAMES L. BRUMLEY.
 JAY st, es, 70 n Johnson, 24x30; Jno S
 C Bailey. 3,500
 OCEAN av, es, 264.11 n Av A or Albe-
 marle rd, 72.1x240; withdrawn.

L. J. PHILLIPS & CO.
 S 2D st (*), ns, bet Hooper & Union, —x—
 & being lot 27 blk 2413 sec 8; foreclos of tax
 lien; Tax Lien Co. 1,725

JOSEPH P. DAY.

SUTTER av (*), swe Milford, 40x90; Edw
 Taunay. 1,500

BRYAN L. KENNELLY.
 DECATUR st (*), ns, 326 w Ralph av, 18x
 100; Horace Kingsbury. 4,000

CHARLES SHONGOOD.
 W 15TH st, ws, 880 n Neptune av, 87x
 104.3; adj to Mar28.
 UTICA av (*), es, 77.6 s Prospect pl, 19.8x
 90; Maximillian Mosson. 3,000

Total \$248,110
 Corresponding week, 1912..... \$251,189

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

FEB. 4.

CLIFF st, 27, ws, 60.11 s Fulton, 26.1x164.7
 to Ryders al x—x—, 4-sty bk loft bldg with 3-
 sty bk ext.
 PRINCE st, 66, ss, 37.11 e Crosby, 20x53.11x
 19.6x53.8, 3-sty & b bk bldg with str.
 RYDERS al, es, abt 60.11 s Fulton; see
 Cliff, 27.
 11TH st, 212 E, ss, 183 e 3 av, 18x95, 4-sty
 bk & stn dwg.
 35TH st, 233-5 W, ns, 361.1 w 7 av, 42x98.9,
 2-4-sty bk tufts with str & 3-sty bk tuft in rear.
 68TH st, 12 E, ss, 174.6 w Mad av, 20.6x100.5,
 4-sty & b bk & stn dwg.
 87TH st, 341 W, ns, 237 e Riverside dr, 20x
 100.8, 5-sty & b stn dwg with 3-sty bk ext.
 8TH av, 286, es, 74 n 24th, 24.8x100, 4-sty &
 b bk tuft with str & 3-sty bk bldg in rear.

ADVERTISED LEGAL SALES.

*The first name is that of the Plain-
 tiff, the second that of the Defendant.
 (A) means attorney; (R) referee; last
 name, auctioneer.*

Manhattan and Bronx.

*The following is a list of legal sales
 for Manhattan and The Bronx to be held
 at the Real Estates Salesroom, 14 and
 16 Vesey Street, and The Bronx Sales-
 room, 3208-10 Third Avenue, unless
 otherwise stated:*

FEB. 1 & 3.
 No Legal Sales advertised for these days.
 FEB. 4.

BROOME st, 457-9, ss, 50 w Mercer, runs s
 95.9xw24.6xs 1/2 inch xw25.9xn95.10xe50.8 to beg,
 6-sty bk loft & str bldg; Adeline I Latham—
 Arthur G F Moser et al; Merrill & Rogers (A),
 100 Bway; Frank W Chambers (R); due, \$82,-
 \$92.05; T&C, \$6,599.04; mtg recorded Feb19'09;
 Joseph P Day.
 RUTHERFORD pl, 1, swe 17th (No 226), 20.3
 x94, 4-sty & b stn dwg, 2-sty ext—Howard Wil-
 lets et al trustees—David D Jennings et al; Frank
 L Hall (A), 30 Broad; Rudolph A Seligmann
 (R); due, \$32,139.92; T&C, \$2,177.02; mtg re-
 corded Jan8'07; Joseph P Day.
 SPRING st, 157, nec W Bway (Nos 407-9), 25
 x75.3, 6-sty bk loft & str bldg; Chas B Pretty-
 man—Wm R D'Ascoli et al; Edw S Clinch (A),
 41 Park row; Meyer Auerbach (R); due, \$23,-
 494.66; T&C, \$4.60; sub to first mtg \$50,000; L
 J Phillips & Co.
 17TH st, 226 E, see Rutherford pl, 1.
 70TH st, 420 E, ss, 317 e 1 av, 21x100.5, 5-
 sty bk tuft; Herman Heinemann—Annie Lipps
 et al; Chas L Hoffman (A), 31 Nassau; Max
 Friedman (R); due, \$13,952.20; T&C, \$400;
 Saml Marx.
 79TH st W, nec Riverside dr, see Riverside
 dr, 70.
 120TH st, 110 E, ss, 131.8 e Park av, 20.10x
 100.10, 4-sty stn tuft; Emigrant Indust Savgs
 Bank—Chas W Bauschat et al; R & E J O'Gor-
 man (A), 51 Chambers; Jno J Hynes (R); due,
 \$5,065.70; T&C, \$563.89; mtg recorded July 21
 '1887; Henry Brady.
 RIVERSIDE dr, 70, nec 79th, 17.4x66.10x17.2
 x69.8, 5-sty bk dwg; David Gutlohn—Edgar
 Lehman et al; Judson G Wells (A), 1 Union sq;
 Wm Klein (R); due, \$16,396.60; T&C, \$1,601.24;
 mtg recorded May12'10; Joseph P Day.
 W BROADWAY, 407-9, see Spring, 157.

TWENTY-FIFTH ANNUAL STATEMENT

OF THE

American Real Estate Company

FOUNDED 1888

General Offices, 527 Fifth Avenue, New York City

**Condensed Financial Statement at close of business,
 December 31st, 1912.**

ASSETS

Rental Properties, comprising Office Buildings, Store and Business Buildings, Elevator Apart- ment Houses, Non-Elevator Apartment Houses, Theatre Building, etc.	\$14,275,500.00
Completely Developed Land Properties, ready for sale in lot parcels for immediate building im- provement	8,932,956.42
Land Properties now in process of development, and Land Properties undeveloped	1,396,538.10
New Houses ready for sale	67,817.29
Buildings in course of Construction, and Land therefor	249,268.36
Total Value of Real Estate and Improvements Owned	\$24,922,080.17
Mortgages Receivable, including Accrued Interest to Date	1,384,627.82
Cash in Banks and in Offices	414,559.81
Due from Agents	19,422.40
Investments in other Companies	91,950.00
Bills Receivable, including Accrued Interest to Date Accounts Receivable	138,966.84
Building Materials, Supplies and Equipment	84,914.42
Miscellaneous Assets	25,259.07
	121,043.66
Total Assets	\$27,202,824.19

LIABILITIES

Bonds and Certificates, with Interest Accrued to Date	\$13,265,747.94
Real Estate Mortgages, including Interest Accrued to Date	11,570,922.10
Accounts Payable	25,071.36
Reserves for Final Payments on Completed Build- ings, etc.	4,902.92
Miscellaneous Liabilities	147,374.37
Total	\$25,014,018.69
Capital Stock	100,000.00
Surplus	2,088,805.50
Total	\$27,202,824.19

Full detailed Statement certified to by Appraisers and Auditors will be mailed upon request.

DIRECTORS

EDWARD B. BOYNTON, President
 WILLIAM B. HINCKLEY, Vice-President
 RICHARD T. LINGLEY, Treasurer
 HAROLD ROBERTS, Vice-President
 FRANCIS H. SISSON, Secretary
 AUSTIN L. BABCOCK, Ass't Treasurer

Manhattan and Bronx Advertised Legal Sales—Continued.

INTERIOR lot, begins at a point 76.11 n of 116th & 145 e Manhattan av, runs e26.1xxx116.5x w25xs23.11, vacant; Jos Rosenzweig—Emma L Pinkney et al; Fredk D W Searing (A), 99 Nassau; J Campbell Thompson (R); due, \$518.81; T&C, \$103.19; Herbert A Sherman.

FEB. 5.

96TH st, 328 W, ss, 141.8 e Riverside dr, 41.8 x100.8, 6-sty bk tnt; J Fred Boss—Fulson Realty Co et al; Adolph & Henry Bloch (A), 99 Nassau; Jno H Rogan (R); due, \$11,582.90; T&C, \$850; sub to first mtg \$45,000; Joseph P Day.

112TH st, 47 E, ns, 95 e Madison av, 25x 100.11, 5-sty stn tnt & str; Theo A Swan—Isaac Rosenwasser et al; Action 1; Schenck & Punnett (A), 19 Liberty; Alphonse G Koelbe (R); due, \$20,057.96; T&C, \$1,266.71; Henry Brady.

112TH st, 49 E, ns, 120 e Mad av, 25x100.11, 5-sty stn tnt & str; same—same; Action 2; same (A); same (R); due, \$20,060.46; T&C, \$1,266.71; Henry Brady.

137TH st, 358 E, ss, 306.6 w Willis av, 25x 100, 4-sty bk tnt; Jno S Wilson—Doctor Herzl Assn et al; Jas C Higgins (A), 44 Wall; Jas S McDonogh (R); due, \$15,324.74; T&C, \$602.40; mtg recorded Mar28'06; Herb A Sherman.

FEB. 6.

136TH st, 261 E, see 3 av, 2488.

215TH st, 741 E, ns, 352 w Barnes av, runs n164xw108xs94xe60xs66xe43 to beg; Wakefield; Michl Brennan et al—Mary Perillo et al; Jno R Halsey (A), 141 Bway; Roy M Robinson (R); due, \$6,578.54; T&C, \$280; mtg recorded June1'06; Joseph P Day.

S BOULEVARD, 1505, ws, 412.6 n Jennings, 37.6x100; 5-sty bk tnt & str; Michl Fauser—Martha Realty Co et al; Robt S Patterson (A), 45 Bway; Lester Lazarus (R); due, \$2,865.40; T&C, \$932.66; sub to 1st mtg of \$35,000; mtg recorded Feb19'10; Joseph P Day.

3D av, 2488, nec 136th (No 261), runs n26.5x e121.8 to Lincoln av (No 181), xs25xw130.5 to beg, 5-sty bk tnt & str; Jno B Harrison et al exrs—Jas T Ferris et al; Stewart & Shearer (A), 45 Wall; Wm Klein (R); due, \$27,301.32; T&C, \$1,894.14; mtg recorded Nov27'06; Joseph P Day.

6TH av, 334, es, 40 s 21st, 20x73.9, 4-sty bk str, 2-sty ext; Mary I Hodge et al—Wm H McKimm et al; Harold Swain (A), 176 Bway; Henry M Stevenson (R); partition; Joseph P Day.

7TH av, 365-7, es, 46.5 n 30th, 41.11x75x42.3x 75, 4-sty bk tnt & str & 2 & 3-sty bk & fr tnt; Edw T Kennard exr—Kaywood Realty Co et al; Edgar Whitlock (A), 2 Rector; Chas Putzel (R); due, \$126,083.98; T&C, \$1,200; L J Phillips & Co.

FEB. 7.

100TH st, 307-9 E, ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & str; Clara De Hirsch Home for Working Girls—Rose Cohen et al; Cary & Carroll (A), 59 Wall; Chas L Denks (R); due, \$42,124.96; T&C, \$1,947.76; mtg recorded Apr4 '06; Joseph P Day.

144TH st, 242-4, on map 242 W, ss, 400 e 8 av, 50x99.11, 6-sty bk tnt; Francis H Ross—Hunterdon Realty & Constn Co et al; Jno T E Vanderveer (A), 80 Bway; Chas A Putzel (R); due, \$12,043.21; T&C, \$1,235.03; sub to first mtg \$42,000; mtg recorded Nov25'08; Herbert A Sherman.

181ST st, 667-9 E, ns, 41.2 e Belmont av, 50x 80.10, 2-3-sty bk tnts; Tommaso Giordano—Jno Violante et al; Edw F Moran (A), 51 Chambers; Theo M Riehle (R); due, \$2,819.80; T&C, \$1,030.98; sub two mtgs aggregating \$11,000; mtg recorded Sept10'10; Joseph P Day.

198TH st, 112 E, ss, 125 e Creston av, 25x98, 2-sty fr dwg; Wm H Birchall—Bessie Michaelson et al; Erison Howie (A), 128 Bway; Edw T Hiscox (R); due, \$1,808.15; T&C, \$83.50; mtg recorded June1'08; Joseph P Day.

227TH st, 810 E, ss, 105 e Barnes av, 25x 114, Wakefield; Isaac Varian—Martha M Schultz et al; C D Manville (A), 10 S 3 av, Mt Vernon, NY; Isidor Cohn (R); due, \$3,343.21; T&C, \$247.82; Joseph P Day.

FEB. 8 & 10.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, rooms, 189 Montague Street, unless otherwise stated.

FEB. 1.

No Legal Sales advertised for this day.

FEB. 3.

MANSFIELD pl, ws, 100 s Farragut rd, 50x 100; Fredk B Stewart exr—Maria L Moore et al; Leone D Howell (A), 189 Montague; Wm J McArthur (R); Wm H Smith.

GATES av, ns, 425 w Ralph av, 25x100; East N Y Savgs & Loan Assn—Frank M Richardson et al; Walter L Durack (A), 215 Montague; Walter L Durack, Jr (R); Wm H Smith.

FEB. 4.

BERGEN st, ss, 424.6 w Rockaway av, 40x 127.9; Voletsky & Jarcho Inc—Worth Patterson Constn Co et al; Jos Schwartz (A), 353 Stone av; Wm W Wingate (R); Jas L Brumley.

ELLERY st, ss, 225 w Sumner av, 25x100; Oscar Ebling exr—Louisa Moosmann et al; Jno E Bullwinkel (A), 80 Maiden la, Manhattan; Wm P Hamilton (R); Wm H Smith.

MIDDAGH st, ns, 178 w Henry, 22.6x100.8; Emil T Palmenberg—Harrison Clark Jr et al; Sackett & Lang (A), 99 Nassau, Manhattan; Mortimer S Brown (R); Wm H Smith.

PARK pl, ss, 449.6 w Vanderbilt av, 26x131; Marie L Macauley—Eugenie M Brown et al; Cardozo & Nathan (A), 128 Bway, Manhattan; Eugene F O'Connor (R); Wm H Smith.

STERLING pl, nec Brooklyn av, 90x20; Dime Savgs Bank of Williamsburgh—Emma Hagedorn et al; Otto F Struse (A), 260 Bway; Edmund F Driggs (R); Wm H Smith.

1ST st, sec 5 av, 91.9x23; Wm J Hazelwood—Mary A McNamara et al; Chas A Clayton (A), 44 Court; Louis Karasik (R); Jas L Brumley.

W 6TH st, es, 620 n Av U, 20x120; Annie M Klock extrix—Haselton M Sloan et al; Henry J Davenport (A), 375 Pearl; Morton L Reed (R); Wm H Smith.

38TH st, ss, 280 w 13 av, 24x95.2; Geo L Nichols trste—Rose Minden et al; Harry L Thompson (A), 175 Remsen; Alex Sachs (R); Chas Shongood.

48TH st, ns, 230 w 3 av, 25x100.2; Wesley W Burden—Orient Development & Constn Co et al; Reed & Pallister (A), 280 Bway; Harris G Eames (R); Wm H Smith.

50TH st, ns, 301.7 w 6 av, 19.1x100.2; Mary Wallace—Jas D Bell et al; Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Chas F Wilcox (R); Jas L Brumley.

53D st, nes, 140 nw 8 av, 20x100.2; Harriet T Dimon—M Silman Realty Co et al; Henry J Davenport (A), 375 Pearl; Louis E Euster (R); Wm H Smith.

NOSTRAND av, es, 50 s Park av, 25x80; Monash Eisig—Isaac Krulewitch et al; K C & M V McDonald (A), 189 Montague; Chas F Wilcox (R); Wm H Smith.

OCEAN pkwy, es, 100 n Ditmas av, 30x150; Julius C Drucklieb—Earl H Mayne et al; Louis O Van Doren (A), 35 Nassau, Manhattan; Eugene V Brewster (R); Wm H Smith.

FEB. 5.

DEAN st, ns, 220 e Nostrand av, 20x100; South Brooklyn Savgs Institution—Agnes I Maillie et al; Coombs & Whitney (A), 44 Court; Fredk A Drake (R); Wm H Smith.

PARKSIDE ter, ws, 135.5 n Parkside av, 20x 95.4; Merchants Co-operative Mtg Co—Louise Sinnott et al; Henry Weismann (A), 391 Fulton; Fredk A Drake (R); Chas Shongood.

PARKSIDE ter, ws, 95.5 n Parkside av, 20x 83.7; Louis Balz—Louise Sinnott et al; Action 1; Henry Weismann (A), 391 Fulton; Fredk A Drake (R); Chas Shongood.

19TH st, es, 141.5 n Vanderbilt, 17.2x80; H Frank Darrow—Pruzin Bldg Co et al; Jno F Stricker (A), 44 Court; Jno E Ruston (R); Wm H Smith.

CONY ISLAND av, 1083; Lawyers Realty Co—Josie B Kyle et al; Philip S Dean (A), 160 Bway, Manhattan; Thos E Pearsall (R); Wm H Smith.

DUMONT av, sec Hendrix, 100x100; State Savgs Bank of the City of N Y—Emerson Land Improvement Co et al; Robt H Grimes (A), 14 Wall, Manhattan; Leon R Jacobs (R); Wm P Rae.

FEB. 6.

CARROLL st, sws, 80.6 nw 3 av, 20x73; Raffaello Lafemina—Giacomo Sorrentino et al; Clarence B Campbell (A), 189 Montague; Arthur M Milligan (R); Wm P Rae.

W 6TH st, es, 100 n Neptune av, 40x145.6; also NEPTUNE av, ns, intersec land of Prospect Park & Coney Island R R Co, 55.7x120.4; Wm UlmerBwy—Louisa Schulze et al; Robt E Mofett (A), 894 Bway; W Rossiter Redmond (R); Wm H Smith.

E 10TH st, ws, 172 n Av O, 36x100; South Bklyn Savgs Institution—Henry Heuchel et al; Henry M Bellingr, Jr, (A); Howard W Ameli (R); Wm P Rae.

E 15TH st, ws, 360 n Av P, 26.8x100; Leila T Chapman—Jno D Wood et al; Harry L Thompson (A), 175 Remsen; Chas W Philipbar (R); Wm H Smith.

E 18TH st, ws, 180 s Av J, 40x100; Sheriff's sale of all right, title, &c, which Jno S Tebbetts had on Mar16'12, or since; Chas B Law, Sheriff; Wm U Rae.

FEB. 7.

DEAN st, ss, 100 e Hoyt, 25x100; Title Guar & Trust Co—Jos Ehrlich; Sheriff's sale of all right, title, &c, which defendant had on Oct7 '12, or since; Chas B Law, Sheriff; Wm P Rae.

ST JOHNS pl, ns, 100 w Albany av, 210x 112.9; Edw M Earlow—Classon Constn Co et al; Robt P Orr (A), 68 William, Manhattan; Wm H Griffin (R); Wm P Rae.

E 2D st, ws, 100 s Av N, 84.1x112xirreg; Geo H Ohnewald et al—Thos Boyle et al; Armstrong & Brown (A), 27 Cedar, Manhattan; Eugene Sherk (R); Jas L Brumley.

CONY ISLAND av, es, 100 n Av J, 20x100; Albt Berry—Augusta M Lanksbury et al; Geo C Case (A), 189 Montague; Owen F Finnerty (R); Wm H Smith.

UNION av, es, 50 s Wither, 25x100; Guisepe Calimano et al—Henrietta Rasoft et al; Bernhard Bloch (A), 44 Court; Edw L Collier (R); Chas Shongood.

FEB. 8.

58TH st, ns, 200 e 1 av, 60x100; Thos F Flinn—Harry A Hanbury; Wm H Good (A), 44 Court; Geo Johnston (R); receiver's sale, on the premises at 12 o'clock noon; George Johnston.

FEB. 9.

No Legal Sales advertised for this day.

Sixth Avenue Widening.

No objections to the plan to banish all projections beyond the building line on Sixth avenue, from 13th to 42d street, were advanced at the hearing before the Board of Estimate; so the resolution was passed.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN AND BRONX ORDERS SERVED.

Named Streets.

- Allen st, 54—Jos SpectorC
Blecker st, 154-68—D O Mills Est.A-C
Broome st, 265-9—Saml Barkin.A
Canal st, 244—E F Boehman.H
Center st, 114—Danl E Edgar Est.C-D
Charlton st, 116—Alfred GeeringC-G
Crosby st, 93—Herman B Reef.H
Crosby st, 93—Est of Henry Miller.H
Downing st, 24-8—Heubner & Escher.C
Duane st, 205—C J Westervelt & Co.H
Greenwich st, 552—Chas W Mead.C
Greenwich st, 74—Jno C McMillan.C
Greene st, 189-5—Daviza Lazarus & Co.H
Greene st, 125-7—Hirsch Bros.H
Houston st, 70-4—Louis Kraus & Co.H
Leonard st, 48—Bates Bros Real Est Co.D
St Marks pl, 6—Max PfellerG-O
Worth st, 127—International Ultramarine WorksH

Numbered Streets.

- 14th st, 116-18 E—Aug Luchow.C-A-G-E-F-B
18th st, 154-8 W—Chas Hellmuth.A-B
19th st, 206 E—Annie W SternC
19th st, 52 E—Consolidated Gas Co.C
27th st, 132-8 W—Grady Book Binding Co.G
27th st, 140-2 W—Jas McCreery Corp.B-C
33d st, 311 E—Herbert Baum.C
34th st, 527-31 W—Gen Electric Co.C-F-A
34th st, 465 W—Ella L Murphy Paddock.C
38th st, 105 W—Mrs L H Jerome.F-B-H
40th st, 110-12 W—Bushman & Fox.A
42d st, 26 1/2 E—Wm M Fliess.C
44th st, 216 W—Shubert Bros.E
45th st, 502 W—Henry SchultzK
45th st, 16 E—Thomas B Hiddens.H
.....E-F-C-B-A-H-D
45th st, 16 W—Nathan Greenberg.D
45th st, 16 W—Campbell & Burke.D
45th st, 16 W—Madame Rotter.D
45th st, 16 W—Madame Noel.D
45th st, 16 W—H Strauss.D
53d st, 447 W—Ruth A Wallace.C
58th st, 205-7 E—Aaron Goodman.C
59th st, 116 W—Herbert M Baer.A
62d st, 4 E—W Rosenberg.B
68th st, 148 W—Henry A Collins, Jr.C
70th st, 318 E—Jas WeilC
70th st, 320 E—Virginia Danziger.C
70th st, 322 E—Virginia Danziger.C
72d st, 250 W—Miss Margt Sweet.C-F-E
75th st, 115-17 E—Ellen SullivanC
80th st, 121 E—Nathan Hutoff.C
82d st, 213-15 E—Central Turn Verein.C
.....C-E-F-A-C
85th st, 30 W—Wetherbee Real Est Co.C
87th st, 436 E—Eliza Bossong.C
89th st, 118-20 W—Rachel Rosenblum.C
122d st, 247 E—Kreniruf Realty Co.C
127th st, 72 E—L H Perlman.K
150th st, 525 W—Bernard LothC
152d st, 307-9 E—Alligero & Spallone Constn Co.C
153d st, 536-8 W—Loretta A Harrison.C
169th st, 369 E—Paul Roth.C

Named Avenues.

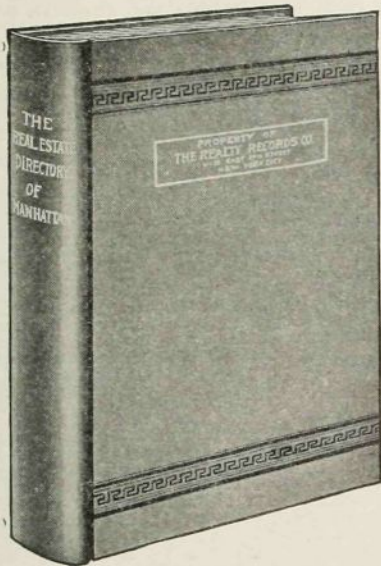
- Bowery, 184—Koppel & Halperin.C-G
Bowery, 184—Benj De Palma & Co.C
Eowery, 184—Aug BarthC
Eroadway, nec 42d st—Clinton & Russel.A
Clay av, 1331—Mrs Annie Liss.C
Crotona av, 2086—Mary Diamond.C
Jerome av, 1573—Shairott & Thom.L
Lenox av & 111th st—E L Winthrop Jr.D
Park av, 1812-14—Wilmurt Realty Co.C
Park av, 1952—Mrs Annie Fowler.L
Madison av, 315—Wm M Fliess.C
Madison av, 276—Eliz Billings.C-A-B-F-G
Sedgwick av, 1305—Swedenborg Ptg & Pub. Co.C
Tremont av, sec Arthur av—Chas. S. Clark.A
West Bway, 502—G B Podesta.D-C-B-E-G-F-H
West Broadway, 137-9—Geo Marcus.C

Numbered Avenues.

- 2d av, 218—N Y Eye & Ear Infirmary.I
2d av, 380—Leo H Hirsch & Co.H
3d av, 154—Henry Shephard.C
3d av, 3856—Morris Osmansky.G-C
4th av, 433—Morris Joelson.C-A
4th av, 433—Leo L Schwab.Y
5th av, 139—Cecilia C d'Antigne.C-B-E-G-A-F
(Continued on page 254.)

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Departmental Rulings—Continued from page 252.

- 5th av, 503—Walter J SalomonC-F
6th av, 183—Rhineland Real Est Co.....C
6th av, 244-G—Vincent Astor.....C
7th av, 231—Madison Sq Mortgage Co.....G-C
7th av, 700-10—Walter J Salomon.....B
8th av, 614—Louis MassucciC
9th & 10th avs & 59th st—Roosevelt Hospital.D

BROOKLYN ORDERS SERVED. -- Named Streets.

- Clymer st, 49-61—Chas Leffler Co.....E
Clymer st, 49-61—Est Geo Schneider.....E-G-C
Court st, 76—Felix Campbell Est.....C-M
Dwight st, 137—Peter M O'Neill.....C
Forrest st, 29—Benzion Sobin.....C
Fulton st, 1882—Isaac Karlson.....C-M
Henry st, 514—Carmela Celona.....M
Henry st, 512—Peter Chiglitte & Nicola Isolo.M
Jewell st, 129—G J Pelise.....M-C
Pacific st, 445—Theo Steinhaus.....G
Sackett st, 87—Salvatore Laure.....C
Sackett st, 87—Frank Mancione.....M-C
S Elliott pl, 66—Mrs Emma L Eckert.....C
Stanhope st, 451-3—Parochial School.....A-D
Sumner st, 11 1/2—Max Steckler.....M
Van Buren st, 313—Geo Horner.....M
Watkins st, 148—Abr Friedmann.....C

Numbered Streets.

- 4th st, 104-14 S—Nedwill, Taylor & Co..A-F-H
4th st, 104-14 S—Interstate Elec Co.C-G-A-F-H
4th st, 104-14 S—Borgenichts Kornreich & Co.H-G-A-C-F
20th st, 88—Lambert Dickie.....C

Named Avenues.

- Av H & E 16th st—Wm R Lusher.....C
Bedford av, 1410-14—Wm Duryea.....B
Belmont av, 395—Morris Wallerstein.....C-G-A
Belmont av, 542—Jeremiah Ring.....M
Broadway, 71—Williamsburg Trust Co.....G
Central av, 455—Chas Schirmeister.....G
DeKalb av, 905—Max Bandler.....C
Flatbush av, 101—Valentine Francesco.....C
Graham av, 196—Est Geo Suttmier.....A-C-G-E
Graham av, 196—Est of Geo Suttmier.....E-C
Grand av, 613—Felix Exposito.....G
Liberty av, 599—Abr Friedman.....M
New Utrecht av, 5914—Mrs Esther Morse.....M-C
Pennsylvania av, 265—Lowenstein & Powell Realty Co.C
Pitkin av, 1776—David Bershadsky.....M
Railroad av & W 15th st—Antonio Peters.....M
Rockaway Plank rd, 3864—Anton Garbe.....C-G
Wyckoff av Baptist Church—Long Island Baptist AssnG-C

Numbered Avenues.

- 14th av, 5210—Jas Brenker.....M

QUEENS ORDERS SERVED.

- Fulton st, 442 (Jamaica)—D S Wooley....G-C
Named Avenues.
Central av, 275-7 (Far Rockaway)—A Lewis Nebenzahl.....M
Elm av, bet Onderdonk & Woodward avs—Parochial School.....A-D
Nicholas av, 282-4—Parochial School.....A-D
Numbered Avenues.
13th av, nr Grand av (L I City)—Catholic Parochial SchoolD-A-C

East Tremont Taxpayers.

The East Tremont Taxpayers' Association have elected the following officers for the coming year: President, T. W. Muhlfieldt; first vice-president, Henry S. Gamp; second vice-president, Jacob Koehm; secretary, Charles A. Schrag; treasurer, Henry Boeschon; sergeant-at-arms, Samuel Klein; counsel, George M. Schultz. The trustees elected are John A. Steinmetz, Charles A. Forbach and J. Howe. The members of the association and their friends anticipate spending an enjoyable evening at the annual banquet which is to be held on the night of February 4 next. In the past these have been most pleasant affairs and this year the banquet committee are working harder than ever in an effort to attain even greater success than in former years; accordingly, they have engaged the spacious banquet hall of the new Bronx Park Casino, at 182d street and Boston road, and also have invited a number of prominent speakers, who have signified their intention of being present.

Hudson River Pier Line.

Calvin Tomkins, Commissioner of Docks, recently sent a communication to the Board of Estimate relative to the resolutions adopted by the Board on January 16, requesting him to apply to the Secretary of War for modifications in the harbor lines on the North river, in the vicinity of 79th street, 96th street and 158th street. Regarding the modifications in the pierhead and bulkhead line between Dyckman street and the Harlem Ship Canal the Commissioner states that the plans of the New York Central & Hudson River Railroad Company submitted to the city involve the taking of certain property all the way out to the pierhead and bulkhead line. Inasmuch as the Commissioner has got to fully inform himself of the details of the negotiations with the railroad company the Board of Estimate has decided not to submit to the Secretary of War, at this time, the request for drawing in the bulkhead line in the premises.

Will Investigate Billboards.

Mayor Gaynor has appointed a commission of seven members to make an investigation of the use of billboards, sky-signs and similar advertising devices. The members of the commission are Robert Grier Cooke, Colonel Henry W. Sackett, Reginald Pelham Bolton, Edmund B. Wells, Ingalls Kimball, Albert S. Bard and Walter Stabler.

In a report made by the Commissioner of Accounts last August it was stated that there are 4,600 billboards in Manhattan, with an aggregate advertising space of 3,800,000 square feet, yielding an income of more than \$1,000,000 a year. The commissioner recommended limiting billboards to seven feet, with exceptions when the entire construction is of metal.

ROEBLING STREET WIDENING.

Report of the Commissioners in Condemnation Proceedings.

The report of the commissioners in the condemnation proceedings in the case of the Roebbling street widening was filed this week in the office of the Street Opening Bureau in Brooklyn. The report is signed by Arthur S. Somers, Samuel S. Whitehouse and George D. Beatty, and affects Roebbling street, as widened, from Broadway to Division avenue; the Public Place, bounded by the easterly side of Roebbling street, Division avenue, and Lee avenue; and Taylor street, as widened, from Lee to Bedford avenues. The total of the awards is \$646,890.

The list of the awards follows:

Table with columns: Owner, Premises, Award. Lists awards for Roebbling Street, Public Place, and Taylor Street.

Table with columns: Owner, Premises, Award. Lists awards for Taylor Street.

Best Year Since Panic.

At the annual meeting of the New York Title Insurance Company the statement presented to the stockholders for the year ended December 31, 1912, showed the net profits to have been \$216,967.31. This represented the best year the company has had since 1907. Against the net profits there were charged: Reserve for taxes, \$3,500; reserve for special legal expense, \$5,000; building improvements, \$7,790.22. A dividend of 7 per cent, amounting to \$140,000, was paid, leaving a surplus to be added to undivided profits of \$80,377.09. The company's net profits show an increase of \$45,427.32 over the year 1911 and an increase of \$53,220.86 over the year 1910, taking into consideration the amounts reserved as stated. In past years these items have not been included in any reserve. The directors decided that a substantial amount should be marked off from the company's plant, as the undivided profits shown upon the books would warrant this action. Heretofore the plant has been carried at \$538,493.93, which represents the original cost, with the exception of \$50,000, which was marked off in 1907. While the plant is a most valuable asset in the conduct of the company's business, it has been deemed wise to carry it, for the present at least, at only \$250,000, and there has been marked off \$288,493.93, leaving the undivided profits as of this date \$420,962.72.

The stockholders at the annual meeting elected Benjamin L. Allen, vice-president of the Columbia Knickerbocker Trust Company, a director to fill a vacancy, the remainder of the board being re-elected. Clinton R. James was re-elected president, John D. Crimmins, vice-president, Cyril H. Burdett, general manager, Frank L. Cooke, secretary, Gerhard Kuehne, treasurer and Chauncey H. Humphreys, assistant general manager and assistant secretary.

—By writ of certiorari the awarding of the contract for the construction of a filtration plant at Westermills, near New Brunswick, has been held up.

OBJECT OF TAX SOCIETY.

To Obtain Relief from Personal Property Taxation.

The twenty-second annual report of the New York Tax Reform Association, prepared by Secretary A. C. Pleydell, contains the interesting information that the association was organized in 1891 to obtain relief from the personal property tax. At that time all kinds of personal property, with a few exemptions, were liable to local assessment and taxation at full local rates. This liability was, of course, largely theoretical, as much property escaped the tax assessor, but such as was found bore an entirely disproportionate share of the public burdens.

The immediate cause of the organization of the association, says the report, was the introduction in the legislature of a listing bill by which it was sought to compel every person to submit a statement of his personal property under oath. The effort required to defeat this bill led to the feeling that continuous educational work on matters of taxation would be the best protection against similar attempts to enforce an unequal and unfair tax by such inquisitorial methods. The wisdom of this course has been justified by the results. As a direct consequence of the work carried on by this association a number of important modifications of the personal property tax have been secured, although in some instances the final steps were taken by the interests most directly affected.

Special Taxes Enacted.

Among these changes have been the substitution of the flat uniform rate on banks and trust companies in place of the former unequal burden of shareholders under the personal property assessment; the mortgage recording tax at the flat rate of 1/2% paid at the time of recording, with the exemption of mortgages from personal assessment; and the secured debt law, extending the theory and rate of the mortgage recording tax to bonds and mortgages of other states. The inheritance tax law has also been revised and the rates on large bequests increased. This tax has now become the largest single item of state revenue. The special franchise assessments, which are included in the real estate valuations, are in the nature of a return from a form of property or privilege which in many states is classed as personality and which some states try ineffectively to reach by taxing bonds and shares in the hands of individuals.

Revenue from Special Taxes.

The total revenue, state and local, from the special taxes which have replaced personal assessments, is more than \$14,000,000. This does not include the twelve million dollars from inheritance taxes, or the local tax receipts from special franchises, which amount to some ten million dollars. The highest assessment ever made in the state prior to these special taxes was eight hundred million dollars, which at \$1.50 would yield only \$12,000,000, or less than the present revenue from special taxes.

Corporation Taxes.

"The present system of taxing business corporations is unequal and arbitrary and should be thoroughly revised," says Secretary Pleydell. "The state tax on corporations is imposed by a law of which the courts have said: 'A very simple idea which might have been framed in very plain language has been obscured in a mass of verbiage.' "This law, under which about forty thousand business corporations are taxed annually, is extremely and needlessly complicated. Few business men understand it and lawyers are frequently puzzled by its provisions. A tax of this kind, paid by thousands of business corporations, many of them small, ought to be so simple that any officer of the corporation could make out the report and know exactly from its books what the tax ought to be and will be."

Woodside-Winfield Cut-Off.

Work will begin next spring on a large scale in the construction of the Woodside-Winfield cut-off. Some of the steel has already been ordered and the remainder will be ordered at the beginning of the year. A portion of the embankment work is already under way near the junction of the main line and North Shore divisions.

One of the features of this work will be the building of a massive steel bridge for carrying the six main line tracks over Queens boulevard, that will cost not far from \$50,000. The line will be straightened, reducing the distance 500 feet and permitting a high rate of speed following the elimination of the Winfield curve. The elimination of more grade crossings through Queens is on the program for next year. The work has been ordered by the Public Service Commission, the state having made the necessary appropriation for its portion of the expense. This will provide for carrying the main line tracks over Westland, Creed and Madison avenues, Hempstead, and Jamaica Plank road, First or Bennett street, all the way from the city line to Hollis. The cost is estimated at over \$1,000,000.

Will Specialize in Hotels.

Pease & Elliman have established a hotel brokerage department, under the management of John R. Newell, who has had many years' experience in this line. Referring to this department of their business, the firm says: "Let us say at the outset that our motto is 'No misrepresentation.' We will not list or foist upon customers hotel properties that are physical wrecks or out-located—in other words, 'dead ones.' First, it is an unprofitable policy as well as a dishonest one to tie a client up with a losing hotel and with no prospects of bettering conditions. Our hotel department is in the field to stay and our intention is to keep the friends we make."

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ALTERATIONS—Queens.

(Continued from page 270.)

RICHMOND HILL.—Atlantic av, n s, 75 w Stothoff av, install new plumbing in dwelling; cost, \$35; owner, H. F. Lindemen, Richmond Hill. Plan No. 78.

RICHMOND HILL.—Stothoff av, e s, 134 n Scott st, install new plumbing in dwelling; cost, \$85; owner, Geo. Lopper, premises. Plan No. 75.

RICHMOND HILL.—Stothoff av, e s, 70 n Scott st, install new plumbing in dwelling; cost, \$75; owner, E. W. Porter, premises. Plan No. 74.

RIDGEWOOD.—Myrtle av, s s, 44 e Stephen st, interior alterations to store and dwelling; cost, \$20; owner, Wm. F. Neubeck, premises. Plan No. 70.

RIDGEWOOD.—Seneca av, No. 610, general interior alterations to store and tenement; cost, \$1,200; owner, Adolph Hug, 687 Napier av, Woodhaven; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 66.

RIDGEWOOD.—Halleck av, n e cor Anthon av, 1-sty frame extension, 20x37, on rear 2-sty store and dwelling, tin roof; cost, \$1,500; new plumbing; owner, North American Brewing Co., Hamburg and Green avs, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 67.

ROCKAWAY POINT.—200 e from the West-erly Point, erect post foundation for bath houses; cost, \$900; owner, James Driscoll, Lenox av and 119th st, N. Y. C. Plan No. 68.

ROCKAWAY BEACH.—Boulevard, s s, 100 e Eldert av, 1-sty frame extension, 27x50, on side garage, tin roof; cost, \$1,200; owner, A. Weiner, 445 Boulevard, Rockaway Beach; architect, P. Caplan, Rockaway Beach. Plan No. 79.

WOODHAVEN.—Grafton st, n s, 50 w Morris av, 1-sty frame extension, 15x6, on front 2-sty frame dwelling, tin roof; cost, \$350; owner, Herman Dordlin, 183 Pitkin av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 93.

CREEDMORE.—Sheller av, s s, 175 n Rocky Hill rd, 2-sty frame extension, 40x100, on side and rear 2-sty dwelling, tar and gravel roof; cost, \$400; owner, Jos. Polecki, Sheller av, Creedmore; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 111.

BAYSIDE.—1st st, w s, 300 s Crocheron av, install new plumbing in dwelling; cost, \$100; owner, Jos. Stuchorski, on premises. Plan No. 98.

FAR ROCKAWAY.—Clark av, s s, 100 e Central av, 2-sty frame extension, 13x16, on rear 2-sty frame dwelling, shingle roof; cost, \$1,100; owner, John J. Campbell, Cedarhurst, L. I.; architect, A. F. Ketchum, Lawrence, L. I. Plan No. 114.

FAR ROCKAWAY.—Leland av, w s, 375 n Remsen av, repair dwelling after fire damage; cost, \$800; owner, Jos. Sebitino, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 124.

FLUSHING.—Main st, 20, install gas fixtures in dwelling; cost, \$25; owner, Mr. Lathrop, on premises. Plan No. 108.

FLUSHING.—Congress av, 89, install new plumbing in dwelling; cost, \$75; owner, J. King, on premises. Plan No. 115.

JAMAICA.—Union av, w s, 206 n Fulton st, 2-sty frame extension, 19x16, on rear fire house, tar and gravel roof; cost, \$3,000; interior alterations; owner, City of New York, 157 East 67th st, N. Y. C.; architect, James P. Rubil, same address. Plan No. 122.

JAMAICA.—Rockaway rd, s e cor South st, erect balcony on dwelling; cost, \$50; owner, Samuel Lieverman, 159 Rockaway rd, Jamaica. Plan No. 113.

JAMAICA.—Cumberland st, s e cor Vine st, rebuild wall of boiler room; cost, \$200; owner, Jamaica Water Supply Co., 375 Fulton st, Jamaica. Plan No. 99.

JAMAICA.—Rockaway rd, e s, 100 s Guins-berg pl, remove old and erect new store front; cost, \$225; owners, Frank & Max Bernam, 59 Rockaway rd, Jamaica. Plan No. 106.

LONG ISLAND CITY.—Lawrence st, w s, 225 s Potter av, erect bath room extension and install new plumbing; cost, \$425; owner, G. Dillman, 104 Lawrence st, L. I. City. Plan No. 117.

LONG ISLAND CITY.—Ely av, w s, 125 n Paynter av, slight repairs to factory; cost, \$75; owner, A. McBride, White Plains, N. Y. Plan No. 109.

LONG ISLAND CITY.—Van Alst av, 261, erect new electric sign; cost, \$35; owner, Jacob Ornstein, 327 East 66th st, N. Y. C. Plan No. 116.

LONG ISLAND CITY.—9th av, w s, 200 s Winthrop av, install new plumbing in dwelling; cost, \$400; owner, Emil Jenks, on premises. Plan No. 120.

LONG ISLAND CITY.—Hobson av, e s, 328 s L. I. R. tracks, 1-sty steel extension, 112x78, on front furnace building, corrugated iron roof; cost, \$30,000; owner, Nichols Copper Co., Laurel Hill, L. I.; architect, R. W. Boenig, Laurel Hill. Plan No. 123.

LONG ISLAND CITY.—11th av, 913, install new gas fixtures in dwelling; cost, \$35; owner, Steinway & Sons, 109 East 14th st, N. Y. C. Plan No. 125.

LONG ISLAND CITY.—Jackson av, 274, install new gas fixtures in dwelling; cost, \$125; owner, Daniel Nolan, on premises. Plan No. 118.

LONG ISLAND CITY.—13th st, n s, 225 e East av, 1-sty frame extension, 15x18, rear 1-sty factory, corrugated iron roof; cost, \$250; owner, Damard Mfg. Co., on premises. Plan No. 97.

LONG ISLAND CITY.—Chestnut st, w s, 260 s Flushing av, 1-sty frame extension, 22x25, on rear shed, tar and gravel roof; cost, \$85; owner, Silvia Palanta, 678 2d av, L. I. City. Plan No. 101.

LONG ISLAND CITY.—Nott av, n w cor Boulevard, 2½-sty brick extension, 20x46, on side factory, tin roof; cost, \$2,400; owner, Defiance Button Co., on premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 102.

LONG ISLAND CITY.—Jackson av, n e cor Beebe av, 1-sty frame extension, 8x12, on rear dwelling; cost, \$125; owner, J. J. Dolan, on premises. Plan No. 110.

MASPETH.—Hebbard av, n s, 100 w Malcom st, 1-sty frame extension, 13x50, on side 1-sty barn, tar and gravel roof; cost, \$350; owner, S. W. Sammis, on premises. Plan No. 119.

MASPETH.—Grand st, s s, 300 e Columbia av, 1-sty frame extension, 20x30, on rear 2-sty store and dwelling, gravel roof; cost, \$600; owner, H. Hand & Kerlen, Grand st, Maspeth; architect, Albert H. Stines, Maspeth. Plan No. 105.

MASPETH.—Maspeth av, n s, 150 e Clermont av, 2-sty frame extension, 22x19, on front 2-sty frame dwelling, tin roof; cost, \$1,000; owner, John O'Mara, Maspeth av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 107.

RICHMOND HILL.—Grand av, e s, 675 s University pl, 2-sty frame extension, 14x18, shingle roof, 2-sty dwelling; cost, \$300; owner, Lillie A. Vierling, 1123 Grand av, Richmond Hill. Plan No. 100.

RIDGEWOOD.—Onderdonk av, 563, erect new store front on tenement; cost, \$200; owner, Jos. Schoor, on premises. Plan No. 121.

ROCKAWAY BEACH.—Washington av, n s, 100 w 7th av, erect new dormer window on rear dwelling; cost, \$100; owner, A. Oldrina, on premises. Plan No. 103.

ROCKAWAY BEACH.—Dodge av, e s, 198 s Boulevard, erect new brick foundation under dwelling; cost, \$200; owner, M. Blau, on premises. Plan No. 104.

ST. ALBANS.—Claire av, w s, 325 s Banks av, 2-sty frame extension, 20x6, on rear 1½-sty dwelling, roof to be raised t o provide story, interior alterations; cost, \$1,100; owner, Ferdinand E. Fuchs, Hammond av, St. Albans; architect, Robt. Kurz, 324 Fulton st, Jamaica. Plan No. 112.

Richmond.

MAPLE AV, s s, 200 Center st, Rosebank, alter brick creamery; cost, \$900; owner, Bachman Beck Brewing Co., Rosebank; builder, W. S. Lee, Rosebank. Plan No. 20.

SUMNER AV, s s, 240 n w Watchogue rd, Graniteville, addition to frame dwelling; cost, \$400; owner, Salvador Aille, Port Richmond; architect, F. H. Skerrett, Port Richmond; architect builds. Plan No. 21.

TOMPKINS AV, e s, 100 s Lyman av, Ft. Wadsworth, addition to frame boarding house; cost, \$450; owner, Jos. Coniglio, Ft. Wadsworth; owner builds. Plan No. 19.

NEW RAILROAD STATION.

Long Island Railroad to Build Near Steinway Tunnel Entrance.

In order to meet the traffic demands that will be put upon it when the Steinway tunnel is in operation, the Long Island Railroad Company is having plans prepared for the erection of a railroad station at Van Alst avenue and 4th street, Long Island City, near the entrance to the tunnel. Connection with this projected station will be by way of Woodside, which point connects not only with the North Shore division but with the entire Long Island Railroad system. The new Long Island City station will afford not only easy communication with the Grand Central Station in Manhattan, but it will afford direct access with the tunnels leading to New Jersey and uptown and downtown Manhattan.

The Long Island Railroad Company is also planning to connect its system with the proposed new market in Long Island City.

For a Brooklyn Crosstown "L."

The Crosstown Rapid Transit Committee of Brooklyn and Queens favors the proposed crosstown elevated line from the Brighton Beach road at Fulton street to the Queensboro Bridge Plaza, via Greenpoint, as embodied in the proposed form of elevated extension certificates prepared by the Public Service Commission for the Brooklyn Rapid Transit Company.

This line the Brooklyn Rapid Transit Company offers to build at its own expense so as to avoid Franklin avenue entirely and over a private right of way through the restricted section between Fulton street and Lexington avenue.

As to the contention that elevated lines destroy property values, the committee submits a comparison of values along streets where existing elevated lines run in Brooklyn with values along corresponding stretches of the next parallel streets. This table in which the names of streets having elevated lines are given in capitals makes the following showing in assessed valuations for 1912:

FULTON STREET, from Bedford avenue to Van Sinderin avenue, \$7,881,519; Herkimer street, from Bedford avenue to Van Sinderin avenue, \$6,721,475.

BROADWAY, from Arion place to Conway street, \$14,102,050; Bushwick avenue, from Arion place to Conway street, \$6,570,600.

MYRTLE AVENUE, from Cumberland street to Sumner avenue, \$6,050,925.

Park avenue, from Cumberland street to Sumner avenue, \$4,375,925.

WILLOUGHBY AVENUE, from Cumberland street to Sumner avenue, \$4,866,600.

"The only case in Brooklyn," says the committee, "where a comparison of this kind is unfavorable of the elevated, is that of Lexington avenue, from Grand avenue to Broadway, where the assessed valuation for 1912 is \$4,286,100 as against \$7,004,200 for Greene avenue and \$6,629,930 for Quincy street within the same limits.

ATTACHMENTS.

Manhattan and Bronx.

JAN. 23.

Clarke, Ralph L.; Chalmers Dale; \$10,000; F H Rees.

JAN. 24.

No Attachments filed this day.

JAN. 25.

Packers Motor Truck Co; Colonial Mantel & Refrigerator Co; \$3,043; J A Seidman.
The Healy Box Co, Ltd; Henry B Gaylez; \$2,300; H J Mayer.

JAN. 27.

Mothenette Corp; W Drumond Maxwell; \$20,000; Tausch & Hamilton.

JAN. 28.

General Railways Equipment Co; Matthew R Senter; \$637.87; Gay & Goddard.
U S Electric Co; same; \$7,775.24; same.
Hartman, Herman; David R Stirratt; \$790.36; W H Ostrander.

JAN. 29.

Italiana Ins Co; Frank L Randall; \$1,841.04; W Badger, Jr.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JAN. 24, 25, 27, 28, 29 AND 30.

Fassler Iron Works. 442 E 10th..Fairbanks
Co. Machinery 363
Flavius Impt Co. Lorillard pl, ws, 47 s 188th
S. Weinstein. Fixtures, 240
Independent Biscuit Co. 212 E 6th..Fair-
banks Co. Machinery. 774.80
Kramer Contracting Co. 142d st, ss, 250 w
Lenox av, —x—. Otis Elevator Co. Ele-
vators. 2,700
Same. 142d st, ss, 250 e 7th av, —x—. Same.
Elevator. 2,700
Nora Constn Co. Washington av, nec Fletch-
er pl, —x—. Hudson Mantel & Mirror Co.
Refrigerators. 144.50
Silverman, Arthur E. 96th st, ns, 100 e
Madison av, —x—. A B See Electric Ele-
vator Co. Elevator. Renewal 1,968.75
Trapp & Kuehne. 50 Cliff..Fairbanks Co.
Machinery. 210
Wolins (L) Contracting Co. 110 W 17th..A
B See Elevator Co. Elevator. 2,900
Zingales (G) Co. Prospect av, ws, — n 181st
st, —x—. Hudson Mantel & Mirror Co. Ice
Boxes. 480
Same. Crotona av, es, bet 181st & 182d..
Same. Mantels. 320

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JAN. 23, 24, 25, 27, 28 & 29.

Angelo Constn Co. Alabama av nr Blake av
Colonial Mantel & Refrigerator Co. Man-
tels. \$432
Hayes, P. 261 Hillside av..West End Gas
Fix Co. Gas Fix. 310
Otto Singer Bldg Co. Lincoln pl nr Frank-
lin av..Wm H Curtin Mfg Co. Ranges.
6,500
Rosenstein, I J. 589 3d..Popkin Gas Fix Co.
Gas Fix. 425
Troy-Pacific (Inc). Pacific st cor Troy av..
Popkin Gas Fix Co. Gas Fix. 350

ORDERS.

Borough of Brooklyn.

JAN. 25.

ATLANTIC av, swe Warwick, —x—; Witt-
mann Constn Co on Robt Ward & Son to pay
Fiske & Co. 170.00
SAME prop; same on same to pay same.
170.00
SAME prop; same on same to pay same.
175.00

JAN. 27.

WEST st, es, 200 n..Av C, 270x100; Dominick
Cervadora on Jas Moore to pay Antonio Cerv-
adora. 225.00

JAN. 29.

SNEDIKER av, ws, 100 s Blake av, 50x100;
Hyman Sulsky on N Y Mtg & Security Co or
Snedeker Constn Co to pay Clara Weiss. 1,600.00

Exodus from Manhattan.

One of the things of the future the average real estate man sees is an exodus of people from the tenement district on the lower East Side, the tide to take a direction toward the quickly reached sections of Queens and Brooklyn.—Merchants' Association Bulletin.

Why the "future" and not of the present and past? Is it not the same old unending movement of population that has been going on for generations, ever since Williamsburgh, Hunters Point, Long Island City, Astoria, East New York, Ridgewood, Brownsville and the rest were detached settlements? Yes, the people of the tenements of the lower East Side are always migrating, and always the voids they leave are quickly filled. Manhattan is like an overflowing fountain, whence the life-giving waters come for the whole Metropolitan district.

MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON FEB. 4, AT 8.10 P. M.

VAN CORTLANDT AV, ETC.—Constructing sewers and appurtenances in VAN CORTLANDT AV, bet Albany rd and Sedgwick av; and in SEDGWICK AV, bet Giles pl and Mosholu Parkway South; and in BAILEY AV, bet Van Cortlandt av and Van Cortlandt Park South; and in VAN CORTLANDT PARK SOUTH, bet Van Cortlandt av and Mosholu Parkway South; and in MOSHOLU PARKWAY SOUTH, bet Sedgwick av and Van Cortlandt Park South; and in DICKINSON PL, bet Sedgwick av and Van Cortlandt Park South; and in SAXON AV, bet Van Cortlandt Park South and Sedgwick av; and in NORMAN AV, bet Van Cortlandt Park South and Sedgwick av; and in GOUVERNEUR AV, bet Van Cortlandt Park South and Sedgwick av; and in BAILEY AV, bet Van Cortlandt av and a point about 220 ft. north of West 238th st; and in CANNON PL, bet Bailey av and the summit south therefrom; and in the DRAINAGE STREET west of Van Cortlandt av, bet Albany rd and Bailey av; and in GALE PL, bet Bailey av and Van Cortlandt Park South; and in STEVENSON PL, bet Sedgwick av and Van Cortlandt av, together with all work incidental thereto.

3D AV AND ST. PAUL'S PL.—To repair sidewalk at the northwest corner (No. 3739 3d av).

WEST 239TH ST.—Acquiring title to the lands necessary for opening WEST 239TH ST, from Review pl to Putnam Av West.

VAN CORTLANDT PARK SOUTH, ETC.—Constructing sewers and appurtenances in VAN CORTLANDT PARK SOUTH, bet Broadway and Albany rd; and in ALBANY RD, bet Van Cortlandt Park South and West 238th st; and in PUTNAM AV EAST, bet Van Cortlandt Park South and West 238th st; and in West 238TH ST, bet Putnam Av East and Albany rd, together with all work incidental thereto.

WEST 238TH ST, ETC.—Constructing sewers and appurtenances in WEST 238TH ST, bet Broadway and Putnam Av West; and in RE-

VIEW PL, bet West 238th st and Van Cortlandt Park South, together with all work incidental thereto.

WEST 239TH ST.—Constructing sewers and appurtenances in WEST 239TH ST, bet Review pl and Putnam Av West; and in PUTNAM AV WEST, bet Van Cortlandt Park South and West 238th st, together with all work incidental thereto.

BAILEY AV, ETC.—For constructing sewers and appurtenances in BAILEY AV, bet West 238th st and a point about 220 ft. north therefrom; and in CANNON PL, bet West 238th st and the summit south of Bailey av; and in WEST 238TH ST, bet Cannon pl and Sedgwick av, together with all work incidental thereto.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON FEB. 4, AT 8.30 P. M.

SENECA AV.—Regulating, regrading, setting and resetting curbstones, flagging and reflagging the sidewalks, laying and relaying crosswalks in and paving with granite blocks on a sand foundation (preliminary pavement) the roadway of SENECA AV, from Hunts Point av to 100 ft. east of Edgewater rd, together with all work incidental thereto.

BECK ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement), the roadway of BECK ST, from a point about 10 ft. north of Leggett av to a point about 35 ft. north of Leggett av, setting curb where necessary, together with all work incidental thereto.

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON FEB. 4, AT 8.20 P. M.

TAYLOR AV, ETC.—For constructing sewers and appurtenances in TAYLOR AV, bet Wood av and Walker av; and in ARCHER AV, bet Theriot av and Beach av; and in GUERLAIN PL, bet Leland av and Beach av; and in WALKER AV, bet Taylor av and Commonwealth av; and in WALKER AV (both sides), bet Taylor av and Leland av; and in THERIOT AV, bet Walker av and the summit south of Guerlain pl; and in BEACH AV, bet Walker av and Guerlain pl; and in ST. LAWRENCE AV, bet Walker av and the summit south of Walker av, together with all work incidental thereto.

VIRGINIA AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in VIRGINIA AV, from the public place at the intersection of Westchester av and 177th st to Ludlow av, together with all work incidental thereto.

POWELL AV, ETC.—Constructing sewers and appurtenances in POWELL AV, bet Pugsley av and Virginia av; and in VIRGINIA AV, bet Powell av and Westchester av; and in GLEASON AV, bet Pugsley av and Virginia av; and in ELLIS AV, bet Pugsley av and Virginia av; and in NEWBOLD AV, bet Tremont av and Virginia av, together with all work incidental thereto.

CLASONS POINT RD, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of CLASONS POINT RD, exclusive of the area bet the outside rails of the tracks of the existing street railway, and with granite blocks on a sand foundation (preliminary pavement) the area within the rails of said railway, from Westchester av to the East River, adjusting curb where necessary, together with all work incidental thereto.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON FEB. 7, AT 2 P. M.

PACKARD ST.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work incidental thereto in PACKARD ST, from Middleberg av to Borden av, 1st and 2d Wards.

BORDEN AV.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work incidental thereto in BORDEN AV, from Bradley av to Laurel Hill boulevard (Shell rd), 1st and 2d Wards.

5TH ST.—Regulating, grading, curbing, laying sidewalks and crosswalks where not already laid, and repairing roadway with granite blocks in 5TH ST, from Woodside av to Riker av, 2d Ward.

MADISON ST.—Regulating, grading, curbing, laying sidewalks and crosswalks, and all work incidental thereto, in MADISON ST, from Brooklyn Borough line to Forest av, 2d Ward.

MADISON ST.—Regulating, grading, curbing, laying sidewalks where not in good condition, and all work incidental thereto, in MADISON ST, from Woodward av to Forest av, 2d Ward.

NORMAN ST.—Regulating and paving with sheet asphalt on concrete foundation NORMAN ST, from Wyckoff av to Cypress av, 2d Ward.

HOPKINS AV.—Regulating, grading, curbing, laying sidewalks and paving with asphalt blocks on concrete foundation HOPKINS AV, from Grand av to Main st, 1st Ward.

PERRY AV.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work

incidental thereto in PERRY AV, from Mueller st to Rust st, 2d Ward.

MOUNT OLIVET CEMETERY.—To compel property owners in Mount Olive av, Fresh Pond rd and Pacific st to fill in pond of stagnant water, etc., 2d Ward.

HARRIS AV.—Regulating, paving with improved granite block with bituminous grouted joints, on a concrete foundation, and all work incidental thereto in HARRIS AV, from Vernon av to Cresent st and from Prospect st to Jackson av, 1st Ward.

11TH AV.—Regulating, paving with asphalt blocks on concrete foundation and all work incidental thereto in 11TH AV, from Potter av to Ditmars av, 1st Ward.

CORNELIA ST.—Regulating, grading, curbing, laying sidewalks and crosswalks where not already laid to grade and in good condition, and all work incidental thereto in CORNELIA ST, from Forest av to Anthon av, 2d Ward.

PUTNAM AV.—Regulating, grading, curbing, laying sidewalks, where not already laid and in good condition, and paving with sheet asphalt on concrete foundation, and all work incidental thereto, in PUTNAM AV, from Woodward av to Forest av, 2d Ward.

5TH ST.—Regulating, grading, curbing and laying sidewalks, where not already laid and in good condition, and repaving roadway with granite blocks, and all work incidental thereto, in 5TH ST, from Woodside av to Riker av, and from Riker av to Jackson av, 2d Ward.

STARR ST.—Regulating, paving with vitrified brick, on a concrete foundation, and all work incidental thereto, in STARR ST, from Brooklyn Borough line to Woodward av, 2d Ward.

ANABLE ST.—Regulating, grading, curbing, laying sidewalks and crosswalks, and all work incidental thereto, in ANABLE ST, from Van Dam st to New Calvary Cemetery, 1st and 2d Wards.

BEAVER ST.—Eliminating BEAVER ST, from the west side of Starr st to the southwest side of Borden av, 1st Ward.

GROVER ST.—To legally open GROVER ST, from Woodward av to Traffic st, 2d Ward.

HARRIS AV.—To construct receiving basins and appurtenances on HARRIS AV, at the northeast and northwest corners of HANCOCK ST, the northeast and northwest corners of the BOULEVARD, the northeast corner of SHERMAN ST, and the northeast and southeast corners of MARION ST, 1st Ward.

PAYNTAR AV.—To lay house connecting drain (where not already laid) in PAYNTAR AV, from Sherman st to Cresent st, and constructing receiving basin at VAN ALST AV and MARION ST, 1st Ward.

PIERCE AV.—To construct a sewer and appurtenances in PIERCE AV, from 3d av to 4th av, 1st Ward.

ANTHON AV.—To construct a sewer and appurtenances in ANTHON AV, from Catalpa av to Cornelia st, and in CORNELIA ST, from Anthon av to Forest av, 2d Ward.

RIDGE ST.—To construct a sewer and appurtenances in RIDGE ST, from the Boulevard to Van Alst av, and in COURT ST, HOPKINS AV AND SHERMAN ST, from Ridge st to Broadway, 1st Ward.

11TH AV (ALBERT ST).—To lay 6-inch house connection, where not already laid, from the sewer to the curb line in 11TH AV (ALBERT ST), from Ditmars av to Potter av, 1st Ward.

BLEECKER AND ONDERDONK AVS.—To construct a catch basin on the southeast corner of BLEECKER AND ONDERDONK AVS, Ridgewood, 2d Ward.

RUST ST.—To construct a sewer and appurtenances in RUST ST, from Clark av to Grand st; and in GRAND ST, from Rust st to Clermont av, 2d Ward.

BATAVIA ST (CONGRESS AV).—To construct a sewer and appurtenances in BATAVIA ST (CONGRESS AV), from HARVEY (MYRTLE) AV to Covert st; and in COVERT ST, from Batavia st to State st, 3d Ward.

Local Board of Staten Island.

AT BOROUGH HALL, RICHMOND, ON FEB. 4, AT 10.30 A. M.

PIERCE ST.—To open PIERCE ST, CONCORD, bet Main av and Mosel av, as laid out on the map or plan of the city, and that dedication or private sale be accepted by the city, instead of condemnation proceedings of such land as may be necessary for the proposed increased width of the street.

FOREST AV.—To widen FOREST AV, from the junction of Manor rd and Cherry la to the present east terminus of the street, and to extend said FOREST AV from its east terminus to Richmond turnpike by either Lake View rd or Barrett boulevard (laid over from January 7, 1913).

CASTLETON BOULEVARD.—To regulate and grade, pave, curb and gutter and sidewalk CASTLETON BOULEVARD, bet Forest av and Castleton av.

ST. MARY AV.—Sidewalks on ST. MARY AV, bet Charles st and Reynolds st, ROSEBANK.

WRIGHT ST.—Sidewalk on WRIGHT ST, west of Van Duzer st, STAPLETON.

SIDEWALKS.—On the following streets: (b) RICHMOND TERRACE, bet Jersey st and Broadway, WEST NEW BRIGHTON (d) BROADWAY, bet Forest av and Clove rd; (e) BROOKS AV, bet Columbia st and Clove rd; (f) CLOVE RD, bet Brooks av and Richmond turnpike; (g) OAK ST, bet Clove rd and Richmond rd.

SIDEWALKS.—On the following streets: (h) RICHMOND TURNPIKE, bet Eddy st and Clove rd; (i) bet Clove rd and Manor rd; (j) bet Manor rd and Jewett av; (k) CLOVE RD, bet Oak st and Richmond turnpike; (l) NEW DORP LA, bet 10th st and end of street.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

MANHATTAN.

6TH AV.—Removal of sidewalk encroachments on 6TH AV, from 13th st to 59th st. Adopted.

4TH AV, ETC.—Changing the grade of 4TH AV, from East 32d st to East 34th st; PARK AV, from East 34th st to East 35th st; EAST 33D ST, from 4th av to a point 256 ft. east therefrom; and EAST 34TH ST, from Madison av to a point 238 ft. east of Park av. Laid over for 2 weeks, or until Feb. 13.

BRONX.

WEST 164TH ST.—Acquiring title to WEST 164TH ST, bet Summit av and Lind av. The Local Board, to whom this matter was referred back, has rescinded it.

THROGS NECK BOULEVARD.—Petition for relief from assessment in the proceeding for acquiring title to THROGS NECK BOULEVARD, from Eastern Boulevard to Shore drive. Denied.

FORT SCHUYLER RD, ETC.—Amending the proceeding for acquiring title to FORT SCHUYLER RD, from the east boundary line of the land acquired for West Farms rd at Westchester Creek to Shore drive, by EXCLUDING that portion of the street south of Morris la. Laid over until Feb. 13.

NORTH ST.—Laying out NORTH ST, from Morris av to Walton av. Laid over until Feb. 13.

FORT SCHUYLER RD.—Letter from the Borough President of the Bronx, recommending the denial of the petition for a change in the lines of FORT SCHUYLER RD, bet Morris la and Shore drive. Laid over until Feb. 13.

BROOKLYN.

EAST 16TH ST.—Sanitary and storm water sewers in EAST 16TH ST, from Kings Highway to Av U. Referred back to the Borough President of Brooklyn.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on Feb. 6, at 10.30 a. m., the following matters, among other matters, will be considered.

BRONX.

PUBLIC PARK.—To lay out A PUBLIC PARK bounded by Hunts Point av, East 163d st and Whitlock av.

JEROME AV, ETC.—To change the lines and grades of THE STREET SYSTEM bounded approximately by Jerome av, East 162d st, River av, East 164th st, Sheridan av, East 163d st, Morris av, East 158th st, Walton av, East 157th st, Cromwell av, East 158th st, Macombs Dam Bridge approach and East 161st st.

BATHGATE AV, ETC.—To change the grades of THE STREET SYSTEM bounded by Bathgate av, East 182d st, 3d av, East 181st st, Monterey av and East 179th st.

HERING AV, ETC.—Amending the proceeding of May 23, 1912, for acquiring title to HERING AV, from Bronx and Pelham Parkway South to Sacket av; TEN BROECK AV, from Bronx and Pelham Parkway South to Pierce av; and SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av, so as to relate to the aforesaid streets between the above mentioned limits, and also by including in the proceeding NEWPORT AV, from Sacket av to Morris Park av.

DYRE AV.—Acquiring title to the lands, etc., required for opening and extending DYRE AV, from Boston rd to the north line of the city.

BROOKLYN.

DURYEA PL, ETC.—To lay out the lines and grades of DURYEA PL, from Flatbush av to East 22d st.

14TH AV, ETC.—To change the grades of THE STREET SYSTEM bounded by 14th av, 37th st, West st and 39th st; and THE TERRITORY bounded by 15th av, 42d st, 17th av and 45th st.

CLARA ST.—Acquiring title to the lands, etc., required for opening and extending CLARA ST, from 36th st to West st.

FLATLANDS AV, ETC.—Amending the proceeding of Oct. 3, 1912, for acquiring title to FLATLANDS AV, from Ralph av to East 76th st; PAERDEGAT AV NORTH, from Ralph av to Paerdegat basin; RALPH AV, from the junction of Av H and Paerdegat Av North to Paerdegat Av South; PAERDEGAT AV SOUTH, from Glenwood rd to Av J; AV J, from Ralph av to Paerdegat Av South; and EAST 72D ST, from Ralph av to Av U, so as to relate to FLATLANDS AV, from Ralph av to East 76th st; PAERDEGAT AV NORTH, from Ralph av to Paerdegat basin; RALPH AV, from the junction of Av H and Paerdegat Av North to Paerdegat Av South; PAERDEGAT AV SOUTH, from Glenwood rd to Av J; AV J, from Ralph av to Paerdegat Av South; and EAST 72D ST, from Ralph av to Av J; and also including EAST 71ST ST, from Ralph av to Av J.

QUEENS.

ARCHER ST, ETC.—Lay out the lines and grades of THE STREET SYSTEM bounded approximately by Archer st, Branford st, Jamaica av, Carlisle st, Maywood st and Roseville av, in the 4th Ward.

HEMPSTEAD AV (HEMPSTEAD AND JAMAICA PLANK RD).—To lay out lines and grades of HEMPSTEAD AV (HEMPSTEAD AND JAMAICA PLANK RD), from Jamaica av (Jericho turnpike) to 98th av (West Whittier st), and SPRINGFIELD BOULEVARD (CREED AV), from Jamaica av (Jericho turnpike) to 97th av (Creed pl).

FULTON ST.—Acquiring title to the lands, etc., required for opening and extending FULTON ST, from Fisk av to Plover pl.

TIEMAN (MYRTLE) AV.—Acquiring title to the land, etc., required for opening and extending TIEMAN (MYRTLE) AV, from Polk (Flushing) av and Newton av to Corona av.

RIKER AV.—Acquiring title to the lands, etc., required for opening and extending RIKER AV, from Steinway av to 12th st.

SHALER ST.—Amending the proceeding of March 12, 1909, for acquiring title to SHALER ST, from Catalpa av to Traffic st.

RICHMOND.

SOUTHSIDE BOULEVARD (NEW).—To change the lines and grades of SOUTHSIDE BOULEVARD (new), from Monument No. 37 (about 1,000 ft. south of Parkinson av) to Tompkins av (formerly Rosebank av), and laying out the lines and grades of OREGON AV (formerly Southside boulevard), from Southside boulevard (new) to Parkinson av; of PARKINSON AV, from Oregon av (formerly Southside boulevard) to Whitney av; of FINGERBOARD RD (formerly Berley rd), from Marie st to Clove rd; of CLOVE RD, from Fingerboard rd (formerly Berley rd) to the Staten Island Railway, and of CHARLES ST (formerly Warren st), from St. Marys av to the Staten Island Railway.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested, and all persons who are opposed to these assessments, or either of them, must file their objections, in writing, with the Secretary of the Board, on or before Feb. 25, at 11 a. m., when testimony will be taken.

MANHATTAN.

EAST 117TH ST.—Alteration and improvement to sewer in EAST 117TH ST, bet Harlem River and Pleasant av. Area of assessment: Blocks 1715 and 1716. List 2893.

BRONX.

AQUEDUCT AV.—Paving AQUEDUCT AV, from West 181st st to Fordham rd and curbing where necessary. List 2845.

VALENTINE AV.—Paving and curbing, from East 197th st to East 201st st. List 2925.

ROCHAMBEAU AV.—Regulating, grading, curbing, flagging, etc., ROCHAMBEAU AV, from 212th st to a point about 210 ft. south of Van Cortlandt av. List 2955.

EAST 239TH ST.—Paving and curbing, from Martha av to Viero av. List 2956.

WEBB AV.—Paving and curbing, from 188th st to Kingsbridge rd. List 2957.

NOTE.—The area of assessment in each of the above BRONX proceedings extends to within one-half the block at the intersecting streets.

RICHMOND.

GROVE ST, ETC.—Constructing curb in GROVE ST, bet Gordon and Court sts; INNIS ST, bet Morningstar rd and John st; MORN-INGSTAR RD, bet Richmond terrace and Prospect st; ST. MARYS AV, bet Tompkins av and Charles st; BRIGHTON AV, bet Jersey st and Glen av. And constructing curb and gutters in GREENLEAF AV, bet Post and Marion avs; HENRY ST, bet Boyd and Grove sts; CLARK ST, bet Broad st and the end of the street; GORDON ST, bet Osgood av and north of Grove st; PINE ST, bet Targee st and Gordon st; HUDSON ST, bet Cedar st and Gordon st; MCKEON ST, bet Gordon and Quinn sts; TARGE-EE ST, bet Laurel av and Van Duzer st; SIMON-SON AV, bet Richmond terrace and a point 1,420 ft. south; MESEREAU AV, bet Richmond terrace and Cedar st; SOUTH AV, bet Richmond

terrace and railroad crossing; AV B, bet Bennett st and the end of street; SLEIGHT ST, bet Lafayette and Nicholas avs; NICHOLAS AV, bet Richmond terrace and Innis st, and PENNSYLVANIA AV, bet New York av and the railroad crossing, in the 1st, 2d, 3d and 4th Wards. Area of assessment: The property in front of which the work was done. List 2746.

By the Supreme Court.

AMENDED PROCEEDINGS.

EAST NEW YORK AV, ETC., BROOKLYN.—Acquiring title to the lands required for opening and extending EAST NEW YORK AV, from Canarsie av to Pitkin av; LEFFERTS AV, from the west line of Utica av to New York av; and UTICA AV, from Lefferts av to East New York av, 26th and 29th Wards. Application will be made to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 11, at the opening of court, for an order amending the above proceeding by including therein such lands as are necessary to open and extend LINCOLN RD, from Nostrand av to Canarsie av as said road is laid out on the map.

BILLS OF COST.

EAST 182D ST, BRONX.—Acquiring title to the land, etc., required for opening and extending EAST 182D ST, from Park av to Washington av, where not heretofore acquired, in the 24th Ward. The bill of costs in the above matter will be presented for taxation to Special Term, Part 1, Supreme Court, Manhattan, on Feb. 6, at 10.30 a. m.

EAST 161ST ST, BRONX.—Acquiring title to the lands, etc., required for opening EAST 161ST ST, from Elton av to Mott av, 23d Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to a Special Term, Part 1, of the Supreme Court, for the hearing of motions, in the County Court House, Manhattan, on Feb. 10, at 10.30 a. m.

SENATOR ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SENATOR ST, from 1st av to 5th av, 30th Ward. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 2, of the Supreme Court, for the hearing of motions, in the County Court House, Brooklyn, on Feb. 11, at 10.30 a. m.

SKILLMAN AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SKILLMAN ST, from Old Wood Point rd to Kingsland av, 18th Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 11, at 10.30 a. m.

FINAL REPORTS

STARR ST, QUEENS.—Acquiring title to the lands, etc., required for opening STARR ST, (unofficial name), from the Brooklyn borough line to Metropolitan av, 2d Ward, as amended by an order of the Supreme Court, on Feb. 18, 1910, so as to CONFORM to the lines of said street as shown on SECTIONS 13 AND 14, of the Final Maps, etc. The final supplemental and amended report of the commissioners in the above matter will be presented, for confirmation, to Special Term Part 1, Supreme Court, in the Queens County Court House, Long Island City, on Feb. 6, at 10 a. m.

WEST 184TH ST, ETC., MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending WEST 184TH ST, (unofficial name), from Broadway to unnamed street (Overlook terrace); and opening and extending said UNNAMED STREET (Overlook terrace), from West 184th st to Fort Washington av, in the 12th Ward, as amended by an order of the Supreme Court on Oct. 30, 1911, so as to relate to OVERLOOK TERRACE, from West 184th st to Fort Washington av; WEST 184TH ST, from Broadway to Overlook terrace; WEST 186TH ST, from the east line of Overlook terrace, as laid out on December 11, 1903, to the east line of Overlook terrace, as established on January 26, 1911; WEST 187TH ST, from the east line of Overlook terrace, as laid out on December 11, 1903, to the east line of Overlook terrace, as established on January 26, 1911. The supplemental and amended final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 6, at 10.30 a. m.

NORTH ST, BRONX.—Acquiring title to the land, etc., required for opening and extending NORTH ST, from Jerome av to Aqueduct av, 24th Ward. The final report of the commissioners of estimate and assessment in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 6, at 10.30 A. M.

By Comm'rs Estimate and Assessment.

CONSELYEA ST, BROOKLYN.—Acquiring title to the land, etc., required for opening and extending CONSELYEA ST, from Humboldt st to Maspeth av, 18th Ward. Jacob A. Williams, George E. Burr and Max Arens, commissioners of estimate in the above proceeding, have completed their estimate of damages; and all persons who are opposed to the same, must present their objections, in writing, to the commissioners at 166 Montague st, Brooklyn, on or before Feb. 13; and they will hear all such parties, in person, on Feb. 17, at 10.30 a. m.

Max Arens, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same, must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 13; and he will hear all such parties, in person, on Feb. 18, at 10.30 a. m.

BLONDELL AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending BLONDELL AV, from Barlow st to Westchester av, 24th Ward. Jas. F. Donnelly, John M. Ruhl and Wm. G. Fisher, commissioners of estimate in the above proceeding, have

completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Feb. 14; and they will hear all such parties, in person, on Feb. 17, at 2 p. m.

Jas. F. Donnelly, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Feb. 14; and he will hear all such parties, in person, on Feb. 18, at 2 p. m.

ROEBLING ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending ROEBLING ST, from Broadway to Division av; the PUBLIC PLACE bounded by the east side of Roebling st, extended south in a direct line to the northeast side of Lee av; LEE AV, and DIVISION AV, and TAYLOR ST, as widened, from Lee av to Bedford av, 19th Ward. George D. Beattys, Samuel S. Whitehouse and Arthur S. Somers, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 15; and they will hear all such parties, in person, on Feb. 17, at 2.30 p. m.

George D. Beattys, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 15; and he will hear all such parties, in person, on Feb. 21, at 2.30 p. m.

FURMAN AV, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending FURMAN AV (unofficial name), from Maspeth av to Flushing av, 2d Ward, as amended by the Supreme Court on Aug. 30, 1911, so as to conform to the lines of said street as shown on Section 13 of the Final Maps of Queens as adopted by the Board of Estimate on May 21, 1909, and approved by the Mayor on June 4, 1909; and, also, by excluding therefrom the TWO BLOCKS bet the south side of Grand av and the south side of Maspeth av. Jas. A. Dayton, W. J. Hamilton and Andrew McGuire, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate and assessment; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Feb. 19; and they will hear all such parties, in person, on Feb. 21, at 9.30 a. m.

INGRAHAM ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending INGRAHAM ST, from Stewart av to Flushing av, 18th Ward. Elmer G. Sammis, Jos. A. Kennedy and E. W. C. Cunningham, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must file their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 17; and they will hear all such parties, in person, on Feb. 18, at 2.30 p. m.

Elmer G. Sammis, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must file their objections, in writing, to the commissioner, at 166 Montague st, on or before Feb. 17; and he will hear all such parties, in person, on Feb. 19, at 2.30 p. m.

KNOX ST, ETC., RICHMOND.—Acquiring title to the lands, etc., required for opening and extending KNOX ST, from Richmond Terrace to Market st; and MARKET ST, from Broadway to Burger av, 1st Ward. Geo. M. Bayne, Daniel J. Roach and Cornelius Scholer, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Feb. 19; and they will hear all such parties, in person, on Feb. 21, at 11 a. m.

Geo. M. Bayne, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Feb. 19; and he will hear all such parties, in person, on Feb. 24, at 11.30 a. m.

Notices to Present Claims.

WEST 244TH ST, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 244TH ST, from its intersection with Sputten Duylv Parkway and Fieldston rd to Waldo av; WALDO AV, from West 244th st to West 242d st; WEST 242D ST, from Waldo av to Broadway; CORLEAR AV, from West 242d st to West 246th st; WEST 246TH ST, from its intersection with West 242d st and Broadway to the prolongation of the north line of the second unnamed street north of West 242d st; FIRST UNNAMED STREET north of West 242d st, from Broadway to West 246th st; SECOND UNNAMED STREET north of West 242d st, from Broadway to West 246th st; together with the PUBLIC PARK bounded by Corlear av, West 246th st and West 242d st; THE PUBLIC PARK bounded by Broadway, West 246th st and the first unnamed street north of West 242d st; and THE PUBLIC PARK bounded by the first unnamed street north of West 242d st, West 246th st, the second unnamed street north of West 242d st and Broadway, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Chas. C. Marrian, John Yule and Wm. H. Ten Eyck, commissioners, at 90 West Broadway, Manhattan, on or before Feb. 6; and they will hear all such

parties, in person, on Feb. 13, at 10 a. m.

DAMIS AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending DAMIS AV, from Lafayette av to Westchester av, and BRONX RIVER AV, from Lafayette av to Randall av, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Jos. M. Levine, Geo. A. Levine and Alfred B. Simonds, commissioners, at 90 West Broadway, Manhattan, on or before Feb. 6, and they will hear all such parties, in person, on Feb. 11, at 3.30 p. m.

AMBOY RD RICHMOND.—Acquiring title to the lands, etc., required for opening and extending AMBOY RD, bet Ocean View Cemetery and a radial line distant 798.75 ft. east from the west terminus of AMBOY RD, at Great Kills rd, the said distance being measured along the north line of AMBOY RD, as said portion of AMBOY RD is now laid out on the city map, 4th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to John A. Lynch, B. G. Eadie and Frank H. Innes, commissioners, at 90 West Broadway, Manhattan, on or before Feb. 10; and they will hear all such parties, in person, on Feb. 14, at 3 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement 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.

MANHATTAN.

WEST 207TH ST.—Opening and acquiring title to WEST 207TH ST, bet 10th av and Emerson st, 12th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. March 23.

BRONX.

EAST 222D ST.—Opening and acquiring title to EAST 222D ST, from 7th st to Hutchinson River, 24th Ward (annexed territory). Area of assessment: Bounded on the west by a line 100 ft. west from the west side of White Plains rd and parallel thereto; on the north by a line 2,000 ft. north from the north side of East 222d st and parallel thereto; on the south by a line 2,000 ft. south from the south side of East 222d st and parallel thereto; and on the east by the Hutchinson River. March 23.

ROSEWOOD ST.—Opening and acquiring title to ROSEWOOD ST, from Bronx boulevard to White Plains rd, and from White Plains rd to Cruger av, 24th Ward (annexed territory). Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Bergen Building, Arthur and Tremont avs. March 23.

WEST FARMS RD.—Opening and acquiring title to WEST FARMS RD, from Bronx River to Westchester Creek, 24th Ward (annexed territory). Area of assessment: Obtainable at the Bureau of Assessment and Arrears, Bergen Building, Arthur and Tremont avs. March 23.

TREMONT AV (EAST 177TH ST).—Opening and acquiring title to TREMONT AV, from the east end of the proceeding now pending on that avenue at the Eastern boulevard to Fort Schuyler rd, 24th Ward (annexed territory). Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Bergen Building, Arthur and Tremont avs. March 21.

BROOKLYN.

4TH ST.—Regulating, grading, curbing and flagging 4TH ST, bet 4th and 5th avs, 22d Ward. Area of assessment: Both sides of 4TH ST, bet 4th and 5th avs, and to the extent of half the block at the intersecting streets. March 20.

PRESIDENT ST.—Paving PRESIDENT ST, bet Bedford and Rogers avs, 24th Ward. Area of assessment: Both sides of PRESIDENT ST, from Bedford av to Rogers av, and to the extent of half the block at the intersecting streets. March 20.

DUMONT AV AND WARWICK ST.—Sewer basins at all four corners, 26th Ward. Area of assessment: BLOCKS 4062, 4063, 4078 AND 4079. March 20.

BLAKE AV AND MILFORD ST.—Sewer basins at the northeast and southeast corners, 26th Ward. Area of assessment: East side of MILFORD ST, bet Sutter and Lots avs. March 20.

TILDEN AV AND EAST 32D ST.—Sewer basins at the northeast corner, 29th Ward. Area of assessment affects BLOCK 4903. March 20.

EAST 31ST ST.—Paving (preliminary) EAST 31ST ST, bet Canarsie la and Clarendon rd, 29th Ward. Area of assessment: Both sides of EAST 31ST ST, from Canarsie la to Clarendon rd, and to the extent of half the block at the intersecting streets. March 20.

CORTELYOU RD.—Paving CORTELYOU RD, bet East 5th st and Gravesend av, 29th Ward. Area of assessment: Both sides of CORTELYOU RD, from East 5th st to Gravesend av, and to the extent of half the block at the intersecting streets. March 20.

CORTELYOU RD.—Paving CORTELYOU RD, bet Ocean parkway and East 5th st, 29th Ward. Area of assessment: Both sides of CORTELYOU RD, from East 5th st to Ocean parkway, and to the extent of half the block at the intersecting streets. March 20.

EAST 2D ST.—Regulating, grading, curbing and flagging EAST 2D ST, from Beverley rd to Cortelyou rd, 29th Ward. Area of assessment: Both sides of EAST 2D ST, from Beverley rd to Cortelyou rd, and to the extent of half the block at the intersecting streets. March 20.

SEELEY ST.—Regulating, grading, curbing and flagging SEELEY ST, bet 18th st and Gravesend av, 29th Ward. Area of assessment:

Both sides of SEELEY ST, from 18th st to Gravesend av, and to the extent of half the block at the intersecting streets. March 20.

JOHNSON AV.—Regulating, grading, curbing and flagging JOHNSON AV, bet East 7th st and Coney Island av, 29th Ward. Area of assessment: Both sides of JOHNSON AV, from East 7th st to Coney Island av, and to the extent of half the block at the intersecting streets. March 20.

74TH ST.—Paving 74TH ST, bet 6th and 7th avs, 30th Ward. Area of assessment: Both sides of 74TH ST, from 6th to 7th avs, and to the extent of half the block at the intersecting streets. March 20.

89TH ST.—Regulating, grading, curbing and flagging 89TH ST, bet 1st and 2d avs, 30th Ward. Area of assessment: Both sides of 89TH ST, from 1st to 2d avs, and to the extent of half the block at the intersecting streets. March 20.

19TH AV.—Curbing and flagging 19TH AV, from 86th st to Bath av, 30th Ward. Area of assessment: Both sides of 19TH AV, from 86th st to Bath av. March 20.

BENSON AV.—Regulating, grading, curbing and flagging BENSON AV, bet 20th and 21st avs., 30th Ward. Area of assessment: Both sides of BENSON AV, bet 20th and 21st avs, and to the extent of half the block at the intersecting streets. March 20.

AV J.—Paving AV J, bet Coney Island av and Ocean parkway, 31st Ward. Area of assessment: Both sides of AV J, from Coney Island av to Ocean parkway, and to the extent of half the block at the intersecting streets. March 20.

AV K.—Paving AV K, from Coney Island av to Ocean av; parking a strip 10 ft. in width in center of street for each block, except bet East 15th and East 16th sts, 31st Ward. Area of assessment: Both sides of AV K, from Coney Island av to Ocean av, and to the extent of half the block at the intersecting streets and avenues. March 20.

EAST 13TH ST.—Regulating, grading, curbing and flagging EAST 13TH ST, from Av I to Av J, 31st Ward. Area of assessment: Both sides of EAST 13TH ST, from Av I to Av J, and to the extent of half the block at the intersecting streets. March 20.

WEST 2D ST.—Regulating, grading, curbing and flagging WEST 2D ST, bet Neptune and West avs, 31st Ward. Area of assessment: Both sides of WEST 2D ST, bet Neptune and West avs, and to the extent of half the block at the intersecting streets. March 20.

QUEENS.

WEIRFIELD ST (WILLOW ST).—Regulating, grading, curbing, recurling, flagging and resetting manhole covers in WEIRFIELD ST, bet Wyckoff av and Myrtle av, 2d Ward. Area of assessment: Both sides of WEIRFIELD ST, from Wyckoff av to Myrtle av, and to the extent of half the block at the intersecting avenues. March 20.

AMERICAN R. E. COMPANY.

Annual Report Shows a Normal Gain in Assets and Surplus.

The twenty-fifth annual statement of the American Real Estate Company, just published, shows assets of \$27,202,824.19 and surplus of \$2,188,805.50. Thus this organization has rounded out a quarter century with a satisfactory showing for its business. Notwithstanding the political and other disturbance of the past year, its statement indicates a normal gain in assets and surplus.

Several notable changes during the past year are indicated in the company's detailed statement. First, the substantial increase of the company's holdings of high-grade Manhattan rental properties, such as the Arena Building, a splendid business building, running through from 31st to 32d street, between Broadway and Fifth avenue, the Hendrik Hudson apartment house on Riverside Drive from 110th to 111th street, and the fine East Side apartment house at Nos. 40-46 East 62d street.

These are all rental properties of the best grade, well located and well rented. Indeed, the company reports the past year as having been an unusually satisfactory rental season and states that the rental market is in most localities much firmer than a year ago.

During the past year the company reports large sales, particularly of building lots for immediate improvement. Its properties on Westchester avenue in The Bronx, immediately east of The Bronx River and aggregating over 1,200 city lots, have been developed and over thirty apartment houses constructed in this district during the year.

The judgment of the company in confining its operations to properties located in the line of the northward trend of the city's growth has been well vindicated by the profitable results attained, and its policy of keeping its real estate assets in the two most desirable forms, high grade rental properties and liquid land properties, has been an important factor in its success.

During the twenty-five years of its history this company has, through the medium of its small denominations and instalment bond issues, been the means of serving thousands of investors to whom it has returned upwards of \$11,000,000 in principal and interest. It has over 18,000 active investors, a large number of whom are re-investors. The American Real Estate Company can point with pride to its twenty-five years of making good and the service it has rendered to its security-holders.

Cranford, which has been called the "Venice of New Jersey" because of a most picturesque stream that winds around through its best residential district and on which canoeing is one of the town's attractions, has more wealth represented among its taxpayers than any other place of its size in New Jersey.

CURRENT BUILDING OPERATIONS

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

New York Central Plans Second Hotel.

Warren & Wetmore, of 70 East 45th street, have plans in preparation and it is understood that estimates will soon be received for the construction of another huge hotel which the New York Central & Hudson River R. R. Co. has planned to build on the site of the old hospital property for the Ruptured and Crippled, measuring 150x110 feet, at the northwest corner of Lexington avenue and 42d street. The hospital society recently completed a new structure at 303-325 East 42d street through to 304-322 East 43d street, which cost about \$800,000. The old building is now being removed. As planned, the new hotel will contain 2,000 rooms and the average rate will be \$2 per day. It will seek popular patronage, in contrast to that of the new Biltmore Hotel, which the company is now building at Vanderbilt avenue and 43d street. The selection of a name has not yet been made, but in all probability it will be known as "The Terminal." This project was first reported when the tentative plans for the New York Central improvements were laid out. The number of stories which the new hotel will contain has not yet been decided.

Murphy & Dana Win Competition.

Murphy & Dana, of 331 Madison avenue, Manhattan, have been appointed architects of the new group of buildings for the Loomis Institute at Windsor, Connecticut, designs for which were submitted by eleven competitors. The completed design of the building calls for a school and administration building, six dormitories, a refectory, gymnasium, headmaster's residence and minor buildings for about 250 pupils. At present, however, only two dormitories, the refectory building, gymnasium and headmaster's house will be erected, and temporary classrooms will be provided in these structures until the main school is built. It is expected that ground will be broken this spring and that the buildings will be ready for occupancy by the fall of 1914. Henry K. Murphy was graduated at Yale in 1899, and Richard Henry Dana at Harvard in 1900. Both are also graduates of the Ecole des Beaux Arts.

Whitney House Makes Way for Business.

The C. H. Southard Company, 9th avenue and 14th street, has the contract to tear down the William C. Whitney house, at the southwest corner of 5th avenue and 57th street, and the former residence of Charles W. Morse, adjoining. The buildings are to be cleared away for more substantial improvement with business structures, complete details of which have not yet been decided upon. The property is owned by the 734 Fifth Avenue Company, of which G. Elton Parks, of 576 5th avenue, is president. The Southard Company is said to have paid \$1,000 for the Whitney house, and the cost for removing the two structures and clearing away the debris is estimated at about \$10,000. The amount originally expended in the erection and equipment of the two houses was close to \$1,000,000.

Annex on Grand Central Palace Site.

The Rheinfrank House Wrecking Co. has the contract and will begin immediately tearing down the old Grand Central Palace, occupying the block from Lexington avenue to Depew place, 43d and 44th streets, which is to be improved by the New York Central Railroad Co. with a six-story extension to the south half of the post office building recently erected covering the plot 275x200 feet. The building will conform to the architectural lines of the post office building, but it is understood that the general construction will not be started for several months yet. The Palace which for several years past has been used as a railroad station by the company was erected about fifteen years ago, for exhibition purposes. Warren & Wetmore, of 70 East 45th street, are the architects, and Balcom & Darrows will be the engineers.

Church of St. Rose to Enlarge.

The Rev. Edward J. McCue, 510 West 165th street, rector of the Church of St. Rose of Lima, owner of the plot abutting the rear of the church property, at the northeast corner of St. Nicholas avenue and 164th street, will build a school and rectory to cover the entire plot. At this time no architect has yet been selected, and work is not expected to go ahead before next year.

Fleischman Yeast Co. to Build.

The Fleischman Yeast Company, 701 Washington street, Julius Fleischman president, Charles J. Christie secretary and Casper H. Rowe treasurer, contemplate the erection of a two-story office and garage building 75x95 feet at the northeast corner of Webster avenue and 184th street. Further details cannot be announced at this time.

Fulton and Church Street Building.

Louis Goldsticker, of 182 Fulton street, dealer in glassware, will erect a 12-story store and office building at the southeast corner of Fulton and Church 1 Madison avenue, has been engaged to prepare plans. No contracts have yet been issued.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Palker Realty Co., 627 Madison av. lessee, contemplates alterations to the 6-sty store and loft building, 25x100 ft., at 179 Madison av. No architect has been selected.

MANHATTAN.—The Women's Cosmopolitan Club, Mrs. William Adam, president, contemplates alterations to the building at the northeast corner of Lexington av and 40th st, for which no architect has been selected.

MANHATTAN.—Frank Bros., 224 5th av. contemplates either altering or building a business building at 588 5th av. No architect has been selected.

MANHATTAN.—A. L. Loomis, 58 East 34th st. contemplates altering the 6-sty brick and stone dwelling 58 East 34th st. into a business building, for which no architect has been selected.

BROOKLYN.—The T. & R. Realty Co., care of Maurice B. Rich, 66 Broadway, N. Y. C., contemplates the erection of ten frame dwellings fronting on Sutter, Grant and Forbell avs, for which no architect has been selected.

SMITHTOWN, L. I.—The Sweetwater Hygiene Ice Co., A. H. Pardington, president, 551 West 42d st, N. Y. C., contemplates the erection of an ice plant here, for which no architect has been selected. It will contain a fifty-ton capacity and will be erected in the spring.

BUFFALO, N. Y.—The Cleveland Monument Association, William B. Hoyt, president, 78 East Eagle st, contemplates the erection of a bronze and granite base Cleveland Memorial Monument, for which no site or architect have been selected. The cost will approximate \$25,000.

EARLVILLE, N. Y.—The Board of Education of Earlville, C. L. Burch, president, contemplates the erection of a brick school for which no site or architect have been selected. The appropriation has been voted, but it is indefinite when operations will be started. Cost about \$25,000.

NEW ROCHELLE, N. Y.—The Tannhauser Film Co., Main st, contemplates the erection of a 1-sty fireproof addition of concrete and steel in Main st. No architect has been selected.

BINGHAMTON, N. Y.—Woodman of the World, E. O. Rose, Chairman of the building committee, 65 Court st, Binghamton, contemplates the erection of a lodge building, 3 stories, brick and steel construction, about 50x100 feet, to cost \$45,000. The matter will be taken up at the coming convention in April. No architect has yet been selected.

WHITE PLAINS, N. Y.—Dr. D. Sniffin, Hamilton av, contemplates the erection of a residence here to cost about \$10,000. No architect has been selected.

YONKERS, N. Y.—The City of Yonkers, James Mahoney, secretary Board of Supply, City Hall, contemplates an addition to the bath house in Jefferson st at a cost of \$10,000. No architect has been selected.

RYE, N. Y.—B. F. Gedney, Purchase st, contemplates alterations and additions to the 2½-sty frame apartment in Purchase st. No architect has been selected.

METUCHEN, N. J.—The Board of Education, R. B. Croel, secretary, C. P. Potter, president, W. H. Grewald, chairman of building committee, contemplate the erection of a brick school for which no site or architect have been selected. A meeting will be held March 20 to decide upon the erection of either a new four-room school or an addition to the present one. Cost about \$15,000.

PERTH AMBOY, N. J.—The Bethlehem Steel Co., Chas. M. Schwab, Bethlehem, Pa., and 111 Broadway, N. Y. C., contemplates the erection of steel works, piers and ships, for which no architect has been selected.

ASBURY PARK, N. J.—The Board of Education contemplate the erection of a 2-sty brick or concrete school. The building committee, including George Pittinger, Dr. W. I. Thompson and F. Baumgartner, are looking for a suitable site. No architect has yet been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Excavating is under way for the 8-sty apartment house, 50x100 ft., at the southwest corner of 174th st and Southern Boulevard, for Harris Ratner, 34 East 9th st. The owner is taking bids on subs. Cost about \$80,000.

BRONX.—M. W. Del Gaudio, 401 Tremont av, has completed plans for two 5-sty tenements, 40x88 ft., to be erected at 147th st and Concord av, for C. Carrucci, 183d st near Hughes av. The owner is taking bids on subs and materials.

BRONX.—Chas. Schaefer, Jr., Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x78 ft., to be erected in the south side of Garden st, 303 ft. east of Crotona av, for Sarah Browning, 2286 Beaumont av. The owner is taking bids on subs and materials. Cost about \$50,000.

BRONX.—Chas. Schaefer, Jr., Co., 401 Tremont av, is preparing plans for a 5-sty tenement, 50x80 ft., to be erected in 177th st, 90 ft. west of Anthony av, for Henry Cleland, 1849 Anthony av. The owner will take bids immediately. Cost, \$35,000.

BRONX.—Chas. Schaefer, Jr., Co., 401 Tremont av, has completed plans for a 5-sty brick tenement, 50x88 ft., to be erected in the north side of 159th st, 217 ft. east of Courtland av, for the Cedar Construction Co., 35 Nassau st. The owner is ready for estimates on subs and materials. Cost about \$50,000.

LONG ISLAND CITY.—George A. Violante, 241 Camelia st, owner, desires bids on subs and materials for the 4-sty brick tenement, 40x89 ft., to be erected on the east side of 11th av, 100 ft. south of Grand st, from plans by F. Braun, 311 10th av, L. I. C., architect.

PUBLIC BUILDINGS.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the Childrens Court to be erected at

137-143 East 22d st, from plans and specifications by Crow, Lewis & Wickenhoefer, 200 5th av, and desire bids for all sub-contracts prior to February 9th.

CHURCHES.

NEWARK, N. J.—McDermott & Hanigan, Inc., 103 Park av, N. Y. C., have been invited to submit figures for the general construction of the Cathedral of the Sacred Heart in this city, plans for which have been prepared by I. E. Ditmars, Manhattan.

FACTORIES AND WAREHOUSES.

MANHATTAN.—A. P. Dienant is taking bids for the 8-sty store and warehouse to be erected at the northeast corner of 3d av and 140th st, from plans by Seifert & Webb, 104 West 42d st, architects. Cost, about \$50,000.

NEW HAVEN, CONN.—Estimates are being received for a 4-sty factory, 100x250 ft., to be erected in James st for the National Folding Box & Paper Co. Plans have been completed.

HOTELS.

WHITE PLAINS, N. Y.—Frank N. Goble, 1 East 42d st, has received the general contract for renovating the farm buildings for hotel purposes for the Gedney Farms Hotel, Robert E. Farlet, president, 4 Martine av, owner. K. Murchison, 298 5th av, N. Y. C., is architect. The general contractor is taking bids on all subs.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS FLATS AND TENEMENTS.

38TH ST.—Herbert M. Baer, 21 West 45th st, is preparing plans for a 10-sty apartment house, 25x100 ft., to be erected at the southeast corner of 38th st and Lexington av for the 138th East 38th St. Co. William Branden, president, and Mesmore Kendall, secretary and treasurer.

NAGEL AV.—Samuel Sass, 32 Union sq, has plans for two 5-sty apartments to be erected at the Junction of Nagel and Hillside avs, for the Psaty Construction Co., 147 East 125th st. Cost about \$175,000.

FULTON ST.—Chas. F. Rose, 1 Madison av, is preparing plans for alterations to the 4-sty brick loft building, 25x100 ft., at 218 Fulton st. He will take bids on general contract.

PARK AV.—J. E. R. Carpenter, 1 Madison av, has been commissioned to prepare plans for another high class 12-sty apartment house to be erected at the northeast corner of Park av and 66th st, for the Fullerton Weaver Realty Co., 1 Madison av. The building will contain one suite to a floor of 14 rooms with 4 baths. The Fullerton Weaver Co. has just completed a similar apartment house on the diagonal corner.

BROADWAY.—The Maze Realty Co., 148 East 49th st, has just purchased a plot, 50x103 ft., on the west side of Broadway, 60 ft. north of Emerson st for improvement with a row of 6-sty apartment houses. Nast & Springsteen, 21 West 45th st, will prepare the plans.

44TH ST.—Foundations have been put in for two tenements at 425-427 West 44th st, for Mrs. Catherine D. Rogers, 29 West 57th st, owner; G. Atterbury, 20 West 43d st, architect. The contract has been awarded to the Amsterdam Building Co., 43 West 27th st.

MARBLE HILL AV.—L. Pisciotto, 391 East 149th st, is preparing plans for three 5-sty tenements to be erected at the northwest corner of Marble Hill av and West 228th st, for the Crosaul Construction Co., 367 East 194th st. Cost about \$125,000.

CANAL ST.—Max Muller, 115 Nassau st, has plans for alterations to the 5-sty tenement at 107-11 Canal st, for Gerald Fitzgibbon, 100 Canal st, owner. Cost about \$15,000.

11TH ST.—O. Reissmann, 30 1st st, has plans for a 3-sty tenement, 28x56 ft., to be erected at 450 East 117th st, for the Amenigo Vespucci Realty Co., 313 East 119th st, owner. Cost, \$10,000.

38TH ST.—Herbert M. Baer, 665 5th av, architect, has filed plans with the Tenement House Department for the 10-sty apartment house, 24x90 ft., to be erected at 138 East 38th st, for the 138 East 38th St. Co., 27 William st, owner. Cost, \$100,000.

53D ST.—W. Haefeli, 17 Madison av, architect, has filed plans with the Tenement House Department for the 8-sty apartment house, 90x85.3 ft., to be erected at 105-11 East 53d st, for the Aeon Realty Co., 17 Madison av, owner. Cost, \$300,000.

NORTHERN AV.—J. C. Cocker, 2017 5th av, architect, has completed plans for the 6-sty apartment to be erected on the west side of Northern av, 78 ft. north of 181st st, for the Trosachs Realty Co., 40 East 22d st, owner. Cost, about \$175,000.

FT. WASHINGTON AV.—J. C. Cocker, 2017 5th av, architect, has completed plans for a 6-sty apartment, 100x irregular, to be erected at the southeast corner of 180th st and Ft. Washington av, for the Harvey Realty Co., 40 East 22d st, owner. Cost, \$125,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education Jan. 25 for installing an electric elevator in the first portion of the New Normal College buildings (Thomas Hunter Hall). Neenan Elevator Co. was low bidder at \$4,300.

STABLES AND GARAGES.

48TH ST.—Frederick Jacobsen, 132 East 23d st, is preparing plans for a 3-sty brick and bluestone stable and loft, 75x100 ft., to be erected at 605-609 West 48th st. Estimated cost about \$25,000. The contract has not yet been issued.

STORES, OFFICES AND LOFTS.

FULTON ST.—C. F. Rose, 1 Madison av, is preparing plans for a 12-sty store and office building, 25x100 ft., to be erected at the southeast corner of Fulton and Church sts, for Louis Goldsticker, 182 Fulton st, owner. No contracts have yet been awarded. Cost about \$60,000.

34TH ST.—Work is ready to start on the residence at 53 East 34th st, which is to be converted into a business building for Miss Amelia A. Fox, 164 West 76th st, owner. Townsend, Steidle & Haskell, 1328 Broadway, are architects. Fountain & Choate, 110 East 23d st, have the general contract.

MADISON AV.—Nicolas Martin, importer of antique furniture and decorations, 6 East 30th st, will make extensive alterations to the building at 540 Lexington av, which he has just leased for a term of years. He has commissioned Henry C. Pelton, architect, to prepare plans for remodeling the building with store fronts on the first and second floors with bachelor apartments above. The cost is estimated at about \$15,000. The present building, which is now occupied, will be vacated about March 1, when operations will be commenced.

BROADWAY.—C. P. H. Gilbert, 1123 Broadway, has prepared plans for the installation of an additional elevator in the R. H. Macy building, corner Broadway and 34th st.

VANDERBILT AV.—Excavating is still under way on the south side of Vanderbilt av, between 42 and 43d sts, which the N. Y. Central R. R. Co. is to improve with a store and office building to cost \$150,000. Warren & Wetmore, 16 East 47th st, architects. The Wells Bros. Co., 366 5th av, has the general contract.

BROADWAY.—Franklin Pettit, of 2 Wall st, who has just purchased the southeast corner of Broadway and 21st st, 48.2x128.8 ft., contemplates the erection of a 20-sty store and business building on the site. The property has been cleared, having formerly been occupied by the Park & Tifford store, which was recently demolished by Henry Corn, for improvement with a commercial structure.

THEATRES.

207TH ST.—Van Beren & Lavelle, 507 5th av, have been selected architects for the 3-sty brick, limestone and terra cotta theatre to be erected in the south side of 207th st, 125 ft. west of Sherman av, for Gustave L. Lawrence, 2228 Broadway, owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VALENTINE AV.—Chas. Schaefer, Jr., Co., Webster and Tremont avs, has completed plans for a 5-sty apartment, 50x87 ft., to be erected on the west side of Valentine av, 100 ft. south of 181st st, for the Rosa Realty Co., 407 Tremont av.

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Contemplated Construction Bronx (Continued).

PROSPECT AV.—Edwin C. Georgi, 4185 Fulton av, Woodhaven, L. I., is preparing plans for a 6-sty apartment, 60x100 ft., to be erected on the west side of Prospect av, 20 ft. south of 179th st, for Felix Amabile, 151 Taylor st, West New Brighton, S. I., owner.

136TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty brick apartments, 50x93 ft. each, to be erected in the north side of 136th st, 100 ft. west of Southern Boulevard to cost \$50,000 each. The Joseph Buellesbach Construction Co., 518 Wales av, is the owner.

FACTORIES AND WAREHOUSES.

JACKSON AV.—The Steiber Iron Works, Concord av and St. Mary's st, contemplates the erection of a 2-sty brick and stone factory, 50x100 ft., at the southeast corner of Jackson av and St. Mary's st.

STABLES AND GARAGES.

PARK AV.—Fred Hammond, Melrose av and 149th st, is preparing plans for a 4-sty brick wagon manufacturing building, 51x130 ft., to be erected on the east side of Park av, 141 ft. north of 167th st, for Frank B. Hill, owner. Bids on the general contract will be received about February 5 by the architect. Estimated cost about \$60,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD.—The Kreymborg Architectural Co., 163d st and Hunts pl, is preparing plans for a 1-sty brick taxpayer, 115 x94 ft., to be erected at the northeast corner of Southern Boulevard and Intervale av, for the Kellwood Realty Co.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ECKFORD ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 3-sty brick tenement, 25x82 ft., to be erected in Eckford st, near Norman st, for William P. & C. J. Sheehan, 200 Greenpoint av, owners.

BROOKLYN.—Chas. B. White, 6319 New Utrecht av, architect, is taking bids on subs for a 3-sty brick apartment, 33x60 ft., to be erected at the southeast corner of Beverley rd and East 9th st for Frank M. McQueen, 906 Beverley rd, owner. Cost about \$12,000.

BAY 31ST ST.—Work has not yet been started on the six stores and apartment building, 4-stys, 70x6 8ft. for Samuel Brill, 126 Bay 31st st. Wortman & Braun, 114 East 28th st, N. Y. C., architects.

PARK AV.—A builder has purchased through Harry M. Lewis, real estate broker, a plot, 55 x131 ft., on the north side of Park av, 480 ft. east of Classon av, adjoining the Park pl station of the Brighton Beach Elevated Railroad. Plans are being prepared for the erection of a 4-sty apartment.

EASTERN PARKWAY.—Arthur H. Sellinger has purchased from Herman Arpe eight lots south side of Eastern Parkway, 203 ft. west of Schenectady av, and five lots north side of the Parkway, 300 ft. west of Schenectady av. The buyer will erect 4-sty apartment houses, and has obtained a building loan of \$150,000.

14TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty apartment house to be erected on the south side of 14th st, 222 ft. east of 5th av, Brooklyn, for the Rogers Improvement Co., to cost \$45,000.

CHURCHES.

CHURCH AV.—Temple Beth Emeth, Flatbush, contemplates the erection of a synagogue at the southeast corner of Church av and Marlborough rd. Several architects have submitted plans. Work will go ahead immediately.

DWELLINGS.

AV J.—Gregory Webb, 104 West 42d st, N. Y. C., is preparing plans for six 2-sty frame residences, 17x40 ft. each, to be erected at the southeast corner of Av J and East 38th st for James B. Roche, 6720 19th av, owner.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education Jan. 25 for installing electric equipment in P. S. 172. All bids were laid over.

BROOKLYN.—Bids were received by the Board of Education Jan. 25 for installing electric elevator and ash hoists in the Bushwick High School. Neenan Elevator Co., low bidder, at \$4,940; and for installing shop equipment, Frank Tracy was low bidder at \$49,815.

THEATRES.

BATH AV.—Foundations are under way for a 2-sty brick and limestone theatre, 52x96 ft., to be erected at the northeast corner of Bath av and 20th st for I. Novick & Sons, 1026 Bath av. A. F. Leicht, 9 East 42d st, N. Y. C., is the architect.

UNION ST.—Bids are in for the 3-sty store and moving picture theatre, 90x100 ft., to be erected at the southwest corner of Union st and 7th av for the Desmond Dunne Co., 176 Montague st, owner. J. Sarsfield Kennedy, 44 Court st, architect.

MISCELLANEOUS.

28TH ST.—The old buildings at the foot of 28th st, Brooklyn, have been torn down to make way for a 1-sty dock building, 75x400 ft., which the Estate of David S. Arnott, 810 Carroll st, Brooklyn, is to erect on the site at a cost of about \$40,000. T. J. McWalters, of 225 5th av, N. Y. C., has the building contract.

Queens.

DWELLINGS.

ARVERNE, L. I.—H. Jaffrey & Son, Morris Park, L. I., have completed plans for a 2½-sty frame residence, 26x36 ft., to be erected in the north side of Elizabeth st, 250 ft. west of Remington st, for M. Gordon, 582 Boulevard, Rockaway Beach, owner.

JAMAICA, L. I.—Ole Harrison, 354 Fulton st, has completed plans for two 2½-sty frame residences, 18x35 ft., to be erected in the west side of Atfield st, 100 ft. north of Broadway, for the Hillside Construction Co.

JAMAICA, L. I.—Ole Harrison, 354 Fulton st, has completed plans for five 2½-sty frame residences, 16x36 ft., to be erected at the corner of Murray av and Chichester st for T. A. Thompson, 1022 Atkins st, owner. Cost about \$15,000.

ROCKAWAY BEACH, L. I.—Foundations have been completed for the 2½-sty hollow tile residence, 27x50 ft., to be erected on the west side of Pleasant av, 260 ft. north of Boulevard for G. Taus & Son, 537 Boulevard, owners. J. P. Powers Co., this place, architect.

ROCKAWAY PARK, L. I.—J. Y. Yungetes, 592 91st st, Brooklyn, will erect two residences on the east side of 9th av, 400 ft. north of Triton av. Plans have been prepared by Albert Hansen, 9 Vernam av, Arverne.

WOODHAVEN, L. I.—Mrs. Vittline Lambert, 1241 Bigelow pl, will erect three residences on Clinton av this spring. Plans for which have been prepared by J. Monda, 372 Broome st, N. Y. C.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—A. Berres, 35 Nassau st, N. Y. C., has completed plans for a 3-sty brick factory, 50x60 ft., to be erected at the northwest corner of Bodine and Hancock sts for A. C. Horn, Bodine st, owner. Estimated cost, \$25,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were received by the Board of Education Jan. 25 for the general construction of P. S. 71. James MacArthur Co. was low bidder at \$136,500, and for the plumbing and drainage Charles Williams Co., \$16,778. All bids were laid over.

THEATRES.

BABYLON, L. I.—Graham M. Polley, Fulton st, Brooklyn, contemplates the erection of a moving picture theatre, 34x100 ft., to seat 500 people, on the property recently purchased from Cyrus Miller, Brooklyn, on Deer Park av, opposite Railroad av. E. W. Howell has the contract.

Nassau.

DWELLINGS.

WESTBURY, L. I.—Phillip Stevenson, of this place, has taken bids, through Newman & Harris, 1123 Broadway, N. Y. C., for a 2½-sty residence to be erected here this spring.

HOTELS.

LONG BEACH.—Mrs. Hertha Klug has purchased from the Realty Associates of Brooklyn four lots at Long Beach, adjoining the boardwalk, on which a hotel containing 100 rooms will be erected from plans by Herbert J. Krapp, architect. The hotel will be ready for occupancy on June 1, and is being erected by the Realty Associates.

Suffolk.

HALLS AND CLUBS.

EAST ISLIP, L. I.—The Sokol Club has purchased a plot on Carleton av, which will be improved this spring with a modern club house.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—Neville & Bagge, 215 West 125th st, N. Y. C., are preparing plans for a 4-sty brick tenement, 50x94 ft., to be erected on the east side corner of East 4th st and South 3d av.

MT. VERNON, N. Y.—Foundations are under way for a 4-sty brick apartment with stores, 47x50 ft., at the corner of 3d st and 9th av, for A. Giachimo, 814 East 242d st, N. Y. C., owner. H. J. Robinson, 24 West 1st st, is architect.

DWELLINGS.

MOUNT VERNON, N. Y.—Foundations have been completed for a residence for Wm. E. Brooks to be erected at the southeast corner of 5th st and Tecumseh av to cost \$18,000. The Lucas Building Co., of this place, has the general contract.

YONKERS, N. Y.—Mrs. J. Speckel, 433 Washington st, N. Y. C., has taken estimates for the erection of a residence on the west side of Crestwood av, north of Harriman pl.

OSSINING, N. Y.—Edward C. King, 311 Madison av, N. Y. C., is preparing plans for a 2½-sty frame residence, for Arthur S. Varney, 12 East 45th st, N. Y. C., owner.

YONKERS, N. Y.—Frank Austin, 123 Briggs av, owner, has plans for a 2½-sty frame residence, 20x31 ft., to be erected at 105 Briggs av.

MT. VERNON, N. Y.—Frank Donato, 524 South 10th av, has plans for a 2½-sty hollow tile residence, to be erected at Mundy la and Kingsbridge rd.

WHITE PLAINS, N. Y.—C. A. Patterson, 262 Main st, New Rochelle, architect, is taking bids for the 2½-sty residence, 30x40 ft., to be erected in North st, for Chas. Beresborg.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—H. E. McCormick, 244 Main st. New Rochelle, is preparing plans for a frame stable, 35x50 ft., garage, 18x24 ft., greenhouse, 18x24 ft., and a steel constructed gardener's cottage, 22x25 ft., to be erected in North st.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 27:

NEWARK.—Morris Sharff, 23 Johnson av. one 4-sty brick, \$30,000; Nathan Steinfield, s e cor Spruce and Broome sts, one 4-sty brick, \$20,000; John H. Dunn & Sons, 385 Belmont av. one 3-sty frame, \$28,000; Morris Tarchis, 117 Custer av. one 3-sty frame, \$7,000; Jacob Prager, 292 17th av. one 3-sty frame, \$5,000; Annie Schwartz, 163 Howard st. one 3-sty frame alteration, \$3,000; Levin, Mendvin & Schneider, 14-16 Stuyvesant av. two 3-sty frame, \$14,000; Levin, Mendvin & Schneider, 18 Stuyvesant av. one 3-sty frame, \$6,000; John H. Dunn & Sons, 371 Belmont av. one 3-sty frame, \$28,000; Frank W. A. Hain, s e cor Clinton pl and Tillinghast st. one 3-sty brick, \$20,000; Benjamin Yeshlovsky, n e cor Avon av and South 19th st. one 3-sty frame, \$10,000; John H. Dunn & Sons, 371 Belmont av. one 3-sty frame, \$28,000.

PERTH AMBOY.—Samuel Baum, 395 New Brunswick av. one 3-sty brick, \$19,000.

TOWN OF UNION.—Daniel DeMasker, e side Bullsferry rd, between Clifton terrace and Liberty pl, two 3-sty brick, \$34,000.

JERSEY CITY.—Tobias Grassman, 259 Grif-fith st. one 3-sty frame, \$7,000; Catherine A. Smith, n side of Sip av, 100 ft. w of Romaine av. one 4-sty brick, \$9,000; Abraham Gorlin, 807 West Newark av. one 3-sty frame, \$7,000; Chas. J. McCloskey, 308 Monmouth st. one 4-sty brick alteration, \$300; Paul Press, 178-180 Randolph av. two 3-sty frame, \$14,000.

WEST NEW YORK.—Max Cohen, n e cor Palisade av and 13th st. one 4-sty brick, \$28,000; Pasquale Manolia, west side Buchanan pl, between 16th and 17th sts, one 3-sty brick, \$8,000; Frank Savino, 126 16th st. one 3-sty brick alteration, \$700.

BAYONNE.—Anna Gottke, north side East 28th st, between Av F and Prospect av. one 3-sty frame, \$4,000; Benj. Pecker, 739 Broadway, one 3-sty frame, \$7,000.

IRVINGTON.—Andrew Stoff, 358 Grove st. one 3-sty frame, \$7,000.

HOBOKEN.—Charles Vezzetti, 1200-1202 Hud-son st, two 5-sty brick, \$40,000.

WEST HOBOKEN.—Pasquale Cona, n w cor Hague st and Clinton av. one 4-sty brick, \$20,000.

BANKS.

RIDGEFIELD PARK, N. J.—The directors of the First National Bank, of this place, con-template the erection of a bank building on the Abram V. Smith property at the northwest cor-ner of Hackensack rd and Mt. Vernon st. Es-timated cost, \$25,000.

RED BANK, N. J.—Bids will soon be called for the new First National Bank building of Red Bank, plans for which have been pre-pared by W. G. Lawrence, of N. Y. C. One-ty, 50x100 ft. Newton Doremus is president.

CHURCHES.

NEWARK, N. J.—The Third Presbyterian Church will erect an \$80,000 edifice at Abing-ton av and Ridge st. Cady & Gregory, 6 West 22d st, N. Y. C., have completed plans for a building, including a gymnasium and parish house. Construction will be of yellow brick with terra cotta trimmings.

DWELLINGS.

SPRING LAKE, N. J.—Albert P. Chamberlin, of Hightstown, contemplates the erection of a residence on Essex av, for which contract will be placed immediately.

ELIZABETH, N. J.—S. H. Thorp has pur-chased 38 lots, 40x100 ft., on Cleveland av, be-tween Bayway and Springfield rd. It is the in-tention of Mr. Thorp to erect a number of 1-family dwellings at once.

BAYBROOK, N. J.—Frank Lorenze, of Hol-lywood Heights, will start immediately the erection of a new residence on Long av.

MAPLEWOOD, N. J.—J. W. King & Son, Ir-vington, N. J., has the general contract to erect a residence on Mountain av for Frederick S. Grow, 197 North 5th st, Newark.

MORRISTOWN, N. J.—Foundations have been installed for a 2½-sty residence for Mrs. Ave-lina Henghson, of Morristown. C. B. Weir, of this place, is architect. J. J. Lyons and Welch & Sons have the masonry and carpenter work.

NEWARK, N. J.—Dr. Linus W. Bagg has purchased property on the southwest corner of Clinton av and Clinton pl, 100x150 ft. Dr. Bagg contemplates extensive alterations to the residence.

FACTORIES AND WAREHOUSES.

KEANSBURG, N. J.—Charles H. Engler, of Jersey City, will establish a lumber yard with sheds holding 400,000 feet of lumber, planing mill and office on the Central Railroad line. C. G. Mullison, of Dover, N. J., has made plans and will be the manager.

SOMERVILLE, N. J.—Armour & Co., of New York and Chicago, contemplate the erection of a slaughter house near the Johns-Manville plant here.

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New Jersey Building News (Continued).

PATERSON, N. J.—The plant of the P. S. Van Kirk Lumber Co. in Fulton st was damaged by fire on Monday, loss between \$15,000 and \$20,000. Rebuilding has not yet been determined.

NEWARK, N. J.—John H. & Wilson C. Ely, architects, are preparing plans for a 5-sty brick warehouse, 60x105 ft., to be erected at 44-48 Mechanic st., to cost \$50,000.

JERSEY CITY, N. J.—The Boynton Furnace Co. contemplates the erection of a new plant at the southern end of Whiton st. Details have not yet been decided upon.

ELIZABETH, N. J.—The Diehl Manufacturing Co. has purchased a site on Newark av, near the Newark city line. Plans are being prepared for a large plant to be built on the property by the company. B. C. Kenyon is president.

HALLS AND CLUBS.

BAYONNE, N. J.—The Y. M. C. A. contemplates the erection of a brick building at Broadway and 38th st to cost \$100,000. John Monroe, 854 Av A, and A. Herman Kern, 907 Broadway, are interested.

EAST ORANGE, N. J.—The St. Paul's Boys Club contemplate the erection of a club house in the northern section of East Orange. Robert Tucker is chairman, Rev. William E. Taylor is rector of St. Paul's Church. Another meeting is soon to be held, when it is expected plans will take more definite shape.

MUNICIPAL WORK.

NEWARK, N. J.—Notice is given that the Passaic Valley Sewerage Commissioners have designated Tuesday, Feb. 4, at 2 p. m., when they will meet in the Essex Building, Clinton st, Newark, to receive proposals, in writing, for the construction of Section 7 of the main intercepting sewer, in compressed-air tunnel, in the City of Newark. Particulars that may enable contractors to judge of the character of the work are given below: Item 1, excavation in earth, rock, or rock and earth together, in compressed-air tunnel, for 135-inch circular concrete sewer, and all appurtenant work, 4,930 lin. ft.; Item 2, excavation in earth, rock, or earth and rock together, in compressed-air tunnel, for 141-inch circular concrete sewer, and all appurtenant work, 8,800 lin. ft.; Item 3, concrete masonry, in compressed-air tunnels and shafts, made with Portland cement mortar, and including all appurtenant work, 30,000 cu. yds.; Item 4, brick masonry, in shaft man-holes, laid with Portland cement mortar, and all appurtenant work, 300 cu. yds. Drawings, form of contract and specifications, and blank form for proposal may be obtained at the commissioners' office from William M. Brown, Chief Engineer.

FLEMINGTON, N. J.—William Van Keuren, Prior st, Jersey City, has received the contract at 88½ per cent. of the estimated cost for improving Van Wagenen from Stuyvesant to Sip avs from the Board of Street and Water Commissioners. Edward B. See is clerk.

SPRING LAKE, N. J.—Bids will be received by the Mayor and Borough Council until 8 p. m. February 10 for constructing a sewer outlet at the foot of Brighton av. E. V. Patterson is borough clerk.

PRINCETON, N. J.—Bids will be received by the Board of Trustees of Princeton University until 3 p. m. February 5 for the construction of an outfall sewer and sewage purification plant, consisting of settling tanks, sprinkling and sand filter beds. Plans, etc., may be had at the office of G. C. Wintringer, secretary of Business Administration.

PUBLIC BUILDINGS.

PERTH AMBOY, N. J.—The Board of Trade is in favor of erecting a \$50,000 home. David Kaufman of Potts & Kaufman is interested in raising the necessary funds.

SCHOOLS AND COLLEGES.

ORANGE, N. J.—The Board of Education of Orange has accepted the plans of Hill & Stout, 1123 Broadway, N. Y. C., calling for a 3-sty public school to face Cleveland st at a cost of about \$105,000. Work will be started immediately.

PLAINFIELD, N. J.—A site has been purchased on Muhlenberg pl for a new open air school for the Anti-Tuberculosis League. Wm. S. Tyler is president of the league.

NEW BRUNSWICK, N. J.—Rev. Father Szczeneczy, rector of St. Lavislaus Hungarian Catholic Church, has placed plans before Bishop McFaul for a proposed new school house in Summerset st. William H. Boyland has prepared plans. The new school is to have six rooms and an auditorium.

WESTFIELD, N. J.—The Board of Education has selected a school site at Elm and Walnut sts upon which a new high school will be erected.

RARITAN, N. J.—The Board of Education contemplate the erection of a new school here. Wm. Carman is president. The selection of a site has not yet been made. Estimated cost is \$20,000.

STABLES AND GARAGES.

PATERSON, N. J.—Frank A. Pawelski, of this place, contemplates the erection of a garage at the corner of Paterson and Governor sts.

STORES, OFFICES AND LOFTS.

NEW BRUNSWICK, N. J.—John Snitzler, of this city, has received the mason work for the new building to be erected by Michael Jelin. The building is to be ready by April 15.

PATERSON, N. J.—Work is under way for addition to the store of Spitz & Sons, 398-400 Main st, from plans by John O'Neil.

THEATRES.

NEWARK, N. J.—Work is to be started immediately on the Arena Theatre which is to be erected at the southeast corner of Washing-

ton st and Maiden la. Siegfried Leschziner is the owner. Plans have been prepared by McMurray & Pullis, architects, of this city. Building will have a frontage of 129 ft. and a depth of 150 ft., and a seating capacity of 3,300.

Other Cities.

CHURCHES.

WATERTOWN, N. Y.—A. M. Skinner, of this city, has prepared plans for rebuilding the Stone st Presbyterian Church, Rev. W. P. Moody, 137 Stone st, is pastor.

FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—The Atlas Roofing Co. has purchased additional property at 71 Ben-kard av for the purpose of enlarging its present plant.

POUGHKEEPSIE, N. Y.—The F. I. A. J. Company will increase the size of its automobile factory here with 30,000 sq ft of additional floor space. P. M. Lloyd, of this city, is the architect. John Lurie is vice-president.

KINGSTON, N. Y.—The Hauck Brewing Co., owner of the 3-sty brick hotel at Broadway and Dederich st, will soon have plans prepared for remodeling the building.

ALBANY, N. Y.—The Walker & Gisson Drug Co., 74 State st, will erect a new business building at Broadway and Montgomery st. Nothing will be done before March 1.

TROY, N. Y.—The collar and cuff manufacturing plant of E. J. Conlin & Co., 631-635 River st, Edward J. Conlin, 622 2d av, North Troy, president, Alice H. Bradley, vice-president, and Chas. H. Bradley, secretary and treasurer, was destroyed by fire at a loss of \$30,000. Building will probably be rebuilt.

TROY, N. Y.—The Standard Meter Co., of Brooklyn, N. Y., is negotiating for a building site in this city. Nothing definite has yet been determined.

NORTH TONAWANDA, N. Y.—The Niagara Radiator & Boiler Co., E. C. Andrews, general manager, contemplates the erection of a stock house, 600x100 ft., and also an addition to its boiler foundry, 100x200 ft.

SOUTH MANCHESTER, CONN.—The J. T. Robertson Co., soap manufacturer, contemplates the erection of a 2-sty brick plant, 30x140 ft. in Hilliard st.

HALLS AND CLUBS.

BOSTON, MASS.—The Boston City Club has had plans prepared for an 8-sty club house at Somerset st and Ashburton pl, to cost \$200,000. Newhall & Blevins, 9 Park st, are architects.

HOTELS.

HOLYOKE, MASS.—Eisenwein & Johnson, Buffalo, N. Y., are preparing plans for a modern fireproof hotel, 110x122 ft., to be erected at Maple and Suffolk sts, for the Holyoke Hotel Co., Thos. S. Childs, president, and Morton Hull, secretary. Cost about \$200,000.

MUNICIPAL WORK.

OGDENSBURG, N. Y.—The city of Ogdensburg contemplates the installation of an intercepting sewer about 1,000 ft. long. George A. Tate, of this city, is city engineer. Work will go ahead this spring.

CAYUGA COUNTY, N. Y.—The Board of Supervisors of this county contemplate expending for road improvements \$81,000. County bridges will also be erected.

STABLES AND GARAGES.

NOROTON, CONN.—Operations will be started here immediately on a 2½-sty stable, 100x175 ft., to cost \$125,000. W. F. Ziegler, owner. H. P. Knowles, 1170 Broadway, N. Y. C., is architect. The J. W. Bishop Co., 345 5th av, N. Y. C., has the general contract.

SCHOOLS AND COLLEGES.

WATERVILLE, CONN.—The Sprague School will be rebuilt from plans by Freney & Jackson, 51 Leavenworth st, Waterbury, architects. The structure will be 2 stories and will cost \$60,000. E. W. Wright is chairman of building committee.

HAVERTHILL, MASS.—Mayor Moulton has requested the legislature for authority to borrow \$300,000 for the erection of two schools.

STORES, OFFICES AND LOFTS.

MOUNT MORRIS, N. Y.—The frame structure now occupied by Richard P. Kingston as a dwelling and livery office is to be torn down and a handsome new business block will be erected on the site. Work is to be started immediately.

THEATRES.

MALONE, N. Y.—Fred C. Gilroy, proprietor of the Star Theatre, Ogdensburg, N. Y., will erect a 2-sty fireproof brick theatre in Main st, this place, to cost about \$25,000. George E. Wilson, of Ogdensburg, has prepared plans. Old buildings on the property are now being demolished.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—Henry Smith, Fitzgerald Building, 1490 Broadway, has received the general contract for changing the residence at 540 Madison av into stores and apartments for Simeon J. Drake, 66 Broadway, owner. Henry C. Pelton, 8 West 38th st, is architect.

LEXINGTON AV.—D. H. Epstein, at site, has received the general contract for alterations to the 4-sty brick dentist's office and apartments at 287 Lexington av and 134 East 37th st for Mrs. Phillip Crorat, care of J. H. Judge, 261 Broadway, owner. Comyns & Todaro, 147 4th av, are architects. Cost about \$10,000.

YONKERS, N. Y. (sub).—Robert L. Stewart, Jackson av, has received the mason contract for the 4-sty brick apartment, 41x78 ft., to be

erected on the east side of Elliott av, 100 ft. south of Morris st, for William Brown, 71 North Broadway, owner. William Heapy, 435 South Broadway, is architect.

WEST END AV.—(Sub.) Clark & Co., 225 5th av, have the contract for foundations for the 12-sty apartment house, 78x100 ft., at 562-568 West End av for the Summer Gerard & Hasco Building Co., 17 Madison av, owner.

DWELLINGS.

SURF AV.—E. F. Femburger, 2725 Surf av, has received the general contract to erect a 2-sty frame residence, 22x51 ft., on the west side of Surf av, 87 ft. north of Beach 48th st, Brooklyn, for the Hill Section Co., 193 Montague st, owner. R. I. Dodge, 331 4th av, N. Y. C., is architect. Cost, \$6,000.

NEW ROCHELLE, N. Y.—Thomas Smith & Son, 37 Morris st, have received the general contract to erect a 2½-sty residence at Wykagyl Park for Edmund J. Levine, 7 Waverly pl, N. Y. C. Theodore A. Meyer, 114 East 28th st, is architect. Cost about \$20,000.

MAMARONECK, N. Y.—The Lincoln Steel Fleming Co., 17 Madison av, N. Y. C., has received the general contract for alterations and additions to the 3-sty residence, 34x27 ft., on Old White Plains rd for S. S. Prince, Old White Plains rd and 19 West 70th st, N. Y. C., owner. H. M. Baer, 21 West 45th st, N. Y. C., is architect. Cost about \$15,000.

FACTORIES AND WAREHOUSES.

VAN NEST.—Casper Ranger, Holyoke, Mass., has received the general contract to erect a 1-sty brick storage building, 75x100 ft., at the Van Nest R. R. Yard, 132 ft. west of Deer Swamp rd, for the N. Y., N. H. & Hartford R. R. Co. P. E. Spencer, 133d st and Willis av, is architect. I. D. Waterman, New Haven, Conn., is engineer. Cost, \$20,000.

BALTIMORE, MD.—The American Can Co., New York, N. M. Loney, Engineer, have awarded a contract for placing Standard Raymond concrete piles for the foundation of their new factory at Luzerne and Hudson sts, Baltimore, Md., to the Raymond Concrete Pile Co., of New York and Chicago. The Raymond Co. have recently completed contracts for concrete piling foundations for the American Can Co. in Philadelphia and Brooklyn, and are now working on a similar contract for them in San Francisco.

HOTELS.

WHITE PLAINS, N. Y.—Frank N. Goble, of 27 Tibbits av, this place, has received the contract to erect the new hotel on the Gedney Farms property, to cost \$250,000. Work is to be started immediately.

MUNICIPAL WORK.

FREEPORT, L. I.—(Sub.) William Sheehan & Co., 114 Liberty st, N. Y. C., have received the contract for power equipment for the municipal lighting plant for the Board of Trustees of Village of Freeport. Francis Broadnax, 97 Warren st, N. Y. C., is engineer.

SCHOOLS AND COLLEGES.

MADISON, N. J.—H. H. Vought & Co., 340 Broadway, N. Y. C., have received the contract for the construction of a dormitory for the Drew Theological Seminary.

STABLES AND GARAGES.

LAKEWOOD, N. J.—The B. A. Groah Construction Co., of Pittsburgh, Pa., has received the general contract for enlarging the brick stable of Paul A. Sorg at this place, to cost about \$15,000. T. H. Scott, of Pittsburgh, is the architect.

STORES, OFFICES AND LOFTS.

CHURCH ST.—Thomas J. Steen & Co., 30 Church st, have received the general contract for alterations to the office building at 30 and 50 Church st for the Hudson & Manhattan R. R. Co., 30 Church st. Clinton & Russell, 32 Nassau st, architects.

BLEECKER ST.—R. H. Casey, 246 West 16th st, has received the general contract for alterations to the 8-sty store and loft building at 98 and 100 Bleecker st for Mary B. Brandegee, Faulkner Farm, Brookline, Mass., owner. Albert B. Boland, 1094 Woodycrest av, is architect.

42D ST.—W. L. Crow Construction Co., 103 Park av, has received the general contract to erect the 3-sty brick restaurant building, 50x100 ft., at 250-52 West 42d st for the Horn & Hardart Baking Co., of Philadelphia, Pa. Stuckert & Sloan, Crozer Building, Philadelphia, Pa., are architects. Cost about \$40,000.

46TH ST.—W. J. Bond, 12 Hallett av, L. I. City, has received the general contract for alterations to the residence at 11 West 46th st for business use. Mary E. Tomoney, on premises, owner. E. Hartwig, 430 5th av, lessee. John E. Nitchie, 61 Park Row, is architect. Cost about \$10,000.

NEW ROCHELLE, N. Y.—J. E. Martin, 12 Dewey av, has received the general contract to erect a 2-sty brick store and office building, 30x75 ft., in Lawton st for H. J. Dolan, Lawton st, owner. Jos. W. Gahan, 221 Huguenot st, architect. M. Barnett, Kings Highway, has the mason work. Cost about \$10,000.

4TH AV.—(Sub.) The Anderson-Martin Electric Co., Inc., 109 Broad st, has received the electric work necessary for the loft building at 377 4th av. H. P. Knowles is architect. Edward Corning Co., general contractor. Mailoux & Knox, consulting engineers.

THEATRE.

ATLANTIC CITY, N. J.—Irwin & Leighton, 126 North 12th st, have received the contract for the construction of a theatre here.



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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

146TH ST, 527 W, 6-sty apartment house, 50x86.11; cost, \$80,000; owner, Daniel Hallecy Const. Co., 1704 Anthony av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 35.

HALLS AND CLUBS.

8TH AV, 158TH ST, Pole Grounds, 1-sty club house, locker room, 70x20; cost, \$1,500; owner of building, National Exhibition Co., 200 5th av; architect, Frank Ring, 525 West 24th st; builder, James Foster, 200 5th av. Plan No. 36.

SCHOOLS AND COLLEGES.

MANGIN ST, 123-139, w s, 6-sty school, 205.83 x91.16; cost, \$250,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 37.

MISCELLANEOUS.

BETWEEN Riverside Drive, e s, and Fort Washington av, w s, n of North av, viaduct, 154 x34; cost, \$30,000; owner, Cornelius Billings, 5th av and 44th st architects, Buchman & Fox, 11 East 59th st. Plan No. 38.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SO. BOULEVARD, e s, 400 n 172d st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owners, Wauer Realty Corp., Herman Wauer, 1534 Bryant av, pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 41.

DWELLINGS.

216TH ST, s s, 250 w Barnes av, 1-sty frame dwelling, shingle roof, 24x34; cost, \$1,500; owner, Gustavus Kollie, 710 East 219th st; architect, Geo. H. Alpert, Jr., 677 East 224th st. Plan No. 43.

BRYANT AV, e s, 150 n Lafayette av, 2-sty brick dwelling, 25x25, tin roof; cost, \$4,000; owner and architect, Albert Gerhards, 640 Coster st. Plan No. 39.

FACTORIES AND WAREHOUSES.

WHITE PLAINS AV, w s, 565 n Julianna st, 1-sty frame storage, 13x20; cost, \$200; owner, John W. Fincke, 3461 White Plains av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 44.

MISCELLANEOUS.

VAN BUREN ST, e s, 175 n Van Nest av, 1-sty frame shed, 66x22; owner, Mary Schaefer, on premises; architect, B. Ebeling, 1407 Taylor av. Plan No. 40.

166TH ST, s w cor Webster av, 5-sty brick dairy building, tar and gravel roof, 194x100; cost, \$200,000; owner, Sheffield Farms Slawson Decker Co., Loton Horton, 528 West 57th st, Pres.; architect, Frank A. Rooke, 489 5th av. Plan No. 42.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CLINTON ST, n e cor Myrtle av, 4-sty brick tenement, 25x90, slag roof, 6 families; cost, \$25,000; owner, A. S. Fogel, 186 Remsen st; architect, C. B. Brun, 1 Madison av, N. Y. C. Plan No. 329.

EAST 17TH ST, e s, 300 n Beverly rd, 4-sty brick tenement, 50x88.10, slag roof, 16 families; cost, \$45,000; owners, Baker Bros., 196 Westminster rd; architects, Shampan & Shampan, 772 Broadway. Plan No. 316.

DWELLINGS.

CARROLL ST, s w cor Brooklyn av, two 2-sty brick dwellings, 20x45, slag roof, 1 family each; total cost, \$16,000; owner, Reinhard Hall Realty Co., 1655 45th st; architect, John C. Wandell, 4-5 Court sq. Plan No. 392.

CARROLL ST, s s, 40 w Brooklyn av, three 2-sty brick dwellings, 20x46, slag roof, 1 family each; total cost, \$24,000; owner, Reinhard Hall Realty Co., 1655 45th st; architect, John C. Wandell, 4-5 Court sq. Plan No. 391.

46TH ST, s s, 160 w 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,500; owner, Morris Kornblum, 1325 47th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 352.

46TH ST, s s, 240 e 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,500; owner, Morris Kornblum, 1325 47th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 351.

61ST ST, s s, 140 e 17th av, two 2-sty brick dwellings, 20x54, tin roof, 2 families each; total cost, \$8,000; owner, Robt. A. McAvoy, 1734 60th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 355.

65TH ST, s s, 320 w 14th av, 2-sty brick dwelling, 20x60, tar and gravel roof, 2 families; cost, \$5,000; owner, Domenico Cennio, 1335 65th st; architect, John C. Walsh, 920 Coney Island av. Plan No. 361.

88TH ST, n s, 175 e Narrows av, 2½-sty frame dwelling, 22x39.2, shingle roof, 1 family; cost, \$6,000; owner, Theodore Frost, 462 Senator st; architect, Francis W. Stork, 7416 3d av. Plan No. 323.

LYME AV, n s, 180 e Highland blvd, 2½-sty frame dwelling, 24.5x45.2, shingle roof, 1 family; cost, \$5,000; owner, Clark Nickerson, 149 Montague st; architect, Benj Driesler, 153 Remsen st. Plan No. 375.

SHEFFIELD AV, e s, 480 n Hegeman av, two 2-sty brick dwellings, 20x44, — roof, 2 families each; total cost, \$5,000; owner,

Isidore Adelson, 669 Sheffield av; architect, Morris Rothstein, 627 Sutter av. Plan No. 383.

EAST 95TH ST, e s, 113.11 n Av F, 1½-sty frame dwelling, 16x25, shingle roof, 1 family; cost, \$800; owner, Geo. A. Morris, 9219 Av G; architect, same. Plan No. 318.

CENTER ST, ss, 200 w Smith st, 2-sty brick dwelling, 25x60, gravel roof, 2 families; cost, \$5,000; owner, John Blustein, 200 Center st; architect, John Gibson, 504 Court st. Plan No. 403.

EAST 19TH ST, e s, 340 n Av I, two 2-sty frame dwellings, 22.3x30, shingle roof, 2 families each; total cost, \$10,000; owner, Ascutey Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 399.

EAST 19TH ST, w s, 340 n Av I, 2-sty frame dwelling, 22.3x30, shingle roof, 2 families; cost, \$5,000; owner, Ascutey Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 400.

46TH ST, s s, 89 w 15th av, 2-sty frame dwelling, 22.2x54.2, shingle roof, 2 families; cost, \$6,000; owner, Paul W. Connelly, 51st st and New Utrecht av; architect, M. Rosenquist, 1269 33d st. Plan No. 394.

AV J, s w cor East 38th st, six 2-sty frame dwellings, 16.10x40, gravel roof, 1 family each; total cost, \$18,000; owner, John B. Koche, 6720 19th av; architect, Gregory B. Webb, 104 West 42d st, N. Y. Plan No. 401.

HOPKINSON AV, w s, 20 s Newport av, four 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, \$20,000; owner, Louis Lapides Co., 537 Chester st; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 398.

15TH AV, s w cor 46th st, 2-sty frame dwelling, 25x52, shingle roof, 2 families; cost, \$6,500; owner, Paul W. Connelly, 51st st and New Utrecht av; architect, M. Rosenquist, 1269 33d st. Plan No. 395.

15TH ST, s w cor 47th st, 2-sty frame dwelling, 25x52, shingle roof, 2 families; cost, \$6,500; owner, Paul W. Connelly, 51st st and New Utrecht av; architect, M. Rosenquist, 1269 33d st. Plan No. 396.

15TH AV, w s, 40 s 46th st, three 2-sty frame dwellings, 22.2x54.2, shingle roof, 2 families each; total cost, \$18,000; owner, Paul W. Connelly, 51st st and New Utrecht av; architect, M. Rosenquist, 1269 33d st. Plan No. 393.

FACTORIES AND WAREHOUSES.

MONTROSE AV, n w cor Newtown Creek, 1-sty frame storage, 125x100, tar and gravel roof; cost, \$3,000; owner, John H. Malinken, Myrtle av and Broadway; architect, W. B. Willis, 1181 Myrtle av. Plan No. 313.

SHEEPSHEAD BAY RD, n s, 125 w West 5th st, 1-sty frame store room, 13x22, tarpaper roof; cost, \$450; owner, Brooklyn Borough Co., Surf av and West 5th st; architects, Brook & Rosenberg, 44 Court st. Plan No. 307.

BROADWAY, e s, 484 s Ditmas av, 2-sty brick storage, 23x90.2, slag roof; cost, \$12,000; owners, Albert and Chas. Jacobs, 548 West 39th st, N. Y.; architect, W. S. Clark, 438 West 40th st, N. Y. Plan No. 402.

STABLES AND GARAGES.

GATES AV, n s, 100 w Hamburg av, 3-sty brick factory, 30.8x90.3, slag roof; cost, \$10,000; owner, Fred Weber, 197 Woodbine st; architect, Benj. Finkensieper, 184 Broadway. Plan No. 366.

MONROE ST, n s, 350 e Sumner av, 1-sty brick garage, 50x100, tar and gravel roof; cost, \$6,500; owner, J. H. Waite, 520 Monroe st; architect, F. J. Ganter, 271 Sumner av. Plan No. 365.

PRESIDENT ST, s s, 257 n Schenectady av, 1-sty brick garage, 12x17, gravel roof; cost, \$550; owner, Benj. Leslie, 196 Utica av; architects, Luspia & Salvati, 525 Grand st. Plan No. 368.

52D ST, s s, 340 e 20th av, 2-sty frame stable, 30x25, felt roof; cost, \$600; owner, Anthony Karpoinz, 2041 37th st; architect, Chas. G. Wesel, 1456 35th st. Plan No. 334.

97TH ST, s s, 160 e Shore rd, 1-sty frame garage, 16x22, shingle roof; cost, \$300; owner, Henry T. Suden, on premises architect, Francis W. Stork, 7416 3d av. Plan No. 373.

ARLINGTON AV, s e cor Miller av, 1-sty brick garage, 50x75, gravel roof; cost, \$400; owner, Edw. Nemes, 37 Furman st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 350.

LEXINGTON AV, n s, 160 w Nostrand av, 2-sty brick garage, 70x100, tar and gravel roof; cost, \$10,000; owner, Louis Schimble, 595 Jefferson av; architect, W. B. Willis, 1181 Myrtle av. Plan No. 330.

RIDGE BLVD, w s, 50 n 83d st, 1-sty frame garage, 12x16, shingle roof; cost, \$500; owner, Edw. Sloggett, 169 83d st; architects, Slee & Bryson, 153 Montague st. Plan No. 374.

ST. MARK'S AV, s s, 195 e Classon av, 1-sty brick garage, 28x50, gravel roof; cost, \$2,000; owner, Jewish Hospital, on premises; architect, Hans Arnold, 422 Fulton st. Plan No. 367.

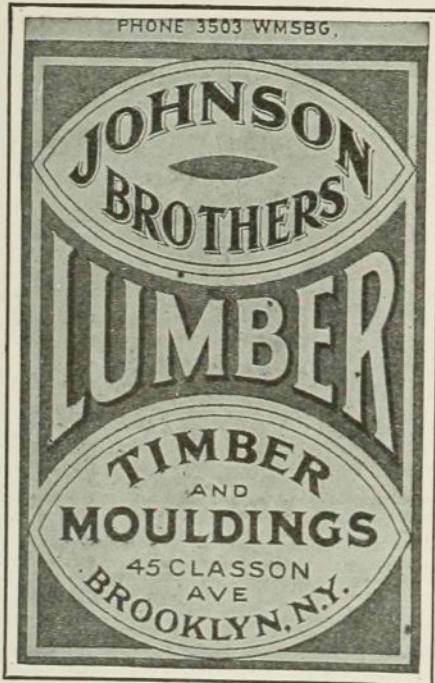
STORES AND DWELLINGS.

86TH ST, n s, 340 e 16th av, 1-sty frame store and dwelling, 21.4x48, gravel roof, 2 families; cost, \$1,000; owner, M. S. Waldier, Riverside Drive; architects, Slee & Bryson, 153 Montague st. Plan No. 386.

86TH ST, n s, 383.2 e 16th av, 1-sty frame store and dwelling, 21.10x48, gravel roof, 2 families; cost, \$1,000; owner, M. S. Waldier, Riverside Drive; architects, Slee & Bryson, 153 Montague st. Plan No. 384.

86TH ST, n s, 340 e 16th av, 1-sty frame store and dwelling, 21.10x48, gravel roof, 2 families; cost, \$1,000; owner, M. S. Waldier, Riverside Drive; architects, Slee & Bryson, 153 Montague st. Plan No. 385.

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STORES, OFFICES AND LOFTS.

LIVINGSTON ST., n w cor Nevins st, 3-sty brick store and dwelling, 21x67.7, tar and gravel roof, 2 families; cost, \$15,000; owner, John Hartman, 307 Livingston st; architects, Koch & Wagner, 26 Court st. Plan No. 317.

CHURCH AV., n s, 42.9 e Gravesend av, 3-sty brick store and dwelling, 21.4x80.6, tin roof, 2 families; cost, \$8,000; owner, Walter M. Kinstow, 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 322.

PITKIN AV., n w cor Bristol st, 1-sty brick stores, 100x80, slag roof; cost, \$8,000; owner, M. A. Dietz, 209 East 112th st; architect, Louis Danancher, 7 Glenmore av. Plan No. 337.

THEATRES.

ROGERS AV., e s, 25 s Av D, 1-sty brick moving picture, 35x102.6, slag roof; cost, \$1,500; owner, Saml. J. Flosch, 367 Fulton st; architect, Jacob L. Glassio, 75 73d st. Plan No. 347.

MISCELLANEOUS.

ELLERY ST., s s, 175 e Irving av, 1-sty brick shop, 25x27.6, gravel roof; cost, \$1,200; owner, Jacob Reich, 142 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 336.

STERLING PL., intersection East New York av, 4-sty brick shops, 97.2x123.5, tar roof; cost, \$20,000; owner, Marcus H. Sang, 98 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 321.

Queens.

APARTMENTS, PLATS AND TENEMENTS.
LONG ISLAND CITY.—Grace st, w s, 525 n Broadway, three 3-sty brick tenements, 28x66, tar and slag roof, 6 families; cost, \$24,000; owner, William Allan, 539 Jamaica av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 199.

LONG ISLAND CITY.—Jamaica av, n s, 86 e Sherman st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$25,000; owner, Hellenita Const. Co., 296 Central Park West, N. Y. C.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 228.

LONG ISLAND CITY.—9th av, w s, 250 n Broadway, 4-sty brick tenement, 25x77, tar and gravel roof, 8 families; cost, \$30,000 (3 houses); owner, John T. Brooks Co., 120 West 42d st, N. Y. C.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 229.

DWELLINGS.

ARVERNE.—Summerfield av, ws, 420 s Amstel blvd, 2 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,000; owners and architects, Molle & Mejo, 423 Boulevard, Rockaway Beach. Plan Nos 181-182.

ELMHURST.—Prospect av, n s, 300 w Hanover av, 2½-sty frame dwelling, 38x26, shingle roof, 1 family; cost, \$5,000; owner, J. Mariani, 341 5th av, N. Y. C.; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 196.

ELMHURST.—Hanover av, e s, 981 s Corona av, 2½-sty frame dwelling, 22x48, shingle roof, 2 families cost, \$5,000; owner and architect, Fred Hoffmann, Main av and Gay st, Elmhurst. Plan No. 233.

FOREST HILLS.—Greenway North, No. 325, 2½-sty brick dwelling, 50x41, tile roof, 1 family; cost, \$12,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architects, Dodge & Morrison, 135 Front st, N. Y. C. Plan No. 243.

FOREST HILLS.—Glen rd, e s, 85 n Highland st, 2-sty brick dwelling, 20x40, tile roof, 1 family; cost, \$6,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Eddy Fairchild, 244 5th av, N. Y. C. Plan No. 194.

GLENDALE.—Meade av, w s, 141 n Central av, 2-sty frame dwelling, 18x45, shingle roof, 2 families; cost, \$3,000; owner, Glendale Building Co., 84 72d st, Brooklyn; architect, C. J. Pietsch, 84 72d st, Brooklyn. Plan No. 183.

HOLLIS PARK.—Bryan av, n s, 40 e Elanes st, 2½-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,000; owner, Louis Wingerath, Maple av, Hollis; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 215.

JAMAICA.—Atfield av, w s, 125 n Broadway, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$4,000; owner, Hillside Construction Co., Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 223-224.

JAMAICA.—Maure st, w s, 175 s Chichester av, five 2½-sty frame dwellings, 16x32, shingle roof, 1 family; cost, \$2,000; owner, T. A. Thompson, 1022 Athlet av, Jamaica; architect, Ole Harrison, 328 Fulton st Jamaica. Plan Nos. 218-219-220-221-222.

JAMAICA.—Maure av, n s, 100 e Allen st, 2-sty frame dwelling, 18x36, tar and gravel roof, 2 families; cost, \$2,800; owner, Paul Mencke, South st, Jamaica; architect, Jos Horstoski, Hollis, L. I. Plan No. 217.

JAMAICA.—Oceanview av, n e cor Lake st, two 2½-sty frame dwellings, 25x36, shingle roof, 1 family; cost, \$8,800; owner, Samuel Moskowitz, 55 Patchen av, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 230-231.

JAMAICA.—Remington av, e s, 296 n Beaufort st, four 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$12,000; owner and architect, Harry S. O'Neill, 2 Remington av, Jamaica. Plan Nos. 164-165-166-167.

JAMAICA.—Colonial av, w e, 118 n Shelton av, 2½-sty brick dwelling, 20x35, slate roof, 1 family; cost, \$20,000 (four houses); owner, Realty Associates, 162 Remsen st, Brooklyn; architect, E. D. Litchfield, 244 5th av, N. Y. C. Plan No. 193.

OZONE PARK.—Washington av, e s, 175 n University pl, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,000; owner, John Russo, 1 Hoffman av, Chester Park; architect, Ed. C. George, 4185 Fulton av, Woodhaven. Plan No. 234.



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RICHMOND HILL.—Lincoln av, n w cor Cleveland av, three 2½-sty frame dwellings, 18x46, shingle roof, 1 family; cost, \$10,500; owner, Lewis Gotthelf Construction Co., 2377 Jamaica av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 212-213-214.

RICHMOND HILL.—Green st, e s, 188 n Jamaica av, six 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$5,000; owners, Lauterbach & Brezinski, 143 Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 197, 198, 201, 202, 203, 204.

RICHMOND HILL.—Chestnut st, w s, 100 n Broadway, six 2-sty frame dwellings, 16x32, tin roof, 1 family; cost, \$10,800; owner and architect, L. M. Mowrey, 850 Chestnut st, Richmond Hill. Plan No. 186.

RICHMOND HILL.—Cottage av, w s, 269 n Jamaica av., two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$5,000; owners, Lauterbach & Brezinski, 143 Atlantic st, Jamaica; architect, Wm. McIntyre, 26 Grand av, Corona. Plan Nos. 169-170.

RIDGEWOOD.—Linden st, s s, 100 w Covert av, 2-sty brick dwelling, 20x55, tin roof, -2 families; cost, \$4,000; owners, William & Edward Nolte, 1660 Myrtle av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 187.

ROCKAWAY BEACH.—Washington av, s s, 125 w Center st, two 2-sty frame dwellings, 13 x21, shingle roof, 1 family; cost, \$4,000; owners, K. & M. Ryan, 170 East 90th st, N. Y. C.; architect, J. P. Powers Co., Rockaway Beach. Plan Nos. 184-185.

ROCKAWAY BEACH.—S Division av, e s, 450 s Boulevard, two 2-sty frame dwellings, 18 x25, shingle roof, 1 family; cost, \$1,800; owner, Mrs. Amy Levy, premises; architects, J. B. Smith, 67 N Fairview av, Rockaway Beach. Plan Nos. 162-163.

ROCKAWAY BEACH.—Gaston av, w s, 30 n Morris av, five 2½-sty frame dwellings, 20x36, shingle roof, 1 family; cost, \$22,500; owner, Shore Building Co., 456 Hopkinson av, Brooklyn; architect, James J. Millman, 1780 Pitkin av, Brooklyn. Plan Nos. 173-174-175-176-177.

ROCKAWAY PARK.—5th av, e s, — s Washington av, 4-sty brick dwelling and boarding house, 31x91, tar and slag roof; cost, \$20,000; owner, Lawrence Gresser, Webster av, Glendale; architect, Edw. Berrian, Rockaway Beach. Plan No. 211.

ROCKAWAY BEACH.—Washington av, n s, 50 e Wainwright pl, eight 2-sty frame dwellings, 13x22, shingle roof, 1 family; cost, \$5,000; owner, Jane A. Delaney, Wainwright pl and Washington av, Rockaway Beach; architect, Edw. Berrian, North Thompson av, Rockaway Beach. Plan Nos. 235-6-7-8-9-40-41-42.

SOUTH OZONE PARK.—Boos av, e s, 320 s Rockaway Plank rd, 2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$2,000; owner, Chas. Gardner, 115 92d st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 226.

UNION COURSE.—Digby st, e s, 177 n Fulton av, 2-sty frame dwelling, 17x40, shingle roof, 1 family; cost, \$4,000; owner, Alfred J. Cobb, Digby st near Fulton av, Union Course; architect, Chas. G. Wessell, 1456 35th st, Brooklyn. Plan No. 232.

UNION COURSE.—John st, e s, 210 s 5th st, 2-sty frame dwelling, 15x38, shingle roof, 1 family; cost, \$2,000; owner and architect, Wm. Cajen, 1304 Belmont av, Chester Park. Plan No. 180.

WOODHAVEN.—I pl, w s, 301 s Jamaica av, five 2½-sty frame dwellings, 17x41, shingle roof, 1 family; cost, \$15,000; owner, Chas. Sohl, 2d st, Woodhaven; architect, Chas. W. Ross, 47 West 34th st, N. Y. C. Plan Nos. 206 to 210.

FACTORIES AND WAREHOUSES.

EVERGREEN.—Lafayette st, s s, 260 w Cypress av, 2-sty frame storage, 19x36, tin roof; cost, \$500; owner Ernest Otto, 272 Cooper av, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 189.

LONG ISLAND CITY.—9th st, n s, 100 w Vernon av, 1-sty brick storage and shop, 93x48, tar and felt roof; cost, \$4,000; owners, Escher & Escher, 286 5th av, N. Y. C.; architect, R. L. Bertin, 35 West 32d st, N. Y. C. Plan No. 191.

STABLES AND GARAGES.

ELMHURST.—Medina pl, e s, 100 s Main st, 1-sty frame garage, 12x16, asbestos shingle roof; cost, \$250; owner, W. J. Stilling, premises; architect, D. K. Grant, 6th st, Elmhurst. Plan No. 205.

RICHMOND HILL.—Kimball av, n s, 20 w Guion pl, 1½-sty frame stable, 13x18, tin roof; cost, \$75; owners, Jos. and Mary Esposito, Bedford av, Brooklyn; architect, Wm. A. Blecher, 4420 Kimball av, Richmond Hill. Plan No. 225.

ELMHURST.—Prospect av, n s, 300 w Hanover av, 1½-sty frame stable, 20x18, shingle roof; cost, \$200; owner, J. Marianne, 341 5th av, N. Y. C.; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 192.

STORES AND DWELLINGS.

GLENDALE.—Market st, s s, 25 e Fulton av, 2-sty frame store and dwelling, 20x48, tin roof, 2 families; cost, \$2,500; owners, Pomerantz & Kreisberg, 27 Fulton av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 190.

LONG ISLAND CITY.—3d av, 168, 2-sty brick store and dwelling, 22x58, tar and slag roof, 2 families; cost, \$5,500; owner, Adam Horn, 161 3d av, L. I. City; architect, Fredk. W. Korfmann, 214 9th av, L. I. City. Plan No. 244.

RIDGEWOOD.—Myrtle av, w s, 23 n Covert av, six 3-sty brick stores and dwellings, 20x55, tar and gravel roof, 2 families; cost, \$33,000;

owner, Lauchenshire Realty Co., Inc., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 178.

RIDGEWOOD.—Covert av, n w cor Myrtle av, 3-sty brick store and dwelling, 23x37, tar and gravel roof, 2 families; cost, \$6,500; owner, Lauchenshire Realty Co., Inc., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 179.

STORES AND TENEMENTS.

LONG ISLAND CITY.—Pierce av, n e cor 3d av, 4-sty brick store and tenement, 20x81, tin roof, 7 families; cost, \$10,000; owner, Dennis Collins, 213 Kent st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 188.

STORES, OFFICES AND LOFTS.

RIDGEWOOD.—Seneca av, w s, 45 n Palmetto st, 1-sty frame store, 54x60, slag roof; cost, \$3,000; owner, Lyric Ridgewood Heights Amusement Co., 637 Palmetto st, Ridgewood; architect, Otto Thomas, 2350 Myrtle av, Ridgewood. Plan No. 172.

THEATRES.

FAR ROCKAWAY.—James st, w s, 27 n Corona av, 1-sty brick theatre, 60x150, tar and gravel roof; cost, \$20,000; owner, Imperial Amusement Co., Far Rockaway; architects, Molle & Mejo, Rockaway Beach. Plan No. 171.

MISCELLANEOUS.

ELMHURST.—Dry Harbor rd, w s, 300 n Johnson av, 1-sty frame shed, 12x12, gravel roof; cost, \$20; owner, Jno Blasiz, premises. Plan No. 168.

GLENDALE.—Webster av, n s, adjoining cemetery, 1-sty frame shed, 15x7; paper roof; cost, \$15; owner, J. J. Ganter, 254 Tompkins pl, Brooklyn. Plan No. 195.

JAMAICA CREEK, NO. 3.—Richter av, e s, 3038 s Schneider pl, 2-sty frame boat house, 20x36, shingle roof; cost, \$250; owner, Calanthe Boat Club, premises. Plan No. 216.

LONG ISLAND CITY.—Marion st, w s, 225 s Webster av, erect retaining wall 50 ft long 8 ft high; cost, \$100; owner, Fred Bennett, premises. Plan No. 227.

LONG ISLAND CITY.—18th av, w s, 101 s Flushing av, 1-sty frame shed, 18x20, gravel roof; cost, \$300; owner, James Prowse, Jr., 528 Flushing av, L. I. City. Plan No. 200.

Richmond.

DWELLINGS.

GUYON AV, n s, 447 East Southfield, Great Kills, frame bungalow, 1-sty, 14x30; cost, \$350; owner, Thos. McQueen, Great Kills; owner builds. Plan No. 19.

WINAN AV, 140, s s, 1119 e Southfield Blvd, Great Kills, frame dwelling, 1½-sty, 16x24; cost, \$465; owner, R. C. Greten, Great Kills; architect, P. P.; builder, Gust. Ross, Great Kills. Plan No. 23.

WOODLAND AV, n s, 100 w Gifford la, Great Kills, two frame dwellings, 2-sty, 20x30; cost, \$5,000, total; owner, M. Jurgensen, New Dorp; architect, Julius De Roche, Great Kills; architect builds. Plan No. 22.

RICHMOND TER & R. R. TRACK, Pt. Richmond, 1-sty brick dwelling, 25x36; cost, about \$2,600; owner, S. I. Ship Bldg. Co., Pt. Richmond; architect, P. P.; builder, Eusteno Steel Co., 60 Broadway, N. Y. C. Plan No. 25.

FACTORIES AND WAREHOUSES.

DECKER AV, n s, 500 w Hughes av, Pt. Richmond, 1-sty frame storage, 16x20; cost, \$150; owner, Jos. Balma, Pt. Richmond; owner builds. Plan No. 26.

STABLES AND GARAGES.

LAKE AV, 1,500 n Amboy rd, Princess Bay, 1-sty frame wagon shed, 25x20; cost, \$300; owner, A. Sharrot, Princess Bay; owner builds. Plan No. 24.

STORES AND DWELLINGS.

TOMPKINS AV, n e cor Wadsworth av, Ft. Wadsworth, 3-sty frame and stone dwelling, 24 x36; cost, \$3,000; owner, Jos. Coniglio, Ft. Wadsworth; architect, Chas. B. Heucker, Tompkinsville; owner builds. Plan No. 21.

MISCELLANEOUS.

JEWETT AV, 113, e s, 60 s Bond st, West Brighton, 1-sty frame barn, 12x16; cost, \$125; owner, Hyman Baron, West Brighton; builder, Mr. Mulbur, Pt. Richmond. Plan No. 20.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 98-100, stairway partitions and wooden beams to 3-sty tenement; cost, \$350; owner, John Lardi, 62 Mulberry st; architect, W. G. Clark, 438 West 40th st. Plan No. 188.

DELANCEY ST, 109, movable sash to 1-sty store; cost, \$100; owner, Abraham Kasower, 109 Delancey st; architect, Adolph Leicht, 9 East 42d st. Plan No. 193.

DELANCEY ST, 2-4, masonry anad steel to 5-sty store and hotel; cost, \$300; owner, Benj. Washingsky, 183 Bowery; architects, Fred. Horenburger & Phillip Bardes, 122 Bowery. Plan No. 169.

ESSEX ST, 154-156, and 121 Stanton st, partitions, masonry and columns to 6-sty tenement; cost, \$5,000; owner, Emily Garside, 112 West 71st st; architect, Jacob Fisher, 25 Av A. Plan No. 184.

LAFAYETTE ST, 402-408, partitions and drainage to 8-sty loft and store; cost, \$300; owner, Alfred C. Barnes Estate, 128 Broadway; architects, Nast & Springsteen, 21 West 45th st. Plan No. 185.

MONROE ST, 49, new window and partitions to 4-sty shop and tenement; cost, \$1,500; owner, Pierce Brennan, 78 East 92d st; architect, Otto Reissmann, 30 1st st. Plan No. 179.

NASSAU ST, 49, new stairs and reset foundation to 4-sty loft; cost, \$600; owner, Thomas Diamond, 139 West 32d st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 195.

ORCHARD ST, 19, masonry, store front, to 3-sty loft; cost, \$400; owner, Estate of Abner Chichester; architect, Max Muller, 115 Nassau st; masons, W. H. & S. J. Griffin, 576 Water st. Plan No. 162.

ST. MARKS PL, 6, masonry, stairway, partitions and plunges to 4-sty baths; cost, \$20,000; owner, David Wasser, 244 East 3d st; architect, Jacob Fisher, 25 Av A. Plan No. 183.

THOMPSON ST, 27-31, masonry and beams to wholesale meat market; cost, \$75; owner, City of New York (W. Prendergast), City Hall; lessees, Bodine & Hinrichs, 27 Thompson st; architect, E. Glas, 198 Broadway. Plan No. 197.

WASHINGTON ST, 466-70, windows, stairs and new elevator to 8-sty warehouse and loft; cost, \$6,000; owner, Lerbro Co., 295½ Pearl st; architect, Geo. F. Pelham, 507 5th av. Plan No. 164.

12TH ST, 1 East, and 53-55 5th av; fireproofing and partitions to 18-sty loft and store; cost, \$800; owner, 5th Av and 12th St Co., 39 West 32d st; architect, Harry N. Paradise, 231 West 18th st; builder, Odell Whitenack, 231 West 18th st. Plan No. 190.

14TH ST, 245-251 East, stairway, windows and reset gratings to 6-sty tenement; cost, \$2,500; owner, Everts Holding Co, 302 Broadway; architect, Henry Regelmann, 133 7th st. Plan No. 182.

14TH ST, 102 West, masonry, window to 3-sty store and loft; cost, \$1,500; owner, Geo. Glendenning, 102 West 14th st; architect, Horace Greeley Knapp, 111 Broadway. Plan No. 168.

20TH ST, 9 West, new piers to 12-sty loft; cost, \$900; owner, Ed P. Slevin, 635 West 115th st; architect, Royal J. Mansfield, 135 William st; builders, Lippett & Wood, 135 William st. Plan No. 180.

35TH ST, 108-114 West, new floors and new Otis elevator to 9-sty department store; cost, \$11,000; owner, Benj A. Aycrigg et al, 102 Chambers st; R. H. Macy & Co., on premises; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 194.

35TH ST, 48-54 West, fireproofing, masonry, to 11-sty store, loft and office; cost, \$750; owner, Oppenheim Collins Realty Co., 33 West 34th st; architect, James K. Cuddy, Yonkers, N. Y. Plan No. 202.

42D ST, 432 West, new ceilings and iron beams to 4-sty assembly rooms and tenement; cost, \$3,500; owner, Estate Lydia S. Cutting, 60 Broadway; lessee, Robert A. Brown, 320 West 8th st; architect, J. Van Wie Bergamm, 134 East 25th st. Plan No. 192.

45TH ST, 131 West, store front to 3-sty store and dwelling; cost, \$400; owner, Chas. S. Turner, Butte, Mont.; lessee, Louis Halman, 120 West 45th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 170.

49TH ST, 403 West, new windows and masonry to 4-sty tenement; cost, \$2,000; owner, Anna R. Krieta et al, on premises; architects, B. W. Berger & Son, 121 Bible House. Plan No. 186.

52D ST, 16 West, plumbing, electric lights, etc., to be removed to 5-sty dwelling; cost, \$4,000; owner, Lewis Iselin, 16 West 52d st; architects, Parish & Schroeder, 12 West 31st st; builder, Edwin Outwater, 208 5th av. Plan No. 189.

60TH ST, 206 West, partition and new toilet to 5-sty tenement; cost, \$500; owner, Geo. Rothenback, 206 West 60th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 171.

89TH ST, 18 & 20 West, masonry and fireproofing to 4-sty private school; cost, \$400; owner, Koenig Realty Co., 172 West 79th st; architects, Dennison, Hirows & Darbyshire, 475 5th av. Plan No. 161.

97TH ST, 140 E, carpentry and new window to 5-sty tenement and store; cost, \$200; owner, Augusta Polifeme, 321 West 92d st; architects, Samuel Gross and Joseph Kleinberger, Bible House, Astor pl. Plan No. 203.

110TH ST, 600-606 West, new stairway to 2-sty store and office; cost, \$100; owner, Estate of Robt E. Westcott, 33 Wall st; architects, George F. Pelham, 507 5th av. Plan No. 191.

114TH ST, 203-249 West, fireproof partitions and skylight to 5-sty Wadleigh High School; cost, \$18,000; owner, City of New York, Board of Education, 500 Park av; architect, C. E. J. Snyder, 500 Park av. Plan No. 159.

124TH ST, 41 West, plumbing to 4½-sty hall; cost, \$100; owner, Leo Schwartz, 41 West 124th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 173.

131ST ST, 700 West, elevator shaft and masonry to 2-sty market; cost, \$1,000; owner, Swift & Co, 625 Broome av; architect, Samuel Cohen, 500 West 176th st. Plan No. 181.

153D ST, 540 West, new steel tank to 5-sty tenement; cost, \$250; owner, Philip Rau, 210 West 20th st; architect, Otto Reissmann, 30 1st st. Plan No. 177.

AV A, 117, plaster partitions to 4-sty store and tenement; cost, \$450; owner, Ed Gattliet, 119 Av A; architect, Otto Reissmann, 30 1st st. Plan No. 178.

BROADWAY, n e c 110th st, plumbing and new living rooms to 2-sty store and office; cost, \$490; owner, Estate of Robt E Westcott, 33 Wall st; architect, Herman Kuzel, 107 West 46th st; builders, Liebman Contracting Co., 107 West 46th st. Plan No. 176.

BROADWAY, 273-277, steel beams, railings and partitions to 18-sty store and office; cost, \$5,000; owner, Edward R. Andrews, 119 Beacon st, Boston, Mass.; architect, Cass Gilbert, 11 East 24th st. Plan No. 187.

BROADWAY, 169, 171 & 1-5 Cortlandt st, show windows, masonry and plumbing to 6-sty store and office; cost, \$1,200; owner, Broadway & Cortlandt St. Co., 167 Broadway; architect, Leonidas E. Denslow, 44 West 18th st; lessee, United Cigar Stores Co., 44 West 18th st. Plan No. 163.

BROADWAY, 1776-8, change plumbing, elevators and stairs, to new location, masonry to 4-sty store and loft; cost, \$15,000; owner, Benjamin Eichberg, 65 Nassau st; lessee, Fiat Motor Sales Co; architect, Oscar Lowenson, 5 West 31st st. Plan No. 158.

BROADWAY, 815, new balcony to 2-sty store and loft; cost, \$150; owner, Chas. V. S. Roosevelt Estate, 33 Wall st; architect, Chas. H. Richter, 68 Broad st. Plan No. 166.

BROADWAY, 135, toilet compartment in cellar to 5-sty tenement and store; cost, \$100; owner, B. Kasner, 22 West 119th st; architect, D. Eleier, 545 East 139th st. Plan No. 198.

BROADWAY, 203, remove violation to 4-sty society rooms and dwelling; cost, \$1; owner, United Hebrew Community of New York, 203 East Broadway; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 200.

LENOX AV, e s, 136th to 137th sts, partitions, masonry, steel to 5-sty hospital; cost, \$35,000; owner City N. Y., Dept. of Bellevue and Allied Hospitals, 26th st and 1st av; architect, J. H. Freedlander, 244 5th av. Plan No. 165.

MADISON AV, 1941-3, alter 3-sty store and loft to moving picture theatre; cost, \$2,500; owner, David Lentin Realty & Holding Co., 78 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 160.

1ST AV, 2331, fireproofing to 5-sty tenement; cost, \$300; owner, Angelina Auzalone, 2264 1st av; architects, De Rose & Caralieu, 2333 1st av. Plan No. 175.

3D AV, 2259 and 2261, masonry and wooden beams to 1, 2 and 3-sty store and tenement; cost, \$1,000; owners, Reformed Low Dutch Church, 182 East 122d st; architect, Walter H. C. Hornum, 200 East 123d st. Plan No. 172.

3D AV, 964, electric sign, frame, masonry, iron to 5-sty theatre, store and tenement; cost, \$1,500; owner, Fred F. Proctor, 1493 Broadway; architect, John W. Merrow, 145 West 23d st. Plan No. 167.

5TH AV, 619 & 621, new stairs, doors and masonry to 7-sty hotel; cost, \$1,000; owner, The Geo. Kemp Real Estate Co., 613 5th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 196.

6TH AV, 209, stairway, masonry and iron to 4-sty hotel; cost, \$1,500; owner, Theo J. Wetmore Est., 209 6th av; lessees, John Klyberg & Harry Freeny, 209 6th av; architect, Geo. J. Froelich, n e cor Whitlock and Leggett avs, Bronx. Plan No. 199.

6TH AV, S24, interior masonry and steel to 4-sty store and tenement; cost, \$2,000; owner, Emilie Du Mond, Hotel Savoy, New York City; lessee, Falk & Lichtenberg, 824 6th av; architect, Walter G. Stemler, 507 5th av. Plan No. 174.

Bronx.

GLOVER ST, e s, 5150 e Castle Hill av, move 2½-sty frame dwelling; cost, \$250; owners, Geo. & Lydia Williams, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 41.

GLOVER ST, s s, 175.50 e Castle Hill av, move 2½-sty frame dwelling; cost, \$250; owner, John Duffy, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 42.

136TH ST, n e cor So. Boulevard, new partitions, new toilet to 2-sty brick store and dwelling; cost, \$200; owners, Crispi Const. Co., 241 East 108th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 37.

153D ST, No. 502, new doors, new partitions, to 3-sty frame store and dwelling; cost, \$200; owner, John L. Mead, 684 Trinity av; architect, Albert E. Davis, 258 East 138th st. Plan No. 44.

165TH ST, 767, 2-sty brick extension, 19.8x 13 to 2-sty frame and brick store and dwelling; cost, \$850; owner, Emilio Maresco, 591 St Anns av; architect, Chris F. Lohse, 626 St Anns av. Plan No. 35.

204TH ST, 175 w Cadiz pl, new brick walls to 2-sty brick stable; cost, \$75; owner, Tobe Kleinberg, 2143 Amsterdam av; architect, R. F. Knoekhauer, 1901 Bathgate av. Plan No. 49.

BATHGATE AV, e s, 173.29 s 182d st, 1-sty frame extension, 8x16, to 2-sty frame dwelling; cost, \$600; owner, Anna A. Hunter, on premises; architect, Wm. Agnosto, 2164 Bathgate av. Plan No. 45.

GLEASON AV, n w cor Taylor av, move 3-sty frame dwelling; cost, \$700; owner, Clara Fink, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 46.

HOLLAND AV, e s, 14 5n Morris Park av, 1-sty frame extension, 11.8x14 to 2½-sty frame dwelling; cost, \$400; owner, Max Jackson, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 33.

ST PETERS AV, -1631, two 3-sty frame extensions, 6.10x34, 16.10x19 and ½-sty added to 2½-sty frame store and dwelling; cost, \$1,800; owner, Benj. Parker, on premises; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 34.

TELLER AV, s w cor 169th st, new girders to 1-sty frame extension to 3-sty frame tenement; cost, \$400; owner, Samuel E. Payner, 369 East 169th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 48.

WESTCHESTER AV, n s, 149.9 e Edison av, 2-sty frame extension, 16x28.8, to 1-sty frame store; cost, \$500; owner, Andrew Quinto, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 36.

WESTCHESTER AV, s s, 259.65 w Olmstead av, new columns, new girders to 1-sty frame hotel; cost, \$350; owner, Katherine Schnitz, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 43.

WHITE PLAINS RD, e s, 396 s Guerlein pl, move 2-sty frame dwelling; cost, \$500; owner, Mary Lamond, 1532 White Plains rd; architect, James Anderson, 1790 Walker av. Plan No. 39.

WHITE PLAINS RD, e s, 421.43 s Guerlain pl, move 2-sty and attic frame dwelling; cost, \$300; owners, Walls Bros., 1530 White Plains rd; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 47.

WHITE PLAINS RD, e s, 196.45 s Guerlein rd, move 1½-sty frame dwelling; cost, \$500; owner, Emily S. Kregel, 1552 White Plains rd; architect, James Anderson, 1790 Walker av. Plan No. 40.

WHITE PLAINS RD, w s, 140 s Guerlein pl, move 2-sty frame dwelling; cost, \$500; owner, Ella L. Robinson, 1469 Williamsbridge rd; architect, James Robinson, 1790 Walker av. Plan No. 38.

Brooklyn.

BANKER ST, n e cor Meserole av, new elevator; cost, \$1,800; owner, Vulcan Rail Construction Co., on premises; architect, Gust. Seaberg, 407 Douglas st. Plan No. 346.

ELLERY ST, s s, 175 e Irving av, interior alteration and plumbing, 4-sty tenement; cost, \$300; owner, Jacob Reich, 142 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 336.

FULTON ST, s e cor Rockaway av, exterior alteration to 4-sty store and dwelling; cost, \$2,000; owner, Frank C. Joslin, 147 Dean st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 358.

HOYT ST, n e cor Douglass st, plumbing, &c., to 3-sty store and tenement; cost, \$500; owner, Annie E. Sullivan, 613 Vanderbilt av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 308.

KEAP ST, w s, 75 n Ainslie st, iron stairway to 4-sty factory; cost, \$200; owner, A. C. Schulz, 214 Broadway; architects, Meyer & Anselm, 173 Van Sinderen av. Plan No. 363.

POWERS ST, n s, 50 e Judge st, new plumbing, &c., to 3-sty tenement; cost, \$300; owner, Christiana Roman, 253 Powers st; architect, E. J. Messinger, 394 Graham av. Plan No. 370.

RAYMOND ST, n w cor Johnson st, extension to 4-sty tenement; cost, \$350; owner, Crescenzo Spaino, 56 Raymond st; architect, Pasquale Agilardi, 239 Navy st. Plan No. 335.

ST. JOHN'S PL, s s, 178.3 e Rogers av, extension to 3-sty dwelling; cost, \$1,000; owner, John Butna, 146 Rogers av; architect, A. Lupien, 672 Lincoln pl. Plan No. 327.

SKILLMAN ST, w s, 211.10 s Myrtle av, exterior and interior alterations to 3-sty dwelling; cost, \$225; owner, Salvatore Del Gaudio, 154 Skillman st; architect, Pasquale Agalide, 239 Navy st. Plan No. 388.

VAN BRUNT ST, w s, 62 n Degraw st, plumbing to 3-sty and basement dwelling; cost, \$100; owner, Mrs. Lominu, 91 2d pl; architect, E. Hayward, 607 Flatbush av. Plan No. 326.

WATKINS ST, w s, 100 n Lorimer st, new bath rooms, to 3-sty dwellings; cost, \$960; owner, Leopold Brandl, 28 West 120th st; architect, Mitchell Blunstein, 131 East 23d st. Plan No. 378.

WYCKOFF ST, s s, 285 e Smith st, exterior and interior alterations and plumbing to 4-sty tenement; cost, \$6,000; owner, Max Zaubler, 121 3d av; architect, Morris Schwartz, 194 Bowers, N. Y. Plan No. 320.

EAST 2D ST, n e cor Av F, plumbing, &c., to 2-sty dwelling; cost, \$150; owner, W. R. Dupendorf, 164 Montague st; architect, G. J. Dames, 373 Webster av. Plan No. 377.

WEST 8TH ST, n e cor Surf av, exterior alterations and plumbing to 3-sty hotel; cost, \$400; owners, J. W. & C. I. Wendelen, on premises; architect, A. H. Hinsdale, 552 56th st. Plan No. 311.

SOUTH 9TH ST, s s, 125 w Wythe av, new stairway to 4-sty factory; cost, \$200; owners, Levin Bros., 32 South 9th st; architect, Albert Construction Co., 1200 Park pl. Plan No. 382.

NORTH 9TH ST, s s, 75 e Roebling st, plumbing to 3-sty tenement; cost, \$150; owner, —; architect, Fred Heitel, 441 Metropolitan av. Plan No. 381.

WEST 16TH ST, w s, 170 s Neptune av, plumbing to 3-sty dwelling; cost, \$300; owner, Louis Solomon, on premises; architect, Richard Marzan, 2818 West 6th st. Plan No. 372.

EAST 29TH ST, e s, 133.2 s Av F, extension to 2-sty dwelling; cost, \$300; owner, Emma Schoneck, 619 East 29th st; architect, Sweet A. Olsen, 1526 Cortelyou rd. Plan No. 354.

44TH ST, s s, 100 w 3d av, extension to 2-sty dwelling; cost, \$800; owner, Joe Gold, 7221 5th av; architect, Wm. Harrington, 5906 75th av. Plan No. 343.

ATLANTIC AV, n s, 69 e Nevins st, exterior and interior alterations to 4-sty store and tenement; cost, \$1,500; owner, Francis Farnner, 475 Atlantic av; architect, E. J. Meisinger, 394 Graham av. Plan No. 369.

ATLANTIC AV, n s, 118.9 w Nevins st, interior alterations to 3-sty store and dwelling; cost, \$800; owner, Anhueter Busch, 442 Atlantic av; architects, Koch & Wagner, 26 Court st. Plan No. 349.

ATLANTIC AV, n s, 69 e Nevins st, exterior and interior alterations to 4-sty store and tenement; cost, \$1,500; owner, Francis Farnner, 475 Atlantic av; architect, E. J. Meisinger, 394 Graham av. Plan No. 369.

BELMONT AV, n s, 50 w Watkins st, extension to 2-sty store and dwelling; cost, \$350; owner, Mrs. Glueby, 65 Belmont av; architect, Abram Farber, 1028 Gates av. Plan No. 342.

Plans Filed—Alterations (Continued).

BELMONT AV, s e cor Rockaway av, exterior alterations and plumbing to 3-sty store and dwelling; cost, \$300; owner, Gilla Dombet, 21 Belmont av; architects, Brook & Rosenberg, 44 Court st. Plan No. 302.

SAME PROP., extension to 3-sty store and dwelling; cost, \$300; owner and architect, as above. Plan No. 303.

SAME PROP., extension to 3-sty store and dwelling; cost, \$3,000; owner and architect, as above. Plan No. 304.

SAME PROP., plumbing, &c., to 3-sty store and dwelling; cost, \$200; owner and architect, as above. Plan No. 305.

SAME PROP., exterior and interior alterations to 3-sty store and dwelling; cost, \$200; owner and architect, as above. Plan No. 306.

BROADWAY, e s, 75 n Belvidere st, extension to 4-sty tenement; cost, \$1,000; owner, Justina Mann, 62 Suydam st; architect, Louis Allmendinger, 926 Broadway. Plan No. 325.

CLASSON AV, w s, 67 n Dean st, plumbing, etc., to 3-sty store and dwelling; cost, \$300; owner, A. H. Michael, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 357.

CENTRAL AV, e s, 25 s George st, exterior and interior alterations to 4-sty tenement; cost, \$200; owner, Rudolph Bachut; architect, C. P. Cannella, 60 Graham av. Plan No. 341.

CONEY ISLAND AV, w s, 80 n Turner pl, new walls, &c., to 1-sty garage; cost, \$300; owner, Lida F. Spitzer, 488 C. I. av; architect, Geo. Spitzer, 18 West 129th st, N. Y. Plan No. 300.

EAST NEW YORK AV, s s, 34.5 e Rockaway av, extension to 1-sty chicken market; cost, \$800; owner, Irving Kaufman, 440 Stone av; architect, C. E. Silkworth, 258 Broadway. Plan No. 356.

FLATBUSH AV, e s, 139.6 s Atlantic av, exterior and interior alterations to 4-sty store and tenement; cost, \$900; owner, Holm Realty Co., 35 Nassau st, N. Y.; architects, Carlson Bros., 369 Flatbush av. Plan No. 405.

GATES AV, w s, 20 n Tompkins av, plumbing to 4-sty tenement; cost, \$750; owner, Minnie E. Ellis, 511 8th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 379.

LINCOLN RD, n s, 185 w Flatbush av, extension to 2-sty dwelling; cost, \$300; owner, Mary A. Meagher, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 364.

MANHATTAN AV, e s, 25 s McKibben st, extension to 3-sty store and dwelling; cost, \$500; owner, Litman Silberman, 76 Manhattan av; architect, C. P. Cannella, 60 Graham av. Plan No. 340.

MEEKER AV, s s, 63 w Graham av, exterior alterations to 2-sty dwelling; cost, \$100; owner, Frank George, 26 Meeker av; architect, C. P. Cannella, 60 Graham av. Plan No. 339.

METROPOLITAN AV, s s, 75 w Graham av, plumbing to 3-sty tenement; cost, \$350; owner, Wm. N. Decker, Springfield, L. I.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 389.

NASSAU AV, n s, 25 e Kingsland av, extension to 3-sty store and dwelling; cost, \$500; owner, Hyman Weingside, 179 Nassau av; architect, Emil J. Messinger, 394 Graham av. Plan No. 314.

NECK RD, n w cor East 2d st, exterior alterations and plumbing to 2-sty dwelling; cost, \$250; owner, Fred Kluck, on premises; architect, —. Plan No. 319.

NORMAN AV, s s, 75 e Diamond st, plumbing to 2-sty engine house; cost, \$300; owner, City of New York; architect, Jas P. Rehill, 157 East 6th st, N. Y. C. Plan No. 359.

NO. PORTLAND AV, e s, 134.8 s Flushing av, new extension to 4-sty tenement; cost, \$550; owner, Michalangelo Panone, on premises; architect, Wm. A. Hill, 27 Ashland pl. Plan No. 299.

PARK AV, n s, 175 e Throop av, plumbing, etc., to 5-sty store and tenement; cost, \$2,000; owner, Max Bilcher, 49 Nostrand av; architects, Shampam & Shampam, 772 Broadway. Plan No. 353.

PITKIN AV, n s, 60 e Montauk av, exterior and interior alterations to 2-sty store and dwelling; cost, \$300; owner, Jacob Baker, on premises; architect, Max Cohn, 233 Glenmore av. Plan No. 331.

PITKIN AV, s e cor Grafton st, exterior and interior alterations to 4-sty tenement; cost, \$900; owner, David Spain, 1503 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 324.

ROGERS AV, e s, 60 n Av F, plumbing to 2-sty engine house; cost, \$300; owner, City of New York; architect, James P. Rehill, 157 East 6th st, N. Y. C. Plan No. 360.

SHEPHERD AV, w s, 150 n Liberty av, plumbing to 2-sty dwelling; cost, \$150; owner, Vito Sibis, 658 Liberty av; architect, C. P. Cannella, 60 Graham av. Plan No. 338.

WYTHE AV, s w cor Rush st, plumbing to 3-sty store and dwelling; cost, \$200; owner, Chas. F. Schlafer, 307 Washington st; architect, E. W. Widlake, 1156 Fulton st. Plan No. 315.

WYTHE AV, w s, 40 s Clymer st, plumbing to 3-sty dwelling; cost, \$150; owner, Abram Kroner, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 376.

5TH AV, n w cor Prospect av, plumbing to 3-sty dwelling; cost, \$75; owner, Archibald Simpson, 603 5th av; architect, Dobb J. Dick, 250 18th st. Plan No. 397.

Queens.

BAYSIDE.—Bell av, e s, int. L. I. R. R., install new plumbing in dwelling; cost, \$175; owner, James F. McKenna, Bell av, Bayside. Plan No. 86.

CORONA.—Corona av, e s, 75 n Home st, erect baker's oven on rear of store and dwelling; cost, \$600; owner, H. Sholman, 227 Corona av, Corona. Plan No. 95.

ELMHURST.—Bayshore terrace, w s, 600 n Manhattan boulevard, interior alterations to dwelling; cost, \$600; owner, Miner C. Liogren, premises. Plan No. 77.

FLUSHING.—Main st, 25, erect electric sign; cost, \$100; owner, Morris Conovitz, on premises. Plan No. 94.

FLUSHING.—Broadway, n s, 659 e White-stone av, install new plumbing in dwelling; cost, \$150; owner, J. D. Wells, Broadway, Flushing. Plan No. 47.

GLENDALE.—De Boo pl, w s, 40 s Myrtle av, 1-sty frame extension, 17x9, on rear 1-sty store, tin roof; cost, \$50; owner, Elizabeth Rogers, Madison av, Glendale. Plan No. 82.

JAMAICA.—Carlton av, n w cor Fulton st, install new plumbing in office; cost, \$100; owner, Everett Realty Co., Flatiron Bldg., N. Y. C. Plan No. 91.

JAMAICA.—South st, s s, 153 e Rockaway rd, 1-sty frame extension, 20x10, on rear 1-sty store, tin roof, interior alterations; cost, \$1,000; owner, Peter Puzennella, on premises. Plan No. 85.

JAMAICA.—Johnson av, s s, 298 w Bergen st, 2-sty frame extension, 22x11, on rear 2-sty frame dwelling, tin roof; cost, \$400; owner, John Hay, Decatur st and Wyoming av, Jamaica. Plan No. 84.

LONG ISLAND CITY.—Steinway av, 345-347, erect new electric sign; cost, \$200; owner, Nathan Marks, premises. Plan No. 81.

LONG ISLAND CITY.—William st, 165, 1-sty frame extension, 6x22, on rear 1-sty dwelling; cost, \$125; owner, Geo. Smith, premises. Plan No. 76.

LONG ISLAND CITY.—Academy st, 273, install new plumbing in dwelling; cost, \$100; owner, Anna Reges, 304 Grand av, L. I. City. Plan No. 83.

LONG ISLAND CITY.—17th av, w s, 85 n Grand av, install new plumbing in 2 dwellings; cost, \$200; owner, Louis Miller, Jersey City. Plan No. 69.

LONG ISLAND CITY.—Jackson av, 426, erect new electric sign; cost, \$300; owner, Edw. C. McDonnell, premises. Plan No. 80.

LONG ISLAND CITY.—Willow st, e s, 62 n Washington pl, peak roof to be removed and flat roof constructed; cost, \$350; owner, Marietta Mazzard, 80 Willard st, L. I. C. Plan No. 72.

LONG ISLAND CITY.—4th av, w s, 225 n Pierce av, install new plumbing in dwelling; cost, \$255; owner, Frank Zuchoski, premises. Plan No. 73.

METROPOLITAN.—Forest av, e s, 406 s Metropolitan, install new plumbing in dwelling; cost, \$270; owner, A. Dickman, 653 Bleecker st, Ridgewood. Plan No. 71.

METROPOLITAN.—Fresh Pond rd, w s, 100 n Metropolitan av, 1-sty frame extension, 16x 28, on rear of stable, tin roof; cost, \$300; owner, William Frank, 25 Fresh Pond rd, Metropolitan. Plan No. 87.

RICHMOND HILL.—Willard av, n s, 300 e Jamaica av, interior alterations after fire damage to 1-family dwelling; cost, \$800; owner, Caroline Barnes, 829 Walnut st, Richmond Hill. Plan No. 92.

RICHMOND HILL.—Elm st, e s, 180 s Stewart st, install new plumbing in dwelling; cost, \$75; owner, Frank Voorhes, on premises. Plan No. 90.

RICHMOND HILL.—Elm st, e s, 200 s Stewart st, install new plumbing in dwelling; cost, \$75; owner, M. Quippert, on premises. Plan No. 89.

RICHMOND HILL.—Elm st, e s, 140 s Stewart st, install new plumbing in dwelling; cost, \$75; owner, A. Zummer, 130 Elm st, Richmond Hill. Plan No. 88.

(Continued on Page 256.)

Personal and Trade Notes.

HARRISON & MEYER, artificial stone pavements, have moved to new offices at 1182 Broadway.

THE GEORGE BACKER CONSTRUCTION CO. has moved to the Aeolian Building on 42d st.

BENJAMIN T. ROBBINS, a well-known architect and builder of Northport, L. I., died Jan. 26.

SIMPLEX WIRE AND CABLE CO.—The name of the Simplex Electrical Co. has been changed to Simplex Wire & Cable Co., but no change of management or interest is involved.

THE NATIONAL CONVENTION of the National Lumber Wholesalers will be held at Atlantic City from March 6th to 7th. The meetings will be held in the Hotel Chelsea.

LEWIS DE COPPET BERGH, architect, of Washington, D. C., died on Tuesday, January 28, of heart disease. Mr. Bergh designed many structures in New York and Washington and notably the Yale University buildings.

LOUIS BOSSERT, 69 years old, head of the lumber firm of Louis Bossert & Son and President of the Broadway Bank in Williamsburg, Brooklyn, died Wednesday night on board the steamship "Cleveland" of the Hamburg-American line, when one day out from San Francisco. Mr. Bossert, his wife and daughter were on a trip around the world. Death was due to heart disease. He was the owner of the Hotel Bossert at Hicks and Montague sts, Brooklyn, which he built.

THE HEIDELBERG BUILDING, at Broadway and 42d st, with its incomplete advertising tower, has been placed by an order of the U. S. District Court in the hands of Kenneth McEwen, of 30 Broad st, as receiver. The Heidelberg Building was erected by the Gray Construction Company, of which the head was C. L. Gray, of East St. Louis, Ill., and the original owners turned the property over last summer to Arthur G. Godair and W. T. Wimmer, of St. Louis. The Eastern Steel Company is plaintiff in the present action.

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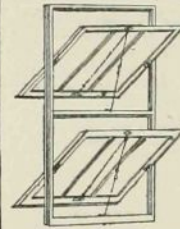
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The Record and Guide

is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. D signifies judgment for deficiency. * signifies not summoned. † signifies that the first name is fictitious, real name being unknown. Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

The first name is that of the Debtor, the second that of the Creditor.

JAN. 25.

- Albert, Saml—J Jurow 113.91
Brennan, Henry D—Cabot Real Estate Co. 461.72
Cohen, Henry J—Franklin Co. 60.34
Cohen, Mischel—Oscar Frommel & Bro. 251.42
Dougherty, Wm A & Christina—T Friedberg 410.03
Docher, Fredk L—G G Macy 239.86
Day Adelaide—Gimbel Bros, N Y 52.80
Eaton, Alfd—L G Jonasson 154.27
Friedman, Louis—G Latenberg et al 98.13
Graham, Theresa C—E J Healy costs, 411.75
Gray, Mae E—L J Smith 125.00
Gillis, Jos F—M E Jacobs 26.75
Gluck, Danl W—'Clemens' 89.05
Giorno, Jno & Maria—C S Waterhouse et al 187.01
Hildebrandt, Jno—G B Gross 59.85
Hindes, Maysie R—J F Little et al 304.25
Hindes, Maysie adm—same 599.67
Hogan, Jno A—B K Bloch 183.62
Harris, Wm H—Gimbel Bros, N Y 43.85
Johnson, Bernard—Savarese Bros Painting & Decorating Co 94.91
Jackson, Israel—I Marks et al 67.41
Kreichman, Isidore—E J MacCorry 104.32
Koch, Isaac—Commonwealth Edison Co 127.67
Kahn, Maximilian—Gimbel Bros, N Y 59.77
Lavine, Jas—R Fixel 375.71
Lawrence, Robt C—Morgan & Wright 299.14
Langer, Leo—J Bobsin 133.71
Langer, Gusti—Edw Kolbert & Co 166.03
Moonshine, Abr—J Lichtenberg 39.72
Mahn Jno—M Callanan 601.79
McCloskey, Frank—L L Fulkerson 101.72
Miller, Warren A & Geo Strong—J McCormick 147.91
Moeller, Wm—Murray Hill Co costs, 69.12
Oderwald, Mrs Conrad—Gimbel Bros, N Y 47.30
Papantonio, Antonio & Emanuel Burlando—H Gillman et al 162.22
Picken, Chas E—Germania Life Ins Co 2,521.35
Rath, Henry C & Margt—A W Stieglitz 474.65
Rittner, Louis—J Oestreicher 606.10
Reizen, Edw—B Ginden 101.41
Relkin, Herman—Bloom & Hansen 149.25
Scott, Edith G—L Laski 2,217.51
same—same 232.10
Smith, Josiah T, Wm G H Smith, Geo C Knapp & Robt M Knapp, Jr—N Y Title Ins Co 17,154.44
Stumann, Fredk & Henry H Esselstyn—H Krakower 206.81
Vanoni, Eugenia—Barney Estate Co costs, 96.23
Wechsler, Leon—A Katzner 99.05
Wilson, Jos W & Jno—H Blatz 4,649.23
Weinberg, Benj—A Deutsch et al 32.40
Weiss, Sigmund B—Gimbel Bros, N Y 53.92

CORPORATIONS.

- American Encaustic Tiling Co, Ltd—E E Alexander et al costs, 138.10
Acme Waist Co—P Voss et al 35.11
Jno Gass Sons, Inc—Excelsior Meat Market, Inc 161.81
'Murrays'—P McLaughlin 4,655.52
Northern Amusement Co—G Neubrick 136.91
Warfield Laundry—S Rappaport 112.41

JAN. 27.

- Albert, Paul—Morning Journal Assn 31.81
Arnson, Adolf—J E Zomir 71.71
Burke, Patk J—New Taxicab & Auto Co costs, 68.32
Brown, Fredk—Chas Buck Constn Co 696.66
Behr, Mary—Butler Bros 85.60
Bandolik, Tancher—L Schulman 33.69
Buss, Louis C—C M Hedden Co 430.23
Budnik, Snyder—J J Junkowich costs, 70.73
Carr, Austin—Mantle & Co 521.88
Collura, Guiseppa C—Penna Coal Co costs, 13.53
Cashman, Jas J & Jas A McDonald—L McLaughlin 264.31
Casale, Jos, Marion Minucci & Vito Celesta—Jersey Bldg & Developing Co 66.48
Cohen, Isidore—A Tanzer 39.31
Chesler, Abr—J Feld et al 267.64
Cohic, Elmer H & Est of Metropolis, Inc—Chelsea Exch Bank 535.00
Chestnut, N—R P Rumsey, Inc 22.12
Diamond, Philip—'Elmson' 21.67
Davids, Walter I—Brentwood Realty Co 88.40
same—same 104.15
Dickinson, Grace G & Jno J exrs—J H Poole 3,784.15
Dien, Herman H—Standard Paint Co 139.75

- De Llaguno, Jose—Y de Llaguno 619.15
Eschmann, Fredk W R—S Kirschbaum et al 136.90
Eames, Albt F—C Heitter 89.60
Egan, Wm H—M M Egan costs, 210.68
Egan, Florenz M—'Edonard' 65.40
Elkin, Isidor & Morris—S Samach 154.85
Faulhaber, Jacob gdn—G C Kline costs, 117.47
Finn, Herman—E T Eberhardt et al 124.96
Flinck, Morris—M Ettlinger 47.15
Folberth, Inc—New Publication Co 85.28
Fleming, Patk—M Coyle 229.67
Frenztel, Jno F—A Weiss costs, 26.91
Grieco, Angelo & Vito—P Altieri 29.40
Glubt, Tenny—M Dick costs, 96.65
Goldberg, Chas—Box Co of America 216.30
Gunning, Hyland—M Plum 343.50
Gorra, Salim K—A M Zabalie 48.31
Henderson, Wm & Wm Henderson, Inc H G Silleck, Jr 1,028.63
Harlam, Moses & Lena—Northern Bank of N Y 2,194.08
Hill, Frank—R F Rumsey, Inc 18.58
Hilscher, Fredk M—E Wohlgenuth 2,862.47
Insler, Bernard—Fidelity & Deposit Co of Maryland 3,319.61
Ilkavitz, Harry & Adolph Davidovitz—Glen Island Realty Development Co 208.36
Jackson, Edgar R—Lord & Taylor 865.70
Jandorf, Ida—N Golant 50.46
Joyce, Margt—H J Webster et al costs, 74.70
Jones, Hyman & Abr Hymowitz—L Goursoy 12.65
Kramer, Ignatz—I Moskowitz 34.65
Kaufman, Morris—L Levin 138.13
Kashefsky, Saml—D Greenspan 106.34
Komminsky, Wm—City N Y costs, 117.41
Lynch, Barbara—A Stecker costs, 135.94
Leonard, Jos—J E Redman 60.37
Levy, Everet—A R C Morris 68.31
Lippman, Israel—H Frank Jr 68.59
Le Brun, Geo L—R P Rumsey, Inc 28.20
Loewenthal, Julius—F W Haines costs, 131.04
Macaulay, Chas R—E E Tull 123.91
MacLellan, Jno P—O E Short 61.48
McCormack, Jno—C Stewart 65.00
Mandelowitz, Saml—M B Schaenen & Son 181.06
McCoy, Frank Jr—R P Rumsey, Inc 65.27
Margolies, Edw—G Keister 452.41
same—same costs, 27.41
Murphy, Jno gdn—City N Y costs, 119.97
Mulligan, Wm G—Monarch Mining Co 179.92
Nemoiter, Louis—D Strauss 35.64
Nallen, Wm B—A Peirce 366.39
Paltrowitz, Myer—Sheffield, Farms Slawson Decker Co costs, 37.67
Pheps, Lewis H—Colonial Development Corp 427.00
Pell, Mary H—Fidelity & Deposit Co of Maryland 31.41
Payton, Philip A Jr—J Soffen 1,513.03
Proctor, Geo H—P V Hoyler 1,289.04
Quigley, Jno T—M McCann 521.46
Quaranta, Gennaro & Pasquale—Balfour & Koch Co 136.75
Robinson, Geo C—Peter H Reilly & Bro Co 66.61
Rosenbaum, Maelech & Dworeck—O Kirsch 182.66
Richter, Fredk W—H Frank Jr 78.08
Ryan, Danl J—Yale & Towne Mfg Co 385.40
same—same 175.16
Robinson, Walter W—New Publication Co 37.91
Richards, Jno S—C Baker 220.48
Stein, Jules—J May 6,438.88
Stone, Alex—A Kennedy 357.64
Schofield, Cyrus L—J Peacock 177.58
Sweet, Frank B—Erie R R Co costs, 23.38
Scott, Geo W—Guarantee Mtg & Title Ins Co 60.15
Sullivan, Mae A—Riverside Drive Realty Co 404.75
Simmons, Theo N—M L Van Norden 399.20
Spinghel, Julius—Brown Metal Ceiling Co 35.46
Strunpf, Louis—Standard Dairy Co 214.65
Sillivan, Mae—C Weisbacker 229.59
Stein, Isadore—Chas F Schmale, Inc 728.99
Schremmer, Albt—E Schweizer 44.21
Stein, Louis & Mary—L Biloon 25.31
Simowitz, Aaron & Louis—J Margolin 69.41
Toplitz, Berthold—Acetylene Welding Co 19.88
Tobias, Francis H—Automobile Blue Book Pub Co 52.84
Tillack, L T—S A Capers 51.37
Tucker, Jno F—R P Rumsey, Inc 35.07
Turnbull, Jno W—Bernheim Distilling Co 92.37
Vartabedian, Peter—P Kostowides 475.72
Vingut, Geo F—Udall & Bellow 315.98
Wray, Albt A—J Meyers 45.78
Wise, Louia M—H Liedtke 220.41
Wachsman, Saml—A C Bernstein 77.41
Warren, Ulysses G—J S Watson 347.65
Wilcox, Ransom E & Wm A Shelton—M Levy 371.39
Whitestone, Danl—B Weiss 81.08
Wise, Louis M—E S Levi 162.73
Wise, Louis M, Fredk F Goodman & Motor Car Exch—same 222.27

CORPORATIONS.

- Leonard, Keil, Inc—Fidelity & Deposit Co N Y 14.85
Wirth Realty & Constn Co—Kurz & Uren, Inc 435.78
Fifth Avenue Impt & Investing Co—Buonsignore Realty Corp costs, 12.65
St Josephs Home for Polish & Lithuanian Immigrants—F Wilawska 316.88
Litholia Color Co—L Uhlfelder Co 35.04
Ancient Order of Hibernians—Hedden Iron Constn Co 2,699.87
Acme Waist Co—Van Keuren & Thornton Co 145.29

- Central Park, North & East River R R Co—A Szalbo 594.32
Cadillac Hotel Co—I Gordon 1,190.30
Ernestus Gulick Co—Sherpe Bldg Co costs, 67.78
Hauser Co, Henry Hauser, Frank Feldman & Johanna Hauser—N Y Produce Exchange Bank 217.91
Pringle Bros—Philadelphia Casualty Co 1,048.75
V B Constn Co—City N Y costs, 109.50

JAN. 28.

- Austin, Francis S—A A Beyer 226.45
Bernstein, Abr—H Falk et al 51.22
Browne, Grant H—J C Rodgers 1,203.52
Bartholomae, Wm—M L Peiser 134.65
Bonser, Jas E & Robt Dougherty—Pierce, Butler & Pierce Mfg Co 1,378.08
Brofman, Aaron—P Araberger et al 73.89
Buchwald, Bernard—Wm Ayres & Son 159.64
Beldwin, Geo E—S Arluck 49.91
Blinderman, Harry—J Johnson 9.41
Browne, Wm J—A J Prunier 293.78
Birner, Louis F—O Kafka, possession of property and 103.98
Bonyer, Isaac & Saml Volinsky—Geneva Wall Paper Co 981.62
Baker, Harold C—W A Numann 44.15
Earris, Fredk & Benj A Lewis—M Goldwasser et al 189.16
Byrne, Jennie L—J Byrne costs, 75.51
Byrnes, Jennie L—J Byrnes costs, 64.15
Blumensteil, Alex & Morris J Levi—J Rosentadt 5,225.22
Bohn, Jos & Richd Schulz—Nozaway & Co 196.56
Bernstein, Louis—Public Bank N Y City 52.36
Brush, Jas G—M Young 31.40
Clark, Chas C—Jno Wanamaker, N Y 454.68
Cole, Ida E—M J Hoffman 191.42
Chase, Saml—R H Donnelley 25.16
Carroll, Susan C—M J Odell 265.61
Crane, Irving M—J M Leddy 228.57
Craig, Letia—C A Anderson 534.41
Cany, Marco—Manuel Caragel & Son 150.21
Clarke, Frank—O Horwitz et al 84.87
Crapo, Jennie—W C & H N Allen 1,162.72
Donoghue, Thos—W H Callanan costs, 131.28
Downing, Chas B—R H Donnelley 33.38
Doring, Max B A—M J Prior 151.91
De Young, Leonard—R H Donnelley 29.31
Dein, Herman H* & Philip H—N Knudson 61.25
Durant, Virginia L—W M Hollinger 94.41
Nanneman, Mabel L—N Y Tel Co 31.39
De Jong, Jno—Brenden Trading Co 49.31
Delli, Paoli, Concetta—J E March 5,120.53
Eichner, Nathan—Old Dominion S S Co 10.28
Fanton, Hy Burr—G Anthony 83.61
Friedman, Chas—Weimer, Wright & Watkin Co 93.21
Flood, Frank & Rose—N Y Edison Co 30.50
Fish, Hyman—B Dokter costs, 140.08
Ehremann, Danl W—New England Selling Co 126.18
Feldman, Louis—E Kantor 32.62
Fitzgerald, Michl—F L Cole costs, 93.43
Gilmer, Chas V—New Amsterdam Casualty Co 442.81
Gastwirth, Harry—A Cash 91.04
Gottsoegen, Louis & B S Cigar Co—B Bodenheimer 37.41
Gaskill, Harry I—E F Breen 491.80
Gross, Ignatz—A Teller 71.65
Gerleit, August & Jos Ruschmann—Valentine & Co 94.81
same—Edw Smith & Co 89.52
Gillman, Chas F—N Y Tel Co 26.90
Geissenheimer, Chas B & Walter D Grand—A M B Scott 645.05
Goddig, Edw A—H L G Staples 699.36
Goldthwaite, G Tarlton—Brooks Bros 257.56
Glasser, Sam—S M Berlin et al 34.41
Guttman, Alex J—Northern Bank of N Y 138.71
Heinrich, Herman—R H Donnelley 26.21
Horowitz, Jacob—S Arluck 36.26
Hanewald, Julius—G F Lawrence 24.31
Harrington, Herbt W—Geo L Storm & Co 129.21
Herman, Frank H—same 15.31
Hermann, Abram—E Hecht et al 49.94
Horowitz, Chas S—Concordia Fire Ins Co of Milwaukee costs, 12.78
Hand, Eleanor A M—S K Anderson et al 598.94
Howard, Louis C—Class Journal Co 470.41
Haines, Robt T—H Holmes 176.18
Haines, Robt T—N B Pruser 90.41
Ives, Wm H & Harold S Butler—New Netherlands Bank of N Y 217.91
Jones, Wylie B & Wm H Thompson—People, &c 400.00
Jump, Geo W, Geo J Dittmar, Gouverneur E Smith & Stuart D Walker—Metuchen National Bank 906.78
Kingsley, Oliver C & Wm H Thompson—People, &c 400.00
Kasdan, Max—Max Mithenthal & Sons 74.01
Kelly, Timothy H—Olin J Stephens, Inc 97.27
Kosoter, Jos—H Phillips et al 206.84
Kerbel, Max—S H Berlin et al 34.41
Krause, Wm & Jno—E Markus 356.09
Kanderer, Max & Philip Dolber—Jos Stern & Sons, Inc 98.13
Locker, Benj & Frank—S Arluck 40.26
Lorenz, Otto—C A Rogers et al 161.91
Leacock, Fitzgerald* & Junius M Green—W C Reed 329.34
Levy, Jules—E L Keyes 88.41
Loew, Leopold—C P Blaney 1,196.53
Lucey, Jeremiah, admr—A Coyle 1,000.00
Miller, Mary—Abbott Hardware Co 41.85
Morris, Andw R—E S Alsop 139.59
Malphant, Edw—Wilson & Adams Co 93.89
Monahan, Jno—E I S Remsen Mfg Co 1,778.48
Morrison, Leigh—T Berhalter 590.92
Michaelson, Abr—Olin J Stephens, Inc 37.42
McManus, Jno A—Star Tire Co 127.91
Mirsky, Leon—M S Mirsky 862.72

Judgments—Manhattan and Bronx (Continued.)

Table listing judgments with names and amounts. Includes entries like Miller, Sampson L—H Koepsell (117.55), Noonan, Eliz C—M C Brenner (209.72), Norton, Wm F—J Johnson (14.41), etc.

CORPORATIONS.

Table listing corporations with names and amounts. Includes entries like Brooklyn Heights R R Co—L Labruzzo (431.19), Diamond Drill Carbon Co—A Levine (2,560.88), N Y Transportation Co—C J Fleming (700.42), etc.

JAN. 29.

Table listing judgments for Jan 29 with names and amounts. Includes Adams, Emelia—Acker, Merrall & Condit Co (36.41), Alesker, Maria—J Wlen (51.16), etc.

Table listing judgments with names and amounts. Includes Alexander, Henri P & Verope Co—C Brown (42.41), Brilliant, Henry—Siede Fur Co (78.05), Berkow, Jno E—R Portland (90.00), etc.

Table listing judgments with names and amounts. Includes Sutherland, Morris—Acker, Merrall & Condit Co (71.77), Stead, Hayden R—A M Powell (2,248.25), Schrieder, Ludolph G—H Hencken (253.58), etc.

CORPORATIONS.

Table listing corporations with names and amounts. Includes Ray Holding Co—M Arnstein (185.64), Roumanian Benevolent Society Tarsarotul—A Cipu (26.47), S N Wood & Co—S Plumer (489.98), etc.

JAN. 30.

Table listing judgments for Jan 30 with names and amounts. Includes Abelansky, Morris & Simon Kaufman—A Kuflik et al (107.83), Anderson, Jno A—G A Lynch (114.31), Abramson, Moe G—American Taximeter Co (66.07), etc.

Table listing individuals and their associated costs or values, including Lang, Morris, Lehner, Rudolf, Mayer, Saml & Hyman, etc.

Table listing individuals and their associated costs or values, including Davis, Rosa, Duncan, Henry, Davis, Walter, De Robert, Arthur, Eissenbud, etc.

Table listing individuals and their associated costs or values, including Beckley, E Son & A Reis, Bennett, Wm, Cohen, Morris, Conovich, Theo, etc.

CORPORATIONS.

Table listing corporations and their associated costs or values, including Motor Traction & Engineering Co, Chas Schrant, Inc, etc.

Table listing corporations and their associated costs or values, including Joline, Adrian, Kiley, Thos, Koffman, Louis, etc.

Table listing corporations and their associated costs or values, including Cornell Realty Co, Colleton Coal Co, F & J Realty Co, etc.

JAN. 31.

Table listing individuals and their associated costs or values for January 31, including Baler, David, Bozzo, Santini, etc.

Table listing individuals and their associated costs or values for January 31, including Amsterdams News, Eroadway Parquet Floor Co, etc.

Table listing individuals and their associated costs or values for January 31, including Barene, Otto, Boldman, Edwin, Bertuglia, Frank, etc.

Borough of Brooklyn.

JAN. 23.

Table listing individuals and their associated costs or values for January 23, including Brockhagen, Theo, Baron, Israel, etc.

CORPORATIONS.

Table listing corporations and their associated costs or values, including Abels, Gold Realty Co, B H R R Co, etc.

Judgments—Brooklyn (Continued).

Table listing judgments with names and amounts, including Geo H Ball & Son, Lynn Constn Co, Nassau Elec R R Co, etc.

JAN. 25.

Table listing judgments for January 25, including Comope, Croce, Dubroff, Dengel, etc.

CORPORATIONS.

Table listing corporations for January 25, including Jno E Sias Co.

JAN. 27.

Table listing judgments for January 27, including Ayres, Atix, Bloomingdale, Blackowski, etc.

CORPORATIONS.

Table listing corporations for January 27, including Bklyn Union Elev R R Co, Capitol Bldg Co, etc.

JAN. 28.

Table listing judgments for January 28, including Artadima, Aukner, Erush, etc.

Table listing judgments for January 28, including McGrath, Meltzer, Moak, etc.

CORPORATIONS.

Table listing corporations for January 28, including Bklyn Regal Sales Co, Mayhew Hotel, etc.

JAN. 29.

Table listing judgments for January 29, including Balteransky, Bevins, Eenton, etc.

CORPORATIONS.

Table listing corporations for January 29, including Markowitz, McCarthy, McComb, etc.

CORPORATIONS.

Table listing corporations for January 29, including City N Y, Extension Development Co, etc.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JAN. 25.

Table listing satisfied judgments for January 25, including Berg, Keenan, Lande, etc.

CORPORATIONS.

Table listing corporations for January 25, including Globe Storage & Carpet Cleaning Co, A Gulick, etc.

JAN. 27.

Table listing corporations for January 27, including Edson, Fackelman, Hanifan, etc.

CORPORATIONS.

Table listing corporations for January 27, including American Bonding Co, Fargo, etc.

JAN. 28.

Table listing corporations for January 28, including Carnes, Decker, Friedman, etc.

CORPORATIONS.

Table listing corporations for January 28, including Pellegrino, Transit Constn Co, etc.

JAN. 29.

Table listing corporations for January 29, including Cahn, Coughlin, B Beith, etc.

CORPORATIONS.

Table listing corporations for January 29, including Carrie Realty & Constn Co, etc.

JAN. 30.

Table listing corporations for January 30, including Butts, M J C Carey, Butts, etc.

CORPORATIONS.

Table listing corporations for January 30, including Lutz & Scheinkman, U S Trust Co, etc.

JAN. 31.

Table listing corporations for January 31, including Blumberg, Blumberg, Clements, etc.

Mailbrunn, David; 1900—I H Wheeler Co.85.11
Same; 1909—K Mucke.....629.31
Same; 1900—A A Whiting.....317.67
Mahoney, Robert J; 1911—N J Packard et al
.....166.99
Monaton Realty Investing Corp; 1913—Robert
Gordon & Son, Inc.....334.01
Morrone, Ferdinando & Frank Dennerlein;
1913—People, &c.....500.00
Norris, William; 1910—W H Reynolds.333.40
Same; 1911—Same.....106.04
Opsam, Oscar W; 1911—L Thompson.....324.75
Reich, Albert G; 1913—C A Sparks.....206.07
Seymann, Bernhard; 1912—R F Baar et al
.....87.67
Selkirk, Wm H; 1912—E B Dunn.....84.71
Trieb, Otto; 1911—W H Siebrecht, Jr.....59.15
Thayer, Clara C; 1912—M L Elgas, Jr.154.56
Thayer, Carrie C; 1912—Conti Inc.....87.78
Wolfe, Charles; 1913—W H Lucas.....125.12

CORPORATIONS.

William A Brady, Ltd; 1912—J K Hackett
.....5,455.98
Same; 1912—Same.....96.00
Hudson Manhattan R R Co; 1913—L Flock-
er.....90.05
Same; 1912—Same.....5,244.50
National Fire Ins Co of Hartford, Conn; 1912
—S J Singer et al.....1,592.42
Star Co; 1913—J D Bell.....2,837.88

Borough of Brooklyn.

JAN. 23.

Epstein, Mendel & David Israel; 1913—Mary
J Simmons.....122.63
same; 1912—same.....883.43
Nass, Max; 1911—Manhattan Shoddy Mills.27.42
Noonan, Michl; 1913—Astor Mtg Co.....951.57
Maillie, Jno F; 1911—E Caldwell & ano. 326.60
Powers, Robt; 1912—A Ruger.....213.86
same; 1911—same.....171.45
Rechnitz, Jac; 1908—N Stern.....1,624.00
Whitman, Simon H & Benj Lane; 1915—
State of N Y.....500.00
Wintjen, Henry G; 1913—B H R R Co.....93.53

CORPORATIONS.

B H R R Co; 1913—Frances Plaine (infant)
.....97.49
same; 1912—same.....6,134.25
Nassau Elec R R Co; 1912—Rebecca Wil-
shusen.....1,631.25
Pauline Constn Co, Chas & Pauline Rater;
1912—Colonial Mantel & Refrigerator Co.
.....156.51

JAN. 24.

*Baker, Geo A; 1903—B L Winters....1,639.79
Donin, Morris; 1912—A J McCollum....79.21
Same; 1912—same.....27.41
Ehrlich, Jos; 1912—Title Guar & Trust Co.73.80
Lorberbaum Israel; 1913—L B Wasserstrom.
.....281.79
McGann, Harry E; 1911—A R Baxter....104.90
O'Donnell, Annie; 1912—D O'Donnell et al.
.....2,186.73
Pipitone, Raffaele & Rosalia A; 1911—J Bo-
nanno.....519.40
same; 1911—S Burgio.....519.40
Singer, Otto; 1912—Rosenbaum & Co....80.44

CORPORATIONS.

Fred B Henderson's & Co; 1912—City N Y.
.....101.11

JAN. 25.

Chisholm, Jno H; 1913—B V Lott....1,530.33
Ludwig, Adam & Louis, "Ludwig Bros";
1912—A Buchanan Jr.....144.53
Nowak, David; 1912—C Alden.....94.60
Olsen, Andw; 1913—Jno J Riley Co.....949.63
Rowland, Cath, formerly Cath McGanz; 1911
—V Loewers Gambrius Bwg Co.....2,234.42
Solomon, Cath F; 1911—Bailey & Barrera.
.....191.27
Wilson, Mary; 1912—Mary A Lawler....637.38

JAN. 27.

Blum, Jos H; 1908—G Kirshhoch.....332.41
Broekhagen, Theo; 1913—Minnie Ellis....74.40
Carter, Ada E; 1910—H Kastner.....81.40
Cogan, Sarah M; 1909—D E Seybel....140.40
Elder, Robt T; 1912—Citizens Trust Co.1,408.78
Frost, Mary V; 1911—Abr Abraham et al.31.09
Hanifan, Wm & Jas Garlan; 1913—J W Gas-
teiger & ano.....744.03
Partridge & Co, Henry C Partridge; 1912—
Louis L Wendall—Halls Safe Co; execu-
tion.....40.81
Reichert, Jno & Jno G Mayer; 1912—Rome
Brass & Copper Co.....366.75
Rocco, Jos & Morris Cerulli; 1912—R Mayo
(infant).....250.00
Williams, Aug; 1912—Robt Griffin Co....46.57

JAN. 28.

Bertani, Dominica; 1912—Title Guar & Trust
Co.....91.63
Campbell, Peter C; 1912—V Bottega.....218.60
Ogden, J Edw & Ralph; 1913—Ida Roseland
(infant).....1,200.00
White, Jos; 1910—Huron Cigar Co.....102.11
same; 1908—C Feiginspan.....53.01

CORPORATIONS.

Quinn Boro Realty Associates; 1912—Changer
& Smith.....446.42
M Edelson Realty & Constn Co & Nathan
Oriona; 1909—E H Ogden Lumber Co....373.09

JAN. 29.

Campbell, Bernard; 1909—Bklyn Union Pub-
lishing Co.....97.27
Fierstein, Saml & Ralph Sterling Co; 1912—
Parselsky Bros, Inc.....143.30
Goodman, Robt; 1912—Jennie Cohen....200.00
.....260.00
Rechnitz, Jacob; 1907—J Wallan & ano.315.40
Siste Michele; 1912—R W Kathan....185.40
Tarbes, Simon; 1912—A Kane.....94.40

CORPORATIONS.

Asbestolich Mfg Co; 1913—B F M McGuinness
.....729.75
Putnam Coal & Ice Co; 1912—Louis Flynn as
admtx, &c, Jno Flynn.....5,540.82
same; 1912—same.....96.55

*Vacated by order of Court. *Satisfied by ap-
peal. *Released. *Reversed. *Satisfied by exe-
cution. *Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 23.

No Judgments in Foreclosure Suits filed this day.

JAN. 24.

BURKE AV, ns, 50 e Wallace av, 25x100; Agnes L Kimberly et al—Madison Constn Co; Howe, Smith & Sawyer (A); Earnest R Echley (R); due, \$4,776.23.

BURKE av, ns, 75 e Wallace av, 25x100; action No 2; same—same; same (A) same (R); due, \$4,766.23.

JAN. 25 and 27.

No Judgments in Foreclosure Suits filed these days.

JAN. 28.

131ST st, ns, 100 w Broadway, 50x99.11; Harlem Savings Bank—Adam S Sands et al; Edw S Clinch (A); Chas L Hoffman (R); due, \$6,291.67.

7TH av, 2195; David Fawlowitz—Wm Grad; Wolf & Kohn (A); Wm Bernard (R); due, \$3,409.24.

JAN. 29.

No Judgments in foreclosure Suits filed this day.

LIS PENDENS.

Manhattan and Bronx.

JAN. 25.

156TH st, ns, 100 e 8 av, 25x99.11, and other property in Kings & Queens Counties; Marie C Lowe—Mary C Leary et al; partition; F Beltz, Jr (A).

229TH st, swc Prospect av, 105x88; City Real Estate Co—North Bronx Realty Co et al; action to foreclose mechanics lien; H Swain (A).

BROADWAY, nec 29th, 64.7x148.7xirreg; Jno E Olson—Rose R Fogel et al; action to declare ownership of 1/2 pt; Butts & Vining (A).

JAN. 27.

PROSPECT pl, 45; City of N Y—Stephen H Jackson; notice of levy; A R Watson (A).

19TH st, ns, 125 w 10 av, 50x90; City of N Y—Colin M Eadie; notice of levy; A R Watson (A).

81ST st, ns, 100 w Ams av, 112.6x102.2; Key-stone Constn Co—S B Constn Co et al; action to foreclose mechanics lien; Weschler & Rothschild (A).

JAN. 28.

JACKSON av, ws, 125 n 156th, 76.8x100; Di-benedetto Realty Co—Jos Kurzman et al; spe-cific performance; M Sulzberger (A).

JAN. 29.

18TH st, 40 W; City of N Y—Chas Pappas; notice of levy; A R Watson (A).

142D st, 231 W; City of N Y—Veronica I Whisten; notice of levy; A R Watson (A).

142D st, 231 W; City of N Y—Veronica I Whisten; notice of levy; A R Watson (A).

JAN. 30.

26TH st, 15-9 E; also 27TH st, 10-4 E; Sexauer & Lemke—Henry Corn et al; action to foreclose 2 mechanics liens; H Kuntz (A).

96TH st, 200 W; H Scheier—Abr Goldberg; action to foreclose mechanics lien; P F Ever-ett (A).

COLUMBUS av, es, 25.11 n 98th, 40x74; Arthur Otten—Alma G L Otten et al; parti-tion; H Wendt (A).

STEBBINS av, 1106; Jno S Williams—Wm Brunner et al; foreclosure of transfer tax lien; J M Williams (A).

JAN. 31.

139TH st, 460-4 E; WILLIS av, ws, 33.4 s 143d, 16.8x100; WILLIS av, ws, 50 s 143d, 25x 106; PROSPECT av, nwc 156th, 25x41.1x irreg, 1/2 part; PROSPECT av, nwc 156th, 25x94.4x irreg; leasehold; 3D av, 2863-65, leasehold; two actions; Jno B Westervelt—Chas S Levy et al; actions to declare trust and declare conveyance void, &c; C C Ferris (A).

228TH st, ns, part of lot 201, map of Vil-lage of Wakefield, Bronx; Algernon S Norton, committee—Adam Renz, Jr, et al; action to set aside conveyance; P H Gregory (A).

CAMBRELENG av, nws, 173.7 ne Pelham av, 23x100; Antonio Giovanni—Michele Pascucci et al; action to set aside deed; H T Cole (A).

MARION av, ws, 25 s 198th, 25x100.6; MAR-ION av, swc 198th, 25x100.8; Jacob Peter—Latham Realty Co et al; action to foreclose mechanics lien; G M S Schulz (A).

3D av, es, 175 s 171st, 50x100; I W & C Horn Co—Wendover Bronx Co et al; action to foreclose mechanics lien; E D Newman (A).

Borough of Brooklyn.

JAN. 23.

FREEMAN st, ns, 100 w Oakland, 25x100; M Marcelle Sloane—Jacob Block et al; J Siegel-man (A).

POWELL st, es, 55 n Pitkin av, 20x100; Ex-celsior Bwg Co—Aaron Fisick et al; Holm, Whitlock & S (A).

SOMERS st, ss, 131 w Stone av, 31.4x100; Eliz T E Carpenter & ano as trstes &c Jessie F Carpenter—Adelgunde Weissmann et al; H L Thompson (A).

SOMERS st, ss, 100 w Stone av, 31x100; Mary A Balfe—Adelgunde Weissman et al; H L Thompson (A).

44TH st, nes, 40 nw 16 av, 20x100.2; Annie G Atkins—Beneficial Realty & Constn Co et al; Phillips & Avery (A).

66TH st, ss, 280 e 14 av, 20x100; Cath E Miller—Antonio AImato et al; M Hertz (A).

82D st, sec Bay Ridge av, 50x50x240; Jas W Adams—Maria I Brown et al; Hood, Cooke & Seitz (A).

FLATBUSH av, nes, 30 nw Dean, runs ne 73.11x5.4xe10.9xn41xnw70.6xsw40xsw40 to beg; Clara J Collins—Mary A Church et al; P A Hatting (A).

LINDEN av, ss, 376.10 e Bedford av, 20x 130; Alex Stein—Wm Lovell & ano; W C Lilieholm (A).

MONTAUK av, ws, 240 n Vienna av, 80x100; Harry Zirinsky—Jno Spaldhoff et al; D Zir-insky (A).

13TH av, es, 40 n Bay Ridge av, 20x100; R Annie Armstrong as exrx &c Roland D Arm-strong—Ernesta Spairani et al R T Griggs (A).

JAN. 24.

BUSH st, ec Kings, —x200x125x—; Jas A Trowbridge—Patk Hayes et al; H L Thomp-son (A).

GARFIELD pl, ns, 150 e 5 av, 18.9x96.2x 18.9x95.4; Abt G Weed—Eliz Higgins & ano; J J Cunnullin (A).

HAWTHORNE st, ns, 100 e Brooklyn av, runs e500xn148.2xw500xs148.10 to beg; Rose Reis—Jas A Timony et al; Armstrong & Brown (A).

HIGH st, nec Adams, 21.9x50; Edna G Steele—Wm M Woods et al; E H Miller (A).

PRESIDENT st, ss, 56 e 7 av, 18x100; Annie K Lamb—Warderson Estates et al; A R John-son (A).

STERLING pl, ss, 100 e Underhill av, 19.2x 123.6; Peekskill Savgs Bank—Emma A Com-stock et al; H L Thompson (A).

STOCKTON st, ss, 260 w Throop av, 20x100; Chas Piesch—Fannie Piesch et al; partition; Chilton & Olsen (A).

1ST st, nec Whitehall pl, 28.9x75; Kath Rains-ford—Jos Barbieri et al; Speir & Bartlett (A).

13TH st, ss, 147.10 w 5 av, 18.9x100; Bklyn Society for Prevention Cruelty to Children—Jos B Gmelch et al; H L Thompson (A).

22D st, sec 5 av, 25x100; Danl D Whitney—Jas Rich et al; Coombs & Whitney (A).

38TH st, ss, 60 w 13 av, 24x95.2; Jessie B Hudler—Nicola Gallo et al; H L Thompson (A).

40TH st, sws, 250 nw 8 av, 25x100; Natl Savgs Bank, Albany—Henry F Risch et al; T F Redmond (A).

AV W, ns, 100.4 w Coney Island av, 125x100; also AV W, ns, 135.7 w Coney Island av, 146.8x —x174x100; Wm D Emery & ano—Jno K Hart-man; attachment; J M O'Neill (A).

ALBANY av, ws, 30 s Bergen, 26x100; Henry P Journeay—Jos O Schwank et al; Bonyng & Bonyng (A).

BROOKLYN av, sec Hawthorne, 100x212; Lydia A Welch—Jas A Timony; Armstrong & Brown (A).

JEFFERSON av, ses, 102 ne Bway, 18x100; Jeanette Wolf—Tessie Stadholz et al; H J Dav-enport (A).

LAFAYETTE av, ss, 350 e Bedford av, 25x 100; Lilly Kohring & ano—Nathan S Teeple et al; Reynolds & Geiss (A).

LENOX rd, ss, 120 e Albany av, 40x90; Bes-sie F Goetschius—Gustave J Luhn et al; J Siegelman (A).

NEW YORK av, ws, 462.3 n Snyder av, 20x 102.6; Jno Wabhbizer—Sarah D Fogelson et al; McGuire, Delany, Niper & Connolly (A).

NEW YORK av, ws, 482.3 n Snyder av, 22.3x 102.6; Jon Wabhbizer—Sarah D Fogelson et al;

PITKIN av, nec Shepard av, 25x100; Chas Boehringer—Mathilda Lauer et al; W H Kin-ner (A).

ROCKAWAY av, ws, 36 s Marion, 16x50; Saml S Partridge—Irving Portman et al; I N Williams (A).

ROCKAWAY av, ws, 20 s Marion, 16x50; same—same; same (A).

8TH av, nws, 73.8 sw Windsor pl, 26.4x79.10; Fred H Pouch & ano av exrs &c Alfd J Pouch —Arcadia Realty Co et al; Cary & Carroll (A).

12TH av, ws, 130.4 n 38th, 20x100; Greater N Y Savgs Bank—Chas Rosentover et al; J E Ruston (A).

16TH av, ws, 40 n 70th, 20x100; Franklin Trust Co—Bklyn & L I Realty Co et al; Mc-Keen, Brewster & M (A).

JAN. 25.

FROST st, ns, 133.4 e Leonard, 50x100; Bushwick Savg's B'k—Jacob Baar et al; R L Scott (A).

HARMAN st, ses, 100 ne Irving av, 25x103.8x 25x105.4; Mary A Lataille—Eliz Deppisch et al; partition; H Fuehrer (A).

MONTGOMERY st, sec Bedford av, runs sw 60.10xse308.9xnse376xw200 to beg; SULLIVAN st, nec Stoddard pl, runs n379xe143xe—xs287 xw202.4 to beg; Ludlam pl, nec Sullivan pl, runs n194xse213.9xw122.5 to beg, gore; BED-FORD av, nwc Montgomery, runs n17.9xw44.5 xse—xe36.5 to beg; BEDFORD av, nec Mont-gomery, runs n25xe18.8xne55.2xne166.6xse46.10 xse—xw340.2 to beg; LEFFERTS av, nwc Mil-ler pl, runs n374.8xw—xs376xe202.4 to beg; LEFFERTS av, nec Aitken pl, runs n267.8xe—xs245.3xw202.4 to beg; BROOKLYN av, ws, 114.1 s Snyder av, runs w49xs100xe51.11xn100.1 to beg; BROOKLYN av, es, 116.6 s Snyder av, 80.3x100x48.4x100.1 to beg; S 8TH st, ss, 225 e Berry, 22x120; BERRY st, es, 109 n S 9th, runs e223xs9xe47.4xn20xw270.4xsl1 to beg; S 9TH st, ss, 73 w Bedford av, runs w25xn100xw 23.8xw20xe31.8xs44xe18.6xs76 to beg; N 13TH st, ss, 200 e Kent av, 50x100; PAIGE av, ses Ea-gle, runs w400.11xsw183.4xs200 to st xne530.9 to

Lis Pendens—Brooklyn (Continued).

beg; PAIGE av, sec Provost, runs e90.10xsw79.9
xn45.7 to beg, gore; PAIGE av, nec Duck, 200
x425; N HENRY st, cl ind cl Huron, runs w—
xw along westerly border of Whale Creek
Canal in sw direction to cl India xe—xs—to
cl Java xw—to cl Provost xs—to cl Kent xse
—xw along Kent 12.3 to sec Kent and Provost
xs95xe250xn10xe25xs97.10 to cl Greenpoint av
xne26.4xn95.6xe25xn4xe25xn72 to cl Kent xe250
xs74.10 to cl Greenpoint av xne—to cl North
Henry xn—to beg; also prop in N Y & Queens
Co's; Marie C Lowe—Mary C Leary et al; par-
tition; F Beltz, Jr. (A).

RUSSELL st, ws, 100 n Nassau av, 20x100;
RUSSELL st, ws, 225 s Norman av, 25x100;
Ann Rooney—Eliz F Rooney & ano; establish
a claim; G B Hayes (A).

E 18TH st, es, 160 n Av O, 40x100; Invest-
ors Imp't Co—Kate C Roberts & ano; Arm-
strong & Brown (A).

43D st, ns, 200 w 5 av, 20x100.2; Oswego
City Savg's B'k—Dora Johnson et al; H L
Thompson (A).

GATES av, ss, 262.6 e Lewis av, 18.9x100; Jno
Cassidy—Saml Lenkowsky et al; F N Lang
(A).

GATES av, ss, 225 e Lewis av, 18.9x100; same
—same; sam e(A).

GATES av, ss, 243.9 e Lewis av, 18.9x100;
—same; same (A).

GATES av, ss, 262.6 e Lewis av, 18.9x100; Jno
same—same; same (A).

ST MARKS av, ns, 220 w Bedford av, 19.6x
128.6; Saml F Eng's—Edw W Van Der Bilt et
al; Washburn & Sickles (A).

JAN. 27.

BALTIC st, ns, 275 w Nevins, 25x100; Saml
E Burtis—Jno R Anderson et al; H A Ingra-
ham (A).

BUSH st, ec Dwight, —x200x125x—; Jas A
Trowbridge—Patk Hayes et al; H L Thompson
(A).

COURT st, es, 50 s Huntington, 21x100; Anna
M Wichelns—Katie Y Fogel et al; H L Thomp-
son (A).

CRESCENT st, ws, 59.9 n Sutter av, 20x100;
J Louis Bosch as exr & Jno Bosch—Nass Contr
Co et al; C Jaffa (A).

DEAN st, ss, 365.4 e Howard av, 134.7x107.2;
Chas S Voorhies—Nellie King et al; H L
Thompson (A).

FULTON st, sws, 185.3 nw Rockwell pl, runs
sw57.2xw61.3xn25xe53.8xn49.10xse25 to beg; also
6TH av, ws, 24.2 s Carroll, 20x93.1x20.1x94.11;
also FT HAMILTON pkwy, sc 824, 101.8x120x100
x101.9; Rudolph Oelsner—Hickey, Kaplan &
Wetzel et al; Wesselman & Kraus (A).

KINGS pl, ws, 146.2 s Kings hway, 20x100;
Thos J Shea—Vienna Constn Co et al; A A Ho-
vell (A).

LINCOLN pl, ss, 388 e Schenectady av, 18x90;
P & B Constn Co—Alex Wallace et al; G H It-
tleman (A).

LEFFERTS st, ss, 227 w Rogers av, 20x
102.6; Chas F Stuart—Jessie F Thorn et al;
Cary & Carroll (A).

LEFFERTS st, ss, 167 w Rogers av, 20x102.6;
Jno Ross as trste Mary J Tobey—Jno Weisbeck;
er et al; Cary & Carroll (A).

THAMES st, ns, 150 e Porter av, 25x100;
Title Guar & Trust Co—Ulrica Gaigiulo et al;
H L Thompson (A).

WALLABOUT st, 184; Max Sotenberg—Ray A
Siegel et al; N D Shapiro (A).

S 1ST st, 120; Osias Lasser—City Natl Realty
Co et al; specific performance; M A Rabino-
vitch (A).

E 40TH st, es, 297.6 n Foster av, 20x100;
Mary D Allen—Cath Phillips et al; C E Francis
(A).

68TH st, ec 15 av. —x—; Alva E Belmont et
al as trstes & Armide V Smith, decd—Peter
Olsen et al; H Reeves (A).

BUSHWICK av, nes, 250 nw DeKalb av, runs
ne81.5xw11.8xw29.1xsw54xse22 to beg; Caroline
Kock—Michl Furst et al; M Hertz (A).

GRANT av, ws, 100 n Glenmore av, 200x100;
Annie E Hommel—Jno Deinhardt Jr & ano; R
K Jacobs (A).

LIBERTY av, ns, 25 w Hinsdale, 25x75; Mary
A Balfe—Eliz Geiser et al; H L Thompson (A).

RALPH AV, es, 71.8 s Dean, 25x100; Benj H
Seaman—Kate Kaplan et al; Davison & Under-
hill (A).

DRIGGS av, ns, 50 e Humboldt, 25x95; Char-
lotte Herr—Jno Jarzembowski et al; Seley &
Levine (A).

LOT 346, map made by Danl Ewen, City Sur-
veyor, filed Aug 8'1888; Leopold Levy & ano—
Fannie Felbwacks et al; T Gutman (A).

JAN. 28.

BRIDGEWATER st, ss, 250.11 w Meeker av,
50x136.2x57.10x165.3; Geo W Sammis—Jacob
Baar et al; M F McGoldrick (A).

FULTON st, nes, 28.8 se Franklin av, 22x
132x23.5x122.2; East Bklyn Savgs Bank—Anna
A Boemermann et al; Phillips & Avery (A).

LEFFERTS st, ss, 187 w Rogers av, 20x102.6;
Richd H Moran—Jno Weisbecker et al; Cary
& Carroll (A).

14TH st, sws, 256 nw 3 av, 16x90; Alfred
Davis—Anna Loven; to create a trust; J A
Kennedy (A).

E 19TH st, nwc Cortelyou rd, 54.3x100x95.5x
108.1; Jennie V Wilbur—Anthony M Clegg et
al; J Z Lott (A).

79TH st, nes, 171 se 17 av, 20x100; N Y Mtg
& Security Co—Gustaf A Johnson et al; C C
Suffren (A).

83D st, sws, 463.6 se 20 av, 18.2x100; Jas
H Mullarky & ano as trstes Est Jno McCon-
vill—Morris L Bard et al; W H Good (A).

BEDFORD av, es, 257.9 n Myrtle av, 20x100;
Frank J Morris—Cath Summers et al; estab-
lish a claim; S C Herriman (A).

OCEAN av, es, 114.1 s Av I, 92.8x110; Michl
Hellebrand—Sandy Lanza et al; foreclosure me-
chanics lien; E J Flanagan (A).

OCEAN pkwy, es, 565 n Coney Island Plank
rd, 113.11xirreg; Margt A Weir—Agnes Somer-
ville et al; H L Thompson (A).

6TH av, 548; Hopkins Security Co—Herman
Reis et al; Jonas, Lazansky & N (A).

LOTS 3-4, being in Township of Flatlands
Neck, contains 2 acres; Aug Wuest & ano as
admr's Chas Straub—Geo J Jardin et al; C
Reinhardt (A).

JAN. 29.

LINCOLN pl, ss, 424 e Schenectady av, 18x
90; T & B Leslie Co—Alex Wallace et al; G
H Ittleman (A).

PROSPECT pl, ss, 120 w Nostrand av, 20x
106; Bway Trust Institution—Jno Weiss et al;
R Kelly (A).

ST EDWARD st, es, 264 s Flushing av, 18.3x
80; J P Duffy Co—Michl Fischetti & ano; set
aside deed; Tuttle & Coughlan (A).

SILLIMAN pl, ns, 110.10 e 2 av, 20.2x90.10x
20x93.3; Julie Kahle & ano as extrs of Marcell
Kahle—Buckley, Woodhull & Burns et al; Cary
& Carroll (A).

FULTON st, 2056-58; Freling H Smith—
Eliphalet L Davis et al; H W Simpson (A).

S 3D st, ss, 100 w Keep, 25x95; Cath Carney
—Cath Hertel et al; R M Johnston (A).

N 4TH st, nes, 63 se Wythe av, 25x100; Long
Island Safe Deposit Co—Amanda Lissner et al;
H L Thompson (A).

23D st, ns, 100 w 3 av, runs n100xw100xs
66.11xe47.8xs33.1 to st xe52.4 to beg; also 3D
av, es, 40.2 s 23d, 20x100; Mary G Manning—
Danl J Ryan et al; Manning & Buechner (A).

E 35TH st, ws, 190 n Glenwood rd, 40x100;
Chas C Aspinwall—David Holmes et al; J N E
Kraeger (A).

74TH st, nes, 200 nw 12 av, 30x100; Wilfred
D Atkinson—Jno G Arnott et al; Watson &
Kristolter (A).

84TH st, nes, 368.3 se Ft Hamilton av, 200x
100; Parselsky Bros—Ft Hamilton Constn Co
& ano; foreclosure mechanics lien; H S & C G
Bachrach (A).

AV J, sec E 12, runs s100xe100xs700 to Av
K xe100 to E 13 xn800 to Av J xw200 to beg;
Spencer C Cary & ano—Rose T Elder et al; A
A Hovell (A).

AV Q, cl at inter es E 38, contains 40 acres;
Cornelius Dwyer—Coleraine R E Assn et al;
J Z Lott (A).

AV W, ss, 85 e 12th, 29.10xirreg; Chauncey R
Watson—Carl E Randrup & wife; A Ression
(A).

GRAVESEND av, ws, 220 n Av F, 20x100;
Wm J Rusher—Arthur Barnett & ano; G W
Pearsall (A).

MANHATTAN av, es, 48.9 s Meserole, 26.3x
75; Aaron Kalischer—Ellemay Realty Co et
al; Weinberg Bros (A).

3D av, swc 36th, 25x97.10; Mary G Manning
—Danl J Ryan et al; Manning & Buechner (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 25.

ATTORNEY st, 98; A Fred Silverstone—Dora
Berman et al; H Cohen (A).

BEEKMAN pl, ws, 57 s 50th, 19x90; also
STH st, ns, 145 e Columbus av, 21x100.8; Meyer
Vesell—Dinah Slater et al; Arnstein, Levy &
Pfeiffer (A).

CHRYSTIE st, 96; Hannah Antoinette—Hy-
man Kosberg et al; L Levy (A).

ESSEX st, 11; Louis J Sloane et al—Abr
Halprin et al; T F Gilroy, Jr (A).

BROOK av, 1531; Mary Levy, admx—Danl F
Mahoney et al; Gilbert & Wessel (A).

CROTONA av, ws, 41.1 n 176th, 76.7x117.8x
irreg; 2 actions; Alex Friedman—Nulaw Realty
& Constn Co et al; Slade & Slade (A).

JEROME av, es, 408.6 n 165th, 113.4x90; Ed-
gar S Appleby et al—Bedford Boulevard Constn
Co et al; Cannon & Cannon (A).

UNION av, ws, 142.10 n 147th, 157.1x100;
Prospect Investing Co—Ibrow Realty Co et al;
S W Collins (A).

JAN. 27.

PEARL st, 362; U S Trust Co of N Y—Harry
Kirschenbluth et al; Stewart & Shearer (A).

WILLETT st, 90; Minna Kreuder extrx—Nath-
an Bloom et al; H A & C E Heydt (A).

25TH st, 235-7 E; Jonas Weil et al—Morris
Edelson et al; M D Sundheimer (A).

63D st, 236-8 E; two actions; Jonas Weil et
al—Louis Levin et al; M Sundheimer (A).

100TH st, 206-8 E; two actions; Austin B
Fletcher et al—Louis Segelbohm et al; W P S
Melvin (A).

145TH st, ss, 346 w Brook av, 30.9x103; Jas
S Bryant—Barnet Gurvutch et al; J W Bryant
(A).

AV C, nec 7th, 58x105; Jacob Weinheimer—
Emma A Wolfrath et al; A & H Bloch (A).

LAMPART av, ss, 250 w Fort Schuyler rd,
25x100; Aug Funck—Lillian B Koepke; A J
Wolff (A).

JAN. 28.

93D st, ns, 220.6 w 3 av, 29.11x100.8; Aimee
Oppenheimer—Philip Finkelstein et al; H K
Oppenheimer (A).

133D st, 120 W; Jno Hardy exr—Mary
Murphy et al; R C Birkhahn (A).

133D st, ss, 95 w Park av, 20x99.11; N Y Pub-
lic Library, Astor Lenox & Tilden Foundations—
Marks Moses et al; A Haviland (A).

133D st, ss, 115 w Park av, 20x99.11; N Y Pub-
lic Library, Astor Lenox & Tilden Foundations
—Millie Schwarz et al; A Haviland (A).

MADISON av, es, 67.11 n 117th, 33x108; Fan-
nie Epstein et al—Chas Verac et al; Cohen &
Shiverts (A).

MADISON av, 2034; Dominion Trust Co—Ida
R Stewart et al; L F Reed (A).

LOT 116, amended map of Bronxwood Park,
Bronx; Danl Mapes Jr—Dietrich Wortmann et
al; L G Mapes (A).

3D av, 1704; Herman Wiebke et al—Alice M
Love et al; W H Giegerich (A).

JAN. 29.

CHERRY st, nwc Jackson, 100x24.9; also
JACKSON st, ws, 24.9 n Cherry, 24.11x100; two
actions; Meyer Vesell—Gouverneur Realty Co
et al; Arnstein, Levy & Pfeiffer (A).

41ST st, 446 W; Rexton Realty Co—Minnie
Shimans et al; Kurzman & Frankenheimer (A).

99TH st, ss, 100 e West End av, 25x100.11;
Oscar Kress—Hearn J Power et al; W S
Haskell (A).

100TH st, ns, 100 e 1 av, 37.1x100.11; Wm L
Kahn—Arthur Boerner et al; amended; Cahn,
Leventritt & Goetz (A).

119TH st, ss, 150 w 1 av, 25x100.10; Lillian B
Wechsler—Flora J Kohn et al; R V Wechsler
(A).

180TH st, ss, 100 w Amsterdam av, 75x100;
two actions; Margt S Brandreth et al—Hay-
man Wallach et al; G Whittlesey (A).

AQUEDUCT av E, nec 181st, 101.3x37.4; Robt
E Leber—Belmar Investing Co et al; A & H
Bloch (A).

BOWERY, es, 100.2 s Grand, 24.10x103.2;
Callahan Estate—Charlotte Fleischer et al;
Martin, Fraser & Speir (A).

WOODYCREST av, es, 348.10 s 168th, 75x100;
Jessie C McBride—Michl M McDermott et al;
N A McBride (A).

3D av, ws, Lot 43, map of Village of Mor-
risania, 25x140; Louis J Lahm—Wilhelmina
K Koenig et al; G A Steimmuller (A).

LOT 80, map of Van Nest Park, Bronx;
Bridget Williamson—Jno B Marion et al;
Friend & Friend (A).

LOTS 333-6, map of Eliz R B King, City
Island; Irene M Keirns—Arline R Keirns; W
Anway (A).

LOT 248, map of part of Schieffelin Estate,
Bronx; Helen McCartney—Minnie Wollner et
al; Corbin & O'Ryan (A).

JAN. 30.

79TH st, ns, 313 e Av A, 135x102.2; Jos
Hamerschlag—Wendover Bronx Co et al; Nash
& Jones (A).

127TH st, ss, 280 w 2 av, 25x99.11; Emma
Knapp—David Gilmore et al; G H Corey (A).

158TH st, nwc St Anns av, 100x48.3; Hattie
A Stewart—Carrie J Weil et al; Salter &
Steinkamp (A).

PARKER av, ws, 325 s Lyon av, 25x130;
Robt F Schorah—Eliz C Fonda et al; Clocke,
Koch & Reidy (A).

SIMPSON st, ws, 39.1 n Home, 38.1x110.10;
also SIMPSON st, nwc Home, 39.1x101.4; 2
actions; Geo Mandel—Gingold Realty Co et al;
H Swain (A).

W BROADWAY, es, 99 n Spring, 51x100;
Eleanor B Lenane—Mary A Fitzgerald et al;
Wesselman & Kraus (A).

JAN. 31.

14TH st, 344 & 346 W; Saml Wacht—Will-
iam Wasserstrom et al; I Hershfield (A).

46TH st, ns, 152 w 2 av, 26x100.5; Philip
Bardes—Mary J Bornemann et al; J Haberman
(A).

75TH st, 241 E; Emil Frankel—Sol Klein et
al; Goldsmith, Rosenthal, Mork & Baum (A).

80TH st, ss, 260.6 e Av A, 37.6x102.2; Anna
Hess—Martin Gennus et al; G R Winthrop (A).

80TH st, ss, 260.6 e Av A, 37.6x102.2; Saml
Mannheimer—Martin Genus et al; M S Schech-
tor (A).

102D st, 316 & 318 E; State Bank—Concetta
R D Paoli et al; J A Kohn (A).

118TH st, 364 W; Danl J O'Connor—Emma B
Richardson et al; Gannon, Seibert & Riggs (A).

131ST st, 64 W; Matthew McNamara—Stephen
McCormick; T J Bannon (A).

BROADWAY, 3147; Fanny I M Leith—Cora
B Redfern; A M Mittlemann (A).

3D av, es, 51.11 n 96th, 48.10x100; Eliz I
Howe—Mary McG Murray et al; P S Dean (A).

Lot 50 map of Laconia Park, Bronx; Michl F
Sweeney—Michele Agugliaro et al; Knox & Doo-
ling (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JAN. 25.

179TH st, ns, 95.3 e Mohegan av, 50x99.2;
Rockland Realty Co loans Obarak Realty Co
to erect a 5-sty tenement; 12 payments. 36,000

215TH st, ss, 225 w Paulding av, 50x100;
Northside Mtg Corpn loans Rosario Lo Bue to
erect two 3-sty dwellings; 4 payments. 10,000

HOE av, ws, 168 s Aldus, 84x150; City
Mtg Co loans Mack Constn Co Inc to erect two
5-sty apartments; 1 payment. 6,000

NELSON av, ws, 75 s Brandt pl, 75x100;
City Mtg Co loans Morrell Realty Co to erect
two 4-sty apartments; 1 payment. 2,000

JAN. 27.

ALDUS st, nec Southern Blvd, 194x100; City
Mtg Co loans Podgur Realty Co to erect three
5-sty apartments; 7 payments. 5,000

181ST st, ss, 126.5 w Bway, 92x125; City Real Estate Co loans Alex Grant Constn Co to erect a 6-sty apartment; 12 payments. 150,000

WEST END av, sec 63d, 75.5x100xirreg; Thos Dimond loans Robt & Katherine M McClenahan to erect a 4-sty concrete bldg; 3 payments. 90,000

JAN. 28.

WILLIAM st, nec Belmont av, 25.3x74.6; Rockland Realty Co loans Iamascia Realty Corp'n to erect a 5-sty int; 13 payments. 32,000

JAN. 29.

HOFFMAN st, ws, 170.6 s 187th, 25x94.11; Jas G Wentz loans Esposito Realty Co Inc to erect a 5-sty apartment; 9 payments. 15,000

ST LAWRENCE av, nec Gleason av, 25x 100; Geo McCauslen loans Jacob Cohen to erect a 3-sty bldg; 4 payments. 8,500

WATSON av, ss, 105 e Olmstead av, 50x 108; Madeline Landon loans Chas E Devermann to erect a — sty bldg; — payments. 10,000

JAN. 29.

ANDREWS av, es, 348.11 s Fordham rd, 112x100; Bronx Investment Co loans Hurley Bldg Corp'n to erect two 5-sty apartment houses; 9 payments. 92,000

BARNES av, es, 64 n 230th, 50.10x105; Richd W Horner, atty, loans Hugo C Cook to erect two 2-sty dwellings; — payment. 9,000

JAN. 31.

28TH st, 16-20 E; Metropolitan Life Ins Co loans Twenty-Eighth Street Co to erect a 12-sty hotel; 10 payments. 400,000

Woodycrest av, nec 166th, 112.6x100.9; City Mortgage Co loans Thos D Malcolm Constn Co to erect a 6-sty apartment; 12 payments. 82,000

MECHANICS' LIENS.

Manhattan and Bronx.

JAN. 25.

32D st, 32 E; David Stour—Josephine Jacobs, Salo Cohn & Jos Poppe (191). 195.00

BROADWAY, swc 97th, 100.11x175; Pennsylvania Cement Co—Ninety-Seventh St & Broadway Realty Co & Atwell Contracting & Constn Co (188). 88.00

HEATH av, 2892-92; Bernard Hirschberg—Wm Anderson & Alex Anderson (190). 31.00

JAN. 27.

34TH st, 43-5 W; also 35TH st, 62-4 W; Harry Rosenbaum Iron Works—Monolith Realty Co (200). 400.00

48TH st, 220-8 W; Gilroy Contracting Co—Frazee Realty Co, Wm Henderson, Inc & Wm T Matthews (199). 130.00

81ST st, 203-11 W; Jos Starobin—S B Constn Co (201). 375.00

186TH st, ns, whole front bet Belmont av & Crescent av, 25.3x74.5x86.4x96; Jno R Carlucci—Guisepp Jamascia, Jamascia Realty Corp'n & Ralph Ventre (195). 148.00

215TH st, ss, 225 w Paulding av, 50x100; Mechore Cantone—Rosario Lo Bue & Rosina Lo Bue (192). 203.50

222D st, ns, 581 e Barnes av, 39x88; Henry G Silleck Jr—Chas Rindelstein Sr & Chas Rindelstein, Jr (renewal) (193). 104.93

BROADWAY, nwc 72d, 106.10x180.5; Richd L Walsh—Morris Schinasi, Chas H Davis & Hotel St Andrew Co (194). 750.00

VYSE av, 1426; Saml Haggerty—Chas Diamond (196). 15.50

6TH av, 358-60; Pasquola Lanzetta—A Morton Oppenheim Co, A D Electric Elevator Co & L Gallaher (197). 240.00

JAN. 28.

96TH st, 200 W; Salvatore Cutrone—Abr Goldberg & Jno H Scheier (202). 425.00

VYSE av, nec 172d, 50x100; Stuhlmiller Mantel Works—Mondschein & Co (203). 1,125.00

4TH av, 450-60; Greenpoint Metal Covered Door Co—Mary R Goelet, Edw DeWitt, Robt Goelet, Quondam Land Holding Co, Jeane Leasehold Co & Wm Henderson, Inc (204). 202.67

MONROE st, 171; Teddy Connolly, Inc—Miles Realty Co (205). 900.00

S BOULEVARD, nwc 183d, 75.10x116.10; Antonio Larsen & Son—Sida Constn Co (206). 400.00

110TH st, ss, 130 e 3 av, 50x100; Meyer Goldberg—Louis Segelbohn (207). 50.00

WASHINGTON st, 481-3; Church E Gates & Co, Inc—Jno J Radley, Gabler Constn Co & Collins, Lavery & Co (208). 840.58

LORILLARD PL, ws, 47.11 s 188th, 22.8x 90; Colwell Lead Co—Flavius Impt Co & Pierce & Goldstein (209). 800.00

96TH st, 200 W; Nathan Paris—Abr Goldberg & Jno Scheier (212). 265.40

128TH st, 28-30 W; same—Leonhard Realty Co & Waldorf Contg Co (213). 450.00

180TH st, 786 E; Eller Mfg Co—Mary E Lynch & Robt Feinstein (211). 69.00

JAN. 29.

BECK st, ss, 100 w Av St John, 200x125; Harry Zudek—Ostro Constn Co & Max Ratner (223). 185.89

GREENWICH st, 708-12; Wm O Fredenburg et al—Canebrake Realty Co, Value Realty Co & Payne Constn Co (224). 74.50

HESTER st, 53; Louis Greenberg—Benj Doblin & Wm Lustgarten & Louis Siegelbaum (225). 175.00

SPRING st, 40-2; Henry Ikenson—Bessie Barkin (216). 150.00

50TH st, 150 E; Lewis Bergson—Mary Lyons & Jos J Lyons (219). 28.00

184TH st, 365-7 E; Dimock & Fink Co—Orasant Constn Co & Louis Macousey (220). 119.85

187TH st, 654-6 W; Teran Mahaney & Munro Inc—United Electric Light & Power Co & Geo Vassar's Sons & Co Inc (218). 1,943.00

215TH st, ss, 225 w Paulding av, 50x100; Bronx Cut Stone Co—Rosina Maita or Rosina Lo Bue & Rosario Lo Bue (215). 95.00

LEXINGTON av, 51-5; also 25TH st, 136 E Lewinson & Co—51-55 Lexington Ave Co (222). 34,858.29

RIVERSIDE dr, 244; Lewis Bergson—Monomoy Co, Inc & Jos J Lyons (217). 15.83

ST LAWRENCE av, nec Gleason av, 25x 100; Dimock & Fink Co—J Cohen & Louis Macousey (221). 95.27

JAN. 30.

ELM pl, ws, 210.10 s Fordham rd, 41x106.3x 41x112.8; A Hamilton & Son—Wm S Warren, Inc (231). 11,283.95

HENRY st, 165-7; T Callan Co, Inc—Rabbi Jacob Jos School (227). 1,375.09

57TH st, 10-2 W; Jno H Goetschins—Dreicer Realty Co & Geo Vassar Son & Co, Inc (234). 8,487.00

76TH st, 14 E; Jno H Goetschins—S Reading Bertron & Geo Vassar Son & Co, Inc (235). 526.14

187TH st, 654-6 W; Standard Arch Co—United Electric Light & Power Co & Geo Vassar's Sons & Co, Inc (229). 2,845.04

187TH st, 654-6 W; Jno H Gotechins—United Electric Light & Power Co & Geo Vassar Son & Co, Inc (233). 2,482.94

187TH st, 654-6 W; Jos Kollender & Co—United Electric Light & Power Co & Geo Vassar Son & Co (232). 850.00

AV D, 124-6; Barnett L Abrams—K & W Holding Corp'n & Sam Fix (230). 112.67

BROADWAY, 346; Nelson Bros Co—N Y Life Ins Co & Cruse Engineering Co (236). 831.29

HUGHES av, ws, 200 e 186th, 50x87.6; Hudson Wood Working Co—European Constn Co & Cologero Dibendeto (226). 875.00

ST NICHOLS av, 753-5; Savoy Glass Co—St Nicholas Holding Co (228). 216.94

JAN. 31.

BECK st, ss, 100 w Av St John, 100x125; Maria Buellesbach et al—Ostro Constn Co (242). 4,765.00

49TH st, 68 W; Patk Dundas—Julia M Tierney (249). 409.80

57TH st, 10-2 W; Monarch Metal Mfg Co—Henry M Bendel & Geo Vassar's Son & Co (243). 1,800.00

57TH st, 10-2 W; Walker & Chambers—Dreicer Realty Co & Vassar's Son Co Inc (237). 3,235.00

SAME prop; Pittsburgh Plate Glass Co—same (238). 626.30

57TH st, 10-2 W; Davis Brown—Dreicer Realty Co & Geo Vassar's Son & Co (240). 2,908.71

57TH st, 10-12 W; Peet & Powers—Michl Dreicer or Dreicer Realty Co & Geo Vassar's Sons & Co, Inc (248). 1,306.88

57TH st, 10-12 W; Jno L Keating—Dreicer Realty Co & Geo Vassar's Sons & Co, Inc (251). 628.87

57TH st, 10-12 W; Otis Elevator Co—Dreicer Realty Co & Geo Vassar's Son & Co, Ins (253). 4,300.00

57TH st, 10-12 W; Architectural Cornice & Skylight Co—Dreicer Realty Co & Geo Vassar's Son & Co, Inc (256). 2,329.00

187TH st, 654-56 W; Pittsburgh Plate Glass Co—United Electric Light & Power Co & Geo Vassar's Son Co (239). 816.61

187TH st, 654-56 W; Clairmont Concrete Co—United Electric Light & Power Co—Geo Vassar's Son & Co (241). 2,252.00

187TH st, 654-56 W; Olman & Rothstein Inc—United Electric Light & Power Co & Geo Vassar's Son & Co, Inc (247). 1,876.74

187TH st, 654-56 W; Otis Elevator Co—United Electric Light & Power Co & Geo Vassar's Sons & Co, Inc (252). 2,850.00

187TH st, 654-56 W; Architectural Cornice & Skylight Co—United Electric Light & Power Co & Geo Vassar's Son & Co, Inc (255). 1,452.24

190TH st, ss, 100 w St Nicholas av, 100x 100; Empire Brick Supply Co—One Hundred and Ninetieth Street Realty Co & Geo Vassar's Sons & Co, Inc (254). 7,286.98

230TH st, ss, 255 e Barnes av, 50x114; Standard Plumbing Supply Co—Francesco Cerbone (renewal) (244). 1,125.00

BROADWAY, 1564; Gilroy Contracting Co—Geo H Earle Jr, Cramp & Co & Macolthe Concrete Co (246). 319.50

5TH av, 935; Jno H Goetschins—S Reading Bertron & Geo Vassar's Sons & Co, Inc (250). 442.46

6TH av, 358-60; Acme Metal Ceiling Co—A Morton Oppenheim Co & Pasquola Lanzetta (245). 60.00

Borough of Brooklyn.

JAN. 23.

ALBANY av, 273; Wm Buchanan—Wm F Meyer Realty Co & Sylvester E Coffin. 25.00

ALABAMA av, es, 200 n Dumont av, 120x 100; Jacob Applebaum & ano—Angelo Constn Co. 525.00

ALABAMA av, es, 100 n Dumont av, 100x 100; Jacob Applebaum & ano—Erector Realty Co & Annie Rothfeld & Dora Berman. 175.00

HOPKINSON av, es, 125.3 s Sutter av, 50x 100; Ph Feldman & Son—Adelstein Rosenson Realty Co. 133.50

RIVERDALE av, nwc Sackman, 100x100; Jas J Millinan—Ike Rothfeld & Sack-River Co (Inc). 500.00

SNEDIKER av, ws, 100 s Blake av, 50x 100; Hyman S Sulsky—Snedeker Constn Co. 1,600.00

JAN. 24.

LINCOLN pl, ns, 320 w Franklin av, 160x 131; Johnson Bros—Otto Singer Bldg Co. 8,037.56

ST JOHNS pl, ns, 350 w Classon av, 81x 131; Jacob Baum—Victor Holding Co & Alvin Fuesselstein. 115.00

SACKMAN st, swc Riverdale av, 100x100; Jennie Silverstein—Sack River Co. 45.00

SACKMAN st, nwc Riverdale av, 100x100; Turner Contracting & Impt Co—Sack River Co (Inc). 550.00

RUFFLE BAR, ss (mean high water mark) on the Ruffle Bar Channel, 1,312 sw Schmelk's Hotel, runs n/w 407.6x1,808 to said high water mark & along same s/w — to beg; also all upland & c on Ruffle Bar including boundaries in Letters Patent granted by State N Y to H L Schmelk excepting certain parcels; Fred B Langston—Pierre Noel. 1,500.00

E 35TH st, 818, Harry McComb—Jennette Chappell & Bklyn Bond & Mtg Title Co. 42.00

ALABAMA av, es, 100 n Dumont av, 100x 100; Geo Singer—Erector Realty & Constn Co, Annie Rothfeld & Dora Berman. 105.00

NEW JERSEY av, 238-40; Jacob Boyarsky—Purdy Constn Co. 420.48

PITKIN av, nec Sackman, 100x100; Standard Lime Co—Sack River Co. 567.26

RIVERDALE av, nwc Sackman, 100x100; Rosario Ferrara—Sack River Co & I Rothfeld. 100.00

SCHENECTADY av, 173-5; Geo Sabel & ano—Johanna Grafton & Robt J Grafton. 52.60

19TH av, 6216-24; O Aindt & Bro—Mus-koka Realty Co, Konkle & Co & Clara M Konkle. 22.05

JAN. 25.

BERGEN st, ns, 95 w Ralph av, 106.9x107.2; Interborough Sash & Door Co—Cordova Realty Co & M & M Realty & Constn Co. 732.15

FULTON st, ss, 20 e New York av, 60x 100; Friedman & Cooper—Ridgewood Realty Associates. 240.00

HART st, 784; Harry Kabinoff—Mollie Singer. 34.35

SCHERMERHORN st, 174; Wm A Hill—Edith R Howard. 137.64

SMITH st, 490 1/2; Edgar E Wright—Richd A Irving. 29.00

40TH st, ss, 300 e 5 av, 50x100.2; South Bklyn Marble & Tile Co—Ocean Breeze Co & Ephraim Strayer. 360.00

BELMONT av, ns, 50 e Barbey, 50x100; Hyman Mendelowitz—Kotler & Cohen. 241.30

ROCKAWAY av, nes, 180 e Church av, 40x 120; J L Hausen Kobbel—Kissina Constn Co. 155.00

JAN. 27.

ASHFORD st, 533; Jos Kerstein & Co—Adolph & Saml Cohen. 100.00

DWIGHT st, es, bet King & William, 200x 100; Dietrich Mahlmann—Patk Hayes. 500.00

MAPLE st, ss, 160 e Nostrand av, runs s 100xw60x100 to Midwood x200xn200xw140 to beg; also MIDWOOD st, ss, 100 e Nostrand av, 200x100; Midwood Contr Co—Homewood Holding Co, Henriette & Jos P Hamblen, Jr. 310.00

WITHERS st, 30; Jacob J Forcier—Mechel Connizzaro, Vincenz Chiaro & Franchesca Ruffino. 371.10

S 5TH st, 416-18; Eureka Tile Co—Improvement Bldg Co & Alex B Gordes. 434.00

BAY 17TH st, sec Bath av, 125x59.10xirreg; Coney Island Constn Supply Co—Savario Ursetti & Michl E Sarno. 317.99

72D st, 518; Edw Erickson—Cath M Cul-len. 122.50

ALABAMA av, es, 140 s Sutter av, 80x100; Pirozzi & Son (Inc)—Edifice Realty & Construction Co, Edw I Beiman, Pres, & N Berman, Secy. 700.00

ALABAMA av, 83; Jacob Lefkroff—Harry Sinkovetzky. 61.00

ALABAMA av, es, 150 n Dumont av, 50x100; Pirozzi & Son—Erector Realty Constn Co & Dora Berman. 200.00

ATLANTIC av, 2904; Claus Fischer—Wittmann Constn Co. 275.00

CLASSEN av, 740; Suskin Bros Painting & Decorating Co—Frank Vigilante & Mike Payn. 100.00

RIVERDALE av, nwc Sackman, 100x100; Metropolitan Lumber Co—Sack River Co. 168.95

RIVERDALE av, nwc Sackman, 100x100; Steinfeld Cut Stone Co—Sack River Co. 825.00

JAN. 28.

STERLING pl, ns, 100 w Saratoga av, 175x 110; Louis Greenberg—Commonwealth Impt Co & Louis Siegelbaum. 2,500.00

E 29TH st, ws, 640 n Av F, 80x100; Manhattan Grille Co—Hab Bldg Co & A McBride. 80.00

62D st, 1814, 1818, 1822, 1826, 1830, 1834, 1836, 1840, 1844, 1848, 1852, 1854, 1858, 1862, 1866 & 1870; also 63D st, 1813, 1817, 1821, 1825, 1829, 1833, 1835, 1839, 1843, 1847, 1851, 1853, 1857, 1861, 1865 & 1869; also 19TH av, 6202, 6206, 6210, 6214, 6216, 6220 & 6224; International Gas & Electric Fix Co—Muskoka Realty Co, Louis Landes, Arthur E Day, Jas Brown, Wm H Echelemeier, Mac G Reid, Lumbarly Realty Co, Chas N Rosenthal, Wm

Mechanics' Liens, Brooklyn (Continued).

Jackson, Nellie K Rosenthal, Bavarian Realty Co, Jacob Landsberger, Walter R Lord & Konkle & Co. 411.00
84TH st, nes, 368.3 se Ft Hamilton av, 200x100; Parshelsky Bros (Inc)—Ft Hamilton Constn Co & Abr Brody. 1,920.00
CLASSON av, 740; Alessandro Gelsomino—Frank Vigilante & Michl Pen. 130.00
CHURCH av, nws, 24.10 sw E 3d, runs n 78xsw19.9xs50.6xe20.6 to beg; Jno Morris—Alii de Roode & Paul Korn. 20.85
SAME prop; J Goldberg & Son—same. 71.80
HOPKINSON av, ws, 100 n Dumont av, 50x100; Spatt Plumbing Supply Co—Joe Sklar & Sam Reisir. 463.77
HOPKINSON av, ws, 100.3 s Livonia av, 300x100; Standard Lime Co—Michl Isaacs. 155.70
VIENNA av, ss, 60 w Crescent, 20x100; Claus Steffens et al—Wladyslaw Tryczynski. 100.00
VIENNA av, ss, 80 w Crescent, 20x100; Stanislaw Wernikowski—Wladyslaw Tryczynski. 395.00
Vienna av, ss, 60 w Crescent, 20x100; Empire City Lumber Co—Wm Tryczynski, Emilia Tryczynski & Stanislaw Wernikowsky. 137.16
VIENNA av, ss, 60 w Crescent, 20x100; Jos E Steffens—Wladyslaw Tryczynski. 200.00
CHESTER st, ws, 200 n Sutter av, 25x100; David Machlin—Leibe Kunkin & Sam Goodman Kunkin. 465.00
FULTON st, ss, 20 e New York av, 60x80; Jas O'Connor—Ridgewood Realty Associates, Abr Barasch as pres. 235.00
MONTGOMERY st, sec Canarsie av, runs se 146.9xn110.2xw97 to beg, gore; Gowanus Wrecking Co, Inc—Josephine & Anthony Castello. 58.05
UNION st, ss, 200 e Nostrand av, 100x127.9; Mahnken Bldg Material Co—Lyn Realty Co. 329.25
74TH st, 421-42; Emil Hansen & ano—Wm H Fleming. 111.95
ALABAMA av, 397-403; Chas Mele—Erector Realty & Constn Co, I Rothfeld & D Berman. 50.00
ALABAMA av, es, 140 s Sutter av, 80x100; Bell Fireproofing Co—Eldifice Realty & Constn Co. 140.00
BUFFALO av, es, 52.9 n Park pl, 50x127.9; Harry Blechner—South Bronx Realty Co, Robt C Studley & Chas Kronig. 125.00
HINSDALE st, ws, 200 s Newport av, 100x100; East N Y Mason Material Co—Abr Segalovitz, Louis Freedland & Nathan Perlick. 363.52
PENNSYLVANIA av, 340-6; Jno J McCarthy, agent—Dunaiff Bldg Co & Conover Engineering Co. 600.89
SCHENECTADY av, es, 100 n Park pl, 50x100; Gowanus Wrecking Co—Johanna Grafton. 655.13
SAME prop; C I Constn Supply Co—same. 2,600.12
VIENNA av, ss, 60 w Crescent, 20x100; Antoni Zawilski—Wladyslaw Tryczynski. 149.10
SAME prop; Ignace Zawilski—same. 92.40
SAME prop; Boleslaw Weglarz—same. 144.00
WYONA st, swc Belmont av, 80x105; East N Y Mason Material Co—Harry Topp. 592.18

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

215TH st, ss, 225 w Paulding av; Gersmann & Lozner Inc—Rosario Lo Bue et al; Nov12 '12. 600.00
SAME prop; Tremont Moulding Mills—same; Nov23'12. 1,200.00
SAME prop; Giovanbattista Ferrara—same; Sept20'12. 1,000.00
BATHGATE av, nec 191st; Candee, Smith & Howland Co—Fordham University et al; March7'11. 1,288.95
SAME prop; Jno Pinches Co—same; March 13'11. 4,214.72
5TH st, swc Av B; Jno Gillies Co—Natoma Amusement Co et al; Dec2'12. 1,709.40
Same prop; same agt same; Nov18'12. 1,717.40
227TH st, ss, 305 e White Plains av; Raphael Borelli—Jno C Lord et al; Oct7'12. 85.00
227TH st, ss, 305 e White Plains av; Ci-polla Contr Co—Jno C Lord et al; Oct31'12. 114.00
Same prop; Jas H Ceburre—same; Sept9'12. 1,560.74
BATHGATE av, 2325-7; Title Guar & Trust Co—Jno Perry et al; Dec30'12. 80.00
5TH av, nec 116th; Aug Hackenberg—Ancient Order of Hibernians et al; Dec18'12. 700.00
Same prop; Frank J Fee—same; Dec9'12. 7,800.00
Same prop; Jno Jordis Iron Works—same Oct16'12. 5,080.18
Same prop; Van Wagoner Linn Constn Co—same; Oct15'12. 3,658.00
HOFFMAN st, ws, 68.1 n 188th; Tony Ciompoli—Cimillo Realty Co; Sept16'12. 108.00
POND pl, nwc 197th; J B Ferguson & Co—Wm Kauffmann Constn Co et al; Jan25'13. 400.00
BATHGATE av, nec 191st; Adam Happel—Fordham University et al; Mar7'11. 14,250.00
5TH av, nec 116th; Gillis Geoghegan—Ancient Order Hibernians et al; Dec5'12. 2,600.00

2SAME prop; Geo A Amos—same; Dec9 '12. 3,820.00
2SAME prop; Heddon Iron Constn Co—same; Nov14'12. 3,312.00
2SAME prop; Queens Borough Cut Stone Co—same; Oct17'12. 525.00
2SAME prop; Herringbone Metal Lath Co—same; Jan2'13. 489.60
JAN. 29.
HOUSTON st, 262 E; Wm A Thomas Co—Hamilton Fish Corp et al; Oct3'12. 376.40
2SAME prop; same—Goldie Rosenbaum et al; Oct3'12. 376.40
LORILLARD pl, ws, 47 s 188th; Oriental Fireproof Sash & Door Co—Flavius Improvement Co et al; Jan7'13. 245.00
5TH st, 222; Israel Pargerment et al—Morris Simon et al; Dec9'12. 370.00
13TH st, 405-9 W; Eichenbaum & Bros—Fish Realty Co et al; Nov29'12. 177.71
31ST st, 437 W; Murtha & Schmohl Co—Jos F Reilly et al; July9'10. 537.40
46TH st, 229 W; Geo F Root Co—White Rats Actors Union of America et al; Dec21'12. 196.98
130TH st, 617-21 W; Isidore Aronsohn et al—Louis Strauss et al; Aug29'12. 4,500.00
204TH st, 371-7 E; Iroquois Door Co—Ebling Co et al; Jan20'13. 607.20
2BRYANT av, 1522; De Feo & Del Gaudio Constn Co—Cornelius O'Keefe et al; Oct15'12. 2,995.00
2GLEASON av, nec St Lawrence av; Colwell Lead Co—Jacob Cohen et al; Jan15'13. 330.15
WESTCHESTER av, nwc Boynton av; Valentine Zimmermann—American Real Estate Co et al; Jan9'13. 197.00
JAN. 30.
TIFFANY st, 910; Harlem Wall Paper Co—Steinmetz Constn Co et al Nov26'12. 36.45
HOUSTON st, swc Wooster; Max Davis—Fluri Constn Co et al; June20'12. 544.82
HOUSTON st, swc Wooster; Louis Goldstein—Fluri Constn Co et al; June28'12. 337.50
SAME prop; Rider-Ericsson Engine Co—same; June27'12. 420.60
SAME prop; Casmento Roofing Co—same; May20'12. 100.00
SAME prop; American Kalamein Works Inc—same; June22'12. 351.00
SAME prop; Otis Elevator Co—same; Aug 16'12. 2,000.00
SAME prop; T F Hahn Constn Co—same; June26'12. 410.00
SAME prop; Rudolph Gersmann—same; June25'12. 1,850.00
61ST st, 239 W; Jas W Hellion—Otto Wagner et al; Jan27'13. 400.00
74TH st, 154 E; Beaver Constn Co—Helen M Post et al; Jan18'13. 335.00
84TH st, 250-6 W; Richd N Spiers—Charlotte R Lee et al; Aug12'10. 232.50
84TH st, 250-2 W; Leslie Bros & Ferguson—Charlotte R Lee et al; Aug3'10. 232.50
SAME prop; same—same; Feb11'10. 8,125.36
BROADWAY, 2315; Jos Elias—Charlotte R Lee et al; Nov20'09. 684.00
MAPES av, nwc 181st; Bronx Cut Stone Co—Regina Constn Co et al; Jan29'13. 2,000.00
WALEs av, es, 125 s 149th; Standard Plumbing Supply Co—Gifford Bldg Co; Jan4'13. 639.98
5TH av, nec 116th; Geo H Reed, Inc—Ancient Order of Hibernians N Y County et al; Dec31'12. 1,598.94
2SAME prop; Standard Fireproof Sash & Door Co—same; Jan14'13. 2,500.00
JAN. 31.
CANAL st, nwc Allen; Morris Nassau—Abr Siff et al; Jan3'13. 75.00
ELM pl, 2482; Luiz A De Cunha et al—Wm S Warren et al; Oct7'12. 719.90
6TH st, 720 & 722 E; Standard Damp Proofing & Roofing Co—M Klinikowstein et al; Jan 14'13. 50.00
13TH st, 105 & 107 E; Hellmann Constn Co—Augusta Luchow et al; Jan28'13. 640.00
2142D st, 789 E; Edwd Kramer—Henry Hollerith Constn Co et al; Jan21'13. 106.04
BRYANT av, 1552; Tozzini & Co—Cornelius O'Keefe et al; Oct14'12. 500.00
SAME prop; Shollenberger & Co Inc—same; Nov14'12. 1,047.50
SAME prop; Antonio Carella et al—same; Sept23'12. 98.00
SAME prop; Chas Shapiro—same; Oct9'12. 135.15
SAME prop; Tozzini & Co—same; Sept19'12. 500.00
SHAKESPEARE av, ws, 199.11 s 169th; Merchant & Evans—Sacred Heart Roman Catholic Church et al; Jan18'12. 763.76

Borough of Brooklyn.

CHRISTOPHER av, ws, 235 s Pitkin av, 60x100; Block & Greenberg Lumber Co—The Crispit (Inc); Jan20'13. 73.36
ESSEX st, es, 96.2 s Atlantic av, —x—; Louis Demsky—Jos D Cohen (Inc) & Williamsburgh Sav'gs Bank; Jan6'13. 300.00
SAME prop; Tankus & Ordansky—same; Jan14'13. 370.00
ESSEX st, es, 96.2 s Atlantic av, —x—; Pecker & Powell (Inc)—Jos D Cohen (Inc) & Williamsburgh Sav'gs Bank; Jan16'13. 210.00
SAME prop; Saml Fix—same; Jan17'13. 150.00
SAME prop; Klein Material Co—same; Jan 17'13. 130.00
FULTON st, ss, 60 e Kingston av, —x—; Parkway Plumbing Co—Costas Stamatis & Math Chrystmas; Jan11'13. 4,000.00

SAME prop; Hyman Walovitz—same & B & S Amusement Co & Saml Bergoffer; Sept27'12. 207.26
SAME prop; Acme Metal Ceiling Co—Costas Stamatis, Matthew Chrystmas, Theo Weisberg & E M Dalmasse; Jan13'13. 435.00
UNION st, ns, 180 w New York av, —x—; Ruegamer & Auer Co—H C Partridge & Co & H C Partridge; Jan16'12.
SAME prop; Chas Wenz (Inc)—same; May 1'12. 750.12
SAME prop; Matthew M Woods—Harry C Partridge & L Wendell; Apr17'12. 485.00
UNION st, ns, 264 w New York av, 20x80; Adolf Broman—same; Apr8'12. 250.00
HOPKINSON av, es, 125.4 s Sutter av, 50x100; General Iron Works—Adelson Rosenson Realty Co; Jan10'13. 126.50
SAME prop; Joe Sklar—Adelstein Rosenson Realty Co, Wolf Rosenson & Saml Adelstein; Nov30'12. 300.00
SAME prop; Benj Donde—Adelstein Rosenson Realty Co; Dec7'12. 423.50
SAME prop; Isidore Krassner—same; Dec 20'12. 87.80
NEW LOTS rd, swc Williams av, —x—; Colwell Lead Co—Vermont Bldg Co; Dec30 '12. 750.00
1NEW LOTS rd, ss, 200 ft along New Lots rd & 100 along Vermont st & Wyona av; NEW LOTS rd, ns, 160 along same & 100 along Williams av; NEW LOTS rd, ss, 200 along same & 100 along Snediker av; NEW LOTS rd, ns, 200 along same & 200 along Watkins et & Stone av; Jac Careff et al; Colwell Bldg Co; Jan10'13. 1,550.00
8TH av, es, 100.2 n 41st, 25x100; Nicola Palermo & ano—Wm B & Robt Smith; Oct 9'12. 75.00
13TH av, nec 39th, —x—; Geo W Woods—Peoples Union Realty Co & Nassau Realty Co; Nov6'12. 75.00
JAN. 25.
PACIFIC st, ns, 100 e Bedford av, 75x200; Akron Roofing Tile Co—St Bartholomew's Church, Waldauer-Stevens Co & Person & Co; Apr30'12. 79.41
AV R, ss, 60 w Ryder, 16x36; Hyman S Sulsky—Agnes Furstenburgh, Jack & Sam Furstenburgh & Mich Tevist & Wm S Mack; Oct31'12. 350.00
ALABAMA av, es, 100 n Dumont av, 100x100; Watson & Pittinger—Erectors Realty & Constn Co; Nov20'12. 137.48
VIENNA av, ss, 60 w Crescent, —x—; Brislin Co—Wm Tryczynski & wife; Jan6'13. 600.00
JAN. 27.
GEORGE st, 122; Adolph Schwartz—Francisco Fneardale; Jan16'13. 45.00
LOGAN st, ws, 190 s Glenmore av, —x—; Simon Gasner—Drucker Constn Co, Morris Gratenstein, Jos Weinstein, Max Kessler & Geo Shumer; Nov8'12. 420.00
E 8TH st, es, 240 s Ditmas av, 40x100; Jno Jordano—Danl D Luyster; Jan20'13. 245.00
E 12TH st, es, 260 s Av P, —x—; C I Construction Supply Co—Hollow Ware Constn Co; Jan8'13. 100.00
SAME prop; same agt same; Sept25'12. 550.00
ATLANTIC av, swc Warwick, —x—; Louis Danancher—Wittmann Constn Co & Rudolph Wittmann; Sept24'12. 100.00
SAME prop; Standard Lime Co—Wittmann Constn Co; Oct1'12. 64.30
SAME prop; Fiske & Co—same; Nov1'12. 603.00
SAME prop; Henry Bockrath—same; Oct 23'12. 3,759.30
SAME prop; Henry Sommerfeld & ano—same; Oct21'12. 220.00
1BLAKE av, ses Hinsdale, 100x100; Block & Greenberg Lumber Co—Alvin Constn Co; Jan20'13. 111.15
1BLAKE av, sec Hinsdale, 100x100; Block & Greenberg Lumber Co—Alvin Constn Co; Dec31'12. 135.00
1BLAKE av, sec Hinsdale, 50x100; Atlantic Marble Co—Allen Constn Co; Jan15'13. 260.00
JAN. 28.
BERGEN st, 1834; Jacob Olstein—Jerome Bergen Investing Co; Jan17'13. 396.20
HOWARD av, ws, 15 e Herkimer, —x—; Frank White—Marion Stamm, Nathan & Benj Jarashow; Sept14'10. 87.00
JAN. 29.
CONCORD st, 73; Harris Davidson—Wm J Chitty; Jan14'13. 33.00
DUFFIELD st, 46; Harris Davidson—Wm J Chitty; Jan14'13. 70.00
MAPLE st, swc Kingston av, 20x94.6; Ike Harry Cohen & ano—Ike Charpack & Jacob Zilber; Nov9'12. 90.00
MAPLE st, swc Kingston av, 10x74.4; Ike Charpack—Jacob Zilber; Oct31'12. 465.00
E 13TH st, ws, 380 s Av N, —x—; Jos Sidoti—Slocum Park Constn Co; Oct14'12. 257.00
E13TH st, ws, 380 s Av N, —x—; Bayside Sash & Door Co—Slocum Park Constn Co; Aug19'12. 175.00
E 13TH st, ws, 350 s Av N, 20x100; Victor Torson—Chas Carlton & Slocum Park Constn Co; Aug19'12. 75.00
42D st, ns, 425 w 2 av, —x—; American Metal Ceiling Co—Girolamo Corrao; Jan20'13. 75.00
1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

For Attachments, Chattel Mortgages and Brooklyn Orders, see page 256.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI

No. 2342

New York, February 1, 1913

(31)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Beach st, 55.	38th st, 40 W.	106th st, 107 E.	158th st, 541-3 W.	8th av, 777.
Broome st, 65-9, 126, 436.	45th st, 216 E.	108th st, 109, 315-37 E.	209th st, 432 W.	9th av, 237-9, 498, 671.
Cherry st, 35-7.	46th st, 48 W.	109th st, 7-9 E.	Amsterdam av, 1519-23.	10th av, 292.
Crosby st, 9.	47th st, 344 E.	111th st, 69-73 E.	Broadway, 415-7, 1744-8, 3495.	10th av (es), 2203-5.
East Bway, 61.	47th st, 416 W.	111th st W (ss), 1594-50.	Broadway (es), 2077-58-59.	Interior lot (es), 3:802-pt lot 79.
Grand st, 277-9, 542-4.	48th st, 9 E.	111th st, 51 W.	Broadway (es), 2167-8.	Interior lot, cl blk 21st-22d (3:877-69).
Hamilton st, 38.	49th st, 145-9, 342 E.	112th st, 115 E.	Central Park W, 81-3.	
Houston st, 110 W.	52d st, 255, 303 W.	113th st, 8 E.	Fort Washington av (2176-36).	WILLS.
Mott st, 307-9.	54th st, 241 W.	113th st, 55 W.	Greenwich av, 123.	Beekman st, 130-2.
Mulberry st, 165.	57th st, 212-4 E.	115th st, 312 E.	Lenox av, 52.	Christopher st, 87.
Orchard st, 27.	58th st, 315 E.	117th st, 127-35 E.	Lexington av, 9.	Gold st, 8.
Spring st, 63-5.	60th st, 115-7 W.	119th st, 314 E.	Madison av, 1519, 1772-4, 1994.	Hamilton pl, 3.
Stanton st, 80.	64th st, 40-2, 119-23 W.	120th st, 235-7 E.	Pinehurst av, 45-7.	Harrison st, 48.
Suffolk st, 116.	69th st, 108 W.	121st st, 340 E.	Post av (ns), 2220-43-44	Macdougal st, 115.
Vesey st, 31-3.	73d st, 219 E.	121st st, 210 W.	St Nicholas av (es), 2158-pt lot 33.	Mott st, 278, 284.
Waverly pl, 196-200.	78th st, 264 E.	124th st, 542 W.	Terrace View av (ss), 3402-265.	Pearl st, 295½.
Willett st, 51, 92.	80th st, 512, 522-4 E.	125th st, 328-32 E.	Vermilyea av, 53-5, 153-9.	Prince st, 62-4.
1st st, 31 E.	80th st, 130 W.	126th st, 121-3 E.	West End av, 624.	Rivington st, 5.
8th st, 339-41 E.	83d st, 219-21 W.	127th st, 112-6 E.	1st av, 2105-7.	Water st, 229.
10th st, 28 E.	83d st W (ns), 1231-pt lot 27.	130th st, 150 W.	2d av, 66, 1177, 2102, 2487.	72d st, 26 W.
11th st, 310 W.	87th st, 342 W.	131st st, 15, 218 W.	5th av, 1359-61.	85th st, 416 E.
12th st, 413 E.	89th st, 110 E.	133d st, 158 W.	7th av, 823.	107th st, 53-5 E.
13th st, 141, 519 E.	90th st, 25 W.	134th st, 11-3 E.		122d st, 502 W.
16th st, 251 W.	92d st, 134, 214 W.	134th st, 26 W.		140th st, 502 W.
26th st, 153 E.	93d st, 25, 62 E.	135th st, 54 W.		152d st, 596 W.
28th st, 20 E.	95th st, 104 W.	137th st, 248 W.		3d av, 1461.
28th st, 145-7, 214-8 W.	95th st, 104 W.	139th st, 124-8, 253 W.		
29th st, 112 W.	101st st, 217 E.	144th st, 234 W.		
33d st, 350 E.	102d st, 308 E.	147th st, 545 W.		
35th st, 225-7 E.	103d st, 56, 166, 210 E.	157th st, 508 W.		
35th st, 215-9 W.				

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. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

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

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations

are from the assessment roll of 1912.

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

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT.—all title.
ano.—another.
av.—avenue.
adm—administrator.
admtrx—administratrix.
agmt.—agreement.
A.—assessed value.
abt.—about.
adj.—adjoining.
apt.—apartment.
assign.—assignment.
asn.—assign.
atty.—attorney.
bk.—brick.
B & S.—Bargain and Sale.
bldg.—building.
b.—basement.
blk.—block.
Co.—County.
C a G.—covenant against grantor.
Co.—Company.
constr.—construction.
com omitted.—consideration omitted.
corp—corporation.

cor.—corner.

c l.—centre line.

ct.—court.

certf.—certificate.

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.

lt.—lot.

mtg.—mortgage.

mos.—months.

mfg.—manufacturing.

Nos.—numbers.

n.—north.

nom.—nominal.

(o)—office.

pt.—part.

pl.—place.

PM.—Purchase Money Mortgage.

QC.—Quit Claim.

R T & I.—Right, Title & Interest.

(R)—referee.

r.—room.

rd.—road.

re mtg.—release mtg.

ref.—referee.

sobrn.—subordination.

sl.—slip.

sq.—square.

s.—south.

s.—side.

sty.—story.

sub.—subject.

strs.—stores.

stn.—stone.

st.—street.

TS.—Torrens System.

tnts.—tenements.

w.—west.

y.—years.

O C & 100—other consideration and \$100.

CONVEYANCES

Borough of Manhattan.

The name and address of the owner has been verified in each of the following conveyances not marked with an *. Those so marked are being investigated and correct names and addresses will be published as soon as possible.

JAN. 24, 25, 27, 28, 29, 30.

Academy st, see Vermilyea av, see Vermilyea av, see Academy.

Beach st, 55 (1:214-pt lot 1), ns, abt 25 w Collister, 25x100, pt 6-sty bk storage bldg; Mary A C Riley et al to Jno H Post, (o) 203 Bway; B&S & C a G; Jan27'13. nom

Beach st, 55; Jno H Post to Louise H Crawford, 57 W 130, & Josephine N Shedd at East Orange, NJ; B&S & C a G; mtg \$13,500; Jan27'13. nom

Broadway al, 3, see 26th, 153 E.

Broome st, 65-9 on map 65-7 (2:331-43), swc Cannon (No 19), 50.4x56, 2 4-sty bk tnts & str; Rudolph Wallach Co to Wm Lustgarten, (o) 68 William, & Frederic C Leubuscher, 258 Bway; Jan23; Jan24'13; A \$32,000-52,000. O C & 100

Broome st, 126 (2:337-34), ns, 55 e Pitt, 20x87.6, 7-sty bk stable; Harris Schwartz to Gertie Halpin, 127 E 117; mtg \$22,000; Jan27; Jan29'13; A\$13,500-26,000. O C & 100

Broome st, 126 (2:342-60), nwc Pitt (No 19), 25x59.6, 6-sty bk tnt & str; Meyer Greenberg to Ettie Greenberg, both at 727 E 158; AT; AL; Jan29; Jan30'13. A \$23,000-40,000. nom

Broome st, 260-4, see Mad av, 86-8.

Broome st, 436 (2:483-37), ns, 129 e Bway, 21.2x117x—x118, 3-sty bk loft & str bldg, 1-sty ext; Carl H Schurz ref to TRSTES of the Presbytery of NY, a corpn, c/o Jas Yereance, treas, 128 Bway; FORECLOS Nov26'12; Jan27; Jan28'13; A\$36,000-39,000. 49,000

Canal st, 294-S, see Bway, 415-7.

Cannon st, 2-6, see Grand, 542-4.

Cannon st, 19, see Broome, 65-9 on map 65-7.

Cherry st, 35, see Cherry, 37.

Cherry st, 37 (1:109-14), ss, abt 80 w Roosevelt, 17x74.8x17x75.4, ws, 4-sty bk tnt & str & 4-sty rear bk tnt; A\$6,500-11,000; also CHERRY ST, 35 (1:109-13), ss, 96 w Roosevelt, —, 4-sty bk tnt & str; A \$6,000-7,500; Southern Mtg & Security Co to Jno A Weekes at Oyster Bay, LI, & Bernard Golden, 4820 13 av, Bklyn; Jan22; Jan29'13. nom

Church st, 66-70, see Vesey, 31-3.

Crosby st, 9 (1:233-2), es, 117.1 n Howard, 25x100, 6-sty bk tnt & 6-sty bk rear tnt; Sarah Weinstein to Giovanni Lordi, (o) 162 Mulberry; mtg \$37,000 & AL; Jan 28; Jan29'13; A\$25,000-34,000. nom

Duane st, 62-4 (1:154-20), ss, 24.6 w Elm, 48.4x78.6x49.7x78.6, 2-5-sty bk loft & str bldgs; A\$100,000-115,000; also BROADWAY, 683-5 (2:535-57), nwc 3d, 50x95, 12-sty bk office & str bldg; A\$230,000-400,000; also BROADWAY, 1364-70 (3:812-49-52), see 37th (No 108), 105.9x72.2x98.9x110, 2-2 & 2-4-sty bk loft & str bldgs; A\$774,000-799,000; also 19TH ST, 29 W (3:821-23), ns, 44.5 w 5 av, 28x92, 4-sty stn loft & str bldg; A\$58,000-65,000; also 28TH ST, 8 W (3:829-46), ss, 175 w 5 av, 25x98.9, 4-sty brk bldg & str; A\$87,500-97,000; also 28TH ST, 13-5 W (3:830-30), ns, 225 w 5 av, 50x98.9, 10-sty bk loft & str bldg; A \$175,000-325,000; also 32D ST, 153-5 E (3:888-31), ns, 175 w 3 av, 50x172.6, 3-sty bk stable; A\$78,000-117,000; also 7TH AV, 1842-50 (7:1827-33-36), swc 112th (No 200), 100.11x100, 2-5-sty bk tnts & str; A\$101,400-183,000; all R, T & I to all above real estate situate in Borough of Manhattan of which Robt Hoe died seized, except all title in 98th st, 307 W (7:1888), "the Schuyler Arms"; Arthur I Hoe, 152 W 86, as heir Robt Hoe, decd, to rter J Shields, 68 Prospect pl; AT; C a G; Jan22; Jan28 '13. nom

East Broadway, 61 (1:280-30), ss, abt 140 w Market, 25x75, 5-sty bk tnt & str; Rae Bonis to Jennie Bachrach, 17 E 95; Minnie Rogers, 602 W 157; Sarah Bernstein & Flora Weinstein, both at 1200 Mad av; Anna Turkeltaub, 1391 Mad av, & Bella & Mortimer Samilson, both at 55 E 93, all heirs of Harris Samilson, decd; AT; A L; Dec18'12; Jan27'13; A\$24,000-30,000. O C & 100

East Broadway, 264, see Division, 251.

Grand st, 277-9 (1:306-17-18), ss, 60 e Forsyth, 40x70, with all title to open court in rear 20x5.1, 3-sty bk loft & str bldg; Jno Condam to Nicholas Pappas, 253 Grand; ½ RT&L; AL; Dec7'11; Jan13'13; A\$56,000-64,000; corrects error in issue Jan18, when grantor was John Dondax. nom

Grand st, 542-4 (2:326-30), nec Cannon (Nos 2-6), 50x100, 6-sty bk tnt & str; A\$45,000-95,000; also 109TH ST, 7-9 E (6:1615-7), ns, 136.3 e 5 av, 36.3x100.11, 6-sty bk tnt; A\$18,500-48,000; Kassel Oshinsky, 535 9th, Bklyn, to K O Realty Corpn, 350 Bway, r 615, NY; AL; Jan27'13. nom

Hamilton st, 38 (1:253-43), ss, 164.6 w Market, 27x96.6x25.5x103.6, 5-sty bk tnt & str & 4-sty bk rear tnt; Henrietta Rosen to Isaac M Peyser, 393-5 Grand, Bklyn; mtg \$17,400; Jan24; Jan27'13; A\$8,500-17,000. nom

Houston st, 110 W (2:525-26), ns, 25 w Thompson, 25x100, 5-sty stn tnt & str; Emily C Thole to Otto C Assenheimer, 863 Carroll, Bklyn; mtg \$20,000; May15 '12; Jan30'13; A\$20,000-30,000. O C & 100

Lafayette st, 232-6, see Spring, 63.

Lispenard st, 65-9, see Bway, 415-7.

Mott st, 307, see Mott, 309.

Mott st, 309 (2:521-13), ws, 135.6 s Bleeker, 22.9x81, 5-sty « tnt & str; A \$13,000-19,000; also MOTT ST, 307 (2:521-14), ws, 158.3 s Bleeker, 22.9x81, 5-sty bk tnt & str; A\$13,500-19,500; Geo Haas, ref, to N Y Protestant Episcopal City Mission Society, a corpn, 38 Bleeker; FORECLOS Jan21; Jan25; Jan27'13. 28,000

Mulberry st, 165 (2:471-20), ws, 125.4 n Grand, 25.1x99.9x25.1x99.4, 6-sty bk tnt & str; Felix A Donnelly, ref, to Rosehill Realty Corpn, 35 Nassau, r 717; mtg \$—, FORECLOS Dec10'12; Jan28'13; A\$18,500-41,000. \$10,000 in excess of prior mtg \$—

Orchard st, 17 (1:299-26), ws, 178.5 s Hester, 24.2x100x24x100, 5-sty bk tnt & str & 1sty bk rear loft bldg; Rae Bonis to Jennie Bachrach, 17 E 95; Minnie Rogers, 602 W 157; Sarah Bernstein & Flora Weinstein, both at 1200 Mad av; Anna Turkeltaub, 1391 Mad av, & Bella & Mortimer Samilson, both at 55 E 93, all heirs of Harris Samilson, decd; AT; AL; Dec18'12; Jan27'13; A\$19,000-28,000. O C & 100

Pitt st 19½, see Broome, 126.

Spring st, 63 (2:496-34), nwc Lafayette (Nos 232-6), 22.11x76.5x35.7x77.10, 5-sty bk loft & str bldg; A\$24,000-28,000; also SPRING ST, 65 (2:496-35), ns, 22.11 w Lafayette, 25.6x77.10x25.7x76.5, 5-sty stn tnt & str; A\$24,000-24,000; Emily C Thole to Otto C Assenheimer, 863 Carroll, Bklyn; mtg \$46,500; May15'12; Jan30'13. O C & 100

Spring st, 65, see Spring, 63.

Stanton st, 80 (2:417-72), ns, 66.3 e Allen, 21.3x65, 5-sty bk tnt & str; Thornton F Turner & ano TRSTES Jno G Floyd, decd, for Janet T Floyd et al to Max Kimerling, 149 Stanton, & Jos Rothman, 178 Chrystie; QC; Jan25; Jan29'13; A\$16,000-23,000. 19,052.97

Stanton st, 80 (2:417-72), ns, 66.3 e Allen, 21.3x65, 5-sty bk tnt & str; Albt P Massey, ref, to Thornton F Turner, at Bennington, Vt, & Robt G Clarkston, at Sewaren, NJ, TRSTES will Jno G Floyd, decd, for Janet T Floyd et al; FORECLOS Jan20; Jan24; Jan29'13; A\$16,000-23,000. 16,000

Stanton st, 186, see 121st, 238 W.

Suffolk st, 116 (2:348-10), es, 100 s Rivington, 25x100, 5-sty bk tnt & str; Clara Hillebrand to Augusta Pflugheber, 740 Jackson av; 1-3 pt; B&S; mtg \$27,000; May 23'12; Jan25'13; A\$25,000-35,000. O C & 100

Vesey st, 31-3 (1:85-18), swc Church (Nos 66-70), 50x6½, 5-sty stn loft & str bldg; Langdon Greenwood to Isaac J Greenwood, c/o Jos R Greenwood, heir, 271 West End av; 1-16 pt; AT; Apr27'11; Jan29'13; A\$145,000-165,000. nom

Waverly pl, 196-200 (2:611-24), ws, 38.10 s Charles, 56.6x75, 6-sty bk tnt; Louis J Sloane & ano, EXRS, & Danl Cunningham, to Jno J McDonald, 1686 Clay av; Jan24; Jan30'13; A\$25,000-63,000. 58,300

Waverly pl, 196-200; Jno J McDonald to Lawrence M D McGuire, at Cranford, NJ, & 135 Bway, & Wm C Adams, at Glen Cove, LI; mtg \$42,000; Jan29; Jan30'13. nom

Willett st, 51 (2:338-30), ws, abt 70 n Delancey, 30.3x98, with use of alley to Delancey, 10x69.9, 5-sty bk tnt & str; Nathaniel Messer to Nathan Messer, 3504 Beach av, Chicago, Ill; mtg \$32,000; Jan28'13; A \$24,000-41,000. nom

Willett st, 92 (2:339-48), es, 225 n Rivington, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Nathan Bloom to Rebecca Bloom, 14 E 103; mtg \$22,850; Jan30'13; A \$19,500-29,000. nom

1ST st, 31 E (2:442-11), ss, 67.1 e 2 av, 26.2x72.7x36.7x63.7, 5-sty bk tnt & str; Windsor Constn Co, Inc, to Henrietta Levitt, 22 E 109; ½ pt; AT; mtg \$26,500; Oct 28'12; Jan25'13; A\$22,000-31,000. nom

3D st, nwc Bway, see Duane, 62-4.

8TH st, 339-41 E (2:391-39), ns, 75 w Av C, 39.9x94, 6-sty bk tnt & str; Michl Zipser to Amelia Zipser, (o) 23 W 35; AL; Jan24'13; A\$30,000-55,000. nom

10TH st, 28 E (2:561-9), ns, 148.9 e University pl, 46x92.3, 12-sty bk loft & str bldg; Mary B Hughes to Annie J Bouillon; 344 Convent av, ½ pt; mtg \$225,000; May 2'10; Jan28'13; A\$85,000-375,000. O C & 100

10TH st, 28 E; Mary B Hughes & Annie J Bouillon to Horatio H Nolley, 112 St Marks av, Bklyn; B&S & CaG; Jan24; Jan 28'13. nom

11TH st, 310 W (2:633-48), ss, abt 40 e Greenwich, 20.4x76.2x22.1x68.4, ws, 3-sty & 1 ½ bk dwg; Patk J Toye to Jos Toye, 310 W 11; ½ pt; AT; Jan25; Jan27'13; A\$6,500-8,500. nom

12TH st, 413 E (2:440-53), ns, 173 e 1 av, 24.4x103.3, 6-sty bk tnt & str; Giovanni A De Bellis to Gotham Mtg Co, a corpn, 38 Park row, r 309; AL; Feb21'12; Jan29'13; A\$16,000-36,000. O C & 100

13TH st, 141 E (2:559-42), nes, 100 nw 3 av, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Louis J Sloane & ano EXRS, & c, Danl Cunningham to Geo Form, (o) 94 Ams av; Jan24; Jan27'13; A\$20,000-31,000. 34,100

13TH st, 519 E (2:407-51), ns, 246 e Av A, runs n103.3xe25x—xe0.2x58.11 to st x w25 to beg, with all title to strip bet Nos 519 & 521 E 13th, 6-sty bk tnt & str; Van Hoessen Estates Inc to Monterey Property Co, 117 E 24; AL; Dec16'12; Jan 29'13; A\$16,000-33,000. O C & 100

16TH st, 251 W (3:766-13), ns, 205 e 8 av, 17x80, 3-sty bk tnt & str; Laura Bayles to Childs Co, a corpn, 200 5 av; mtg \$9,000 & AL; Jan28'13; A\$7,000-8,500. nom

19TH st, 29 W, see Duane, 62-4.

22D st, 132 E, see Lex av, 9.

26TH st, 153 E (3:882-39), ns, 125 w 3 av, 20x98.9; also known as 3 Broadway alley, with all title to alley, 8-sty bk hotel; Jno Mar-quette to Irving Grometstein, 158 E 111; mtg \$90,000; Jan29'13; A \$21,000-66,000. O C & 100

27TH st, 458-60 W, see 10 av, 292.

28TH st, 20 E (3:857-66), ss, 95 w Mad av, 25x98.9, 4-sty & b stn dwg; Hector H Have Meyer to Twenty-eighth St. Co, a corpn, 14 E 28; QC & correction deed; Jan 29; Jan30'13; A\$72,000-79,000. nom

28TH st, 8 W, see Duane, 62-4.

28TH st, 13-5 W, see Duane, 62-4.

28TH st, 145-7 W (3:804-11-12), ns, 176.1 e 7 av, 47.9x98.9x47.10x98.9, 3-sty bk bldg & str & vacant; Rudolph Gross to Gross Realty Co, Inc, 268 West; mtg \$40,000; Jan 22; Jan28'13; A\$66,500-68,000. nom

28TH st, 214-8 W (3:777-52-54), ss, 180.2 w 7 av, 50x98.9, vacant; Wm A Keener, ref, to Realty Holding Co, a corpn, 907 Bway; mtg \$50,000; FORECLOS; Jan23; Jan28; Jan29'13; A\$31,500-40,500. 15,100

29TH st, 112 W (3:804-48), ss, 170 w 6 av, 20x98.9, 3-sty bk tnt & str; Henrietta J Fernandez et al, TRSTES & c, Nancy S Edwards decd, to Sig Lang Newman, 32 Manor rd, Douglas Manor, LI, & 106 W 29; AT; Jan28; Jan30'13; A\$30,000-31,000. 18,750

29TH st, 112 W; Sarah E Parker to same; AT; Oct18'12; Jan30'13. nom

29TH st, 112 W; Alice P E & Ida E Washburn to same; AT; Oct18'12; Jan30'13. nom

29TH st, 112 W; Gilbert N Marshall to same; AT; Nov13'12; Jan30'13. nom

29TH st, 112 W; Henrietta J & Marie H Fernandez to same; AT; Oct15'12; Jan 30'13. nom

32D st, 153-5 E, see Duane, 62-4.

33D st, 350 E (3:938-40), ss, 70 w 1 av, 30x98.9; sub to rights of Penn R R Co; 5-sty bk tnt & str; Jno H Rogan, ref, to Marie M Denison, 53 Clinton av, Stamford, Conn; FORECLOS Oct22'12; Jan21; Jan30 '13; A\$12,800-27,500. 20,000

35TH st, 225-7 E (3:916-17), ns, 280 w 2 av, 40.2x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS, & c; Danl Cunningham to Jno Murray, 154 E 38; Jan24; Jan29'13; A \$19,500-57,000. 64,500

35TH st, 215 W (3:785-33), ns, 123.8 w 7 av, 23.8x98.9, 3-sty bk tnt & str & 3-sty rear bk tnt; Helena M E Lindemann to Kath F Lindemann, NY; Nov14'07; Jan 28'13; A\$31,000-31,500. nom

35TH st, 217-19 W (3:785-31-32), ns, 147.4 w 7 av, 42.1x98.9, sub right of way over alley on e, 2-4-sty bk tnts & str & 2-5-sty bk rear tnts; Helena M E Lindemann EXTRX Jno G Lindemann to Jno G & Emma M Lindemann & Johanna K Von Meyer of NY & Helena M Richter of Tenafly, NJ; all care W G Brown, 160 Bway; Nov14'07; Jan28'13; A\$54,000-57,000. nom

37TH st, 108 W, see Duane, 62-4.

38TH st, 40 W (3:839-69), ss, 529 w 5 av, 21x98.9, 4-sty stn bldg & str; Albt J Milbank to Georgiana G Milbank, 107 E 69; B&S; Nov26'02; Jan30'13; A\$65,000-82,500. nom

45TH st, 216 E (5:1318-42), ss, 205 e 3 av, 25x100.4, 5-sty bk tnt; Louis J Sloane & ano EXR & c; Danl Cunningham to Patk McCauley, 229 E 39; Jan24; Jan28'13; A \$10,000-25,000. 23,500

46TH st, 48 W (5:1261-61), ss, 310 e 6 av, 20x100.5, 4-sty & b stn dwg, 3-sty ext; Jos Keen to Eugenie Tyler, 201 E 68; Jan 22; Jan24'13; A\$59,000-70,000. nom

47TH st, 344 E (5:1339-30¼), ss, 60 w 1 av, 20x84.11, 5-sty bk tnt & str; J Wm Nathanson to Saml Lewis, 1 E 107; B&S; AL; Jan16'09; Jan24'13; A\$6,000-13,000. O C & 100

47TH st, 416 W (4:1056-40), ss, 175 w 9 av, 25x100.5, 5-sty bk tnt; Therese R Taupier TRSTE Nich F Seebeck et al to Louis P Deffaa & Lena his wife, 393 West End av, tenants by entirety; B&S; mtg \$15,000 & AL; Jan7; Jan28'13; A\$13,000-23,500. 25,000

48TH st, 9 E (5:1284-8), ns, 175 e 5 av, 25x100.5, 7-sty bk loft & str bldg; Forty-Fifth St Realty Co to Jos Keen, at Bronxville, NY; B&S; mtg \$135,000; Oct7'12; re-recorded from Oct7'12; Jan24'13; A\$95,000-145,000. nom

49TH st, 145 E (5:1304-26), ns, 256.6 w 3 av, 20.5x100.5, 3-sty & b stn dwg; Jos D O'Reilly et al EXRS & c; Ellen Fitzpatrick, to Union Land Holding Co, a corpn, 170 Bway; Jan28; Jan30'13; A\$12,000-16,000. O C & 100

49TH st, 145-9 E (5:1304-26-27), ns, 218.5 w 3 av, runs n100.5xw to pt 275 w 3 av xsl100.5 to st xe— to beg, 3 3-sty & b stn dwgs; Union Land Holding Co to Wm L Levy, (o) 170 Bway; mtg \$51,500; Jan30 '13; A\$34,000-46,000. O C & 100

49TH st, 147 E (5:1304-26½), ns, 236.9 w 3 av, 18.5x100.5, 3-sty & b stn dwg; Cornelia A Todd to Union Land Holding Co, a corpn, 170 Bway; mtg \$16,500; Jan15; Jan 30'13; A\$11,000-15,000. O C & 100

49TH st, 149 E (5:1304-27), ns, 218.11 w 3 av, 18.6x100.5, 3-sty & b stn dwg; Mary G Murphy to Union Land Holding Co, a corpn, 170 Bway; B&S & C a G; AL; Jan 28; Jan30'13; A\$11,000-15,000. O C & 100

49TH st, 342 E (5:1341-33), ss, 150 w 1 av, 25x100.5, 5-sty stn tnt & str; Nathan D Perlman to Lena Kopp, 153 Av B; AL; Jan6; Jan30'13; A\$9,000-20,500. O C & 100

52D st, 255 W (4:1024-8), ns, 184 e 8 av, 14x100.5, 3-sty & b stn dwg; May Irwin Eilsfeldt to Carroll S Smith, 855 7 av; B&S & C a G; mtg \$8,000; Jan17; Jan29'13; \$17,000-18,000. O C & 100

52D st, 303 W (4:1043-29 1/2), ns, 80 w 8 av, 20x100.5, 3-sty & b stn dwg; Guy E Hayward to Emilie B. Kath & Julia Fausner & Wilhelmina H Phillips, all at 303 W 52; mtg \$16,500; Dec17'12; Jan30'13; A\$13,000-15,000. nom

54TH st, 241 W (4:1026-11), ns, 250 e 8 av, 20x100.5, 3-sty & b stn dwg; Sarah C wife of & Matthew Beattie to Wm Sommer, 243 W 54; mtg \$18,000; Jan27'13; A \$29,000-30,000. O C & 100

56TH st W, see Bway, see Bway, 1744-8.

57TH st, 212 E (5:1330-43), ns, 135 e 3 av, 18.9x100.4, 4-sty stn tnt; mtg \$15,000; A\$10,500-16,000; also 57TH ST, 214 E (5:1330-42), ns, 153.9 e 3 av, 18.9x100.4, 4-sty stn tnt; mtg \$10,000; A\$10,500-16,000; Jos Berger & ano EXRS Jno J Clancy to Wm A Ewing, 134 W 58; 1/2 pt; Jan21; Jan28'13. 6,000

57TH st, 214 E, see 57th, 212 E.

58TH st, 315 E (5:1351-7), ns, 150 e 2 av, 25x100.4, 5-sty stn tnt; Jacob Gerdaud EXR Dorothea Gerdaud to Jacob Gerdaud, 315 E 58; mtg \$8,000; Jan23; Jan27'13; A \$11,000-12,000. nom

60TH st, 115-17 W (4:1132-24-25), ns, 175 w Col av, 50x100.5, 2-5-sty stn tnts; Wm Loeb to Blanche Leake at Rochelle ter, Pelham Manor, NY; AL; May14'12; Jan28'13; A\$24,000-48,000. O C & 100

62D st, 253 E, see 2 av, 1177.

64TH st, 40-2 W (4:1116-48-50), ss, 380 w Central Park W, 60x100.5, 2-5-sty stn tnts; Jacob Israelson to Marx Ottinger, 20 E 70, & Moses Ottinger, 23 W 75; 1/2 pt; A T; mtg \$30,000; Jan22; Jan27'13; A\$64,000-86,000. O C & 100

64TH st, 119-23 W (4:1136-24-25), ns, 171 w Col av, 54x100.5, 3-4-sty & b stn dwgs; Gaylord U Smith to Mary E Pinchot, 1615 Rhode Island av, Washington, DC; mtg \$80,000; Jan31'12; Jan27'13; A\$34,500-57,000. O C & 100

68TH st, 1 W, see Central Park W, 81-3.

69TH st, 408 W (4:1140-36), ss, 80 w Col av, 20x100.5, 4-sty & b stn dwg; Wilbert Garrison to Wm C Runyon, 161 Hillside av, Newark, NJ; QC & CaG; mtg \$24,000; Jan23; Jan25'13; A\$14,000-23,000. nom

73D st, 219 E (5:1428-11), ns, 260 e 3 av, 25x102.2, 5-sty stn tnt & str; M M Hart (Inc), a corp, to Louis Adelson, 10 Washington pl; mtg \$15,000; Jan29; Jan30'13; A \$11,000-22,000. nom

78TH st, 264 E (5:1432-28), ss, 72.3 w 2 av, 16.4x76.8, 3-sty & b stn dwg; Frank H Warner to Florence D Warner, 14 W 22; AL; Jan23'11; Jan29'13; A\$6,500-8,500. O C & 100

80TH st, 512 E (5:1576-42), ss, 223 e Av A, 37.6x102.2, 6-sty bk tnt & str; Martin Gennus to Rosario Lagumina, 251 E 109; QC; Jan24; Jan25'13; A\$11,000-41,000. nom

80TH st, 522-4 E (5:1576-37), ss, 348 e Av A, 50x102.2, 2-sty bk loft bldg; Martin Gennus to Rosario Lagumina, 251 E 109; QC; Jan24; Jan25'13; A\$15,000-24,000. nom

80TH st, 130 W (4:1210-48), ss, 405 e Ams av, 20x102.2, 4-sty & b stn dwg; Costa Rica Fruit Co to Aug A Lindo (o) 1 Bway; mtg \$20,000 & AL; Jan29; Jan30'13; A\$13,000-26,000. O C & 100

83D st, 219 W (4:1231-26), ns, 149.4 w Ams av, 25.5x102.2, 5-sty bk tnt; Louis J Sloane & ano, EXRS & c Danl Cunningham, to Benj & Saml Aufses, 118 E 73; Jan24; Jan30'13; A\$17,500-33,000. 36,000

83D st W (4:1231-pt lot 27), ns, 149.4 w Ams av, a strip 0.8x102.2; Elias Kempner to Lawyers Realty Co a corp, 160 Bway; QC; Nov22'12; Jan30'13; A\$—\$. 900

83D st W; same prop; Lawyers Realty Co to Benj & Saml Aufses, 118 E 73; B&S; Jan29; Jan30'13. nom

83D st, 221 W (4:1231-25), ns, 174.9 w Ams av, 25x102.2, 5-sty bk tnt; Louis J Sloane & ano, EXRS & c Danl Cunningham, to Benj & Saml Aufses, 118 E 73; Jan24; Jan30'13; A\$17,500-33,000. 36,000

87TH st, 342 W (4:1248-52), ss, 480 w West End av, 20x100.8, 3-sty & b stn dwg; Helena M E Lindemann to Kath F Lindemann, care W G Brown, 160 Bway; Nov14'07; Jan28'13; A\$15,000-26,000. nom

89TH st, 110 E (5:1517-64), ss, 184.5 e Park av, 25.5x100.8, with all title to strip on e —x—, 5-sty stn tnt; Jno Schleich to Jacob Schassberger, 1777 1 av; mtg \$24,750; Jan30'13; A\$15,000-24,000. O C & 100

90TH st, 25 W (4:1204-20 1/2), ns, 291 w Central Park W, 17x100.8, 5-sty & b bk dwg; Van Hoesen Estates Inc to Monterey Property Co, 117 E 24; AL; Dec16'12; Jan29'13; A\$13,000-26,000. O C & 100

92D st, 134 W (4:1222-49), ss, 400 w Col av, 20x100.8, 3-sty & b stn dwg; Stephen J McPartland to Mary A McPartland, widow, 134 W 92; QC; Dec31'12; Jan29'13; A\$15,000-25,000. nom

92D st, 214 W (4:1239-44), see Bway, runs e125x56.8xw6x51.3xw119 to es Bway xn108 to beg, 7-sty bk tnt; Leicestershire Realty Co to Eufrasia Leland & Emma L Wesson, both at 123 E 79; mtg \$365,000; Jan24; Jan27'13; A\$225,000-370,000. O C & 100

93D st, 25 E, see 9 av, 237-9.

93D st, 62 E (5:1504-46), ss, 170 e Mad av, 21x100.8, 5-sty bk tnt; Chas A Hawley to Florence A Hawley, his wife, 62 E 93; AL; July30'12; Jan29'13; A\$17,500-27,000. nom

95TH st, 104 W (4:1225-37), ss, 100 w Col av, 25x100.8, 5-sty bk tnt; Eliz Hillenbrand to Wm P Rooney, 260 W 47; Jan29; Jan30'13; A\$14,000-27,000. O C & 100

101ST st, 217 E (6:1651-11), ns, 260 e 3 av, 25x100.11, 4-sty bk tnt & str; Antonio Odatto to Stanislaw Verusio, 205 Grand; AT; mtg \$12,500; Jan29'13; A\$10,000-15,000. nom

102D st, 308 E (6:1673-45), ss, 175 e 2 av, 25x100.11, 5-sty bk tnt & str; Fanny Brudner to Arnold Brudner, 47-9 2d; mtg \$20,000 & AL; Jan30'13; A\$8,000-19,000. O C & 100

103D st, 56 E (6:1608-46), ss, 180 w Park av, 40x100.11, 6-sty bk tnt; Richd Dudensing, Jr, to Carl Fischer, 2211 Bway; 1/2 pt; mtg \$40,000; Jan15; Jan28'13; A\$17,500-49,000. O C & 100

103D st, 166 E (6:1630-43), ss, 156.6 w 2 av, 27x100.11, 5-sty stn tnt; Regina Baum to Regina Moskiewitz, 200 W 111; mtg \$16,500; Jan27; Jan28'13; A\$11,000-21,000. O C & 100

103D st, 166 E; Regina Moskiewitz to Louis Sander, 3135 Bway; mtg \$16,500; Jan27; Jan28'13. O C & 100

103D st, 210 E, see 126th, 121-3 E.

106TH st, 107 E (6:1634-5), ns, 80 e Park av, 25x100.11, 4-sty stn tnt; Reba E Cooper to Lillian Weiman, 201 Bay 23, Bklyn; C A G; mtg \$12,000; Jan8; Jan24'13; A\$12,000-15,500. nom

106TH st, 107 E; Lillian Weiman to Thos McMahon, 177 E 70; C A G; mtg \$8,000; Jan23; Jan24'13. nom

108TH st, 109 E (6:1636-6), ns, 105 e Park av, 25x100.11, 4-sty stn tnt; Townsend Morgan, ref, to David Banks, 829 Park av, & Lucetta B Makepeace, Pearl-st pl, Lawrence, LI; FORECLOS Jan8; Jan13; Jan24'13; A\$11,000-14,500. 12,500

108TH st, 301-3 E, see 2 av, 2102.

108TH st, 315-37 E, see 2 av, 2102.

108TH st, 339-41 E, see 2 av, 2102.

109TH st, 7-9 E, see Grand, 542-4.

111TH st, 69-73 E (6:1617-28), ns, 166.9 e Mad av, 46.9x100.11, 6-sty bk tnt & str; U S Trust Co of NY, a corp, TRSTE Simon Sterne to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; Jan27'13; A\$20,500-58,000. O C & 100

111TH st, 69-73 E (6:1617-28), ns, 166.9 e Mad av, 46.9x100.11, 6-sty bk tnt & str; Frank C Schlitt to Robt F Greacen, 384 4th, Bklyn; mtg \$45,000; Jan27; Jan28'13; A\$20,500-58,000. O C & 100

111TH st, 51 W (6:1595-8), ns, 150 e Lenox av, 25x100.11, 5-sty bk tnt; Chas A Ashmead to Rebecca Meshel, 437 41st, Bklyn; mtg \$27,000; Jan7; Jan28'13; A \$14,000-27,000. O C & 100

111TH st W (6:1594-50), ss, 345 w 5 av, 100x71.10, vacant; Van Hoesen Estates Inc to Monterey Property Co, 117 E 24; AL; Dec16'12; Jan29'13; A\$42,000-42,000. O C & 100

112TH st, 115 E (6:1640-9), ns, 175 e Park av, 20x100.10, 4-sty & b stn dwg; Bernard Blumberg to Birdie Wohlgenuth, 548 W 164; AL; Jan22; Jan24'13; A\$9,000-13,000. nom

112TH st, 260 W, see Duane, 62-4.

113TH st, 8 E, see 134th, 26 W.

113TH st, 55 W (6:1597-16), ns, 343 e Lenox av, 18x100.11, 3-sty & b stn dwg; Tilmil Realty Co to Saml Williams, 71 W 113; mtg \$11,000; Jan10; Jan28'13; A\$10,500-12,500. O C & 100

115TH st, 312 E (6:1686-46), ss, 150 e 2 av, 25x100.10, 4-sty bk tnt & str; Frank Grefalo to Antonio Mastrotonaco, 312 E 115; mtg \$11,000; Jan18; Jan28'13; A\$9,000-13,500. nom

117TH st, 127-35 E, see 2 av, 2102.

119TH st, 314 E (6:1795-46), ns, 180 e 2 av, 20x100.11, 5-sty bk tnt; Jacob A Cantor, ref to Manhattan Life Ins Co, 66 Bway, 6 fl; FORECLOS & drawn Jan15; Jan24'13; A\$7,000-16,000. 12,000

120TH st, 235-7 E, see 2 av, 2102.

121ST st, 340 E (6:1797-36), ns, 190 w 1 av, 30x100.11, 4-sty bk tnt; Melillo Constn Co to Maria Melillo, 4331 Martha av; mtg \$13,000; Sept6'11; Jan6'13; A\$10,000-17,500; corrects error in issue Jan11 as to 4 line. nom

121ST st, 210 W, see 126th, 121-3 E.

124TH st, 542 W (7:1978-57), ss, 100 e Bway, 75x100.11, 6-sty bk tnt; Hoyt Realty & Leasing Co to Clarisse Jackson, 133 W 120; mtg \$118,000; Jan21; Jan24'13; A \$46,500-120,000. O C & 100

125TH st, 328-30 E (6:1801-36), ns, 337.6 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Aetna Mtg Co to Wm J Wells, 250 W 88; mtg \$38,000; Jan24'13; A\$17,000-47,000. nom

125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs e25.6x100xw0.6x33 to cl old Church la or rd xsw30.2xnn150 to beg, 6-sty bk tnt & str; Aetna Mtg Co to Wm H Rose, 61 Morningside av; B&S; AL; Jan29; Jan30'13; A\$13,000-42,000. nom

126TH st, 121-3 E (6:1775-13), ns, 290 e Park av, 50x99.11, 2-6-sty bk tnts & str; A\$21,000-61,000; also 103D ST, 210 E (6:1652-41), ns, 180 e 3 av, 25x100.9, 5-sty bk tnt & str; A\$9,000-21,000; also 121ST ST, 210 W (7:1926-39 1/2), ss, 143 w 7 av, 10x100.11, 3-sty & b stn dwg; A\$9,000-16,000; Edw A Moynihan to Besste J Moynihan, both at 2033 Mad av; AL; Jan28; Jan29'13. nom

127TH st E, nwc Mad av, see Mad av, nwc 127th.

127TH st, 112-6 E (6:1775-67 1/2-68), ss, 90 e Park av, 50x99.11, 2-3-sty & b bk & 1-3-sty & b fr dwgs; Edw D Webb to Wm W Shaw, (o) 2 Rector; 1/2 pt; mtg \$8,500; Jan30'13; A\$15,000-17,000. nom

130TH st, 150 W (7:1914-52), ss, 270 e 7 av, 18.4x99.11, 3-sty & b stn dwg; Jos O Skinner, ref, to Sarah M Schieffelin, 2 E 55; Wm N Clark, 1130 Anderson av & Lawrence Clark, at Geneva, NY, TRSTES Henry M Schieffelin, decd; FORECLOS Jan29; Jan30'13; A\$8,800-13,000. 11,000

131ST st, 15 W (6:1729-28 1/2), ns, 205 w 5 av, 15x99.11, 3-sty & b bk dwg; Alfred Steckler, Jr, ref, to Frederic de P Foster, at Tuxedo Park, NY, & Danl K De Beix-

don, at Amityville, LI, as TRSTES Mary H Tompkins, will of Ambrose C Kingsland; FORECLOS Jan22; Jan25; Jan30'13; A\$6,000-9,000. 9,500

131ST st, 218 W (7:1936-42), ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jas D Taylor to Tressa L Taylor, his wife, 218 W 131; mtg \$11,000 & AL; Jan28; Jan29'13; A\$8,000-11,000. nom

133D st, 158 W (7:1917-55), ss, 200.9 e 7 av, 16x99.11, 3-sty & b bk dwg; Phelan Beale, ref, to Frederic de P Foster, at Tuxedo Park, NY & Danl K De Beixdon, at Amityville, LI, as TRSTES Augusta L Jones, will of Ambrose C Kingsland; FORECLOS Jan23; Jan24; Jan30'13; A\$7,000-8,500. 9,500

134TH st, 11-13 E (6:1759-9-10), ns, 200 e 5 av, 50x99.11, 2-4-sty bk tnts & str; American Mtg & Holding Co to Louis Cohen at Chattanooga, Tenn; mtg \$17,500; Dec23'12; Jan28'13; A\$16,000-26,000. O C & 100

134TH st, 26 W (6:1731-52), ss, 386 w 5 av, 26x99.11, 5-sty stn tnt; A \$9,500-22,500; also 113TH ST, 8 E (6:1618-66), ss, 150 e 5 av, 25x100.11, 5-sty bk tnt & str; A\$13,000-24,000; Harry Herzog to Lester Realty Co of NY, 132 Nassau; correction deed; May6'12; Jan30-13. nom

134TH st, 26 W (6:1731-52), ss, 386 w 5 av, 26x99.11, 5-sty stn tnt; Lester Realty Co of NY to Pauline Brown, 101 W 140; mtg \$21,250; Jan30'13; A\$9,500-22,500. O C & 100

135TH st, 54 W (6:1732-64), ss, 215.6 e Lenox av, old line, 18x99.11, 3-sty & b bk tnt & str; also out of town prop, bonds, mtgs, notes, stocks, &c; trust agmt; Grace H E Johnson, NY, to Henry B Tymbombly, of Summit, NJ, in trust for Pauline F Johnson; Mar30'03; Jan24'13; A\$8,500-10,500. nom

135TH st, 495 W, see Ams av, 1519-3.

137TH st, 248 W (7:1942-54), ss, 507 w 7 av, 18x99.11, 3-sty & b stn dwg; Jno E Donnelly, ref, to Germania Life Ins Co, 50 Union sq; FORECLOS & drawn & recd; Jan24'13; A\$8,600-16,000. 12,000

139TH st, 124 W (7:2007-49), ss, 334 e 7 av, 26x99.11, 5-sty stn tnt; A\$11,500-27,000; also 139TH ST, 126 W (7:2007-50), ss, 308 e 7 av, 26x99.11, 5-sty stn tnt; A\$11,500-27,000; also 139TH ST, 128 W (7:2007-52), ss, 282 e 7 av, 5-sty bk tnt; A \$11,500-27,000; Jno S Howell to M M Realty Co, a corp, 128 Bway (r) 715; mtg \$45,000 & AL; Jan9; Jan30'13. O C & 100

139TH st, 126 W, see 139th, 124 W.

139TH st, 128 W, see 139th, 124 W.

139TH st, 253 W (7:2025-7 1/2), ns, 156.1 e 8 av, 19x99.11, 4-sty bk dwg; Henry S Brightman to Lena Holzwasser, 204 E 69; mtg \$10,000 & AL; Jan20; Jan24'13; A\$9,000-13,500. O C & 100

143D st W, swc Bway, see Bway, 3495, on map 3489-99.

144TH st, 234 W (7:2029-43), ss, 225 w 7 av, 25x99.11, 5-sty bk tnt; Ralph Davis to Selena L Bloch, 2115 Bway, & Clarice Engel, — Central av, Lawrence, B of Q; B&S; mtg \$14,500; Jan28; Jan29'13; A\$10,000-18,500. nom

146TH st W, see Bway, see Bway, see 146th.

147TH st, 545 W (7:2079-13), ns, 225 e Bway, 17x99.11, 3-sty & b bk dwg; Kath A Waters to Edw P Mowton at Hillcrest av, Park Hill, Yonkers, NY; mtg \$11,000 & AL; Jan16; Jan28'13; A\$8,300-11,000. O C & 100

149TH st, 502 W (7:2080-36), ss, 100 w Ams av, 25x99.11, 5-sty stn tnt; Adolph M Engel to Julia Engel, his wife, 502 W 149; AL; Aug26; Sept3'12; A\$13,000-27,000; corrects error in issue of Sept7'12, when property was 149th st, 503 W. nom

157TH st, 508 W (8:2115-30), ss, 166.8 w Ams av, 16.8x99.11, 3-sty & b bk dwg; Adeline E Campbell to Kate Campbell, 508 W 157; 1/2 pt; AT; mtg \$5,000 & AL; Jan18; Jan25'13; A\$8,000-11,000. O C & 100

158TH st, 541-3 on map 541 W (8:2117-59), ns, 225 e Bway, 41.8x99.11, 6-sty bk tnt; Justin Balard to Wm M Walker, at Bayville, Nassau Co, LI; mtg \$45,000 & AL; Jan29; Jan30'13; A\$20,000-53,000. nom

179TH st W, nec Pinehurst av, see Pinehurst av, 45-7.

185TH st W, see Bway, see Bway, see 185th.

189TH st W, see St Nich av, see St Nich av, see 189th.

209TH st, 432 W (8:2205-12), ss, 171 e Ams av, 18x99.11, 2-sty fr dwg; Ella Ehre to Walter F Ehre & Eliz D, his wife, all at 432 W 209; mtg \$3,500; Jan25; Jan27'13; A\$2,500-5,000. nom

Amsterdam av, 1519-23 (7:1972-1), nec 135th (No 495), 56x100 6-sty bk tnt & str; Monaton Realty Investing Corp to Mary E Horton, 984 Park pl, Bklyn; mtg \$94,500 & AL; Jan20; Jan30'13; A\$50,000-110,000. nom

Broadway, 415-7 (1:210-21), swc Canal (Nos 294-8), 36 to Lispenard (Nos 65-9) x 125.10x55.6x127.7, 6-sty stn office & str bldg; Manhattan Hotel Co to Canal St Bldg Corp, 415 Bway; mte \$90,000 & AL; Jan29; Jan30'13; A\$348,000-390,000. nom

Broadway, nwc Lispenard, see Bway, 415-7.

Broadway, 683-5, see Duane, 62-4.

Broadway, 1364-70, see Duane, 62-4.

Broadway, 1744-48 (4:1027-23), see 56th, 131.9x88.7x120.2x122.7, 7-sty bk tnt Rockingham, Van Wykes Realty Co to Edmund L Mooney, (o) 37 Wall; QC; AT; Jan27; Jan30'13; A\$25,000-625,000. nom

Broadway, see 92d, see 92d, 214 W.

Broadway, 3459, on map 3489-99 (7:2089-33), swc 143d, 99.11x125, 10-sty bk tnt & str; McCormick Engineering & Constn Co to Ernest L Sawyer, 150 E 35; mtg \$460,000; Jan24; Jan25'13; A\$124,000-57,000. exch

Broadway (7:2077-58-59), sec 146th, runs e125x99.11xw25xw75xw100 to Bway x n24.11 to beg; vacant; Anna L Daly to Mary J Cunningham, 46 Hamilton pl; 1/2 pt; C a G; Jan4; Jan30'13; A\$57,000-57,000. O C & 100

Broadway (8:2167-8), sec 185th, a strip 5x94.4x5x95; Eliz A Daly to Jno W Daly, 652 W 185; 1-3 pt; AT; B&S; AL; Jan28; Jan30'13; A\$3,000-3,000. O C & 100

Central Park W, 81-3 (4:1121-29), nwc 68th (No 1), 75.5x100, 7-sty bk tnt; Algernon S Norton, ref, to Leo S & Alex M Bing, 2170 Bway; mtg \$160,000; PARTITION Dec10'12; Jan23; Jan24'13; A\$165,000-280,000. 213,250

Fort Washington av (8:2176-36), sec 180th, 100.1x115.1x100x110, vacant; David W O'Neil et al TRSTES in liquidation of Empire City Wood Working Co to Wm R Harvey at Ridgefield Park, NJ; B&S; mtg \$40,000 & AL; Jan10; Jan27'13; A\$53,000-53,000. 75,000

Greenwich av, 123 (2:616-23), ws, 82.6 s Horatio, 27.1x96.4x25x85, 5-sty bk tnt & str; Richd M Henry, ref, to Jno F Coot, 94 Greenwich av; mtg \$12,000; PARTITION Dec19'12; Jan28'13; A\$12,500-24,000. 22,000

Lexington av, 52 (6:1596-3), es, 36.5 n 112th, 32x100, 5-sty bk tnt; Harvey T Andrews, ref, to S E & M E Bernheimer Co, a corp, 2566 Bway; mtg \$36,000; FORECLOS Nov 29; Dec31'12; Jan24'13; A\$29,000-47,000. 10,000

Lexington av, 9 (3:877-67), sec 22d (No 132), 74x105, 4-sty bk dwg; A\$146,500-168,000; also INTERIOR LOT (3:877-69), at cl of blk bet 21st & 22d & 60 e Lex av, runs e45x24.8xw45x24.8 to beg fr greenhouse; A\$9,000-9,000; Sarah C & Eleanor G Hewitt to Amy H Green, at Ringwood, NJ, & on premises; CaG; Jan30'13. O C & 100

Lexington av, 9; also INTERIOR LOT; same prop; Amy H Green to Sarah C & Eleanor G Hewitt, both at Ringwood, NJ, as joint tenants; C a G; Jan30'13. O C & 100

Madison av, 1519 (6:1609-55), es, 84.3 s 104th, 16.8x70, 3-sty bk tnt & str; Ida R Bonime to Morris Kulesky & Saml Shedlar, both at 1519 Mad av; mtg \$9,000; Jan 22; Jan29'13; A\$8,500-10,500. O C & 100

Madison av, 1772-4 (6:1622-16-17), ws, 60 n 116th, 40.11x110, 2 5-sty bk tnts & str; Gustavus A Rogers ref, to Lucius H Beers at Westhampton Beach, LI; mtg \$55,000; FORECLOS Jan20; Jan29; Jan30'13; A\$31,000-45,000. 10,000

Madison av, 1994 (6:1752-16), nwc 127th, 20.4x35, 4-sty & b bk dwg; Carolyn W Crandall to Thos H Roff, at Morganville, NJ; mtg \$12,000 & AL; Dec20'12; Jan28'13; A\$10,000-14,000. O C & 100

New Bowery, 49 (1:279-49), es, abt 48 ne James, deed reads James st, 18, es, abt 74.9 front, 25.11 in rear, 108 on ns & 113.3 on ss, except part now included in New Bowery, the part intended to be conveyed, being all that part not now included in New Bowery & known as No 49 New Bowery & fronting 37 ft on New Bowery, 26.4 in rear, 33.10 on one side & 74.3 on other side, 5-sty bk tnt & str; A\$11,000-17,000; Louis J Sloane & ano EXRS, &c, Danl Cunningham to Angelo L Casazza, 27-29 New Bowery; AL; Jan24; Jan30'13. 20,300

Pinchurst av, 45-7 (8:2177-156), nec 179th, 100.2x100, 6-sty bk tnt; Matilda W Brower to Beatrice Brower, 300 Central Park W; mtg \$165,500; Dec4'12; Jan30'13; A\$40,000-165,000. nom

Post av (8:2220-43-44), ns, 200 e Dyckman, 50x150; vacant; Chas J Elder to T G Galardi & Co, a corp, care F G Galardi, (o) 530 W 207; Dec12'12; Jan24'13; A\$9,000-9,000. O C & 100

St Nicholas av (8:2158-nt lot 33), sec 189th, 99.11x100; vacant; Bertie A Gorman to Middleton Realty Co, Inc, a corp, 47 W 34; Jan30'13; A\$—\$. O C & 100

Terrace View av, 58 (13:3402-265), ss, 109.11 n Adrian av, runs se9.6xsw80xw72 to av xel01.11 to beg, 2-sty fr dwg; Jno F Clark to Florence L wife Jno H Costello, 58 Terrace View av; mtg \$5,000; Jan27'13; A\$4,200-7,200. nom

Vermilyen av, 53-5 (8:2225-pt lot 1), sec Academy, 50x100, 5-sty bk tnt & str; T G Galardi & Co to Chas J Eder, 251 W 95; mtg \$46,000; Jan24'13; A\$—\$. O C & 100

Vermilyen av, 153-9 (8:2227-8-10), ss, 150 e 207th, 100x150, 2 5-sty bk tnts; Allen Constn Co to Chas F Minor, 26 E 120; mtg \$114,000; Jan28; Jan 29'13; A\$16,000-PS36,000. nom

West End av, 624 (4:1238-3), es, 45 n 90th, 19x100, 3 & 4-sty & b stn dwg; Matilda F Pearson to Jack & Nora Bayes Newerth, both at 624 West End av; mtg \$25,000; Nov15'10; Jan30'13; A\$18,000-27,000. nom

18TH av, 2105-7, see 2 av, 2102.

2D av, 66 (2:445-7), es, 41.1 s 4th, 20.6x 84, 4-sty bk tnt & str; Michl Abrams to Beatrice Pelz, 220 2d Portland Ave; mtg \$25,700; Jan13; Jan24'13; A\$17,000-\$. nom

2D av, 1177 (5:1417-21) nwc 62d (No 952), 25.5x70, 5-sty stn tnt & str; Louis J Sloane & ano, EXRS &c Danl Cunningham to Patk McCauley, 229 E 39; Jan24; Jan28'13; A\$18,500-29,000. 25,500

2D av, 2102 (6:1680-1), nec 108th (Nos 201-3) 50x100, 6-sty bk tnt & str; A\$31,000-72,000; also 1ST AV, 2105-7 (6:1680-23), nwc 108th (Nos 339-41), 50x100, 6-sty bk tnt & str; A\$28,500-80,000; also 108TH ST,

315-37 E (6:1680-11-21), ns, 100 w 1 av, 300x100.11, 6 6-sty bk tnts & str; A\$96,000-306,000; also 117TH ST, 127-35 E (6:1645-12-14), ns, 65 w Lex av, 75x100.11, 2 6-sty bk tnts & str; A\$33,000-92,000; also 120TH ST, 235-7 E (6:1785-17), ns, 185 w 2 av, 37.6x100.11, 6-sty bk tnt & str; A \$15,000-41,000; Max Kurzrok to Columbus Holding Co, Inc, a corp, 31 Nassau, r 609; AL; Jan23; Jan24'13. O C & 100

2D av, 2487 (6:1792-22), ws, 25.8 n 127th, 24.4x100, 5-sty bk tnt & str; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; Jan23; Jan24'13; A\$10,000-24,000. O C & 100

5TH av, 1359 (6:1619-2), es, 25.11 n 112th, 25x100, 5-sty bk tnt & str; Rae G & Regina Holzwasser to Solon Singer, 1445 45th, Bklyn; mtg \$25,000; Jan23; Jan24'13; A\$20,000-33,000. omitted

5TH av, 1359 (6:1619-2), es, 25.11 n 113th 25x100, 5-sty bk tnt & str; Solon Singer to Cella Brightman, 120 W 86; mtg \$29,000; Jan24; Jan25'13; A\$20,000-33,000. nom

5TH av, 1361 (6:1619-3), es, 50.11 n 113th, 25x100, 5-sty bk tnt & str; Lena Holzwasser to Isaac Hutkoff, 100 St Nicholas av; mtg \$25,000; Jan23; Jan24'13; A\$20,000-33,000. O C & 100

7TH av, 823 (4:1006-2), es, 25.1 n 53d, 25 x100, 4-sty stn tnt & str & 5-sty bk rear tnt; Bernhard Seymann to Gustave W Cahen, 325 Central Park W; mtg \$55,000; Dec10'12; Jan30'13; A\$45,000-49,000. O C & 100

7TH av, 1942-50, see Duane, 62-4.

8TH av, 777 (4:1038-31), ws, abt 50 n 47th, —x—, 5-sty stn tnt & str; Saml M Jackson, decd, by will to Geo T Jackson, (o) 11 E 48, his brother, & Fredk W Jackson, 55 Wall, his nephew, as EXRS, &c, under said will; July15'12; Jan27'13; A\$47,000-54,000. by will

9TH av, 237-9 (3:722-41-42), ws, 49.4 s 25th 49.4x100, 2 5-sty bk tnts & str; A \$28,000-54,000; also 93D ST, 25 E (5:1505-14) ns, 70.9 w Mad av, 17x68.8, 3-sty & b stn dwg; A\$27,000-32,000; Louis Cohen to Sadie C Mainthow, 25 E 93; 1/2 pt; AL; May23'12; Jan30'13. O C & 100

9TH av, 498 (3:761-65), es, 24.9 s 38th, 24.8x100, 3-sty fr tnt & str; Helena M E Lindemann to Kath F Lindemann, NY; Nov14'07; Jan28'13; A\$20,000-24,000. nom

9TH av, 671 (4:1056-31 1/2), ws, 56.6 n 46th, 18.9x62.6, 4-sty bk tnt & str; Percival H Gregory ref, to Susan Harris at New Rochelle, NY; PARTITION Jan7; Jan 29'13; A\$11,000-14,000. 17,000

9TH av, 671; Susan J B Harris of Bklyn & ano EXRS, &c, Anne Harris to Susan Harris at New Rochelle, NY; AT; Jan29'13. 956,76

10TH av, 292 (3:724-66), sec 27th (Nos 458-60), 24.8x74.10, 4-sty bk tnt & str, 1-sty ext; Bertha Becker to Philip Simon, 1934 Balmforth av, Danbury, Conn; mtg \$25,000; Jan28; Jan29'13; A\$14,000-21,000. nom

10TH av or Amsterdam av (8:2203-5), se, 99.11 n 206th, 25x100, vacant; J Allen Townsend to Michl J Dowd, 2541 Valentine av; B&S; Jan14; Jan27'13; A\$8,000-8,000. O C & 100

Interior lot at cl blk bet 21st & 22d, see Lex av, 9.

Interior lot (3:802-pt lot 79), 100 e 7 av & 48.1 s 27th, runs w15xe20xe15xn20 to beg; vacant; Marmac Constn Co to Henry A Falk, 542 W 159; Jan24'13; A\$—\$. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st (8:2174-pt lot 186), es, 188 n Nagle av, 27x110, 5-sty bk tnt; re mtg; N Y Trust Co to Hensle Constn Co, a corp, 3856 10 av; QC; Jan22; Jan24'13; A\$—\$. 1,000

Attorney st, 146-50, see 121st, 238 W.

Baxter st, 4, see 121st, 238 W.

Baxter st, 2-2 1/2, see 121st st, 238 W.

Baxter st, 18-20, see 121st, 238 W.

Columbia st, 28, see 121st, 238 W.

Cornelia st, 25-7, see 121st 238 W.

Division st, 251 (1:284-48), also EAST BROADWAY, 264 (1:284-27); agmt & declaration to lease vacant space in rear of above; Abr Davis, (o) 153 E 40, owner of Grant Constn Co, 25 Broad, r 1036; QC; Jan27'13; A\$—\$. 45,000

Houston st, 65-7 (2:515-23), sive Wooster (Nos 159-61), 50x95, 12-sty bk loft & str bldg; re judgt; Hill Dryer Co to 65 West Houston St Corp, a corp, 60 Wall; Oct30'12; Jan30'13; A\$70,000-P72,000. nom

Wooster st, 159-61, see Houston, 65-7 W.

28TH st E, nec Lex av, see Lex av, nec 28th.

29TH st, 112 W (3:804-48), ss, 170 w 6 av, 20x98.9, 3-sty bk tnt & str; re mtg; Alice P E Washburn as COMMITTEE of Maria J Edwards, to Sig Lang Newman, at Douglaston, LI; QC; Nov18'12; Jan30'13; A\$30,000-31,000. 5,400

29TH st, 112 W; re mtg; Kate St Clair Washburn to Ida B Washburn, at Manhasset, LI; QC; Aug9'12; Jan30'13. nom

30TH st, 28 W (3:831-55), ss, 375 w 5 av, 25x98.9, 5-sty bk loft & str bldg; re dower; Margt A H Spencer, widow, to Albt J Middlebrook, 9 Steele rd, West Hartford, Conn; AT; QC; Jan24; Jan30'13; A\$95,000-116,500. nom

46TH st, 48 W (5:1261-61), ss, 310 e 6 av, 20x100.5, 4-sty & b stn dwg, 3-sty ext; re mtg; Adele Kneeland to Jos Keen, at Bronxville, NY; QC; Dec14'12; Jan24'13; A\$59,000-70,000. 70,000

61ST st, 106 W (4:1132), 5 1/2-sty double bs flat; asn rents; Kath Gallaher to Royal Co of NY, 93-5 Nassau; Jan22; Jan24'13. 2,000

101ST st, 108 W (7:1855); asn rents to extent of \$380; Sarah J O'Shaughnessy to Rose Lukather, 831 Hunts Point av; Jan 22; Jan27'13. nom

121ST st, 238 W (7:1926-49), ss, abt 320 e St Nicholas av, —x—, 3-sty & b stn dwg; A\$10,000-12,000; agmt by party 2d pt to convey above to party 1st pt & to set over to him an interest to extent of \$10,000 in following properties: LEXINGTON AV, 864 (5:1399-59 1/2), ws, abt 20 s 65th, —x—, 4-sty stn tnt; A\$12,500-17,000; also CORNELIA ST, 25-27 (2:590-43), ns, abt 165 e Bleecker; —x—, 6-sty bk tnt & str; A\$19,000-50,000; also BAXTER ST, 18-20 (1:160-38-39), ws, abt 55 s Worth, —x—, 5-sty bk tnt & str, 3-sty fr bk ft tnt & str with 4-sty bk rear tnt; A\$41,000-60,000; also PARK ROW, 164-6 (1:160-49), nwc Baxter (Nos 2-2 1/2), —x—, 6-sty bk tnt & str; A\$60,000-92,000; also BAXTER ST, 4 (1:160-47), ws, abt 90 n Park row, —x—, 2-sty bk tnt & str; A\$12,000-13,000; also COLUMBIA ST, 28 (2:332-40), es, abt 100 n Broome, —x—, 5-sty bk tnt & str; A \$15,000-29,000; also ATTORNEY ST, 146-50 (2:345-1 & 36), nec Stanton (No 186), —x—, 4-sty bk tnt & str; A\$41,500-53,500; also 121ST ST, 238 W (7:1926-49), ss, abt 320 e St Nicholas av, —x—, 3-sty & b stn dwg; A\$10,000-12,000; & upon payment of sum of \$10,000 cash party of 1st pt is to release all title &c in partition suit of estate of Lena or David Finelite, decd, &c, except as to said 238 W 121; Milton Finelite, 608 W 157, party 1st pt, with Rebecca Lewis & Abr & Alex Finelite, parties 2d pt, & Abr & Alex Finelite, EXRS David Finelite, decd, party 3d pt, & Abr Finelite, ADMR Lena Finelite, decd; Jan17; Jan28'13. nom

121ST st, 238 W (7:1926-49), ss, abt 320 e St Nicholas av, —x—, 3-sty & b stn dwg; A\$10,000-12,000; also CORNELIA ST, 25-7 (2:590-43), n s, abt 165 e Bleecker, —x—, 6-sty bk tnt & str; A\$19,000-50,000; also LEXINGTON AV, 864 (5:1399-59 1/2), ws, abt 20 s 65th, —x—, 4-sty stn tnt; A \$12,500-17,000; also BAXTER ST, 18-20 (1:160-38-39), ws, abt 55 s Worth, —x—, 5-sty bk tnt & str & 3-sty fr bk fr tnt & str with 4-sty bk rear tnt; A\$41,000-60,000; also BAXTER ST, 4 (1:160-47), ws, abt 90 n Park row, —x—, 2-sty bk tnt & str; A\$12,000-13,000; also COLUMBIA ST, 28 (2:332-40), es, abt 100 n Broome, —x—, 5-sty bk tnt & str; A \$15,000-29,000; also ATTORNEY ST, 146-50 (2:345-1 & 36), nec Stanton (No 186), —x—, 4-sty bk tnt & str; A\$41,500-53,500; also 121ST ST, 238 W (7:1926-49), ss, abt 320 e St Nicholas av, —x—, 3-sty & b stn dwg; A\$10,000-12,000; & upon payment of sum of \$10,000 cash party of 1st pt is to release all title &c in partition suit of estate of Lena or David Finelite, decd, &c, except as to said 238 W 121; Milton Finelite, 608 W 157, party 1st pt, with Rebecca Lewis & Abr & Alex Finelite, parties 2d pt, & Abr & Alex Finelite, EXRS David Finelite, decd, party 3d pt, & Abr Finelite, ADMR Lena Finelite, decd; Jan17; Jan28'13. nom

121ST st, 238 W (7:1926-49), ss, abt 320 e St Nicholas av, —x—, 3-sty & b stn dwg; A\$10,000-12,000; also CORNELIA ST, 25-7 (2:590-43), n s, abt 165 e Bleecker, —x—, 6-sty bk tnt & str; A\$19,000-50,000; also LEXINGTON AV, 864 (5:1399-59 1/2), ws, abt 20 s 65th, —x—, 4-sty stn tnt; A \$12,500-17,000; also BAXTER ST, 18-20 (1:160-38-39), ws, abt 55 s Worth, —x—, 5-sty bk tnt & str & 3-sty fr bk fr tnt & str with 4-sty bk rear tnt; A\$41,000-60,000; also BAXTER ST, 4 (1:160-47), ws, abt 90 n Park row, —x—, 2-sty bk tnt & str; A\$12,000-13,000; also COLUMBIA ST, 28 (2:332-40), es, abt 100 n Broome, —x—, 5-sty bk tnt & str; A \$15,000-29,000; also ATTORNEY ST, 146-50 (2:345-1 & 36), nec Stanton (No 186), —x—, 4-sty bk tnt & str; A\$41,500-53,500; asn 1/2 RT&I to above agmt for legal services, &c; Milton Finelite to Hays, Hershfield & Wolf, 115 Bway; Isaac Lutz; Jan24; Jan28'13.

181ST st, 702-4 W (8:2176-pt lot 128), ss, 126.5 w Bway, 92x125, 1-sty stn hall & vacant; re mtg; Adolph Lewisohn to Alex Grant Constn Co, 25 Broad, r 1036; QC; Jan27'13; A\$—\$. 45,000

Lexington av (3:884-26), nec 28th; consent to station at 28th; Wm R Hearst to City NY; Mar18'12; Jan24'13. nom

Lexington av, 864, see 121st, 238 W.

Madison av, 86-8 (3:858); also BROOME ST, 260-4; asn rents to secure \$1,000; Mary O'Neill to Alema Realty Exchange Co, 1 W 34; Jan15; Jan27'13. nom

Park row, 164-6, see 121st, 238 W.

2D av, 1648 (5:1548), es, 78.2 s 86th, 30x 78; consent to station platform extension; Jno Maisenholder to Interborough Rapid Transit Co, 165 Bway, et al; mtgs \$16,000; Jan7; Jan28'13. 260

All RT&I (4:1027 or miscel) to any real estate situate in N Y which may have been derived from Cornelia A James and Judith C Prescott & release City Investing Co et al in action for settlement &c Edwin E Carpenter, 177 E 40, Bklyn, to Lawyers Realty Co, a corp, 160 Bway; May27 '12; Jan30'13. O C & 100

General Release (miscel); Robt W Brins to Smith Williamson, at White Plains, NY, as EXR Phebe Crawford, decd; Jan23; Jan24'13. 66,66

Power of atty (miscel); Ferruccio Piccirilli in Italy, to Attilio Piccirilli, 463 E 142; Jan4; Jan24'13.

Power of atty (miscel); Emil Koser to Jacob Gundlich, 250 E 52; Jan22; Jan27'13.

Power of atty (miscel); Matthew Clarkson to Banyer Clarkson; Jan28'13.

Power of atty (miscel); Carolin Lutz to Isaac Lutz; Jan24; Jan28'13.

Power of atty (PA); Louis M Seltzer to Harry Seltzer, 2734 Pitkin av, Bklyn; Jan 27; Jan28'13.

Revocation of power of atty (PA); David Sears to Chas E Cotting, Boston, Mass; Nov10'03; Jan28'13.

WILLS

Borough of Manhattan.

Beekman st, 130-2 (1:97-46), nec Water, 25x54.6, 4-sty bk tnt; A\$24,000-30,000; also GOLD ST, 8 (1:69-20), es, 109.3 n Maiden la, runs s21.1xe71.5xn27.9xw74 to beg, 4-sty bk loft bldg; A\$19,000-26,000; also HARRISON ST, 48 (1:183-18), nwc Washington, 33x74.10, 5-sty bk loft bldg & str; A\$38,000-55,000; also PEARL ST, 295 1/2 (1:98-45), ws, 119.3 n Beekman, 17.6x99.6, 4 1/2-sty bk loft bldg; A\$15,000-21,000; also WATER ST, 229 (1:97-47), es, 25 n Beekman, runs n25.1xe93.4xs25.5xw93.2 to beg, 4-sty bk loft bldg; A\$22,000-30,000; Mor-

ris Goldstein Est, Seig Goldstein, EXR, 600 West End av; atty, A Fred Silverstone, 220 Bway; Will filed June 23'12; corrects error issue of Aug'12, when following properties were also given for this estate: PIKE ST, 30, 3D AV, 456 & 1634-6.

Christopher st, 87 (2:619-82), ns, 66.2 e Bleeker, 25x96.7, 6-sty bk tnt; A \$14,000-25,000; also MACDOUGAL ST, 115 (2:543-23), nwe Minetta la, 25x75, vacant; A\$24,000-\$—; also MOTT ST, 278 (2:598-16), ns, 126.6 s Houston, 25x87, 5-sty bk tnt & str; A\$14,500-27,000; also MOTT ST, 284 (2:598-19), es, 51.6 s Houston, 25x86.11, 5-sty bk tnt & str; A\$14,500-27,000; also PRINCE ST, 62-4 (2:496-17-18) swc Lafayette, 27.4x54.11x23.11x54.11, 4-sty bk tnt & str & 1-sty bk str; A\$22,500-30,000; also RIVINGTON ST, 5 (2:425-19), ss, 119.5 e Bowery, runs e28.9x89.4xw22.6xw99.8 to beg, 5-sty bk tnt; A\$28,000-38,000; Rocco M Marasco Est Carmine Marasco, EXTRX, 293 Mott; atty, Jno H Gambaldi, 387 Broome; Will filed Jan 25'13.

Gold st, S, see Beekman, 130-2.

Hamilton pl, 3 (7:1988-147), nec 136th, runs n27.3x95.8x27.3x103 to beg, 3-sty stn front tnt & str; Aaron C Allen Est, Helen Maud Allen, EXTRX, 832 St Nich av; atty, Jas W Hyde, 10 Wall; A\$26,000-34,000; Will filed Jan 24'13.

Harrison st, 48, see Beekman, 130-2.

Lafayette st, swe Prince, see Christopher, 87.

Macdougall st, 115, see Christopher, 87.

Minetta la, nwe Macdougall, see Christopher, 87.

Mott st, 278, see Christopher, 87.

Mott st, 284, see Christopher, 87.

Pearl st, 295½, see Beekman, 130-2.

Prince st, 62-4, see Christopher, 87.

Rivington st, 5, see Christopher, 87.

Washington st, nwe Harrison, see Beekman, 130-2.

Water st, 229, see Beekman, 130-2.

72D st, 26 W (4:1124-48), ss, 385 w Central Park W, 20x102.2, 4-sty bk dwg; Clara Heine Est, Arnold B Heine, EXR, 26 W 72; attys, Scheuerman & Limburg, 160 Bway; A\$40,000-65,000; Will filed Jan 28'13.

85TH st, 416 E (5:1564-42), ss, 201 e 1 av, 29.4x102.2, 4-sty bk tnt; A\$10,000-20,000; also 140TH ST, 502 W (7:2071-37), s s, 100 w Ams av, 25x99.11, 1-sty fr shed, ½ int; A\$11,000-\$—; John Fuchs Est, Chas Bitz, EXR, 416 E 85; atty, Jerome Ullman, 299 Bway; Will filed Jan 23'13.

107TH st, 53-5 E (6:1613-25-26), ns, 100 e Mad av, 36x100.11, 2 3-sty bk tnts; A \$16,000-18,000; also 122D ST, 502 W (7:1976-37), ss, 100 w Ams av, 50x95.11, 6-sty bk tnt; A\$28,000-85,000; Hannah Silverstone Est, Fred Silverstone, EXR, 55 E 107; atty, Hyman Cohen, 220 Bway; Will filed Jan 23'13.

122D st, 502 W, see 107th, 53-5 E.

136TH st W, nec Hamilton pl, see Hamilton pl, 3.

140TH st, 502 W, see 85th, 416 E.

152D st, 596 W (7:2083-62½), ss, 20 e Bway, 16x74.11, 3-sty bk dwg; Ella F Pratt Est, Eugene W Pratt, EXR, 596 W 152; attys, Smith & Tomlinson, 35 Nassau; A\$8,000-14,000; Will filed Jan 27'13.

3D av, 1461 (5:1528-48), es, 102.2 n 82d, 20x79.8, 5-sty bk tnt; Eva Bauer Est, Jno M Bauer, EXR, 1461 3 av; atty, Henry Herrold, 150 Nassau; A\$15,000-22,500; Will filed Jan 18'13.

CONVEYANCES.

Borough of the Bronx.

Carroll la (Dorsey), 2424 (*), ss, 250 e Green la, 25x100, except pt for st; Mary A Howell to C Edw Schumacher, 1985 Daly av; mtg \$4,250; Jan 23; Jan 29'13. O C & 100

Coles pl, swe Bainbridge av, see Bainbridge av, swe Coles pl.

Green la (*), sws, at nws St Raymond av, 25x101.6; Frank Gass to Emil Weigand & Kunigunda his wife, 1631 Zerega av, tenants by entirety; AL; Jan 28; Jan 29'13. O C & 100

Green la (*), sws, at nws St Raymond av, 25x101.6; Emil Weigand to Frank Gass, 2248 Powell av; mtg \$—; Jan 27; Jan 29'13. O C & 100

Halperin st (*), ns, 150 w Blondell av, 25x100; Westchester; Abr Coakley to Marie S Judge, 1433 Zerega av; AL; May 1'12; Jan 29'13. O C & 100

Hewitt pl (10:2688 & 2695), ws, 119.6 n 156th, runs n25xw130xsw9xse19xel28.9 to beg, vacant; Gabriel S Kutz et al to Jno Higgins, 876 Macy pl; QC; Nov 16'12; Jan 24'13. nom

Highbridge st, nec Nelson av, see Nelson av, es, bet 170th & Highbridge.

Hoffman st, 2391 (11:3054), ws, 2 45.4 s 187th, 25x94.6, 5-sty bk tnt; Arthur Ave Realty & Constn Co to Jno A Faiella, at Yonkers, NY; mtg \$15,500; Dec 16'12; Jan 29'13. O C & 100

Light st (*), ss, 80 w Rombouts av, 20x100; all property, real & personal, where-soever situate to which party 1st pt may be entitled; Allen F Volk, now in Home for Incurables, Bronx, to Fred Abeel, at Mt Vernon, NY, in trust for benefit of party 1st pt, & Jennie Volk, his wife; Jan 3; Jan 25'13. nom

Magenta st (*), ss, bet Rosewood & Cedar avs, lots 161 & 162 map (426) of lots near Williamsbridge station, each 25x100; mtg \$1,000; also HOLLAND AV (*), ws, 75 s 215th, 25x100; Congettina Ragusa Ruffino to Brown-Weiss Realty, a corp, 63 Park row; Jan 23; Jan 24'13. O C & 100

Oak ter (10:2555), ns, 125 w Beekman av, 25x100; vacant; Van Kannel Realty Co to Bosobel Building Co, a corp, 2689 Heath av; Jan 23; Jan 24'13. O C & 100

Oak ter (10:2555), ns, 125 w Beekman av, 25x100, vacant; Bosobel Bldg Co to Kate Demmerle, 981 Fox; mtg \$2,000; Jan 24; Jan 25'13. O C & 100

Parkside pl, 3253 (12:3355), ws, 104.11 n 207th, 25x90, 2-sty bk dwg; also DECATUR AV, 3254 (12:3355), es, 135.4 n 207th, 23.6x100, 2-sty bk dwg; Wm Freeland to Mary E Sullivan, 3255 Parkside pl; AL; Jan 25; Jan 27'13. O C & 100

Simpson st, 1120, see 167th, 941 E.

St Mary's st, nec Jackson av, see Jackson av, nec St Mary's.

Van Buren st (*), es, 150 n Van Nest av, 25x100; Max Schwartz to Anna Schwartz, 1335 5 av; ½ pt; mtg \$3,500; Nov 29'12; Jan 27'13. O C & 100

Whittier st (10:2762), ws, 325 s Garrison av, 25x100, vacant; Perfect Home Co to Laura Maier, 845 E 225; Aug 31'12; Jan 24'13. O C & 100

133D st E or Southern blvd, 347-9 (9:2296), ns, 171.6 e Alex av, 40x100, 2 4-sty bk tnts & str; also 133D ST or SOUTHERN BLVD, 353-9 (9:2296), ns, 231.6 e Alex av, 80x100, 4 4-sty bk tnts & str; also 134TH ST, 340-2 E (9:2296), ss, 89.6 e Alex av, 42x100, 2 4-sty bk tnts; Bernhard Seymann, Bklyn to Margt E Weill, 634 W 134 & Florence Cahen, 325 Central Park W; B&S; Jan 24; Jan 30'13. nom

133D st E (9:2260), ss, 125 e Brook av, 37.8x100, vacant; Port Morris Land & Impt Co to Anton Heiss, 148 St Anns av & Eliz Ganns, 516 E 148th, firm of Heiss & Ganns; AL; Jan 29; Jan 30'13. O C & 100

133D st or Southern blvd, 353-9, see 133D st or So blvd, 347-9.

134TH st, 340-2 E, see 133D st or So blvd, 347-9.

134TH st, 370 E (9:2296), ss, 206.6 w Willis av, old line, 25x100, 1-sty bk str & 3-sty & b fr tnt; Dakota Realty Co to Fortuna Widows & Orphans Fund, a corp, 151 W 125; AL; Jan 22; Jan 27'13. O C & 100

135TH st, 360 E (9:2297), ss, 281.6 w Willis av, 25x100, 3-sty & b fr dwg; Byron A Beal EXR Jacob Bonnet to Carlton Realty Co, a corp, 62 W 142; AL; Jan 27'13. 4,600

136TH st, 289 E (9:2312), ns, 175 e Lincoln av, 25x100, 5-sty bk tnt; Perfect Home Co to Herman C Stinner, 3120 Park av; mtg \$17,500 & AL; Jan 21; Jan 24'13. O C & 100

137TH st, 425-43 E (9:2282), ns, 300 e Willis av, 150x200 to ss 138th (Nos 428-46), 10 6 & 10 7-sty bk tnts with str in 138th; David C Hirsch, ref, to Orrin R Judd, 22 Hart, Bklyn; FORECLOS May 14'12; Aug 22'12; Jan 24'13. 200,000

137TH st, 425-43 E, & 138th st, 428-46 E; Orrin R Judd to Croton Realty Co, a corp, at Croton-on-Hudson, NY; AL; Jan 23; Jan 24'13. O C & 1,000

137TH st, 597-601 E (10:2550), ns, abt 310 e St Anns av, also 825 w Home av, 75x100, 5-sty bk factory; Geo J Christman to Geo J Christman Realty Corp, 35 W 14; ¼ pt; mtg \$22,500; Jan 22; Jan 28'13. nom

138TH st, 428-46 E, see 137th, 425-43 E.

139TH st, 680 E (10:2567), ss, 80 e Cypress av, 40x100, 5-sty bk tnt; Hennlon Constn Co to Jno A & Maude M Hennion, 411 W 45; mtg \$25,000 & AL; Jan 24; Jan 28'13. nom

145TH st, 320 E (9:2325), sws, 100 se College av, 25x100, 2-sty & b fr dwg; Francis W Pollock, ref, to Patk Murphy, 419 E 144; FORECLOS Dec 27'12; Jan 27'13. 4,475

148TH st, 517 E (9:2275), ns, 100 e Brook av, 25x100, 4-sty bk tnt & 2-sty bk rear tnt; Chas Kalotkin et al to Sadie Rosen, 1469 Washington av; mtg \$11,000 & AL; Jan 22; Jan 27'13. O C & 100

155TH st, 392 E (9:2401), ss, 350 e Courtlandt av, 25x100, 2-sty fr dwg & str; Jos Courtenay to Geo H Janss, 631 E 168; mtg \$5,000 & AL; Jan 29; Jan 30'13. O C & 100

155TH st, 392 E; Geo H Janss to Antonio Pozzuto, 971 E 165 & Pasquale Zeolla, 1029 Stebbins av; mtg \$5,000 & AL; Jan 29; Jan 30'13. O C & 100

156TH st, 368 E (9:2402), ss, 175 e Courtlandt av, 37.6x99.3x37.6x99.2, 5-sty bk tnt; Benj Benenson to Benenson Realty Co, a corp, 407 E 153; QC; Jan 24; Jan 25'13. nom

158TH st, 300 E (9:2417), ss, 338.5 w Courtlandt av, 20x98.6, 3-sty fr tnt; Friedrich Hold to Mathilda Hold, 300 E 158; Mary A Roediger, 209 N Railroad av, Mt Vernon, NY; Anna W Schwarz, 302 E 158, & Fredk W Hold, 45 Elm, Mt Vernon, NY; AL; Jan 28; Jan 29'13. nom

167TH st, 941 E (10:2728), nec Simpson (No 1120), 25x90, vacant; Fredk A Pfister to Pauline Kaplan, 923 Fox; AL; Jan 28; Jan 29'13. O C & 100

169TH st, 94 W (9:2517), ss, 138 e Nelson av, 30x149.3x30x149.2, 3-sty fr tnt; Harry A Goidel, ref, to Henry Wacker, 8 Oak, Weehawken Heights, NJ; mtg \$3,000; FORECLOS Jan 17; Jan 28; Jan 29'13. 7,100

169TH st, 96 W (9:2517), ss, 108.8 e Nelson av, runs s66.11 & 82.3 xe26.10xn149.2 to st xw29.4 to beg, 3-sty fr tnt; Jno Cardone ref to Henry Wacker, 8 Oak, Weehawken Heights, NJ; mtg \$3,000; FORECLOS Jan 13; Jan 28; Jan 29'13. 7,100

169TH st W, nec Nelson av, see Nelson av, nec 169.

170TH st W, see Nelson av, see Nelson av, es, bet 170th & Highbridge.

172D st E, swe Bryant av, see Bryant av, 1511.

175TH st E (*), ws, 150 n Gleason av, 50x100; Mary Walpole to Wm B O'Malley, 1213 Hoe av; CaG; AL; Jan 13; Jan 24'13; nom

176TH st, 887 E (11:2959), ns, 245.5 w Southern blvd, 55x153, 2-sty fr dwg & 2-sty fr rear stable; Cornelia E McCormack to Michl Wielandt, 887 E 176; mtg \$7,000; Jan 25; Jan 27'13. O C & 100

179TH st, 775 E (11:3109), ns, 110.3 e Prospect av, 40x29.6, 2-sty fr dwg & str; Carl F Muxoll to Axel Hingsberg, 1285 or 1385 Hoe av; mtg \$5,500; Jan 27; Jan 28'13. nom

179TH st, 778 E (11:3106), ss, 100 w Mapes av, 45x75, 5-sty bk tnt; Patk M Burke to Leonard P Ernst, 1605 1 av; mtg \$26,000; Jan 17; Jan 27'13. O C & 100

181ST st E (11:3185), ss, 100 e Jerome av, 100 to ws Walton av, x150, vacant; Jos Toye to Patk J Toye, 310 W 11; ½ pt; A T; Jan 25; Jan 27'13. nom

181ST st E, see Walton av, see Walton av, 2118.

181ST st E, swe Walton av, see 181st E, ss, 100 e Jerome av.

187TH st, 456-60 (690-4) E (11:3040), ss, 150 e Park av, 50x100, 3 2-sty fr dwgs; Benenson Realty Co to Rose Landes, 1607 Myrtle av, Bklyn; mtg \$11,000; Dec 31'12; Jan 28'13. O C & 100

188TH st, 137 W (11:3219), ns, 550 e Webb av, 33.4x107x33.4x109, 2-sty fr dwg; Jos S Short to M Stella Short, 137 W 188; mtg \$5,500 & AL; Aug 16'12; Jan 27'13. nom

204TH st, 365 E (12:3353), es, 156.11 n Webster av, 26.1x121.3x25x128.11, 4-sty bk tnt; Thos Basel to Richd Lenniger, 1730 Melville av; mtg \$16,000; Jan 28; Jan 29'13. O C & 100

205TH st E (12:3312), ns, 363.5 sw Mosholu Pkwy S, 26.5x117.11x25x126.7, vacant; Carrie Domke to Harlem Lodge No 281, Knights of Pythias, 151 W 125; mtg \$1,000; Jan 22; Jan 27'13. nom

205TH st E (12:3341), sws, 59.2 nw Perry av, 59.2x78.10x50x110.7, vacant; Max S Levine, ref, to Warren B Sammis at Huntington, LI; FORECLOS Dec 27'12; Jan 27; Jan 29'13. 2,000

222D st E (*), ss, 105 e Carpenter av, 33.4x89; Pouch Realty Co to Henry A Stahl, 2365 Davidson av; QC; Oct 3'12; re-recorded from Oct 3'12; Jan 28'13. O C & 100

222D st E (*), same prop; Henry A Stahl to Gaetano Pastore, 630 E 222d; AL; Oct 29'12; Jan 28'13. nom

225TH st, 845 E (*), ns, 455 e Barnes av, 25x114.6; Perfect Home Co to Laura Maier, 845 E 225; mtg \$4,000; Mar 7'12; Jan 24'13. O C & 100

225TH st E (*), ss, 286.3 w Paulding av, 50x109.6; Louis Sander to Regina Moskiewitz, 200 W 111; mtg \$4,450; Jan 27; Jan 28'13. O C & 100

226TH st E, nec Barnes av, see Barnes av, nec 226th.

233D st E (*), ss, 55 e Paulding av, 50x50; Teresina, wife, & Frank P Dursic, to Bronislawa Zylka, 1988 Boston rd; mtg \$1,500; Jan 3; Jan 24'13. nom

238TH st E (2d av) (12:3296 & 3387), ns, 250 w Martha av, 160x27.7x irreg x100, vacant; Julia S Purdy et al heirs & Hettie Knox to Jno A Knox at Hyde Park, NY; B&S & C A G; Mar 30'06; Jan 29'13. nom

260TH st W (13:3423), ss, 102 w Fieldston rd, 25.7x140.4x33.6x167.9, vacant; Henry Forster to Jno Meyer, 3049 3 av; Jan 27; Jan 28'13. O C & 100

260TH st W, swe Fieldston rd, see 260th W, swe Fieldston rd.

260TH st, swe Fieldston rd, see 260th W, ss, blk front bet Fieldston rd & Spencer av.

260TH st W (13:3423), see Fieldston rd, 26.7x100x26.11x83.3; also 260TH ST W (13:3423), swe Fieldston rd, 103x99.6x100x82.9, vacant; Henry Forster to Alice G Hudgins, 404 W 116; Jan 27; Jan 28'13. O C & 100

260TH st W (13:3423), ss, blk front bet Fieldston rd & Spencer av, 215x83.3x215x113.7; also 260TH ST W (13:3423), swe Fieldston rd, runs w&sw on curve 178xse 125.9xn43.3xe100 to Fieldston rd xn132.10 to beg, vacant; Fredk P & Hy A Forster to Henry Forster; Jan 23; Jan 27'13. O C & 100

260TH st W (13:3423), ss, 27 e Fieldston rd, 80.11x100, vacant; Henry Forster to Jno G Beck, 6009 Bway; Jan 27; Jan 28'13. O C & 100

260TH st W (13:3423), ss, 129 w Fieldston rd, 53.6x127x140.4, gore, vacant; Henry Forster to Bertha Schoenberg, 127 Putnam av, Bklyn; Jan 27; Jan 28'13. O C & 100

260TH st W (13:3423), swe Spencer av, 23.11x103.7x26.11x113.7, vacant; Henry Forster to Frank Bitz, 922 Col av; Jan 27; Jan 28'13. O C & 100

260TH st W (13:3423), ss, 23.11 w Spenson rd, 53.6x127x140.4, gore, vacant; Henry Forster to Frank Meehan, 96 Kensington av, Jersey City, NJ; Jan 28'13. O C & 100

Albany rd (12:3266), es, 140 s 231st, 140 x115x101.8x134.5, vacant; Josephine Edmondson to Adam A & Fredk Volze, 173 W 231; AL; Jan 28; Jan 30'13. O C & 100

Andrews av (11:3218), es, 348.11 s Fordham rd, 112x100, vacant; Edw Hurley to Hurley Bldg Co, 4021 Bway; mtg \$14,500; Jan 20'13. O C & 100

Anthony av, 1900 (11:2814), nec Tremont av (Nos 301-5), 100x128.9x100x130, except parts for Anthony & Tremont avs, 2-sty fr dwg & vacant; Pauline Wendel et al to Cleland Realty Co, 1849 Anthony av; Jan 27'13. O C & 100

Aqueduct av, 2174 (11:3211), es, 650 s 183d, 37.6x99.6 to ws Macombs Dam rd x 37.6x100.2, with all title to rd, 2-sty fr dwg & 1-sty rear bk garage; Wilhelmine Gehlhaus to Bernard V Duffy, 2110 Anthony av; mtg \$13,500 & AL; Jan17; Jan29 '13. O C & 100

Aqueduct av E (11:3207), es, 50.8 n Clinton pl, 50.8x91.6x50x100, vacant; Herman Aaron to Edw Hyde, NY; C a G; June 19, 1894; Jan30'13. 1,350

Bainbridge av (Coles la) (12:3293), swc Coles pl, runs s68.6xw130xnn68.6x along Coles pl 130 to beg, with rights over Coles la, except pt for Bainbridge av, 2-sty fr dwg; Geo W Howie to Wm J McGinley, 358 E 183; mtg \$7,500; Jan27; Jan28'13. O C & 100

Bariboldi av (*), ss, 100 w Pine av, 25 x100; Rosario Lo Bue to Francesco Lo Bue, 2897 8 av; mtg \$5,250; Jan29; Jan30 '13. O C & 100

Barnes av, 3637-45 (*), ws, 25.5 s 215th, 101.11x94.3x100x74.5; Albt Mamlock to Harold B Elgar, 109 W 78; mtg \$12,000 & AL; Jan27; Jan30'13. O C & 200

Barnes av (*), nec 226th, 75x105, Wakefield; Chas E Moore, ref, to Jas B Kilsheimer, 251 W 92; FORECLOS Jan7; Jan27'13. 3,950

Bassett av (*), ws, 100 s Saratoga av, 25x100; Thos Nagle to Hudson P Rose Co, a corpn, 32 W 45; Jan22; Jan28'13. nom

Baychester av (*), es, 250 n Edenwald av, 25x75; Louis Bader to Hugh Doon, 448 E 138; mtg \$250 & AL; Jan27; Jan28'13. nom

Baychester av (*), es, 275 n Edenwald av, 25x75; Israel Nussbaum to Hugh Doon, 448 E 138; mtg \$250 & AL; Jan27; Jan28 '13. nom

Beach av, nec McGraw av, see McGraw av, 1801.

Bedford Park blvd, 221 (12:3306), ns, 50 w Valentine av, 25x92.6, 2-sty fr dwg; Mary L wife Andw Roulston et al heirs & Jas Lyttle, decd, to Mary Lyttle wid, 221 Bedford Park blvd; Mtg \$75,000; Jan 28; Jan29'13.

Bedford Park blvd, 311 E (12:3292), es, 40 n Perry av, 76.5x101x75x114, 2-sty fr dwg & vacant; Julia E Bambye to Herman Steinkamp, 110 E 86; Oct16'12; Jan 24'13. O C & 100

Belmont av, 2142-4 (11:3083), es, 127.9 n 181st, 58.10x164.1x58.5x156.10, 2-sty bk dwg & vacant; Crotona Park Realty Co to Ignazio Siliti, 420 E 13; AL; Jan25; Jan29'13. nom

Belmont av, 2153 (11:3082), ws, 204 n 181st, 25.1x86.6x25.1x86.2, 2-sty fr dwg; Michaels Realty Co to Sophie Knepper, 1754 Eastburn av; mtg \$500 & AL; Nov1 '12; Jan25'13. O C & 100

Boston rd, 1057-61 (10:2607), ws, 317.11 s 166th, 75.11x117.9x74x129, 2 5-sty bk tnnts; Rachel Cassel to David Lewis, 515 W 177; mtg \$32,500; Jan1; Jan27'13. nom

Boston rd, 1063-9 on map 1065-9 (10:2607), ws, 242.7 s 166th, 75.4x129x76.6x 140.5, 2 5-sty bk tnnts; Rachel Cassel to Jos Oshinsky, 19 E 94; mtg \$65,000; Jan1; Jan30'13. nom

Briggs av, ws, a strip etc, see Valentine av, ses, 275.8 sw 196th.

Brook av (9:2392), es, 448.1 s 167th, 54x — to lands N Y & H R R x—x112.6, vacant; Edw O Binzen to Geo N Reinhardt, 1341 Franklin av; AL; Aug28'12; Jan28'13. nom

Bryant av, 916 (10:2761), es, 170 s Garrison av, 20x100, 3-sty bk tnt; Martin Pletscher Constn Co to J Homer Hildreth, 362 E 136; mtg \$7,250; Jan25; Jan30'13. O C & 100

Bryant av, 1511 (11:2995), swc 172d, 20x 100, 3-sty bk dwg; Jessie B Stern to Cecelia King, 1056 Grant av; mtg \$10,000 & AL; Jan28; Jan29'13. O C & 100

Clasons pt rd (*), ws, abt 216 s Westchester av, 51.3x128.4x50x116.7; Michelangelo Casale to Arthur J Sessa, 2367 Hughes av; AL; Nov2'12; Jan28'13. nom

Decatur av 3254, see Parkside pl, 3253.

Decatur av, 3285 (12:3351), ws, 125 s 209th, 25x100, 2-sty fr dwg; Marie Hoennack to Paul Hoennack, 3785 Decatur av; 1/2 pt; AT; mtg \$5,000; Jan24; Jan25'13. O C & 100

Dyre av (*), ws, 102 n Dark, 25x100; Fredk Trott to Ellen M Frankenberg, at Mt Vernon, NY; mtg \$2,600 on this & other prop; Jan16; Jan28'13; nom

Dyre av (*), same prop; Ellen M Frankenberg to Fredk Trott & Wilhelmina his wife, 4011 Dyre av, tenants by entirety; B & S; Jan16; Jan28'13. nom

Edgewater rd, ws, 150 n Seneca av, see Seneca av, ss, 50 e Longfellow av.

Edison av, es, 200 s Tremont rd, see Walton av, 2118.

Edwards av (*), ws, 204 n Latting, 26.6 x68.9x25x77.8, Westchester; Francis Trainor to Mary A O'Brien, 493 E 166; mtg \$1,500; Jan27; Jan29'13. nom

Ely av (*), es, 397.9 s 222d, 65.4x—x57.11 x95; Realty & Commercial Co to Chas Rheinlander on Ely av nr Boston Post rd; AL; Jan24; Jan25'13. O C & 100

Fieldston rd, see 260th, see 260th W, see Fieldston rd.

Fieldston rd, swc, 260th, see 260th W, s ec Fieldston rd.

Fieldston rd, see 260th, see 260th W, ss, blk front bet Fieldston rd & Spencer av.

Fieldston rd, swc 260th, see 260th W, s s, blk front bet Fieldston rd and Spencer av.

Fieldston rd (13:3421), ws, land in bed of rd in front of lots 44 to 48 on map (1425) Griswold Est; Thos C Lane to City NY; B&S; July5'12; Jan28'13. nom

Fieldston rd (13:3423), ws, 578.11 s 261st & being at nwc 260th & said rd, runs w156.10xse52&12 to ss260th xel134.8 to rd xn60 to beg; also FIELDSTON RD (13:3423), es, 592.3 s 261st & being at nec 260th & said rd, runs s along rd 60xel190 to ws Spencer av xw on curve 49.5xw101.2 to ns 260th xw53.6 to beg, being lands in bed of 260th prior to change of lines of said st; vacant; City NY to Fredk P Forster, 268 W 84, & Henry A Forster, 316 W 84; AT; B&S; Jan23; Jan24'13. O C & 113.50

Fieldston rd, es, 592.3 s 261st, see Fieldston rd, ws, 578.11 s 261st.

Fowler av, es, 275 s Neil av, see Matthews av, ws, 236.3 n Neil av.

Fulton av, 1531-3 (11:2928), ws, 132.8 s Wendover av, 50x173x50.4x166.10, 5-sty bk tnt; Jas A Rich to Realty Options Co, a corpn, 200 5 av; mtg \$48,000; Jan29; Jan30'13. O C & 100

Fulton av, 1537-9 (11:2928), ws, 82.8 s Wendover av, 50x166.10x50.4x160.6, 5-sty bk tnt; Mary S Rich to Realty-Options Co, a corpn, 200 5 av; mtg \$49,000; Jan 28; Jan30'13. O C & 100

Gainsborg av, ws, 250 n Tremont rd, see Walton av, 2118.

Grand blvd & concourse (11:3160, 3152 & 3161), es, 24 n 187th, 25x41.2x21x43.1; vacant; N Farlor Phillips, ref, to Jas A Regan, 2019 Anthony av; FORECLOS of transfer tax lien Dec18'12; Jan24'13. 1,500

Hoe av, ws, 234.3 n Aldus, see So blvd, es, 134.3 n Aldus.

Holland av, ws, 75 s 215th, see Magenta, ss, bet Rosewood & Cedar avs.

Houghton av (*), ns, 105 w Castle Hill av, 50x108, Unionport; Kate Weber to Barbara Seebald, 2163 Houghton av; Sept 24'04; Jan24'13. nom

Hughes av, 2115-9 (11:3070), ws, 138.3 n 180th, 100.3x190 & all title to land adj on w, 2 5-sty bk tnnts; Cleland Realty Co to Pauline Wendel, 222 E 188, 4-9 parts, & Mary R Schmid, 2-9 parts; Wilhelmina B Gillhaus, 2-9 parts; & Wm H Schmidt, 1-9 part & life estate in three of the 4-9 parts, all at 305 East Tremont av; mtg \$70,000; Jan27; Jan28'13. O C & 100

Hughes av, 2253 (11:3071), ws, 225.5 s 183d, 25x100, 3-sty bk dwg; Jas C Meyers, ref, to Thos C Stephens, 285 Central Park W; FORECLOS Jan14; Jan27; Jan28'13. 7,500

Hughes av, 2308 (11:3087), ses, 150 ne 183d, 25x100, 4-sty bk tnt; Corby Contracting Co to Nicola Trionfo, 2326 Bathgate av; mtg \$15,500 & AL; Nov1'12; Jan 25'13. O C & 100

Hull av, 3081 (12:3333), ws, 100 s 204th, 25x110, 2-sty fr dwg; LeRoy D Ball to Sophia R E Gentles, 3079 Hull av; mtg \$5,500; Jan30'13. nom

Jackson av (10:2573), nec St Mary's, runs n141.4 to P M Branch R R xse— to ns St Mary's xw171.3 to beg, gore, vacant; Geo J Christman to Geo J Christman Realty Corpn, 35 W 14; mtg \$5,250; Jan22; Jan28'13. nom

Jackson av, 700-4, see Westchester av, 695-705.

La Salle av (*), ns, 805.9 e Ft Schuyler rd, 25x100; Wm C Wunnenberg to Matilda F Wunnenberg, 369 E 162; Jan20; Jan29'13. nom

Leland av, 1337 (*), swc Tremont av, runs s58.9xw100xn75e50xn11.3xe51.7 to beg; except pt for Tremont av; Myron Sulzberger ref to Martha A Arnow, 2525 Westchester av; FORECLOS Dec20'12; Jan 23; Jan24'13. 8,030

Leland av (*), same prop; Martha A Arnow to Eliza M Hughes, 390 Wadsworth av & Bertha Taub, 485 E 140; Jan23; Jan 24'13. nom

Macombs Dam rd, ws, 650 s 183d, see Aqueduct av, 2174.

McGraw av, 1801 (*), nec Beach av, 62x 100x—x100; also McGRAW AV (*), ns, 13 w Tremont av, 50x— to Tremont av, x56x —; Wm R Burkhard to Eliz B Friedricksen & Minnie C Burkhard, both at 1801 McGraw av; 1-3 pt; AT; Jan18; Jan29'13. nom

McGraw av, ns, 13 w Tremont av, see McGraw av, 1801.

Matthews av, ws, 150 n Brady av, see Matthews av, ws, 236.3 n Neil av.

Matthews av (*), ws, 200 s Lydig av, 25x100; Washington Savgs Bank by Geo C Van Tuyl, Jr, as Supt of Banks, State NY to Jno W McKinnon, 337 Riverside dr; B&S; Jan18; Jan25'13. court order

Matthews av (*), ws, 236.3 n Neil av, 25x100; also FOWLER AV (*), es, 275 s Neil av, 25x100; also MATTHEWS AV (*), ws, 150 n Brady av, 25x100; also MULINER AV (*), es, 150 s Brady av, 25x100; Washington Savgs Bank by Geo C Van Tuyl, Jr, as Supt of Banks, State NY to Jno W McKinnon, 337 Riverside dr; B&S; Jan18; Jan25'13. court order

Mead av (*), ns, 125 e Garfield, 25x100; Max Schwartz to Anna Schwartz, 1335 5 av; Nov29'12; Jan27'13. O C & 100

Merriam av (9:2531), ss, 268.1 w 170th, 50x96.2x50.6x88.4, vacant; Fredk Gladden, ref, to Ella H Laverty, 136 Madison, Bklyn; FORECLOS Dec31'12; Jan30'13. 300

Montgomery av, 1715 (11:2877), ws, 173.8 n 176th, 25x100, 2-sty fr dwg; Geo W Short to Emma Ervin, 1046 Teller av; mtg \$7,000 & AL; Jan29'13. O C & 100

Montgomery av, 1715; Emma Ervin to Jas B Sexton, 1715 Montgomery av & Jno A Doran, 1788 Ams av; mtg \$7,000 & AL; Jan29'13. nom

Morris av, 2062 (11:3179), es, 94 n Burnside av, runs e20.1xso.2xe79.11xn20x w100 to av xs19.9 to beg, 2-sty bk dwg; given as collateral security for payment of \$1,342.50; Chancy W Frees to Buyers-Sellers Automobile Co, Inc, 949 Eway; Jan27; Jan29'13. nom

Morris av, 2369 (11:3183), nws, abt — s 184th, 25x102x25x101.9, 2-sty fr dwg; Susan wife Thos Fitzpatrick to Peter F Kane, 981 Park av; Jan27; Jan30'13. nom

Mulliner av (*), es, abt 158 ne Bronxdale av, 26.1x127.10x25x134.6; Jas E Heaney to Thos Heaney, 153 E 113; 1/2 pt; B&S; Jan27; Jan30'13. nom

Mulliner av (*), same prop; same to Wm Heaney, 153 E 113; 1/2 pt; B&S; Jan27; Jan 30'13. nom

Mulliner av, es, 150 s Brady av, see Matthews av, ws, 236.3 n Neil av.

Nelson av (9:2519), nec 169th, being a strip in bed of former Orchard st in front lot 101 on map (524 in W Co) of Claremont, & lying bet old ns Orchard & new ns 169th; Norman Corsa heir Eliz Corsa to Haffen Realty Co, a corpn, 398 E 152; QC; Dec23'12; Jan29'13. nom

Nelson av (9:2519), nec 169th, same prop; Seybolt Corsa heir Eliz Corsa to same; QC; Nov19'12; Jan29'13. nom

Nelson av (9:2519), nec 169th; same prop; Eliz D Harris & ano, heirs & c Elizabeth Corsa to same; QC; Nov23'12; Jan29'13. nom

Nelson av (9:2519), nec 169th; same prop; Nettie Ross et al, heirs, & c, Eliz Corsa to same; QC; Nov21'12; Jan29'13. nom

Nelson av (9:2519), nec 169th; same prop; Harvey Kidd et al, heirs, & c, Eliz Corsa to same; Q C; Nov19'12; Jan29'13. nom

Nelson av (9:2519), nec 169th; same prop; Dayton Corsa et al, heirs, & c, Eliz Corsa to same; QC; Nov14'12; Jan29'13. nom

Nelson av (9:2520-16), es, bet 170th & Highbridge sts, 71.5x100x24x110.8 on ss, vacant; Henry M Goldfogle ref to Nathan & Carrie Kauffmann, both at 62 Ave Malakof, Paris, France; FORECLOS of transfer tax lien & drawn Jan23; Jan29'13. 2,000

Nelson av (9:2520); same prop; all R, T & I to deed drawn from David Campbell to Thos Robson, recorded in 1 2037, p 50, vacant; Caroline Robson devisee Thos Robson decd to same; QC; Jan22; Jan29'13. nom

Nelson av, nec Highbridge, see Nelson av, es, bet Highbridge & 170.

Nelson av, see 170th, see Nelson av, es, bet 170th & Highbridge.

Old Albany rd (13:3415), es, being n 1/2 lot 4 map Jos Delafield, 68x176x68x166, ns; Letitia A wife Wm Garrison to Jno Parsons, 3006 Bailey av; Apr22,1874; Jan27'13. 1,000

Parker av (*), ws, 153 s Glebe av, 50x 100; Robt P Barker to Irving C Bennett at Waterbury, Conn; AL; Jan23; Jan25'13; nom

Prospect av, 622-8 (10:2685), es, 100 s Kelly, 75x100, 2 5-sty bk tnnts; Benj Levy to Jacob L Andron, 1061 Boston rd; QC; AL; Jan24'11; Jan24'13. O C & 100

Prospect av, 622-8; Jacob L & Ida Andron to Julius A Bernstein, 125 W 115, & Bernard Bernstein, 974 Prospect av; AL; Feb24'11; Jan24'13. O C & 100

Prospect av (*), ss, 650 e Throggs Neck rd, 25x110.6x25x109.7, Westchester Her; Eugene F McLaughlin to Harriet Realty Co, a corpn, 1328 Fort Schuyler rd; mtg \$225; Jan15; Jan29'13. nom

Road leading through West Farms to Hunts pt (11:3015), ws, adj land now or late Danl Mapes Sr, runs w243x50xe236 to said rd xn50 to beg except part for rd; Hawthorn Bldg Co & ano to Miner D Randall, South Norwalk, Conn; QC; Jan 27; Jan30'13. nom

St Anns av, 286 (10:2551), es, 142.5 n 139th, 27.6x101.11x27.6x101.2, 5-sty bk tnt; Aug K Rasche to Chas E Rasche, 784 E 165; B&S; mtg \$15,000; Jan29; Jan30'13. O C & 100

St Anns av, 286; Chas E Rasche to Aug K Rasche & Katie his wife, 784 E 165; mtg \$15,000; Jan29; Jan30'13. O C & 100

St Raymond av, nws, at sws Green la, see Green la, sws, at nws St Raymond av.

Seneca av (10:2762), ss, 50 e Longfellow av, 100x100; also EDGEWATER RD (10:2762), ws, 150 n Seneca av, 426.6x83.3x425 x100, vacant; Hunts Point Realty Co to Broad Realty Co, a corpn, 784 E 156; B&S; Dec30'12; Jan25'13. O C & 100

Southern blvd, 63 (10:2546), ns, 150.11 e St Anns av, runs n89.2xe5xn5xe20xs90.4 to st xw25.4 to beg, 5-sty bk tnt; Sarah H Arnold to Carolyn W Crandall, 601 W 141; mtg \$16,750; Sept16'12; Jan27'13. O C & 100

Southern blvd (11:3108), ws, 397 s 180th, 66x150, vacant; Chas B Joseph et al by Richd J D Keating GDN to Jno P Leo, 765 St Nicholas av; AT; mtg \$6,250; Jan28'13. 12,500

Southern blvd (10:2743), es, 134.3 n Aldus, runs e 203xn100xe97 to ws Hoe av xn20xw300 to So blvd xs120 to beg; vacant; American Real Estate Co to Boulevard Theatre & Realty Corpn, 931 So blvd; AL; Jan23; Jan24'13. O C & 100

Spencer av, swc 260th, see 260th W, swc Spencer av.

Spencer av, swc 260th, see 260th W, ss, blk front bet Fieldston rd & Spencer av.

Stebbins av, 1338, on map 1336-8 (11:2965), es, 158.9 n Freeman, 50x126x50x127.2, 5-sty bk tnt; August K Rasche to Chas E Rasche, 784 E 165; B&S & C a G; mtg \$36,800; Jan29; Jan30'13. O C & 100

Stebbins av, 1338 on map 1336-8; Chas E Rasche to Aug K Rasche & Katie his wife, 784 E 165; mtg \$36,800; Jan 29; Jan 30'13. O C & 100

Teller av, 1061-3 (9:2428 & 2433), ws, 199.5 n 165th, 40x100.1, 2 3-sty & b bk dwgs; Grace E Folk to Isabel Kiralfy, 375 E 199; mtg \$17,500; Jan 17; Jan 27'13. O C & 100

Timpson av (*), es, 175 n 205th, 100x 100; Geo McCauslan to Cath C Hill, 63 Beechwood rd, Summit, NJ; mtg \$4,900; April 6'12; Jan 29'13. O C & 100

Tremont av, 301-5, see Anthony av, 1900. **Tremont av (11:3106)**, ns, 109 w Mapes av, 36.3x190.1, except part for Tremont av, vacant; Borough Estates, a corp., to Alphonse & Jos Meis, both at Danville, Ill; mtg \$20,000; Jan 27; Jan 28'13. O C & 100

Tremont av, s/wc Leland av, see Leland av, 1334. **Tremont av, ss, 15 w McGraw av**, see McGraw av, 1801.

Valentine av (Williamsbridge rd) (12:3300), ses, 275.8 sw 196th (Ridge), 25x 194.8 to nws 1 av, except pt for Valentine av, vacant; also BRIGGS AV (12:3300), ws, a strip in bed of old 1 av bet above and new ws of Briggs av, 25x-; Reba E Cooper to R E C Realty Co, Inc, a corp., 2381 Bway; Jan 23; Jan 24'13. nom

Vyse av (11:2988), ws, 100 n Jennings, 25x100, 3-sty fr tnt & str; Jos V Mitchell, ref to Alfd Howey 64 Jane; FORECLOSED & drawn; Jan 28; Jan 29'13. 4,500

Wallace av, 1912 (*), plot begins 740 e White Plains rd at point 945 n along same from Morris Park av, runs e100xn25xw100 xs25 to beg, with right of way over strip to Morris Park av, Rosa Nathan et al EXRS, & Marcus Nathan et al to Henry Brennfleck & Emma, his wife, 1910 Wallace av, tenants by entirety; mtg \$3,500; Jan 7; Jan 28'13. 4,200

Walton av, 2118 (11:3178), sec 181st, 25 x94.7x26.8x85.4, 3-sty fr tnt; mtg \$8,000; also EDISON AV (*), es, 200 s Tremont rd, 25x100; also GAINSBORG AV (*), ws, 250 n Tremont rd, 25x100; Ernst Schiefer to Caroline Hammer, 865 Barry; Jan 27; Jan 28'13. nom

Walton av, s/wc 181st, see 181st E, ss, 100 e Jerome av.

Waterbury av (*), ss, 94.3 w Zerega av, 94.3x103x94.4x103, Unionport; Eliz Pratt to Wm E O'Grady, 3063 Decatur av; 1/2 R, T & I; mtg \$1,000 & AL; Jan 21; Jan 24'13. O C & 100

Waterbury av, s/wc Zerega av, see Zerega av, s/wc Waterbury av.

Westchester av (*), ss, plot begins at nec plot herein described adj land Thos C Taylor, runs s353.11 to land Simon Paul xw85 to land Geo Baxter xn308.6 to av xe97.1 to beg, except part for av; Harry Westfield to Marie Westfield his wife, 3250 Westchester av, 1/2 pt; AL; Jan 23; Jan 30'13. nom

Westchester av, 695-705 (10:2645), ws, at es Jackson av (Nos 700-4), runs ne along Westchester av, 99.11xnw67.7 to Jackson av xsw117.6 to beg, 4-sty bk office & str bldg; Kellwood Realty Co to J F M Co, a corp., 1029 E 163; AL; Jan 24; Jan 28'13. nom

Westchester av, nec Western av, see Western av, nec Westchester av.

Western av, es, 125 n Westchester av, see Western av, nec Westchester av.

Western av (*), nec Westchester av, 100x100; also WESTERN AV (*), es, 125 n Westchester av, 50x100, except pt for bldg; Kellwood Realty Co to J F M Co, a corp., Denver, Col; AL; Jan 24; Jan 27'13. nom

Wilcox av (*), ws, 100 n Fairmount av, 25x100; Jas E Heaney to Thos Heaney, 153 E 113; 1/2 pt; B&S; Jan 27; Jan 30'13. nom

Wilcox av (*), same prop; same to Wm Heaney, 153 E 113; 1/2 pt; B&S; Jan 27; Jan 30'13. nom

Zerega av (*), s/wc Waterbury av, 108x 205, Unionport; Augustus Stuckardt to Wm E O'Grady, 3063 Decatur av; 1/2 pt; AT; mtg \$2,500; Jan 17; Jan 24'13. nom

Zerega av (*), s/wc Waterbury av, 103x 94.3, Unionport; Wm E O'Grady to Eliz Pratt, 855 E 167; 1/2 R, T & I; mtg \$2,500 & AL; Jan 21; Jan 24'13. nom

3D av, 2935-2935.4 (9:2374), ws, 30.8 s 152d, 30.8x112.1x28.6x123.9, 3-sty fr tnt & str, 1-sty bk ext; Chas Vollmer to Katharina Vollmer his wife, 2935 3 av; 1/2 pt; AL; Jan 29'13. nom

5TH av (*), ws, 125 n Nelson av, 50x 100; Land Co "D" of Edenwald to Timothy Connell, 420 E 20; AL; June 20'12; Jan 25'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2743), ns, 110 s So Blvd, 42x105, 5-sty bk tnt; re-mtg; NY Trust Co, a corp., to Podgur Realty Co, a corp., 931 So Blvd; Dec 30'12; Jan 29'13. nom

Crotona pl, 1643, see 3 av, 3752. **Faille st, ws, 125 s Aldus**, see So Blvd, es, 125 n Aldus.

137TH st, 425-43 E (9:2282), ns, 300 e Willis av, 150x200 to ss 138th (Nos 428-46), 10 6- & 10 7-sty bk tnts with str in 138th; re dower; Lena M, wife Wm E Gilmore, to Orrin R Judd, 22 Hart, Bklyn; AT; QC; Jan 21; Jan 24'13. nom

138TH st, 428-46 E, see 137th, 425-43 E. **156TH st, 368 E (9:2402)**, ss, 175 e Courtlandt av, 37.6x99.7, 5-sty bk tnt; re mtg; Greenwich Mtg Co to Benenson Realty Co, a corp., 407 E 153; QC; Jan 21; Jan 25'13. nom

176TH st E (11:2959), ns, 300.5 w South-ern blvd, 70x151.5x70x153, vacant; re mtg; Lawyers Mort Co to Cornelia E McCormack, Middletown, NY; Jan 24; Jan 27'13. 5,000

215TH st E (*), ss, 225 w Paulding av, 50x100, Laconia Park; re mtg; Alfred Frankenthaler to Rosario Lo Bue, 738 Bartholdi; QC; Jan 23; Jan 25'13. nom

Andrews av, 2312 (11:3218), also prop adj above on n; agmt as to retaining wall &c; Jeannette D Stewart with Edw Hurley; Jan 13; Jan 25'13. nom

Boynton av, n/wc Westchester av, see Westchester av, n/wc Boynton av. **Edgewater rd (10:2762)**, ws, 150 n Seneca av, 426.6x83.3x425x100, vacant; re mtg; Emma W Cone to Hunts Point Realty Co, a corp., 165 Bway; QC; Dec 24'12; Jan 25'13. nom

Ely av (*), es, 397.9 s 222d, 65.4x-57.11 x95; re mtg; Fredk C Stork to Realty & Commercial Co, a corp., 30 Church; QC; Jan 21; Jan 25'13. nom

Ely av (*), same prop; re mtg; Crawford Real Estate & Bldg Co, a corp. to same; QC; Jan 23; Jan 25'13. 700

Fieldston rd (13:3421), ws land in bed of rd in front of lots 44 to 47 on map (1425) Griswold estate; re mtg; Mary A W Heaton to City N Y; QC; Oct 18'12; Jan 28'13. nom

Fieldston rd (13:3421), cl being land in said rd lying in front of lots 24, 29, 30, 31, 32 & 33, map (1425) 58 lots Griswold Est; also FIELDSTON RD (13:3421), cl being land lying in front lot 53, same map; also all land lying bet ns Fieldston rd & c 1 thereof; & bet ws Waldo av & c 1 thereof; as said lines are extended; also all land lying bet ns Fieldston rd & c 1 thereof as said lines are extended; also all land lying bet ns Fieldston rd & c 1 thereof & bet es 252d st & c 1 thereof as said lines are extended; re-mtg; Rivers Est, a corp., to Newton Holding Co, 55 Liberty; QC; Jan 28; Jan 29'13. nom

Grace av (*), es, 553.5 s Boston rd, 25x 95; re mtg; Crawford Real Estate & Bldg Co to Edw C Rieger, 857 E 164; QC; Oct 31'12; Jan 24'13. 375

Hoe av (10:2743), ws, 195 s 165th, 45x 125, 5-sty bk tnt; re mtg; Harlem Savgs Bank to Fox Square Bldg Co, 773 Westchester av; Jan 28'13. nom

Hoe av (10:2743), ws, 150 s 165th, 45x 125, 5-sty bk tnt; re mtg; Harlem Savgs Bank to Fox Square Bldg Co, 773 Westchester av; Jan 28'13. nom

Hoe av (10:2743), ws, 240 s 165th, 45x 125, 5-sty bk tnt; re mtg; Harlem Savgs Bank to Fox Square Bldg Co, 773 Westchester av; Jan 28'13. nom

Hoe av (10:2743), ws, 285 s 165th, 45x 125, 5-sty bk tnt; re mtg; Harlem Savgs Bank to Fox Square Bldg Co, 773 Westchester av; Jan 28'13. nom

Hoe av, ws, 125 n Aldus, see So Blvd, es 125 n Aldus.

Southern blvd (10:2743), es, 125 n Aldus, runs e300 to ws Hoe av, xn150xw150x 875xw150 to So Blvd xs75 to beg; vacant; also FAILLE ST (10:2746), ws, 125 s Aldus, 50x100; re mtg; vacant; Mutual Life Ins Co to American Real Estate Co, a corp., 527 5 av; QC; Jan 21; Jan 24'13. 28,650

Southern blvd (11:3108), ws, 397 s 180th, 66x150; vacant; re dower; Eva Joseph, widow, to Jno P Leo, 765 St Nich av; AT; QC; Jan 28'13. nom

Teller av, 1037 (9:2432&2424); asn rents; Prospect Investing Co to Isidor Lubowitch, 1230 Boston rd; Aug 14'12; Jan 30'13. nom

Westchester av (*), n/wc Boynton av, 125x112x125x121; re-mtg; Henry R C Watson EXR & Wm Watson to American Real Estate Co, a corp., 527 5 av; QC; May 22'12; Jan 29'13. 17,500

Wheeler av, 1213 (*), ws, 150 n Westchester av, 40x100; re mtg; N Y Trust Co to Mercury Realty Co, a corp., 830 Westchester av; QC; Jan 22; Jan 24'13. 1,000

3D av, 3752 (11:2927), es, 127.4 n St Pauls pl, 25x100; also CROTONA PL, 1463 (11:2927), ws, 284.10 s 171st, 25x100; ease-ment & right to contract & maintain sewer, &c; Chas N Mazza, 3752 3 av, owner of both parcels to whom it may concern; Jan 23; Jan 25'13. nom

LEASES

Borough of Manhattan

JAN. 24, 25, 27, 28, 29, 30.

Broad st, 81 (1:29); str & pt b; Frida Rinckhoff indivd & ADMTRX Otto F Schmedes to Cord Bohling, 436 Hudson; 10yf Jan 23'13; Jan 24'13. 3,000

Canal st, 170-2 (1:201), all; Ida F Bryant to Saml Blum, 916 Southern blvd; 5yf May 1'13; Jan 27'13. 3,000

Church st (1:81), ws, bet Dey & Fulton, part str in Fulton Bldg; Neuberger Jewellery Co to Isidore Jacobson, 1469 Fulton av & ano; 4 8-12yf Sept 1'12; Jan 29'13. 2,400

Delancey st, 340 (2:319), all; Michl F Burns to Hyman Etkin, 31-3 Market, & Isaac J Esterson, 80 Willett; 5yf Jan 1'13; Jan 27'13. 900

Front st, 27 (1:5), all; Dow Realty Co to Main Paper Stock Co, 27 Peck sl; from Jan 1'13 to May 1'15; Jan 27'13. 1,200

Goerck st, 108 (2:324); asn Ls; Leon Traiter or Tretter & ano to Frieda Dicker, 108 Goerck; Sept 13'12; Jan 24'13. nom

Goerck st, 108; asn Ls; Frieda Dicker to Esther Treter, 108 Goerck; Nov 1'12; Jan 24'13. 400

Great Jones st, nec Bway, see Bway, 684.

Greenwich st, 59; also TRINITY PL, 18 (1:19), two str & bs; Eleanor R Murphy to Jos Natale, 59 Greenwich; 5yf Jan 1'13; Jan 28'13. 1,880

Liberty st, 146, see West, 102.

Ludlow st, 16 (1:297); all; Aron Saffro to Moses Friedman, 31 Canal; 5yf May 1'12; Jan 24'13. 2,040

Mott st, 314 (2:521); asn Ls; Nicola Sarcioni to Stefano Spinelli, 314 Mott; Jan 30'13. nom

Pitt st, 11 (2:341), all; Lena Weiss-berg to Sarah & Jos Glogover, 17 Pitt; 3 yf Mar 1'13; ly ren; Jan 28'13. 4,230

Reade st, 20 (1:154), str & b; Julia B Peck & ano to Henry P Wood & Son, 20 Reade; 3yf Feb 1'13; Jan 27'13. 2,500

St Marks pl, 12 (2:463); all; Deutsch Amerikanische Schwtizer Gesellschaft to Conrad Stoerer, 12 St Marks pl; 5yf Jan 23'13; Jan 25'13. 3,700

Trinity pl, 18, see Greenwich, 59.

Washington pl W, 122 (2:592-8), 3-sty & b bldg; all; Margt T Maloy to Alfonso M Pepe, 25 King; 10yf Mar 1'13; Jan 30'13. 780

West st, 102 & Liberty st, 146 (1:56); asn Ls; Geo P Spittall to Saml Lewis, 102 West; AT; Jan 13; Jan 25'13. nom

West st, 102 & Liberty st, 146 (1:56); asn Ls; Saml Lewis to Arthur Jost, 159 W 129; Jan 13; Jan 25'13. nom

1ST st, 58 E (2:443), all; Maud B Barclay to Josef Friedman, 316 E 8; 3 3-12yf Feb 1'13; Jan 27'13. 600

3D st, 285 E (2:373), nes, 146 se Av C, 21x96.2; asn Ls; Rachel Goldwasser to Abr Kraus, 272 Rivington; Dec 5'12; Jan 27'13. nom

4TH st, 35 E (2:544), basement str; Raf-faele Pepe to Genaro Ragozzino, 35 E 4; lyf Dec 1'12; 5y ren; Jan 24'13. 900

4TH st, 344-6 E (2:373); asn Ls; Schmerl Benis to Saml Weidhorn, 52 Av D; Aug 1'12; Jan 25'13; 1,291.66

4TH st, 344-6 E (2:373); asn Ls; Saml Weidhorn to Ignatz Klein, 57 Av D; Aug 20'12; Jan 25'13. 1,350

12TH st, 10-14 E (2:569), ss, 225 e 5 av, 61x103.3, all; Guy H Witthaus to Ernest E Johnson, 180 Claremont av; 10yf Feb 1'13; 11yrs ren at \$22,000; Jan 27'13. 20,000

16TH st, 148 E, see 3 av, 162.

16TH st E, s/wc 3 av, see 3 av, 162.

18TH st, 211 W (3:768), 4-sty & b fac-tory; all; Herman F Epple to Wm Fowler, 252 W 136; 10yf Nov 1'12; Jan 25'13. 2,100 to 2,400

20TH st, 36-8 E (3:848), ss, 200 w 4 av, 40x92, all; Guy H Witthaus to Ernest E Johnson, 180 Claremont av; 10yf Feb 1'13; 11yrs ren at \$14,000; Jan 27'13. 12,000

21ST st, 54-62 W (3:822), asn Ls; Con-creto Realty Co to Henry Corn, 1966 Bway; Jan 23; Jan 25'13. nom

22D st, 541-3 W (3:694), ns, 500 w 10th av, 50x98.9; all; Margt V C wife Francis A MacNutt to Jos Elias; 21yf Jan 1'10; Jan 25'13. taxes &c & 3,660

28TH st, 18 E (3:857); sur Ls; C S & A J Arencibia to Twenty-eight St Co, a corp., 14 E 28th; AT; Jan 27; July 30'13. 5,000

34TH st, 58 E (3:863), ss, 243.11 e Mad av, 18.8x98.9, all; Alfd L Loomis & ano to Jos & Mary Schwartz, 171 Broome; 21yf Feb 1'13; Jan 28'13. taxes, &c, & 6,120 & 7,120

34TH st, 107 E (3:890), all; Emily Braine to Hewlett Scudder, 107 E 34; 3yf May 1'13; Jan 29'13. 3,500

41ST st, 357 W, see 9 av, 562.

43D st, 300 W, see 8 av, 671-7.

44TH st, 414 W (4:1053), all; Margt M A Gerard to Geo Niedermayr, 414 W 44; 3 yf May 1'08; 3y ext at \$1,020 & \$1,080; Jan 29'13. 960 & 1,020

45TH st, 141-7 W (4:998), parts of; asn Ls; Max Shenkman & ano to Emanuel Chanin, 60 Essex; Nov 12; Nov 13'12; cor-rects error in issue of Nov 6'12 when 2d party was Emanuel Chanin. nom

46TH st, 16-18 W (5:1261); sur Ls; Schneider-Anderson Co to Sixteen West Forty-Sixth St Co, 62 Cedar; Jan 25; Jan 28'13. nom

46TH st, 16-18 W (5:1261), all; 16 W 46th St Co to Schneider-Anderson Co, a corp., 311-9 W 43; 21yf Feb 1'13; 3mos ren at \$6,750 for term; Jan 28'13. taxes, &c, & 27,000

47TH st, 213-41 W, see Bway, 1571-85.

48TH st, 210-6 W, see Bway, 1571-85.

56TH st, 8 E (5:1291); all; Louisa G Gul-liver to Thos Waters, 8 W 108 & ano; 5yf Jan 1; Jan 25'13. 5,500

57TH st, 130 E (5:1311); sobrn of Ls to mtg for \$14,000; Edgar Odell with Title Guar & Trust Co, 176 Bway; Jan 29'13. nom

58TH st, 540-50 W (4:1086), ground fl; Mayal Realty Co to Harry Rosenbaum Iron Works, 157-61 W 29; 4yf May 1'13; Jan 28'13. 3,000

71ST st, 321 E (5:1446), str fl & pt b; Frank Zvanovec to Jos E Nejedly, 299 E 73; 10yf Feb 1'13; Jan 27'13. 900

80TH st, 516 E (5:1576), 6-sty bldg; all; Martin Gennus to Vincenzo Lagumina, 251 E 109; 3yf Feb 1; Jan 25'13. 3,000

103D st, 331-3 E (6:1675), all, except east str & front b; Saml L Bruck & ano to Morris Markowitz, 310 E 103, & ano; 10 yf Mar 1'13; Jan 27'13. 2,460 & 2,820

103D st, 62 E (6:1608), all; Jos Goldner to Sigmund Greenberg, 64 E 103; 3yf Feb 1'13; Jan 28'13. 4,800

111TH st E, nec 3 av, see 3 av, 2025.

111TH st, 51-3 W (6:1595), all; Rebecca Meshel to Jos Eisenberg, 52 E 117th; 3yf Feb 1'13; Jan 30'13. 4,000

120TH st, 72 E, see Park av, 1714.
125TH st W (7:1931), nwc 7 av, 2d & 3d floors; also 125TH ST, 209 W (7:1931), w str, 20x100; also n & e bs, each 20x90; also 125TH ST, 207 W, str, 20x90; Wendolin J Nauss to Henry Lanckenau, 2056 7 av; 5yf May'13; Jan28'13. 20,000
125TH st, 207-9 W, see 125th st W, nwc 7 av.
145TH st W, nec Bway, see Bway, nec 145th.
164TH st W, swe Ams av, see Ams av, swe 164th.
Av A, 216 (2:407), s str & pt c; Emilie C Leukel to Salvatore Arcieri, 202 Av A; 3yf Feb'13; Jan27'13. 420
Amsterdam av (8:2121), swe 164th; asn Ls; Danl H Reilly to Edw Gallagher, 800 E 235; mtg \$1,000; Jan24'13. nom
Broadway, 684 (2:531), nec Great Jones, 41x130, all; Guy H Witthaus to Ernest E Johnson, 180 Claremont av; 10yf Feb'13; 11 yrs ren at \$37,500; Jan27'13. 35,000
Broadway, 1571-85 (4:1019), nwc; also 47TH (Nos 213-41), runs n155.7xw140.5xn 47.7 to ss48th (Nos 210-6), xw75xsl09.5xw 25xsl00.5 to 47th, xe277.2 to beg; asn Ls; Eagle Securities Co to Mitchel H Mark Realty Corp, room 528 White Bldg, Main st, Buffalo, NY; mtg \$485,000; Jan23; Jan 28'13. nom
Broadway, 3671 (7:2098), apartment No 53; Monaton Realty Investing Corp to Clarence H Peters, 3671 Bway; 1 1/2yf Oct '12; Jan28'13. 840
Broadway (7:2077), nec 145th; consent to asn Ls; Jno W Kight to Geo H Gay; Jan 15'08; Jan27'13. —
Madison av, 578 (5:1292); s pt basement str; Wm Sittenham to Danl J Healy, 410 W 130; 3yf Feb'13; Jan24'13. 1,200 to 1,400
Madison av, 1675 (6:1617), all; Henrietta Gordon to Harry A & Saml Brown, 125 E 112; from Feb'13 to May'23; Jan27'12. 1,250
Park av, 1674 (6:1623), cor str & b; Ben M Gruenstein & ano to Benj Kramer, 56 E 117th; 3yf May'11; Jan30'13. 780
Park av, 1714 (6:1746), swe 120th (No 72); all; Elise F Klenke to Simon Liebross, 10 Varet, Bklyn; 20yf Feb'13; Jan27'13. taxes, &c, & 2,750 to 3,500
Park av, 1714 (6:1746), swe 120th (No 72); asn Ls; Simon Liebross to Wm Quinn, 461 Neptune av, Bklyn; AT; Jan24; Jan 27'13. nom
West Broadway, 190 (1:179) cor Leonard str & b; Angeline Robert individ & EXTRX Danl Robert to Harry Webb, 604 Park pl, Bklyn; 5yf Jan'13; Jan24'13. 2,100
2D av, 458 (3:931); str; Patk Gaffney to Thos Daly, 333 E 30; 5yf Jan23, option of ren; Jan24'13. 1,100
2D av, 843 (5:1319), str & b; Cath Siemann to Louis Beier, 891 2 av; 5-12yf Apr'12; Jan24'13. 1,080 & 1,200
2D av, 1861 (5:1541), str, b & 4 rooms on 2d fl; Morris Freundlich & ano to Jacob Abramovitz, 300 E 95; 5yf Apr'1; Jan25 '13. 720
2D av, 2004 (6:1675); asn Ls; Esther Bernstein to Meyer Kestenbaum, 2004 2 av; 1/2 pt; AT; Jan28; Jan29'13. nom
3D av, 162 (3:871), swe 16th, cor st & b; also 16TH ST, 148 E (No 357), str; John Weyman to Henry Reese, 986 Tinton av, & ano; 5yf May'13; Jan29'13. 2,000
3D av, 443-7 (3:911), store room; Apollo Athletic Club, a corp, to David Green, 21 Attorney; 5yf Junel'13; Jan27'13. 377
3D av, 777 (5:1322); asn Ls recorded July12'10; Jos McDonald to Jas Doris, 585 E 180; Jan29; Jan30'13. nom
3D av, 777; asn Ls recorded even date; Jno Connelly to same; Jan29; Jan30'13. nom
3D av, 777; asn of all title to money that may become due upon sur of Ls; Jas Doris, 585 E 180, to Lion Brewery, 104 W 108; Jan29; Jan30'13. nom
3D av, 777 (5:1322), str & front b; Eliz Kenedy to Jno Connelly, 207 E 48; 5yf May'13; Jan30'13. 1,200 to 1,500
3D av, 2025 (6:1661), nec 111th, cor str & b; Mary McTeague individ & GDN of Lillian McTeague et al to Andw Stone, 2183 8 av; 4 10-12yf Dec'11; Jan30'13. 1,500
3D av, 2096 (6:1642); n str & pt c; Minnie Fisher to Lillian B Getzler, 2110 3 av; 3yf May'1; Jan25'13. 1,104
6TH av, 482 (3:831); asn Ls; Geo J Kehoe & Wm J Doran to Emil W Fraudsens, 448 West Bway; Jan27; Jan28'13. nom
6TH av, 499 (3:805); str; Robard Realty Co to Jos Leblang, 501 W 110; 12 4-12yf Jan'1; Jan25'13. 1,200
7TH av, nwc 125th, see 125th, nwc 7 av.
8TH av, 671-7 (4:1033), swe 43d (No 309), 100.5x100, all; Mary A McPartland et al heirs, &c, Stephen McPartland to McPartland & O'Flaherty Dry Goods Co, 677 8 av; 10yf Feb'13; 10y ren; Jan30'13. int on mtgs of abt \$325,000, taxes, &c, & 5,000
8TH av, 734 (4:1017), s str; Archangelo Yasill to Jno Navatta, 443 W 39; 3 3-12yf Feb'13; Jan28'13. 780
8TH av, 2198 (7:1924); str fl & b; Jacob Mertens to Geo Grunig, 2198 8 av; 5yf May '11; re recorded from May8'11; Jan24'13. 1,560
8TH av, 2198; consent to asn Ls & ext of same to Apr30'18; Jacob Mertens to Sophie Bromm; Jan18; Jan24'13. nom
8TH av, 2418 (7:1935), str & b; Saml Posner to Leopold Oppenheimer, 507 W 110; 5yf May'13; Jan27'13. 1,200

9TH av, 260 (3:749), all; Geo Yellmar to Otto Wagner, 311 E 89; 10yf Feb'13; Jan 27'13. 1,450
9TH av, 562 (4:1032), nec 41st (No 357), all; Mantle Realty Co to Jno Mooney, 319 W 21; 9 3-12yf Feb'13; Jan29'13. 2,800 to 3,200

LEASES.

Borough of the Bronx.

Fink or Grant st, see Westchester sq, see Westchester sq 70.
Tiffany st, nwc Westchester av, see Westchester av, nwc Tiffany.
Westchester sq, 70 (*), or West Farms rd or Main st, sec Fink or Grant st; asn Ls; Adam Hoffmann to Wm H Lubben, 70 Westchester sq; Aug5'12; Jan28'13. nom
Westchester sq 70 (*); asn Ls; Wm H Lubben to Olef Larson, 237 E 124; AL; Jan24; Jan28'13. nom
Westchester sq, nwc Benson av, see Benson av, nwc Westchester sq.
138TH st, 583 E (10:2551), east str; Wm Wagler, Jr, to Sol Kottek, 1940 Pacific, Bklyn; 3yf Feb'1; Jan24'13. 480 & 540
157TH st, E, nwc 3 av, see 3 av, nwc 157.
Bathgate av, 1598 (11:2919), ses, 160 sw 172d, 50x56.6; ratification of Ls recorded Dec30'12; Robt D, husband of Regina Tape to Harry Walzer, 1598 Bathgate av; Jan18; Jan24'13. nom
Benson av (*), nwc Westchester sq, the bldg only & no grounds except right of way over strip in rear from rear door to Benson av; Chas Van Riper to Victorene Olpp, 103 Westchester sq; 5yf Jan'13; Jan28'13. 780 to 1,500
Morris Park av, 619; str fl, 1st fl & pt c; Eliz Beckemeyer to Leopold Wurtzinger, 619 Morris Park av; 5yf Dec'12; Jan24'13. 660 & 720
Prospect av, 598 (10:2684), n str & b; H A F Holding Co to Kuciel Horowitz or Hurwitz, 598 Prospect av; 2yf Jan'13; Jan 29'13. 600 & 540
Prospect av, 876 (10:2690), 1st & 2d fls & all title to grade fl & b; Fred Sinauer to Otto Young, 876 Prospect av; 4-1-12yf Sept '12; Jan24'13. 2,124 to 2,400
Villa av, 2163 (12:3322), str fl & c; Felix Grimley to Wm Suddrunk, 760 St Anns av; 5yf Feb'1; Jan24'13. 360 to 480
Villa av, 3163 (12:3322); asn Ls; Wm Suddrunk to Ebling Bwg Co, 760 St Anns av; Jan23; Jan24'13. nom
Walker av, 2400 (*), asn Ls; Jacob Leopold to Dal Hawkins, 2100 Walker av & ano; mtg \$2,000; Jan18; Jan24'13. nom
Westchester av, 452 (9:2294); all; Sarah Teitelbaum & ano to Saul Enowitz, 449 Westchester av; 5yf Feb'1; Jan25'13. 1,020
Westchester av, 2321 (*), ns, 43 w Parker av, front part of str & c; Alruth Realty Co to Guiseppa De Christophero, 2315 Westchester av; 10yf Oct'12; Jan27'13. 180
Westchester av (10:2715), nwc Tiffany; theatre bldg to be constructed; all; Henry Acker Co, 2472 Grand av to Tiffany Operating Co, Inc, a corp, 23 Park row; 15yf May'1; Jan25'13. 4,500 to 7,000
2D av (9:2379), nwc 157th, str, 14x50; Burnett-Weil Constn Co to Adolf Schlesinger, 255 E 50; 5yf Dec'12; Jan30'13. 900 to 1,020
3D av, 3876-8 (11:2929); asn Ls; Abr Graff to Jos Konovitch, 1065 Boston rd, & ano; Jan21; Jan30'13. nom

MORTGAGES.

Borough of Manhattan.

JAN. 24, 25, 27, 28, 29, 30.

Academy st (8:2237), ws, 150 s Seaman av, 25x153.3x25.3x157.3; ext of \$3,000 mtg to Oct 23'15 at 5%; Jan23; Jan27'13; Mary F Weston with Jno C Weston. nom
Arden st (8:2174), es, 161 n Nagle av, 27x110; Jan28; Jan29'13; 3y5%; Hensle Constn Co to Andw Wilson, Newark, NJ, trste Chas E Fleming. 22,000
Arden st (8:2174); same prop; certf as to above mtg; Jan28; Jan29'13; same to same.
Arden st (8:2174), es, 188 n Nagle av, 27x110; Jan22; Jan24'13, 5y5%; Hensle Constn Co to Wm G Wood, 62 Maple av, New Rochelle, NY, & ano, trstes Margt Wood. 22,000
Arden st (8:2174); certf as to above mtg; Jan23; Jan24'13; same to same.
Bench st, 55 (1:214), ns, abt 25 w Col-lister, 25x100; PM; Jan27'13; due, &c, as per bond; Jno H Post to Title Guar & Tr Co 13,500
Broome st, 583 (2:578), ss, 134.8 e Hud-son, 22x68; Jan28'13; due &c as per bond; Edw K Kelly to Title Guar & Trust Co. 5,000
Canal st, 294-8, see Bway, 415-7.
Charles st, 6-8 (2:611), ext of \$42,000 mtg to Dec18'15 at 5%; Dec18'12; Jan28'13; Abr M Lasser with Roman Catholic Orphan Asylum in City NY, 470 Mad av. nom
Chambers st, 153, see 74th st, 14 W.
Cornelia st, 2-8, see 6 av, 33-9.
Duane st, 209 (1:142), ns, abt 105 w Washington, 25x29; Jan28'13; due Nov15 '17; 4 1/2%; Alphonse Freund to Citizens Savgs Bank, 56 Bowery. 10,000
Greenwich st, 242-6, see 74th st, 14 W.

Houston st, 65-7 W (2:515), swe Woos-ter (Nos 159-61), 50x95; pr mtg \$195,000; Jan28; Jan29'13; due &c as per bond; 65 West Houston St Corp, 60 Wall, to Ed-gar M Sidman, 478 Centre, S Orange, NJ. 18,000
Houston st, 65-7 W; certf as to above mtg; Jan28; Jan29'13; same to same.
Jumel pl (8:2112), es, 138.7 s Colonial pkway, runs e140.2 to sws Colonial pkway xw198 to Jumel pl xs138.7 to beg, 2-sty fr bldg & 1-sty fr stable; Jan29'13; 3y 5 1/2%; Jno Brown to Commonwealth Sav-ings Bank, 2007 Ams av. 5,500
Lafayette st, 254 (2:496), ws, 186.1 s Prince, 19.6x50.10x17.8x46; pr mtg \$5,000; Nov30'12; Jan24'13; demand; 6%; Mary L Halpin & Eliz A Cleary to Jno J McManus exr Jno McManus, 212 E 57. 3,948.71
Lawrence st, 10 (7:1966), ss, 92.2 w from ss 126th, 25.9x100; ext of \$6,000 mtg to Oct23'15 at 5%; Jan23; Jan27'13; Mary F Weston to Jno C Weston. nom
Lawrence st, 12 (7:1966), ss, 117.11 nw from ss 126th, 20xirregx5.3x100; ext of \$6,000 mtg to Oct23'15 at 5%; Jan23; Jan27 '13; Mary F Weston with Jno C Weston. nom
Lispensard st, 5-9, see Bway, 415-7.
Ludlow st, 16 (1:297), es, abt 160 n Can-nal, 19x87.6; Jan23; Jan24'13; due &c as per bond; Aron Saftro to Title Guar & Trust Co. 16,000
Ludlow st, 16; sobrn agmt; Jan16; Jan 24'13; Bertha Sarason with same. nom
Manhattan st, 127-9 (7:1982); ext of \$55,000 mtg to Jan30'16 at 4 1/2%; Jan27; Jan29'13; N Y Life Ins & Trust Co to Lillian Korn, 1350 Mad av. nom
Mercer st, 304 (2:548), es, 213.3 n Wav-erly pl, 26x100; also BROADWAY, 745 (2:548), ws, 135 s 8th, 26x100, leasehold; AT; pr mtg \$4,600; Jan23; Jan24'13; due Feb'1 '15; 6%; Josef & Isaac Guzy to Sol Man-gel, 346 Central av, Jersey City Heights. 15,000
Mott st, 59 (1:200), ws, 75 n Bayard, 25 x100; agmt cancelling extension agmt dated Dec11'12; Jan24'13; Max Levy exr Lena Bimberg & Bessie L Marks trste Lena Bimberg with Ettie Levy. nom
Mott st, 314 (2:521); sal Ls; Jan30'13, demand, 6%; Stefano Spinelli to Kips Bay Brewing & Malting Co. 1,100
Park pl, 79-81, see 74th, 14 W.
Park ter W (8:2243), ws, 241.4 s 218th, 25x100; Jan23; Jan24'13; 3y5%; Jno S Routh, 18 Sylvan ter to Cath Corcoran, 1361 Mad av. 1,000
Reade st, 169, see 74th, 14 W.
Stanton st, 80 (2:417), ns, 66.3 e Allen, 21.3x65; PM; Jan28; Jan29'13; 3y5%; Max Kimerling & Jos Rothman to Thornton Floyd Turner at Bennington Vt & ano, trstes Jno G Floyd for Janet F Floyd et al. 16,000
Thames st, 15 1/2 (1:52), ns, 14.10 w Trin-ity pl, 33.2x32.4; pr mtg \$8,000; Jan25; Jan 28'13; 3y5%; Cassie J Doyle, Danl T, Nellie I, Standard S & Norah McCarthy, all at 4416 5 av, Bklyn, to Cruikshank Co, 141 Bway. 1,000
Washington st, 218-20, see 74th, 14 W.
Washington st, 228 (1:128), ws, 58 n Barclay, 22.1x55.10x22.3x55.6; Jan30'13, due &c, as per bond; Claire R Phillips to Ti-tle Guarantee & Trust Co. 2,000
Washington st, 281, see 74th, 14 W.
Washington st, 297, see 74th, 14 W.
Waverly pl, 196-200 (2:611), ws, 38.10 s Charles, 56.6x75; PM; Jan24; Jan30'13, 5y 5%; Jno J McDonald, 1686 Clay av, to Lawyers Title Ins & Trust Co. 42,000
Wooster st, 159-61, see Houston, 65-7 W.
1ST st, 31 E (2:442), ss, 67.1 e 2 av, 26.2x 72.7x36.7x63.7; Jan8; Jan25'13; 5y5%; Hen-rietta Levitt & Jacob Kerner to Albt G Morganstern, 14 E 78. 26,000
1ST st, 31 E; sobrn agmt; Jan7; Jan25'13 Bernhart Mayer with same. nom
1ST st, 31 E; sobrn agmt; Jan23; Jan25 '13; Clarence Mayer with same. nom
4TH st, 35 E (2:544); asn Ls by way of mtg as collateral security for loan of \$1,465; Jan13; Jan24'13; Gennaro Ragoz-zino to Ebling Brewing Co, 780 St Anns av. nom
4TH st W, swe 6th av, see 6 av, 33-9.
4TH st W, see Cornelia, see 6 av, 33-9.
9TH st, 438-42 E, see Av A, 141.
13TH st, 141 E (2:559), nes, 100 nw 3 av, 25x100; PM; Jan28; Jan27'13; 5y5%; Geo Form, 111 W 83, to Lawyers Title Ins & Trust Co. 22,700
16TH st, 251 W (3:766); ext of \$9,000 mtg to Feb28'16, at 5%; Jan20; Jan29'13; Lawyers Mtg Co with Laura Bayles. nom
16TH st, 251 W (3:766); ext of \$9,000 mtg to Feb28'16 at 5%; Jan20; Jan28'13; Lawyers Mtg Co with Laura Bayles. nom
27TH st, 9-19 E (3:857), ns, 95 w Mad av, runs w143xn98.9xe18xn98.9 to ss 28th (Nos 10-14), xe50xs98.9xe75xs98.9 to beg; given as collateral security for mtg of \$400,000; Jan30'13, due Mar'18, 6% until completion of bldg, 5 1/2% thereafter; Twenty-eighth St Co to Met Life Ins Co, 1 Mad av. 400,000
27TH st, 9-19 E, & 28TH st, 10-4 E; certf as to above mtg; Jan30'13; same to same.
28TH st, 10-4 E, see 27th, 9-19 E.
28TH st, 16-20 E (3:857), ss, 95 w Mad av, 75x98.9; Jan30'13, due Mar'18, 6% un-till completion of bldg & 5 1/2% thereafter; Twenty-eighth St Co to Met Life Ins Co, 1 Mad av. 400,000
28TH st, 16-20 E; certf as to above mtg; Jan30'13; same to same.

"29TH st, 105-7 E (3:885), sobrn agmt; Jan28'13; Wm L Levy with New Rochelle Trust Co, 264 Main, New Rochelle, NY, & ano as gdns Dorothy S Bostwick et al. nom
 "29TH st, 112 W (3:804), ss, 170 w 6 av, 20x98.9; PM: Jan29; Jan30'13, 3y5%; Sig Lang Newman to Lawyers Mort Co. 59 Liberty. 30,000
 "29TH st W, nec 6 av, see 6 av, 482.
 "29TH st, 540 W (3:700); ext of \$13,000 mtg to Jan15'16, at 5%; Jan22; Jan29'13; Thos S Ollive, committee Edwin O Brincknerhoff, with Frank Hahn, 1443 E 9, Bklyn. nom
 "30TH st, 28 W (3:831), ss, 375 w 5 av, 25x98.9; Jan22; Jan30'13, due, &c, as per bond; Albt J Middlebrook to Title Guarantee & Trust Co. 20,000
 "31ST st, 24 W (3:832), ss, 350 w 5 av, 25x98.9; pr mtg \$60,000; Jan29; Jan30'13, 5y 5%; Philena C Smith to Oscar B Smith, Jr, Morristown, NJ. 6,250
 "33D st, 350 E (3:938), ss, 70 w 1 av, 30x98.9; PM: Jan21; Jan30'13, 5y4 1/2%; Marie M Denison, Stamford, Conn, to German Savings Bank, 157 4 av. 13,000
 "35TH st, 225-7 E (3:916), ns, 280 w 2 av, 40.2x98.9; PM: Jan24; Jan29'13, 5y5%; Jno Murray, 154 E 38 to Lawyers Title Ins & Trust Co. 43,000
 "37TH st, 241-5 W (3:787); ext of \$270,000 mtg to Jan24'18 at 5%; Jan24; Jan27'13; Lawyers Mort Co with Marmac Constrn Co. nom
 "44TH st E, sec 3 av, see 3 av, see 44
 "45TH st, 216 E (5:1318), ss, 205 e 3 av, 25x100.4; PM: Jan24; Jan28'13; 5y5%; Patk McCauley, 229 E 29 to Lawyers Title Ins & Trust Co. 15,600
 "45TH st, 51-3 W (5:1261), ns, 307.6 e 6 av, 37.6x100; pr mtg \$—; Jan13; Jan24'13; 2y6%; Jos Keen to Ferd Fullayter, 400 Womans Exchange Bldg, Pittsburgh, Pa. 14,000
 "45TH st, 51-3 W (5:1261), ns, 307.6 e 6 av, 37.6x100.5; pr mtg \$—; Jan13; Jan29'13; due June9'13, 6%; Jos Keen to Max Kessler, 120 W 44. 2,000
 "46TH st, 48 W (5:1261), ss, 310 e 6 av, 20x100.5; PM: Jan23; Jan24'13; due &c as per bond; Eugenie Tyler to Title Guar & Trust Co. 54,000
 "46TH st, 533 W (4:1075), sal Ls; Nov1; Nov'12; demand; 6%; Jno Doyle to Geo Ehret, 1197 Park av. (Corrects error in issue Nov 9 when mortgagor was Jno Boyle.) 654
 "48TH st, 9 E (5:1284), ns, 175 e 5 av, 25x100.5; pr mtg \$135,000; Jan17; Jan24'13; due &c as per bond; Jos Keen, Bronxville, NY, to Mary G Davis, 2370 Bway. 16,500
 "49TH st, 145 E (5:1304), ns, 255.6 w 3 av, 20.5x100.5; PM: Jan28; Jan30'13, 3y5%; Union Land Holding Co to Jos D O'Reilly, 31 E 96, et al, exrs, &c, Ellen Fitzpatrick. 17,500
 "49TH st, 147 E (5:1304), ns, 236.9 w 3 av, 18.5x100.5; PM: Jan15; Jan30'13, 3y5%; Union Land Holding Co, to Cornelia A Todd, 2277 Wash av. 16,500
 "49TH st, 149 E (5:1304), ns, 218.11 w 3 av, 18.6x100.5; PM: Jan28; Jan30'13, 3y5%; Union Land Holding Co to Mary G Murphy, 617 W 179. 17,500
 "51ST st, 246-8 E (5:1324); ext of \$40,000 mtg to Feb5'18 at 5%; Jan17; Jan29'13; Lawyers Mtg Co with David Rosenzweig & Strause Realty Co. nom
 "51ST st, 311 E (5:1344); ext of \$8,000 mtg to Mar1'18 at 5%; Jan10; Jan24'13; Jacob H Grubman with Lawyers Title Ins & Trust Co. nom
 "52D st, 429 E (5:1364); ext of \$7,000 mtg to Apr2'14 at 5%; Jan14; Jan24'13; Louise A S Hardt with Rosalie Assenheimer. nom
 "54TH st, 241 W (4:1026), ns, 250 e 8 av, 20x100.5; PM: pr mtg \$18,000; Jan27'13; 2y5 1/2%; Wm Sommer to Sarah C Beattie, 238 W 51. 12,000
 "56TH st W, see Bway, see Bway, 1744-8.
 "57TH st, 130 E (5:1311), ss, 45 w Lex av, 22.6x25.5; Jan29'13; due &c as per bond; Odell Realty Co to Title Guar & Trust Co. 14,000
 "57TH st, 137 E; certf as to above mtg; Jan29'13; same to same.
 "58TH st, 200 W, see 7 av, 912-20.
 "61ST st, 138-40 W (4:1132); ext of \$28,000 mtg to Jan24'18 at 5%; Jan4; Jan24'13; Phillips Phoenix with Dominican Sisters of the Sick Poor. nom
 "62D st, 144 E (5:1396), ss, 160 e Lex av, 20x100.5; pr mtg \$—; Jan20; Jan29'13; due June16'13, 6%; Rosalie Joel, 144 E 62, to Henry W Unger, 139 W 130. 511.29
 "62D st, 253 E, see 2 av, 1177.
 "63D st E, swc Lex av, see Lex av, 820-2.
 "63D st W, see West End av, see West End av, 70-4.
 "69TH st, 36 W (4:1121); ext of \$30,000 mtg to Jan14'18, 4 1/2%; Jan14; Jan30'13. Greenwich Savings Bank with Aug Goldsmith, 36 W 69. nom
 "70TH st, 145 W (4:1142), ns, 425 w Col av, 20x100.5; Jan30'13, 3y4 1/2%; Mary M Trageser to Bowery Savings Bank, 128 Bowery. 5,000
 "71ST st, 321 E (5:1446); sal Ls; Jan27'13; demand; 6%; Jos E Nefjedly to Geo Ehret, 1197 Park av. 1,500
 "71ST st, 406 E (5:1465), sal Ls; Jan13; Jan28'13; demand; 6%; Adam Macuch to Central Bwg Co, 533 E 68. 767
 "71ST st, 347 W (4:1183); ext of \$20,000 mtg to Dec27'15, at 5%; Dec14'12; Jan30'13; Herbt C Smyth to Edw Kent & Wm R Willcox trste Mary J Havemeyer. nom

"72D st, 428 E (5:1466), ss, 380 e 1 av, 25x102.2; pr mtg \$20,000; Jan4; Jan24'13, 1y6%; Netty, Albt & Leo Cohn, of NY; Rose Salmore, Regina Deoeze & Lillian Welmer, all of Bklyn, & Alvena L Pfeiffer, of NY, to Bertha Cohn, 75 Av C, Bayonne, NJ. 2,000
 "73D st, 219 E (5:1428); ext of \$15,000 mtg to Dec31'15 at 4 1/2%; Jan23; Jan27'13; M M Hart Inc, a corp, with Frederic de P Foster, Tuxedo Park, NY, & ano trstes Augusta L Jones will Ambrose C Kingsland. nom
 "74TH st E, sec Madison av, see Madison av, 931.
 "74TH st, 14 W (4:1126), ss, 200 w Central Park W, 25x102.2; also PARK PL, 79-81 (1:129), nwc Greenwich (Nos 242-6), 41.11x52.9; also WASHINGTON ST, 297 (1:139), see, 27.1 s Reade, 27.5x48.1x24.6x56.7; also READE ST, 169 (1:139), ss, 65.1 e Washington, 20x48.3x20x49; CHAMBERS ST, 153 (1:140), ns, abt 175 w Hudson, 25x75; also WASHINGTON ST, 281 (1:138), es, 68.1 s Chambers, 26.6x75.6 to a Cartway, x25.8x75.6; also WASHINGTON ST, 218-20 (1:84), ws, 21.3 s Barclay, 42.4x63x40x48.7, together with any estate real or personal of which Seaman Lichtenstein died seized; all R T & I; Jan28; Jan29'13; due Feb11'14, 6%; Wm H & Henry S Lichtenstein to Agnes Y Cole, 104 W 70, 7,000
 "75TH st, 339 E (5:1450), sal Ls; Jan13; Jan28'13; demand; 6%; Jno Mihalik to Central Bwg Co, 533 E 68. 575
 "77TH st, 421 E (5:1472), ns, 194 e 1 av, 25x102.2; pr mtg \$10,000; Jan22; Jan25'13; 5y5%; Abr Grossman to Wm Ryba, 980 1 av. 1,000
 "77TH st, 421 E; pr mtg \$13,000; Jan22; Jan25'13; due Apr2'13; 6%; Abr Grossman to Pauline Pollak, 1506 1 av. 360
 "77TH st, 421 E; sobrn agmt; Jan22; Jan25'13; same & Bohumil Klusacek with Wm Ryba, 980 1 av. nom
 "78TH st, 16 E (5:1392), ss, 241 e 5 av, 17x102.2; Jan24'13, 1y % as per bond; Wm A Prime to Farmers Loan & Trust Co, 22 William. 42,000
 "80TH st, 505 E (5:1577), ns, 123 e Av A, 75x102.2; sobrn agt; Dec26'12; Jan30'13; Chelsea Realty Co with Empire City Savings Bank, 231 W 125. nom
 "81ST st, 36 E (5:1492), ext of \$25,000 mtg to Feb8'15 at 5%; Jan23; Jan28'13; Bankers Trust Co, 16 Wall with Edw J McGuire, 51 Chambers. nom
 "82d st, 304 E (5:1544), ss, 82 e 2d av, 18x51.2; Jan30'13; 1y5%; Fanny T Healy to Emigrant Indust Savgs Bank. 500
 "82D st, 10 W (4:1195), ss, 157 w Central Pk W, 18x100; Jan28; Jan29'13; due Jan1'15, 5%; Josepha B Hitze to N Y Life Ins Co, 346 Bway. 4,000
 "83D st, 165 W (4:1214), ns, 175 e Ams av, 50.2x102.2; pr mtg \$—; Jan29'13; 2y6%; Wesley Realty Co to Lincoln Mtg Co, 100 Tway. 22,000
 "83D st, 165 W; certf as to above mtg; Jan29'13; same to same.
 "83D st, 219-21 W (4:1231), ns, 149.4 w Ams av, two lots ea 25.5x102.2; two PM mtgs ea \$20,000; Jan24; Jan30'13; 5y5%; Benj & Saml Aufses, 118 E 73 to Lawyers Title Ins & Trust Co. 40,000
 "85TH st, 212 E (5:1530), ss, 155 e 3 av, 25x100; Jan14; Jan24'13; 1y6%; Kunnie wife of & Henry Wachter to Chas Faeth, 807 Eagle av. 600
 "84TH st, 410 E (5:1563), ss, 100 e 1 av, 19.11x102.2; pr mtg \$7,500; Jan25'13; 3y6%; Jas M Power, Oceanport, NJ to Jas Power, 410 E 84. 1,500
 "84TH st, 250-6 W, see Bway, 2309-15.
 "86TH st, 319 W (4:1248), ns, 251 w West End av, 18x100.8; Jan29'13; 5y4 1/2%; Lizzie L wife Wm R George, to Bowery Savings Bank, 128 Bowery. 17,000
 "87TH st, 150 E (5:1515), see Lex av, No 1291), 35.2x100.8; ext of \$15,000 mtg to Aug1'14 at 6%; Jan23; Jan30'13; Jos Hahn with Lawrence A Powers. nom
 "91ST st, 118 E (5:1519), ss, 215 e Park av, 20x100.8; ext of \$13,000 mtg to Nov1'15 at 5%; Jan24; Jan28'13; Mayer Neuberger, 424 E 50 with Union Dime Savgs Bank, 701 6 av. nom
 "94TH st, 321 W (4:1253); ext of \$130,000 mtg to Jan15'19 at 5%; Jan21; Jan27'13; Wm Rankin with Morris Mayers, 321 W 94 & David Tigner, 321 W 94. nom
 "103D st, 166 E (6:1630), ss, 156.6 w 3 av, 27x100.11; ext of \$16,500 mtg to Jan17'15 at 5%; Dec12'12; Jan28'13; Louisa H Scudder with Regina Moskiewitz, 200 W 111. nom
 "103D st, 166 E (6:1630), ss, 156.6 w 3 av, 27x100.11; pr mtg \$16,500; Jan27; Jan28'13; due as per bond; 6%; Louis Sander to Ellen F Donlin, 2681 Marion av. 2,500
 "109TH st, 133-5 E (6:1637), ext of \$36,000 mtg to Jan1'13 at 5%; Jan27; Jan28'13; Equitable Trust Co of NY with Jos Bernhard & Fred Goldstein. nom
 "111TH st, 69-73 E (6:1617), ns, 166.9 e Mad av, 46.9x100.11; PM: Jan27'13; 5y5%; Frank C Schlitt, 495 Ocean av, Jersey City, NJ, to U S Trust Co, 45 Wall, trste Simon Sterne. 45,000
 "111TH st, 303 E (6:1683), ns, 75 e 2 av, 27.1x100.11; ext of \$4,000 mtg to Jan2 at % as per bond; Jan17; Jan27'13; Michl Perneti with Michl Palladino, 417 E 116. nom
 "111TH st, 208-10 W (7:1826); ext of \$43,000 mtg to Jan24'18, at 5%; Jan24; Jan29'13; Lawyers Title Ins & Trust Co. with Max Shlivek. nom
 "111TH st, 208-10 W (7:1826); ext of \$43,000 mtg to Jan24'18 at 5%; Jan24; Jan27'13; Lawyers Title Ins & Trust Co with Max Shlivek. nom

"113TH st, 55 W (6:1597), ext of \$11,000 mtg to Dec16'17 at 4 1/2%; Dec16'12; Jan28'13; Cath Wander with Geo W Silberhorn, 255 W 99; re recorded from Dec16'12. nom
 "114TH st, 218 W (7:1829); ext of \$20,000 mtg to Feb25'18 at 5%; Jan24; Jan27'13; Margt McEnroe with Frederic de P Foster, Tuxedo Park. nom
 "115TH st, 312 E (6:1686), ss, 150 e 2 av, 25x100.10; ext of \$13,000 mtg to Jan7'18, at 5%; Jan7; Jan29'13; Timothy Davenport & ano, trstes Roswell Smith with Frank Garofalo, 419 E 116. nom
 "118TH st, 501 E, see Pleasant av, 340.
 "118TH st, 4 W (6:1601); ext of \$21,000 mtg to July24'16 at 5%; Jan20; Jan24'13; Martha Broder & Gustave Jaretsky with Bernardina H Heymann & Everett B Heymann, 254 W 98, et al. nom
 "118TH st, 4 W; agmt as to share ownership in mtg; Jan20; Jan24'13; Leo Solomon with same. nom
 "119TH st, 149 W (7:1904); ext of \$12,000 mtg to Jan21'16 at 5%; Jan10; Jan27'13; Mary M Bottome, South Orange, NJ, with Sophie Rotholz, 149 W 119. nom
 "120TH st, 72 E, see Park av, 1714.
 "120TH st, 318 E (6:1796), ss, 236 e 2 av, 19.5x100.11; Jan21; Jan25'13; 3y5%; Mary Mercadante wid to Equitable Life Assur Soc of U S. 5,500
 "121ST st, 119 E (6:1770); ext of \$5,000 mtg to Dec8'15, at 5%; Jan6; Jan29'13; Susan E, Mary A, Walter M & Ida M Smith; Susan E Crisp; Adeline Horton; Nettie L Simpson & Jessie E Greenberg with Minnie Mork. nom
 "121ST st, 252 W (7:1926), ss, 194.10 e St Nich av, 18x100.11; ext of \$8,500 mtg to Jan 20'16 at 5%; Jan20; Jan28'13; Julia S Smallwood with Marguerite M Smith Basset, 250 W 121. nom
 "122D st, 112 E (6:1770), ss, 112.6 e Park av, 27.6x100.11; pr mtg \$14,000; Jan27'13; due, &c, as per bond; Anton Meyers, 112 E 122, to Augusta Thierbach, 299 W 153, 625.
 "124TH st, 61 W (6:1722), leasehold; PM: Jan27; Jan30'13; installs; 6%; Mary Z Raport to Harry Hall, 444 Elliott sq, Buffalo, NY. 2,500
 "125TH st, 258 E (6:1789), ss, 256 w 2 av, 27x100.11x24x irreg; ext of \$14,000 mtg to Jan7'16, at 5%; Jan8; Jan30'13; Isaac O & Chas F Purdy exrs Oscar Purdy with Chas G Wubbenhorst, 20 Highland av, White Plains, NY. nom
 "127TH st, 79 W (6:1725), ns, 84 e Lenox av, 25.6x99.11; Jan24; Jan30'13; due &c as per bond; Edw L Clarkson, Tivoli, NY to Title Guar & Trust Co. 14,000
 "134TH st, 26 W (6:1731), ss, 386 w 5 av, 26x99.11; Jan30'13; 5y5%; Pauline Brown, 101 W 140 to Wm Rankin, 119 W 77, 15,000
 "134TH st, 26 W; sobrn agmt; Jan28; Jan30'13; State Bank with same. nom
 "134TH st, 26 W; sobrn agmt; Jan30'13; Anselm Frankenthaler with same. nom
 "146TH st, 424 W (7:2060), ss, 25 e Convent av, 37.6x99.11; pr mtg \$27,000; Jan13; Jan24'13; due Apr 30'15, 6%; Annie Tehan to Alex Levy, 442 53d, Bklyn, 5,000
 "148TH st, 536 W (7:2079); ext of \$10,000 mtg to Dec29'17 at 5%; Dec26'12; Jan24'13; Poughkeepsie Savings Bank with Susan W Ogden. nom
 "151ST st, 454 W (7:2065), ext of \$15,000 mtg to Jan6'18 at 4 1/2%; Jan6; Jan30'13; Levy Loewenstein with Bowery Savgs Bank, 128 Bowery. nom
 "153D st W (7:2046), ss, 100 e Bradhurst av, 25x199.10; Jan29'13; due &c as per bond; Thos Molloy 9 W 84, to Jno H Halloran, 31 W 12. 7,000
 "177TH st W, nec Bway, see Bway, 4180.
 "181ST st, 702-4 W (8:2176), ss, 126.5 w Bway, 92x125; bldg loan; Jan27'13; 1y6%; Alex Grant Constrn Co to City Real Estate Co, 176 Bway. 150,000
 "181ST st, 702-4 W; certf as to above mtg; Jan27'13; same to same.
 "187TH st, 600 W, see St Nicholas av, swc 187th.
 "Av A, 307 (3:950), swc 19th (Nos440-4), 22x90; Sent26'12; Jan24'13; 5y4%; Diedrich Katt, Clarkstown, NY, to Henry Katt, Catskill, NY. 3,500
 "Av R, 261 (3:983); certf as to payment of \$2,000 on account of mtg; Jan18; Jan28'13; Mary E Blodgett to Jos Holzman, 149 W 122.
 "Av D, 71 (2:375), nws, 48 s 6th, 28x89; pr mtg \$25,000; Jan17; Jan24'13; 3y6%; Isaac Beck, 1928 Bergen, Bklyn, to Louis Lesser, 205 Henry. 3,000
 "Broadway, 415-17 (1:210), swc Canal (Nos 294-8) 36 to Lisnard (Nos 65-9) x 125.10x55.6x127.7; Jan30'13; due &c as per bond; Canal St Bldg Co to Title Guar & Trust Co. 170,000
 "Broadway, 415-17; Canal st, 294-8 & Lisnard st, 65-9; certf as to above mtg; Jan29; Jan30'13; same to same.
 "Broadway, 745, see Mercer, 304.
 "Broadway, 1744-8 (4:1027), see 56th, 131.9x88.7x120.2x122.7; agmt ratifying two mtgs aggregating \$140,000; May27'12; Jan 20'13; Edmund L Mooney with Edgar S & Jno S Appleby, Glen Cove, LI, & Mary D Gerard, 725 5 av. nom
 "Broadway, 2300-15 (4:1231), swc 84th (Nos 250-6), 102.2x111.5x102.2x112.7; pr mtg \$—; Jan29; Jan30'13; due Mar1'18; 5 1/2%; Charlotte R Lee to Metropolitan Life Ins Co, 1 Mad av. 30,000
 "Broadway, 4180 (8:2145), nec 177th, 91 x 135.9x89.1x100.2; agmt as to share ownership in mtg; July29'09; Jan24'12; Lawyers Mtg Co with NY Life Ins Co. nom
 "Colonial pkwy, swc, of ex, Inmet pl, see Jumel pl, es, 138.7 s Colonial pkwy.

Lexington av, 820-2 (5:1397), swc 63d, 41.11x80; Jan27'13; 1y5%; Anita M Cahill to Emigrant Indus Savings Bank. 5,000

Lexington av, 1291, see 57th, 150 E.

Madison av, 931 (5:1388), sec 74th, 22.2x 80; Jan24'13; 3y4¼%; Recina B Saportas, Saratoga Springs, NY, to NY Title Ins Co. 30,000

Madison av, 1519 (6:1609), es, 84.3 s 104, 16.8x70; pr mtg \$9,000; Jan22; Jan29'13; due &c as per bond; Morris Kulesky & Saml Shedlar to Ida R Bonnie, 783 Beck. 1,000

Madison av, 1648-50 (6:1615); ext of \$53,000 mtg to Jan10'18 at 5¼%; Jan21; Jan24'13; Lawyers Mort Co with Rachel & Mary King. nom

Morningside av 6 (7:1849); ext of \$28,750 mtg to May1'16 at 5%; Jan7; Jan24'13; Henry F Schwartz with Simon Anhalt, 6 Morningside av. nom

New Bowery, 49 (1:279), ses, abt 48 ne James; mort reads James st, former 18, e s, 74.9 front, 25.11 in rear, 108 on ns x 113.3 on ss, except part now included in New Bowery, the part intended to be conveyed, being all that part not now included in New Bowery & known as No 49 New Bowery & fronting 37 ft on New Bowery, 26.4 in rear, 39.10 on one side & 74.3 on other side; PM; Jan24; Jan27'13; 5y5¼%; Angelo L Casazza, 27-29 New Bowery, to Lawyers Title Ins & Trust Co. 13,500

Park av, 1714 (6:1746), swc 120th (No 72); agmt as to deposit of \$2,000 by tenant to secure performance of conditions in lease; pr mtg \$22,000; Jan21; Jan27'13; 20y4%; Elise F Klenke, landlord, with Simon Liebross, 10 Varet, Bklyn, tenant. 2,000

Pleasant av, 340 (6:1815), nec 118th (No 501), 25.5x76; ext of \$15,000 mtg to Jan1 '18 at 5%; Jan23; Jan27'13; Rose, Caroline & Wm Rosenstein with Henry Brin, 2396 1 av & Morris Ettinger, 4682 Park av. nom

Post av (8:2220), ns, 200 e Dyckman, 50 x150; PM; Jan23; Jan24'13; 5y5%; T G Gardi & Co to Angel J Simpson, 530 W 207 et al exrs Henry C Raynor. 6,000

St Nicholas av, 1367 (8:2162), ws 57 n 178th, 18x80; Jan28; Jan29'13; 5y5%; Jno Mara to Emigrant Indus Savings Bank. 10,000

St Nicholas av (8:2166), swc 187th (No 600), 100x125; ext of \$65,000 mtg to Feb 1'18 at 5%; Jan2; Jan24'13; Brogan Realty Co to Greenwood Cemetery, 170 Bway. nom

Terrace View av, 58 (13:3402), ss, 109.11 w Adrian av, 101.11x72x80x9.6; pr mtg \$5,000; Jan27'13; 2y6%; Florence L wife Jno H Costello to Park Mort Co, 41 Park row. 1,200

Vermilyea av, 153-9 (8:2227), ss, 150 e 207th, 100x150; pr mtg \$95,000; Jan28; Jan29'13; due &c as per bond; Allen Constr Co to Margt C Hoey, 375 College av. 19,000

Vermilyea av, 153-9; certf as to above mtg; Jan28; Jan29'13; same to same.

West End av, 70-4 (4:1154), sec 63d, runs e150x510.5xw50x25xw100 to av nw75.5 to beg; Jan24; Jan27'13; 5y5¼%; Robt McClenahan, 121 E 40, to Thos Dimond, 20 W 73. 90,000

1ST av, 275 (3:922), ws 43.3 s 16th, 20x 80; also 1ST AV, 277 (3:922), ws, 23.3 s 16th, 20x80; pr mtg \$30,000; Jan24'13; 1y 6%; Max Canno, Bklyn, to Abr Goldsmith, 50 W 75. 3,000

1ST av, 277, see 1 av, 275.

1ST av, 404 (3:955); ext of \$20,000 mtg to July1'15 at 5%; June26'12; Jan24'13; Margdale Siegman & Geo W Young with Julius Maier, 1186 Lex av, & Michl Maier, 150 E 78, exrs Louis Maier, & Sarah Cohn, Rockaway Park, NY. nom

1ST av 2127 (6:1681); sal Ls; Jan25; Jan27'13; demand, 6%; Nicola Capozzollo & Angelo Iannuzzi to Geo Ehret, 1197 Park av. 1,000

2D av, 845 (5:1319), ws, 25.5 n 45th, 25x 100; Jan23; Jan24'13, installs, 6%; Chas Tarzian, 845 2 av, to Acme Metal Ceiling Co, Inc, 2295 2 av. 2,675

2D av, 1177 (5:1417), nwc 62d, (No 253), 25.5x70; PM; Jan24; Jan28'13; 5y5%; Patk McCauley, 229 E 39 to Lawyers Title Ins & Trust Co. 17,000

2D av, 1470 (5:1451); ext of \$28,000 mtg to Jan16'18 at 5%; Jan21; Jan24'13; Lawyers Mort Co with Hamilton Holding Co. nom

2D av, 1586 (5:1545), es, 26.2 n 82d, runs n18.6xe55s3xe45x815.8xw100 to beg; Jan24; Jan27'13; 5y4¼%; Valentine Lapp to German Savings Bank, 157 4 av. 10,000

3D av, 338 (3:880); ext of \$35,000 mtg to Nov22'17 at 5¼%; Nov11'12; Jan24'13; Claus Bohling with Edw J King, Jr, 7 E 82. nom

3D av, 777 (5:1322), sal Ls; Jan29; Jan30'13; demand, 6%; Jas Doris to Lion Brewery, 104 W 108. 5,500

3D av (5:1317), sec 44th; sal Ls; Jan29; Jan30'13; demand, 6%; Thos Gaffney to Geo Ehret, 1197 Park av. 2,000

3D av, 1830 (6:1629), ws, 20.11 n 101st, 20x100; ext of \$5,000 mtg to Feb4'18 at 5%; Jan28'13; Deborah Carr with Margt D Bishop, 39 W 46. nom

3D av, 2306-S (6:1774), ext of \$50,000 mtg to Feb1'16 at 5%; Jan29; Jan30'13; East River Savgs Instn with Ray H Weinstein, 304 West End av. nom

5TH av, 1359 (6:1619), es, 25.11 n 113th, 25x100; PM; pr mtg \$25,000; Jan23; Jan24 '13; due, &c, as per bond; Solon Singer, Bklyn, to Lena Holzwasser, 204 E 69. 4,000

5TH av, 1361 (6:1619), es, 50.11 n 113th, 25x100; PM; pr mtg \$25,000; Jan23; Jan24 '13; due, &c, as per bond; Isaac Hutkoff to Lena Holzwasser, 204 E 69. 4,000

6TH av, 33-9 (2:589), swc 4th, 105x— to Cornelia (Nos 2-8), x115.5 to 4th xe9.3 to beg; Jan24; Jan25'13; due &c as per bond; Tuscan Realty Co, 455 E 142 to Edw S Clark, Cooperstown, NY. 115,000

6TH av, 33-9 & Cornelia st, 2-8; certf as to above mtg; Jan22; Jan25'13; same to same.

6TH av, 482 (3:831), nec 29th; sal Ls; Jan27; Jan28'13; demand; 6%; Emil W Fraudsen to Lion Brewery, 104 W 108. 8,065

7TH av, 431 (3:809), es, abt 75 s 34th, 24.8x100; pr mtg \$28,000; Jan23; Jan29'13; due, &c, as per bond; Walter I Scott & Josephine A Scott of East Orange, NJ & Victoria E Nichols, Albany, NY, to Bowery Savgs Bank, 128 Bowery. 7,000

7TH av, 912-20 (4:1029), swc 58th (No 200), 100.5x100; sobrn agmt; Jan21; Jan24 '13; Paterno Constr Co & ano with Metropolitan Life Ins Co, 1 Mad av. nom

7TH av, 2247 (7:1917), es, 25 n 132d, 25x 75; Jan30'13; 5y5%; Marie S Wiggins to Excelsior Savgs Bank, 6 av nec 23. 18,000

10TH av or Amsterdam av (8:2203), ses, 99.11 n 206th, 25x100; PM; Jan14; Jan27'13; 1y5%; Michl J Dowd, 2541 Valentine av to J Allen Townsend, Irvington, NY. 11,000

Hoffman st (11:3066), es, abt 68 n 188th, 25x120.2x25x120.1; ext of \$11,000 mtg to Jan27'16 at 5¼%; Jan27; Jan28'13; Geo Wolf with Antonia Cimillo, 2438 Hoffman. nom

Jennings st (11:2988), ns, 50 w Vyse av, 50x75; ext of \$7,000 mtg to Jan31'16 at 6%; Jan25; Jan30'13; Bridget Taggart with Theo A Peart, Claremont, NH. nom

Light st (*), ss, 80 w Rombouts av, 20x 100; ext of \$4,000 mtg to Dec17 at 5¼%; Jan7; Jan25'13; First Mtg & Real Estate Co with Dyre Av Realty Co, 165 Bway. nom

Lorillard pl (11:3056), ws, 47.11 s 188th, 32.8x90; pr mtg \$20,000; Jan27'13; due Mar 15'13, 6%; Flavius Impt Co to Alema Realty Exchange Co, 1 W 34. 1,500

Minford pl (11:2978), nec 173d, runs n 53.5 to ss Boston rd xne58.8xse25.9x93.7 to 173d xw50 to beg; ext of \$46,000 mtg to Jan23'18 at 5%; Jan23; Jan25'13; U S Savings Bank of City N Y with Trask Bldg Co, 1662 Boston rd. nom

Oak ter (10:2555), ns, 125 w Beekman av, 25x100; PM; Jan23; Jan24'13; 3y5¼% until Jan23'14, & thereafter at 6%; Boscobel Bldg Co to Libbie N Lyon, 28 W 105. 2,000

Oak ter (10:2555), same prop; certf as to above mtg; Jan23; Jan24'13; same to same.

Railroad sq, swc St Mary's av, see St Mary's av, swc Railroad sq.

Simpson st, 1120 (10:2728), nec 167th (No 941), 90x25; PM; Jan28; Jan29'13; due, &c, as per bond; Pauline Kaplan to Fredk A Pfister, 204 E 175. 5,700

133D st E (9:2260), ss, 125 e Brook av, 37.8x100; PM; Jan29; Jan30'13; due &c as per bond; Anton Heiss & Eliz Ganns, doing bus as Heiss & Ganns, to Port Morris Land & Impt Co, 141 Bway. 5,500

137TH st, 425-43 E (9:2282), ns, 300 e Willis av, 150x200 to ss 138th (Nos 428-46); PM; Jan23; Jan24'13; 5y5%; Croton Realty Co, a corpn, at Croton-on-Hudson, NY, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 165,000

137TH st, 425-43 E & 138TH st, 428-46 E; pr mtg \$165,000; Jan23; Jan24'13; due Jan 15'17, 5%; same to Florence K Hoppie, 79 Hamilton pl. 75,000

137TH st, 425-43 E & 138TH st, 428-46 E; certf as to above mtg for \$75,000; Jan23; Jan24'13; same to same.

138th st, 428-46 E, see 137th, 425-43 E.

138TH st, 598 E (10:2550); ext of \$35,000 mtg to Sept27'17 at 5%; Dec30'12; Jan24'13; Lawyers Mort Co with South Side Constr Co. nom

139TH st E (10:2551), ns, 100 e St Ann's av, 25x100; Jan25; Jan28'13; 2y6%; Karoline F Wichtendahl, 573 E 139, to Geo Schuehman, 142 W 49. 2,000

139TH st, 477 E (9:2284), ns, 716.8 e Willis av, 16.8x100; pr mtg \$—; Jan23; Jan25'13; 2y6%; Mary C Mahony to Agnes Loeffelt, 2634 Decatur av. 800

140th st, 414 E (9:2284), ss, 166.8 e Willis av, 16.8x100; pr mtg \$—; Jan24; Jan25 '13; 2y6%; Mary C Mahony to Barbara Lauer, 373 E 125. 1,600

141ST st, 436 E (9:2285); ext of \$6,000 mtg to Jan7'16 at 6%; Jan7; Jan30'13; Fredk Schoy with Jos H Reichert, 436 E 141. nom

142D st E (9:2304), ss, 131.6 e Alex av, 50x100; Jan30'13; 5y5%; Jno J McDonough to Emigrant Indust Savgs Bank. 2,500

142D st E (9:2287), ns, 500 e Willis av, 125x100, except part for 142d; Jan22; Jan24'13; 3y5%; Attilio, Ferruccio, Furio, Masantello, Orazio & Getulio Piccirilli to Jennie Currier, 5 W 81 & ano exrs Geo C Currier. 20,000

146TH st, 460 E (9:2290); ext of \$21,000 mtg to Feb5'18 at 5%; Jan3; Jan30'13; Saml Adler & Jos Lax with Sarah C Goodhue, at New Preston, Conn. nom

154TH st E (9:2400), ss, 200 e Courtlandt av, 25x100; Jan23; Jan24'13; 5y5%; Martha Mensch to Emilie Gerlach, 332 E 155. 4,000

150TH st, 368 E (9:2402), ss, 175 e Courtlandt av, 37.6x100; Jan24; Jan25'13; 3y 5%; Benenson Realty Co to Jacob Plaut, 474 E 141. 26,000

156TH st, 368 E; certf as to above mtg; Jan24; Jan25'13; same to same.

165TH st E (10:2669), ss, 45.9 e Tinton av 20.6x100; Jan15; Jan30'13, 3y6%; August K Rasche to Carrie Schaeffler, 784 E 165. 1,500

167TH st, 941 E, see Simpson, 1120.

170TH st E (*), nwc Pugsley av, 29.4x 100x25.10x100; Jan28'13; due &c as per bond; Christopher Nally, 626 W 138 to Fredk C Hardy, 82 Decatur, Bklyn. 2,200

172D st E, swc Bryant av, see Bryant av, 1511.

173D st, 907 E (11:2978), ns, 50 e Minford pl, 50x67.5x56.5x93.7; pr mtg \$28,000; Jan24'13; 3y6%; Trask Bldg Co to Cath M Bostwick, 1359 73d, Bklyn, NY. 5,000

173D st, 907 E; certf as to above mtg; Jan24'13; same to same.

173D st E, nec Minford pl, see Minford pl, nec 173d.

174TH st E (11:2959), ns, 300.5 w Southern Blvd, 35x153; Jan25; Jan27'13; due Jan 1'16, 6%; Cornelia E McCormack, Middletown, NY, to North Side Mort Corpn, 391 E 149. 2,500

176TH st E (11:2959), ns, 335.5 w Southern Blvd, 35x151.5x35x153; Jan25; Jan27'13; due Jan1'16, 6%; Cornelia E McCormack, Middletown, NY, to North Side Mort Co, 391 E 149. 2,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Agmt (misc) as to indebtedness in sum of \$5,200, also as to loan of \$120 to carry on appeal from judgment agt parties hereto by Geo D Beatty as trustee in bankruptcy of party 1st part, &c; Nov17 '10; Jan29'13; Martin V Cook, NY, with Christine Straiton, 435 W 123. nom

Agmt (Misc) equipment, trust & conditional sale of 400 cars at \$762.35 per car & extras of \$121.95 per car & 19 locomotives to cost \$—; Dec2'12; Jan28'13; Blair & Co of NY, vendors, with Grand Trunk Railway Co of Canada. due &c as per agmt

Land in Queens Co (Misc); certf as to above mtg; Jan24; Jan28'13; S & L Constr Co to Title Guar & Trust Co.

Land in Bklyn, NY (misc); certf as to mtg for \$3,000; Jan20; Jan29'13; Forest Parkview Inc, to Saml H Sternberg.

Valley Stream, L I (Misc); certf as to mtg for \$60,000; Jan28; Jan30'13; Valley Stream Development Co to Stephen C Clark.

MORTGAGES.

Borough of the Bronx.

Aldus st (10:2743), ns, 110 e Southern Blvd, 42x105; Dec30'12; Jan29'13; demand, 6%; Podgur Realty Co, 1029 E 163, to N Y Trust Co, 26 Broad. 35,000

Aldus st (10:2743), same prop; certf as to above mtg; Dec30'12; Jan29'13; same to same.

Aldus st (10:2743), same prop; sobrn agmt; Jan28; Jan29'13; American Real Estate Co with same. nom

Aldus st (10:2743), same prop; ext of \$35,000 mtg to Jan28'18 at 5%; Jan28; Jan29'13; Josephine E Carpenter trste Franklin E James with Podgur Realty Co, 1029 E 163. nom

Aldus st (10:2746), ss, 37 e Hoe av, 42x 107; sobrn agmt; Jan30'13; American Real Estate Co with Thos B Hidden, trste Henrietta A Webb. nom

Belmont st, nwc Clay av, see Clay av, n wc Belmont.

Carlie pl (*), es, 164 n 211th, 25x100; Jan24; Jan27'13; 1y6%; Angelo Justo, 764 E 213 to Antonio Luisi, 764 E 213. 500

Carroll pl (*), ss, 150 e Zerega av, 25x 100; Jan27'13; due, &c, as per bond; Vac-lav Pavelka to Jacob Ruppert, a corpn, 1639 3 av. 800

Carroll pl (*), ss, 250 e Zerega av, 25x 100; Jan23; Jan27'13; due, &c, as per bond; C Edw Schumacher, 1985 Daly av, to Wm D Howell, 1541 Overing. 750

Centre st (*), ss, 100 w William, 25x 112.7x25x112.11; City Island; Jan28'13; 3 y6%; Geo S Booth to Clarence E Fleischman, 31 Centre, City Island. 500

Coles pl, swc Bainbridge av, see Bainbridge av, swc Coles pl.

Cottage pl, 5 (11:2932), ws, 190 n 170th, 25x100; pr mtg \$4,000; Jan27; Jan28'13; due, &c, as per bond; Celia Mautner to Jos Kalbac, 3493 3 av. 550

Glover st (*), nes, 150 nw Rose pl, runs nw25xne100xnw8.7xne69.7xse49 x s w 60 x nw50x100 to beg; pr mtg \$4,000; Jan14; Jan28'13; due, &c, as per bond; Alfonso or Alfonso De Salvo to John J Dietz, 159 E 90. 1,000

Glover st (*), nes, 75 se St Raymond av, 25x100, except part for Glover; Jan25; Jan27'13; 3y5¼%; Margt Buckridge to Henry Stevens, 2656 8 av. 2,000

Hoffman st (11:3054), ws, 170.6 s 187th, 25x94.10; bldg loan; Jan24; Jan25'13; demand; 6%; Esposito Realty Co, Inc, to Jas G Wentz, 335 West End av. 15,000

Hoffman st (11:3054), same prop; certf as to above mtg; Jan24; Jan25'13; same to same.

Hoffman st, nwc 184th, see 184th E, n wc Hoffman.

Hoffman st, nec 187th, see 187th E, nec Hoffman.

- 176TH st, 887 E** (11:2959), ns, 245.5 w Southern Blvd, 55x153; PM; Jan25; Jan27 '13; due, &c, as per bond; Michl Wielandt, 887 E 176, to Cornelia E McCormack, Mid-dletown, NY, 2,500
- 178TH st, 936 E** (11:3126), sws, 100 nw Vyse av, 49x142.6x50.3x142.6; ext of \$8,000 mtg to Jan26'15 at % as per bond; Jan25'13; Frank Cohen & Sidney P Ehrenberg with Chas L Keil, 2061 Ryer av, nom
- 184TH st E** (11:3054), nwc Hoffman, 23.9 x108.8x20.3x121.1; Jan28'13; due, &c, as per bond; Jno S O'Meara, 130 E 93, to North Side Savings Bank, 3230 3 av, 8,000
- 187TH st E** (11:3066), nec Hoffman, 118.3x27.7x118.1x27.7, except part taken for sts; Jan26; Jan29'13; 1y6%; Tripoli Realty Co to Frank Lacativa, 305 or 205 E 109, 1,000
- 187TH st, 737 E** (11:3104), ns, 50 e Crotona av, 50x100; Jan24; Jan25'13; due &c as per bond; Nista Constn Co Inc a corpn to City Real Estate Co, 32,000
- 187TH st, 737 E**; certf as to above mtg; Jan24; Jan25'13; same to same.
- 187TH st, 456-60 (690-4) E** (11:3040), ss, 150 e Park av, 50x100; pr mtg \$11,000; Dec31'12; Jan28'13; 2y6%; Rose Landes, 1007 Myrtle av, Bklyn, to Benenson Realty Co, 407 E 153, 1,750
- 187TH st E, nec Webster av**, see Webster av, nec 187th.
- 195TH st E, swc Decatur av**, see Decatur av, swc 195th.
- 195TH st E, swc Decatur av**, see Decatur av, swc 195th.
- 215TH st E (*)**, ss, 225 w Paulding av, 50x100, Laconia Park; Jan24; Jan25'13; due &c as per bond; Rosario Lo Bue, 738 Bartholdi to North Side Mortgage Corpn, 391 E 149th, 10,000
- 215TH st E (*)**, same prop; sobrn agmt; Jan24; Jan25'13; David S Crater with same, nom
- 215TH st E (*)**, same prop; pr mtg \$10,000; Jan24; Jan25'13; due &c as per bond; Rosario Lo Bue to Alfred Frankenthaler, 1215 Mad av, 250
- 215TH st E (*)**, same prop; sobrn agmt; Jan24; Jan25'13; David S Crater with same, nom
- 217TH st, 1012 E (*)**, ss, 50x109.4; pr mtg \$1,000; Jan27'13; due, &c, as per bond; Stephanie Jossier to Chas Mengelle, 69 W 93, 1,000
- 217TH st, 963 E (*)**, ns, 25x114.5; pr mtg \$3,000; Jan27; Jan28'13; due, &c, as per bond; Marion E wife of John G Hoffman to Adele Taylor, 1044 Kelly, 750
- 217TH st E (*)**, ss, 280 w Bronxwood av, 25x114, Wakefield; Jan23; Jan24'13; 3y6%; Geo A Crump to Henry L Meise, 719 Burke, 2,000
- 222D st E (*)**, ss, 105 e Carpenter av, 33.4x114, except part for 222d; PM; Jan29 '12; Jan28'13; 5y5%; Gaetano Pastore, 630 E 222; to Henry A Stahl, 2365 Davidson av, 3,000
- 225TH st E (*)**, ns, 350 w Paulding av, 25x109; pr mtg \$3,500; Jan2; Jan27'13; Philip H Krausch to Albt Weiser, 2943 3 av, 600
- 225TH st E (*)**, ns, 300 w Paulding av, 25x109; pr mtg \$3,500; Jan24; Jan27'13; 2y6%; Philip H Krausch to Albt Weiser, 2943 3 av, 600
- 233D st E (*)**, nes, 62.8 se Bronxwood av, 31.4x134.1x24.4x114.5; bldg loan; Jan 27; Jan28'13; 5y6%; Merendino Soda Water Co Inc, 3210 3 av, to Thos Burke, 453 W 37, 2,500
- 233D st E (*)**, same prop; certf as to above mtg; Jan27; Jan28'13; same to same.
- 234TH st W, see Kingsbridge av**, see Kingsbridge av.
- 234TH st W** (13:3405), sws, extends from Bway to Kingsbridge av, 374.3x95x360.5x100.6; Jan28'13, 3y5%; Martha E Geer to Wm Y Marsh, Williamtown, Mass, 18,000
- 240TH st E** (12:3393), ss, 150 e Martha av, 25x100; ext of \$5,000 mtg to Jan27'16 at 5%; July25'12; Jan29'13; Margt J Becker with Chas Braun, 414 E 240, nom
- 260TH st W** (13:3423), ss, 25.11 w Fieldston rd, 76x99.6x75x89.10; three PM mtgs, ea \$420; Jan27; Jan28'13; 3y4½%; Alice G Hudgins to Henry Forster, 138 E 40, 1,260
- 260TH st W** (13:3423), sec Fieldston rd, 26.7x100x26.11x83.3; PM; Jan27; Jan28'13; 3y4½%; Alice G Hudgins to Henry Forster, 138 E 40, 660
- 260TH st W** (13:3423), swc Fieldston rd, 25.11x89.10x25x82.10; PM; Jan27; Jan28'13; 3y4½%; Alice G Hudgins to Henry Forster, 138 E 40, 750
- 260TH st W** (13:3423), ss, 102 w Fieldston rd, 25.7x140.4x33.6x167.9; PM; Jan27; Jan28'13; 3y4½%; John Meyer to Henry Forster, 138 E 40, 400
- 260TH st W** (13:3423), ss, 27 e Fieldston rd, 80.11x100; PM; Jan27; Jan28'13; 3y4½%; Jno G Beck to Henry Forster, 138 E 40, 1,150
- 260TH st W** (13:3423), ss, 129 w Fieldston rd, 53.6x127x140.4, gore; PM; Jan27; Jan28'13; 3y4½%; Bertha Schoenberg to Henry Forster, 138 E 40, 690
- 260TH st W** (13:3423), ss, 23.11 w Spencer av, 79.3x100x80.11x102.7; PM; Jan28'13; 3y4½%; Frank Meehan to Henry Forster, 138 E 40, 1,395
- Andrews av** (11:3218), es, 348.11 s Fordham rd, 112x100; bldg loan; Jan30'13; 1y 6%; Hurley Bldg Corpn, a corpn, to Bronx Investment Co, 100 Bway, 92,000
- Andrews av** (11:3218), same prop; certf as to above mtg; Jan30'13; same to same, nom
- Anthony av** (11:3156), es, 125.11 n 180th, 45.7x98.3x64.5x97; Jan29; Jan30'13; due, &c, as per bond; Oscar & Aaron Bartelstone, 2090 Anthony av, to David A Tower, 151 W 79, 9,000
- Anthony av, 1900** (11:2814), nec Tremont av (Nos 301-5), 100x128.9x100x130; Jan27 '13; due June1'16, 5%; Cleland Realty Co to Dollar Savings Bank of City NY, 2808 3 av, 20,000
- Anthony av, 1900**; certf as to above mtg; Jan27'13; same to same.
- Aqueduct av, 1492**; agmt changing interest days; Jan23; Jan24'13; Mayer S Auerbach & Leopold Weil with Towanda Constn Co, 1801 1 av, nom
- Aqueduct av, 1492**; certf as to above agmt; Jan22; Jan24'13; same to same.
- Aqueduct av** (11:2875), es, 760.2 s Plympton av, 56.4x131x46.9x136.11; asn rents; Jan 23; Jan24'13; Towanda Constn Co with Michel Real Estate & Mort Co, 227 E 117, nom
- Bainbridge av (Coles la)** (12:3293), swc Coles pl, being lots 8, 9 & 10, map lands Josiah & Peter Briggs, 68.6x130, except part for Bainbridge av; PM; pr mtg \$7,500; Jan27; Jan28'13; 1y6%; Wm J McGinley to Geo W Howie, 329 E Fordham rd, 1,000
- Benson av (*)**, nwc Westchester av, —x—; sal Ls; Jan24; Jan28'13; demand, 6%; Victorine F Olpp to Central Brewing Co, 533 E 68, 2,253
- Boston rd, ss, at es Minford pl**, see Minford pl, nec 173d.
- Boston rd, 1059-61** (10:2607), ws, 317.11 s 166th, 37.7x123.4x37x29; pr mtg \$—; Jan 1; Jan30'13; due July1'14; 6%; David Lewis to Jos Oshinsky, 19 E 94, 3,356.76
- Boston rd, 1055-7** (10:2607), ws, 355.6 s 166th, 37.6x117.9x37x123.4; pr mtg \$—; Jan1; Jan30'13; due July1'14, 6%; David Lewis to Jos Oshinsky, 19 E 94, 3,356.76
- Boynton av, nwc Westchester av**, see Westchester av, nwc Boynton av.
- Broadway, swc 234th**, see 234th st W, sw s, extends from Bway to Kingsbridge av.
- Brook av, 136** (9:2262); ext of \$10,000 mtg to Jan28'18 at 5%; Jan28; Jan29'13; Jno & Patk Leahy with Chas K Schellhorn, 136 Brook av, nom
- Brook av** (11:2896), ws, 87.6 n 170th, 37.6 x90; ext of \$23,000 mtg to June1'15 at 5%; Jan23; Jan24'13; Dollar Savings Bank with Augusta Levy, 106 E 105, nom
- Bryant av, 1511** (11:2995), swc 172d, 20x 100; PM; pr mtg \$10,000; Jan28; Jan29'13; due Aug1'14, 6%; Cecelia King to Jessie B Stern at Paris, Ky, 1,000
- Bryant av, 2122** (11:3138); agmt as to share ownership in Mtg; Jan20; Jan28'13; Title Guarantee & Trust Co with Louis Rosenthal, 331 W 27, nom
- Bruner av (*)**, ws, 200 s Nereid av, 50x 97.6; Jan22; Jan24'13; 1y6%; Fredk Gambel to Jas Brooks, 20 Beach, Mt Vernon, 1,000
- Clay av** (11:2790), nwc Belmont, runs w 95x30x—x55.9x139.11 to av x65.8 to beg; Nov14'12; Jan27'13; due, &c, as per bond; Harold Swain to Eliz H Childs, 137 E 55, 3,500
- City Island av or Main st (*)**, es, 109 s Fordham, 25x100, City Island; Jan10; Jan 27'13; 1y6%; Mary L Roeder to Andw J Bilhoefer, 108 W 119, 650
- Clinton av** (11:3094), ses, 50 ne 179th, 25x100; Jan28'13; due Dec1'13, 5%; Robt Robinson to Rachel L Bartley & Leah Bartley, 122 Elm, New Rochelle, NY, 4,500
- Crotona Park E, see Wilkins av**, see Wilkins av, sec Crotona Park E.
- Crotona av** (11:3091), nws, 90 ne 189th, 120x112x131x118.1, except part for av; ext of \$10,000 mtg to Jan2'14 at 6%; Jan25; Jan27'13; Wahlig & Sonsin Co, a corpn, with Peter Herche, 26 Manhattan av, nom
- Decatur av** (12:3282), swc 195th, 54.11x 109.3x20.10x121.3; pr mtg \$34,000; Jan28 '13; due, &c, as per bond; Miltner Bros Inc, a corpn, to Title Guar & Trust Co, 1,000
- Decatur av** (12:3282), same prop; certf as to above mtg; Jan28'13; same to same.
- Decatur av** (12:3282), swc 195th, 54.11x 109.3x20.10x121.3; pr mtg \$35,000; Jan28; Jan29'13; 3y6%; Miltner Bros Inc, a corpn, to Jno P Dauth, 2650 Marion av, 5,000
- Decatur av** (12:3282), same prop; certf as to above mtg; Jan28; Jan29'13; same to same.
- De Kalb av, 3514** (12:3328), es, 157.2 n Gun Hill rd, 50x118.6x0.5x125.3; probable error; being lots 68 & 69 map (1105) Bruner Estate; pr mtg \$6,000; Jan24; Jan25 '13; 2y6%; Lottie E wife of Jarrard L Welch, 3514 De Kalb av to Hadasah Discount, 198 Col av, 2,000
- Edgewater rd** (11:3017 & 3018), es, abt 305 n Westchester av, —x—, except part for Edgewater rd; Jan30'13; 1y5%; Olin J Stephens Inc, a corpn, to Bowery Savings Bank, 128 Bowery, 35,000
- Edgewater rd** (11:3017 & 3018), same prop; certf as to above mtg; Jan30'13; same to same.
- Ely av (*)**, es, 397.9 s 222d, 65.4x—x57.11 x95; PM; Jan24; Jan25'13; 3y6%; Chas Rheinlander to Pauline Sosch, 216 E 73, 2,000
- Fieldston rd, swc 260th**, see 260th W, s w Fieldston rd.
- Fieldston rd, sec 260th**, see 260th W, sec Fieldston rd.
- Fordham rd, nwc Morris av**, see Morris av, nwc Fordham rd.
- Forest av** (10:2658), es, 396.10 n 158th, 27x135; Jan27; Jan28'13; 3y4½%; Herman Hillebrecht to Henry Hillebrecht, 882 Forest av, 3,500
- Gleason av (*)**, nec St Lawrence av, 100 x25; Jan29'13; 3y5½%; Jacob Cohen to Herman F Epple, 2516 Grand av, 8,500
- Gleason av (*)**, ns, 205 e Pugsley av, 100x87.2—x—; Jan14; Jan27'13; due July 14'14, interest as per bond; Geo H Walker to Antoinette A McCollum, 668 Macon, Bklyn, 2,000
- Grand Blvd & Concourse** (11:3152), 3160 & 3161, es, 44 n 187th, 25x41.1x21x43.1, except part for Grand Blvd & Concourse; PM; Jan 24'13; due, &c, as per bond; Jas A Regan to Corporate Mortgage Co, 27 Cedar, 1,250
- Hoe av** (10:2743), ws, 150 s 165th, four lots, ea 45x125; four mtgs, ea \$37,500; Jan28'13; due, &c, as per bond; Fox Square Bldg Co, 773 Westchester av, to Harlem Savings Bank, 124 E 125, 150,000
- Hoe av** (10:2743), ws, 150 s 165th, 180x 125; certf as to four mtgs for \$37,500 ea; Jan28'13; Fox Square Bldg Co to Harlem Savings Bank, 124 E 125.
- Hoe av** (10:2743), same prop; sobrn agmt; Jan28'13; American Real Estate Co with same, nom
- Hoe av** (11:3109), ws, 183.7 n Freeman, 25x100; Jan2; Jan28'13; 5y6%; Axel Hingsberg to Jno Gloeckner, 701 Union av, 1,500
- Hoe av, ws, 234.3 n Aldus**, see Southern Blvd, es, 134.3 n Aldus.
- Hall av** (12:3348), ws, 225 n 209th, 25x 100; Jan22; Jan29'13; 3y6%; Harry Jackson to Anna R Bohling, 2204 Creston av, 1,000
- Katonah av, 4337-9** (12:3379), ws, 60 n 238th, 40x85; Jan28; Jan29'13; 2y6%; Jennie R wife of & Benj H Irving to Jno Jr & Amanda Bussing, 205 East Lincoln av, Mt Vernon, NY, joint tenants, 2,500
- Kingsbridge av, sec 234th**, see 234th W, sws, extends from Bway to Kingsbridge av.
- Leland av (*)**, swc Tremont av, runs s58xw100x75x50x— to Tremont av x— to beg, except part for Tremont av; Jan 23; Jan24'13; 5y6%; Eliza M Hughes, 390 Wadsworth av, & Bertha Taub, 485 E 140, to Martha A Arnow, 2525 Westchester av, 6,000
- Leland av (*)**, ws, 133 s Tremont av, 50 x100; Jan27; Jan28'13; 2y6%; Selma P wife of Geo J Newhouse to Albt Weiser, 2943 3 av, 1,000
- Mayflower av (*)**, ws, 200 n Alice av, 50 x100; certf as to amt due on mtg; Jan22; Jan28'13; Nellie G Byrnes with Marie Lehar, 149 W 96 & Geo Tilger, 1346 Cooper av, nom
- Middletown rd (*)**, ns, adj lot 4, map land Fredk Baxter, runs n158.9xe42.8xs 157.6 to Middletown rd xw44.7 to beg, being part lot 5 on said map; Jan28; Jan30 '13; 3y5½%; Richd W Shaw to Jno H Bruning, 566 Brook av, 500
- Montgomery av, 1715** (11:2877), ws, 173.8 n 176th, 25x100; PM; Jan29'13; due, &c, as per bond; Irma Ervin, 1046 Teller av, to Geo W Short, 1— W 123, 7,000
- Morris av** (9:2423), es, 25 n Bonner pl, 41.8x100; Jan27; Jan28'13; 3y5%; Thos D Malcolm Constn Co to N Y Trust Co, 26 Broad, 30,000
- Morris av** (9:2423), es, 108.4 n Bonner pl, 41.8x100; Jan27; Jan28'13; 3y5%; Thos D Malcolm Constn Co to N Y Trust Co, 26 Broad, 30,000
- Morris av** (9:2423), same prop; certf as to above mtg; Jan28'13; same to same.
- Morris av, 2076** (11:3178 & 3179), es, 263.9 n Burnside av, 25x100; ext of \$400 mtg to May1'13 at 6%; Jan25; Jan30'13; Wm L Phelan with Wm Connell, 2076 Morris av, nom
- Morris av, 2369** (11:3183), nws, abt — s 184th, 25x101.9; PM; Jan30'13; 3y4%; Peter F Kane to Susan Fitzpatrick, 2359 Morris av, 1,500
- Morris av** (9:2123), es, 25 n Bonner pl, 41.8x100; certf as to mtg for \$30,000; Jan 30'13; Thos D Malcolm Constn Co to N Y Trust Co, nom
- Morris av** (11:3189), nwc Fordham rd, 177.8x110x178.3x108.3; Jan24; Jan25'13; 1y 6%; Henry U Singhi to Mutual Bank, 49 W 33, 32,000
- Mott av, 569** (9:2347), ws, 125 s 150th, 25 x90; Jan27; Jan28'13; due, &c, as per bond; Theo Sutro, 320 W 102, to Henry F Bolte, 1066 3 av, 6,500
- Mt Hope av, 1752** (11:2798), es, 270 n 174th, 25x95; pr mtg \$9,165; Jan27; Jan28 '13; 2y6%; Malwine A Schaefer to Hamilton F Dean, 214 E 31, 835
- Park av** (11:2904), es, 98.7 n Wendover av, 175x150; ext of \$25,000 mtg to Dec6'15 at 5%; Dec6'12; Jan30'13; Dressel Railway Lamp Works, a corpn, with Bowery Savings Bank, nom
- Prospect av, 750** (10:2688), es, 85 n 156th, 20x80; pr mtg \$4,500; July18'12; Jan 25'13; due Aug1'13; 5%; Caroline Weinpert, 141 Rector, at Elizabeth, N J, to Herman G Weippart, 128 E 87, 1,000
- Pugsley av, nwc 170th**, see 170th E, nwc Pugsley av.
- Road leading from village Westchester to Fort Schuyler (*)**, nes, lots 62 & 63, map Schuylerville, 70x150x80.9x173; Dec16 '12; Jan27'13; 3y6%; Fred Judge to Louis Schmidt, Kensington, Conn, 1,000
- St Mary's av (*)**, swc Railroad sq, 26.4 x101x40.7x100; Jan23; Jan28'13; due June1 '16, 6%; Henry M Hunter, New Rochelle, NY, to Walter D Edmonds, Booneville, N Y, 1,600
- St Lawrence av, nec Gleason av**, see Gleason av, nec St Lawrence av.

Southern blvd (10:2743), es, 134.3 n Aldus, runs e203xn190xe97 to Hoe av xn20xw 300 to Southern blvd xs120 to beg; bldg loan; Jan23; Jan24'13; demand, 6%; Boulevard Theatre & Realty Corp, a corp, to City Mort Co, 15 Wall. 200,000

Southern blvd & Hoe av (10:2743), same prop; certf as to above mtg; Jan23; Jan24'13; same to same.

Southern blvd & Hoe av (10:2743), same prop; PM; pr mtg \$200,000; Jan23; Jan24'13; due Aug1'17, 6%; same to American Real Estate Co, 527 5 av. 80,000

Stebbias av (10:2698), es, 378.8 n Westchester av, 25x80; Jan28'13; 4y5%; Tonie wife of & Max Elkind to East German Conference of the Methodist Episcopal Church, 48 St Marks pl. 5,000

Tremont av, 301-5, see Anthony av, 1900.

Tremont av, 784-6 E (11:2956), ss, 400 w Marmion av, 50x100; Jan30'13; due &c as per bond; John McNulty to Title Guarantee & Trust Co. 40,000

Tremont av, swc Leland av, see Leland av, swc Tremont av.

Union av, 1055 (10:2670), ws, old line, 329.8 n 165th, runs w170xn19.3xe60.7xs1xe 105.5 to av xs18.3 to beg, except part for Union av; Jan22; Jan24'13; due, Dec1'15, 5%; Karl Haffner to Rachel L Bartley, 122 Elm, New Rochelle, NY. 5,000

Union av, 1055; sobr n agmt; Jan22; Jan24'13; Henry Hesch with same. nom

Wales av (10:2581), es, 225 s 149th, 25x190; ext of \$12,500 mtg to July29'16 at 5%; Jan25; Jan29'13; Emma Ackermann with Wm Ruscher, 893 Trinity av. nom

Wallace av (*), es, abt 535 s Bronxdale av, 25x100; ext of \$3,500 mtg to Jan28'16 at 5%; Jan18; Jan28'13; Rosa Nathan with Henry Brennfleck, 1910 Wallace av. nom

Webster av (11:3032), nec 187th, 37.2x102.1x30.4x100; ext of \$37,000 mtg to Feb 21'16 at 5%; Jan22; Jan25'13; Carrie Toelle with Michl Murtha, 3366 Barker av. nom

Westchester av, nwc Benson av, see Benson av, nwc Westchester av.

Westchester av (*), nwc Boynton av, 41.8x103.11x41.7x106.10; Jan29'13; due June 1, 1916; 5%; American Real Estate Co to Dollar Savings Bank, 2808 3 av. 32,000

Wheeler av, 1213 (*), ws, 150 n Westchester av, 40x100; Jan23; Jan24'13; 5y5%; Mercury Realty Co to D Gesina Hildebrand, 383 Ft Wash av et al extrx Jno H Tietjen for A Juliana Bollow. 21,500

Wheeler av, 1213 (*); certf as to above mtg; Jan23; Jan24'13; same to same. —

Wheeler av, 1213 (*); sobr n agmt; Jan23; Jan24'13; American Real Estate Co with same. nom

Whitlock av, 958 (10:2734), es, 374.4 s Hunts Point rd, 25x125.3 to ws land Harlem River & Portchester Railway Co, x25 x126.3; Jan25; Jan30'13; due, &c, as per bond; Robt W Curtis to Title Guarantee & Trust Co, 176 Bway. 7,000

Wilkins av, 1567 (11:2938), see Crotona Park E, 100.6x46.11x100x39.10; agmt as to share ownership in mtg; Jan25; Jan28'13; Wm O Bartlett with Lawyers Title Ins & Trust Co, 160 Bway. nom

Wilkins av, 1567 (11:2938), see Crotona Park E, 100.6x46.11x100x39.10; ext of \$35,000 mtg to Jan24'14 interest as per bond; Jan31'11; Jan28'13; Jerry Altieri Co with Josephine M Brown, 140 Riverside dr & Xantha S Bartlett, 22 E 68, extrx Geo V Bartlett. nom

Williamsbridge rd (*), ns, abt 2,000 e Pelham av (building only); leasehold; Jan28; Jan29'13; demand, 6%; Guisepe Falasco to Luigi D'Angelo, 851 Olmstead av. 500

3D av, 3819 (11:2912), ws, 115.3 s Wendover av, 25x100; pr mtg \$16,000; Jan27; Jan28'13; due, &c, as per bond; Adam Schaefer to Christian Biersack, 280 E 201. 1,600

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