NEW PUBLICATIONS.

CIVILIZATION WITHOUT RELIGION.

GUESSES AT THE RIDDLE OF EXISTENCE. By Goldwin Smith, D. C. L. Octavo, pp. viii, 244. The Macmillan Company.

What will happen when the civilized world ceases to believe any longer in Christianity as a supernatural revelation of truth? This, in brief, is the question which Professor Smith discusses in the five essays composing this volume, and which, in a measure, he tries to answer. Though he himself has surrendered his belief in supernaturalism, he does not disguise the fact that a general surrender of such a belief must involve momentous consequences to the world. He does not believe, however, that those consequences will be permanently hurtful to civilization. At the worst he thinks that it will experience "a bad quarter of an hour" after it has finally abandoned the old religious sanctions that for so many generations of storm and stress have guided and safeguarded human impulse. But this interregnum of moral chaos will soon end and men will find new sanctions for right living in the innate tendency of every human being to gratify his desire for bodily health, domestic happiness and social stability. As these objects can be attained only by maintaining the structure of civilization that has been so slowly and painfully built on the postulate of supernaturalism, Professor Smith believes that it will be preserved. In other words men will continue to act from purely selfish and materialistic motives, just as they have thus far acted under the inspiration of a divine revelation.

How far this view is correct we do not undertake to say. Indeed, Professor Smith offers it only as a plausible conjecture, and in the nature of the case he can furnish no proof in support of it. But the question he raises is one of profound importance. Until now most people have been influenced in their conduct by their belief that there is a God who will reward goodness and punish wickedness, and that there is an immortal life beyond the grave, the character of which will be decided wholly by conduct in this life. It needs no argument to show what a tremendous influence this belief has had in promoting progress and building up civilization. What will happen if it is withdrawn from the stage of human activity? Will the only evil result be "a bad quarter of an hour," as Professor Smith predicts? And will men continue to cultivate the good in themselves and resist the evil, on the ground that such a course will be really best for them? Or will they cease to believe that there is any distinction between right and wrong, and gratify all their so-called evil impulses when they can do so with safety? These questions will have no interest for the thick and thin believer in supernaturalism, for he is certain that unbelief will not finally triumph, in spite of all appearances to the contrary. Nor will they interest the sensualist and the voluptuary, who have already cast aside the restraints of a divinely inspired law of conduct and live only to gratify their own passions. But to the overwhelming majority of intelligent people who see the tendency toward pure materialism at work in the world to-day, the whole future of the human race appears to be bound up in the answer that will be finally given to these questions.

Professor Smith, indeed, does not overstate the strength of the drift from supernaturalism, whatever we think of his belief that the world will after a while get along without it. The old cosmogonical and historical foundations of traditional belief have been weakened by science and criticism. Heretics spring up in the churches. The pulpit is beginning to pay more attention to the estate of man in this world than to his condition in the world to come. Belief in the dogmas of the Church is not as clear cut as it used to be. The overthrow of the Ptolemaic geocentric system of the universe by the Copernican system three centuries ago has had its effect on dogmatic religion. Man is no longer the centre and crown of the universe, says science, but only a minute parasite on one of the least important of the planets, and the dictum of science has reacted on the old religious belief in spite of the Church. Paley's argument from design is now met by the assertion that it is worthless until we have some other world with which to compare this. In point of fact, says science, the universe shows signs of miscarriage, failure, wreck and waste.

What is man? Whence came he? Whither goes he? In the hands of what power is he? What are the character and designs of that power? Mr. Drummond says that man began as an animal, and is ascending to God on the divinely built stairway of evolution, and guarded by the ineffable love of his Heavenly Father. But what about the unnecessary carnage, cruelty and suffering that have worked that progress? Only by ignoring that is Mr. Drummond able to build his world, pervaded by love. Mr. Kidd says that altruism acting against reason is the motive power of progress. But, in point of fact, no action of man is extra rational. If a man acts contrary to his desires it must be because his reason tells him that in the sum of things it will be to his ultimate advantage so to act. Mr. Balfour tries to lay the foundations of belief on authority as opposed to reason, thereby assuming that there can be any lawful authority not founded on reason, an assumption that is contrary to the facts. These speculations are ingenious and not without a certain value in a period of intellectual transition. But, after all is said and done, if there is no revelation of a God and a future life, the universe is an unmeaning hodgepodge; existence is an insoluble riddle, and human life is a fact of chemistry, whose activities may be explained like those of any other chemical combination of material elements.

Science can take no account of the supposed distinction between good and evil, right and wrong. Evolution is not moral, and does not necessarily make for the triumph of a moral law. From the point of view of science, morality is the body of arbitrary laws which the top dog in the fight makes for its own selfish advantage, and immorality is the course of conduct which the under dog adopts in order to get the better of the top dog. Evolution produces the assassin as well as the philanthropist, the ferocious tiger as well as the man who dies for men. Public opinion approves of the philanthropist and condemns the assassin; it reverences the man who dies for his fellow and decrees that the tiger should be destroyed. But if the assassin learns how to do his fell work without getting caught, may he not do it with as little moral blame as that attached to the tiger who springs on a defenceless man? Religion says no; there is a divinely revealed law of conduct that condemns the assassin. But what if religion be mistaken in that assertion? Then the assassin can say that he is just as truly a product of evolutionary law as the self-denying saint, or as the wild beast that kills whatever it can without any sense of wrong. The brotherhood of man is no doctrine of science, and, as Van Beuren Denslow shows in "Modern Thinkers," the consistent agnostic can say that all the laws of morality are merely arbitrary regulations that have no sanction in the nature of things. They were invented by man for his supposed advantage, and they may be abrogated by him when he becomes convinced that they are no longer serviceable.

Such is the problem which the world is facing to-day. Is the belief in God and a divine revelation concerning life and conduct destined to perish? And if so, what is to become of the civilization that has been built upon that belief?

God's in his heaven.
All's right with the world,

said Browning.

But if the world comes to believe that there is no God, will it continue to be all right with the world? Professor Smith appears to think that it will. Many, however, even of those who sympathize more or less with the anti-supernatural tendencies of the day, will not take his hopeful view of the matter, and will see in the death of religious belief the speedy collapse of civilization and progress.

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HOT WATER, STEAM, OPEN PLUMBING. 7 and 8 rooms and bath; parquet floors and buffet; uniformed service; Broadway cable next block; 6th, 9th, 10th and Boulevard cars on block; "L" station 4 blocks; rates $540 to $800.

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HOT WATER—STEAM—UNIFORMED SERVICE. 24 West 60th st.—7 rooms and bath; "L" station; Broadway cable, Belt, 6th, 9th and Boulevard car lines on the block; steam heat and hall attendant; $600 to $720.

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HOT WATER, STEAM HEAT (NEAR 78TH ST.). 6 and 7 rooms and bath; Broadway cable three blocks, 6th, 9th and 10th av. cars two blocks, Boulevard one block; rates $432 to $552.

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REAL ESTATE.

THE SOUTHEAST CORNER OF DUANE AND ELM STS. SOLD.

A LARGE NUMBER OF PARCELS OFFERED AT AUCTION—DEALINGS IN PRIVATE DWELLINGS.

The principal interest in yesterday's realty transactions centred in the auction sales. There was an unusually large number of offerings at the Broadway salesroom, and, as a rule, the parcels offered sold at fair figures. Contrary to expectation, little interest was manifested in the sale announced by Peter F. Meyer of sixty-eight well-situated building plots on Washington Heights, by order of the owner, Hugh Stevenson. After eleven of the lots had been knocked down, the rest were withdrawn on account of the low figures obtained.

Dr. Francis Volk has sold to Laura A. Conkling, on private terms, No. 146 East Thirty-seventh-st., a plot 14 feet front by half the block deep, with buildings thereon.

Jacob A. King has sold for Augusta Wunsch to Bernhard Galewski, for improvement, No. 67 Market-st., a four-story brick building, on lot 25x60.

William A. White & Sons report that they have sold for Louis M. Jones to Albert Wagner the southeast corner of Duane and Elm sts., a plot containing more than four city lots, for about $250,000. Mr. Wagner intends to begin the erection soon of an eight or ten story fire-proof store and loft building on the site.

David Stewart has sold for Mary E. and Thomas Coman to F. Forsch six lots on the south side of One-hundred-and-forty-eighth-st., 125 feet east of Amsterdam-ave., at $5,000. They cost the sellers $15,000 in 1873.

Woodbury G. Langdon has sold to Francis Lahey No. 1,187 Madison-ave., a three-story dwelling, on lot 16.8x62.2.

John H. Day and John S. Ascough have sold for Mary E. Cox No. 71 West One-hundred-and-second-st., a five-story double flathouse, 27x89x100.11.

John T. Duff & Co. have sold for Gerson Seigel to Francis McDermott the plot, 125x100, at the northwest corner of the Boulevard and One-hundred-and-seventy-fourth-st.

Joseph A. King has sold to Louis M. Cohen No. 157 West One-hundred-and-thirty-first-st., size 17x99, with three-story stone-front dwelling, on private terms.

Charles Wagner has sold to F. W. Pritcher Nos. 413 and 415 East Twenty-fifth-st., plot 50x98.9, at about $36,000.

Robert and Ogden Goelet have filed plans through McKim, Mead & White for a three-story brick store, to be erected at the southeast corner of the Bowery and Hester-st., at a cost of $15,000. The new store will wipe out of existence a Raines law hotel now occupying the site.

A foreclosure sale will take place to-morrow of four houses in Decatur-ave., near Travers-st. (One-hundred-and-eighty-ninth-st.), 19x100, two-story and basement, with modern improvements, two blocks from Bedford Station on the Harlem River road, two blocks from Bronx Park and one block from Third-ave. trolley line.

IN THE AUCTION ROOMS.

The offerings at auction yesterday at No. 111 Broadway resulted as follows:

By Peter F. Meyer—Amsterdam-ave., northeast corner of Park Terrace (One-hundred-and-seventy-first-st.), plot 100x100, to J. J. Mahoney, $25,200.

Amsterdam-ave., southeast corner of Park Terrace (One-hundred-and-seventy-first-st.), lot 25x100, to J. J. Mahoney, $8,400.

Amsterdam-ave., adjoining above, lot 25x100, to R. K. Brown, at $6,000.

Amsterdam-ave., adjoining above, lot 27.6x100x15x100.1, to C. Merritt, at $5,500.

Park Terrace, south side, plot 76x34x114x90, 100 feet east of Amsterdam-ave., to R. K. Brown at $6,250.

Park Terrace, north side, lot 30x100, 100 feet east of Amsterdam-ave., to A. Lewenberg, $2,600.

Amsterdam-ave., east side, lot 25x100, 100 feet north of Park Terrace, to R. K. Brown, $5,900.

By D. Phoenix Ingraham & Co.—No. 419 East Twelfth-st., near First-ave., two-story frame dwelling, 19x40.4x100.10; voluntary sale; bid in at $3,900.

By William Kennelly—Old Broadway, formerly Bloomingdale Road, southeast corner of One-hundred-and-thirtieth-st., two-story frame dwelling, plot 31.9x101.1x26.7x100; voluntary sale; bid in at $9,800.

No. 410 East Eighteenth-st., near First-ave., five-story brick tenement, lot 25x92, amount due $8,289. Foreclosure sale to Aaron M. Stone, $11,050.

No. 412 Eighteenth-st., adjoining the above, similar house and lot; amount due, $8,289. Foreclosure sale to Aaron M. Stone, $10,200.

No. 270 South-st., northwest corner of Jefferson-st., four-story brick hotel, plot 37.2x64.4x37.2x64.3; amount due, $60,442. Foreclosure sale to the plaintiffs, G. A. and T. F. H. Meyer, $40,000.

One-hundred-and-fortieth-st., south side, 182.8 feet east of Boulevard, three-story brick dwelling, lot 16.4x99.11; amount due, $10,280. Foreclosure sale to the plaintiff, the Peabody Education Fund, $10,000.

One-hundred-and-fortieth-st., south side, 199 feet east of Boulevard, three-story brick dwelling, lot 16.4x99.11; amount due, $10,280. Foreclosure sale to the plaintiff, the Peabody Education Fund, $10,000.

One-hundred-and-fortieth-st., south side, 215 feet east of Boulevard, three-story brick dwelling, lot 16.4x67.3; amount due, $9,187. Foreclosure sale to the plaintiff, the Peabody Education Fund, $9,000.

One-hundred-and-fortieth-st., south side, 231.8 feet east of Boulevard, three-story brick dwelling, runs south 26.4x irregular east 19.1x north 16.4x east 6.11x north 34.7 to street x west 26; amount due, $10,280. Foreclosure sale to the plaintiff, the Peabody Education Fund, $10,000.

By Bryan L. Kennelly—No. 613 West Forty-ninth-st., near Eleventh-ave., two-story brick building, lot 25x100.5; amount due, $9,772. Foreclosure sale to the plaintiff, the General Synod of the Reformed Church of America, $9,000.

By Richard V. Harnett & Co.—East One-hundred-and-tenth-st., 80 feet west of Park-ave., vacant lot 25x100.10. Partition sale to Louis Lese, $7,200.

East One-hundred-and-tenth-st., adjoining the above, vacant lot 25x100.10. Partition sale to Louis Lese, $7,200.

No. 651 Tenth-ave., southeast corner of Forty-sixth-st., five-story brick tenement-house, lot 23x55; to close the estate of the late August H. Steffens; at No. 59 Liberty-st., to Thomas Thedford, $27,400.

No. 425 East Fifty-first-st., near First-ave., two-story brownstone house, 16.8x59x100.5; to close the estate of the late August H. Steffens; at No. 59 Liberty-st., to Joseph Oatman, $7,025.

No. 234 East Eighty-first-st., near Second-ave., two-story frame dwelling, with two-story brick stable in rear, lot 25.11x102.2; executor's sale; at No. 59 Liberty-st., to J. H. Klenke, $10,000.

Brooklyn—Southeast corner of Little and United States sts., frame buildings, on plot 43x75; executor's sale; at No. 59 Liberty-st., to Joseph Laughlin, $1,500.

REAL ESTATE TRANSFERS.

224-st, No. 447 West; Charles J Gerlich, jr., to Catharine Gerlich $1
116th-st, No. 163 East; Richard C. Adams and wife to J. Clarence Sharp 15,000
57th-st, No. 539 West; Adele Durrus to Kate Drun; 23,000
4th-ave, No. 5, lot 648, map village of Wakefield, 25x114; Catharine J. Deers to William Bloomfield 1
Webster-ave, No. 2,032; Elizabeth Duval to William Creuzliger 5,100
Courtlandt-ave, n w s, 25 ft s w of Findlay-st, 25x100; Peter E Kurz and wife to William F. A. Kurz 8,500
John-st, s w s, lot 18, map East Tremont; Henry J. Smith to Robert W. Shannon 2,000
Pearl-st, No. 307; Mayer S. Auerbach and wife to Frank Brettell 1
84th-st, n s, 181.8 w of 2d-ave, 20x102.2, Adelaide R. Sullivan to Charles A. Anderson 15,000
William-st, s e s, 65.6 ft e of Chambers-st, 22.8x irregular, Charles A. Roth et al to William Hormann 23,100
Same property; George Jorckel and another, executors, to same 1
John-st., No. 62, Pelham St. George Bissell to Helen A. Bissell 87,500
24th-st, n s, 275 ft e of 2d-ave, 20x98.9; Anna Spring to Joseph Mitsch 1
32d-st, s s, 135 ft e of 3d-ave, 16.8x98.9; Mary Asten to Margaret M Hayward 1
9th-ave, w s, 58.9 ft s of 40th-st, 20x65; Venie J Peter to John J. Peter et al 457
34th-st, No. 452 West; Warren S Williams and wife to Benjamin A Williams 1
58th-st, No. 315 West; Morris B Bromer to New-York Advance Rent Company 65,000
70th-st, No. 128 West; Mary T Hecksher et al to Alice Newport 25,000
52d-st, n s, 300 ft w of 8th-ave, 27x100.5; 52d-st, n s, 326 ft w of 8th-ave, 27x100.5; James P Foster and wife to Eleanor H Robinson 1
64th-st, s s, 250 ft w of Columbus-ave, 17x100.5; Frances T Lord to John C Brown 1
60th-st, n s, 125 ft e of 11th-ave, 25x100.5; John P H De Wint and wife to Della C Winslow et al 1
68th-st, No. 46 East; Leopold J Waterman and another, executors, to Leopold J Waterman et al. 1
91st-st, No. 120 East; Charles C Dodge and wife to William Skinner 20,450
40th-st, No. 105 East; Mary E Lindley to Marie F Coddington 35,000
94th-st, No. 16 East; Emanuel G Rach to Pauline Cohn 27,000
81st-st, No 303 East; Jacob Wiehle et al to Johanna Horn 10
116th-st, No 6 East; Adolph J H Meyer and wife to Hyman Harris and another 26,250
1st-ave, No 2,038; Oscar Schmidt and wife to Philip Potash 1
1st-ave, e s, 25.3 ft n of 105th-st, 25x91; Philip Potash and wife to Oscar Schmidt 1
Same property; Oscar Schmidt and wife to Philip Potash, ½ part 1
115th-st, n s, 487.2 ft e of 5th-ave, 18.10x100.11; Louis L Firuski and wife to Henry Phillips 16,500
115th-st, s s, 145 ft e of 5th-ave, 50x100.11; George T Jackson and wife to Morris Steinhardt. 100
115th-st, No 20 West; Henry P McGown, referee, to Elizabeth Reinhardt 12,000
115th-st, s s, 195 ft e of 5th-ave, 50x100.11; Samuel M Jackson to Morris Steinhardt 100
Bradhurst-ave, e s, 49.11 ft n of 146th-st, 25x75; Leopold Jonas and wife to John H Fahrenholz. 18,500
99th-st, s s, 375 ft e of Columbus-ave, 50x100.11; William G Davies, referee, to Peter J Steiner. 21,700
127th-st, s s, 125 ft w of Lenox-ave, 16.8x99.11; Matthew C Kervan to Mattie J Delano 1
138th-st, n s, 375 ft e of 12th-ave, 375x irregular to 139th-st; 138th-st, s e corner 12th-ave, 250x99.11; Annie D Coffey to Title Guarantee and Trust Company 1
132d-st, n s, 225 ft w of Amsterdam-ave, 75x99.11; Thomas Smith et al to Julius Kaufmann. 100
Mott-ave, e s, 40.6 ft n from s s house of James Mooney, 75x157x75x142; Marcus Nathan and wife to Carl Ernst 1
Same property; Simon Sichel and another to Marcus Nathan 17,000
148th-st, n s, 149 ft w of Brook-ave, 50x100; Nicholas Cooney and wife to Peter J Cooney 1
Tinton-ave, w s, 244.9 ft s of 163th-st, 18.6x134.11; Charles Barthen and wife to Christian Klein and wife 5,000
Perot-st, s w s, 99 ft n w of Sedgwick-ave, 21x80; Herman W Schmitz, referee, to New-York Co-operative Building and Loan Association 7,500
1st-ave, No 125; Martha Gurney et al to Felix Rieger 14,000
Greenwich-ave, w s, 21 ft s of Perry-st, 21x73; Sarah A Norris to Noah Norris 1
20th-st, n s, 175 ft e of 9th-ave, 15x91.11; Henrietta Merrill to Marla A Simpson 1
89th-st, s s, 125 ft w of 1st-ave, 50x98.9; Benjamin Holmes and wife to Patrick McCauley .. 31,000
34th-st, Nos 217 and 219 East; Henry M Levengston to Eliza L Edgar and another, executors .. 1
West End-ave, No 412; Charles H Lindsley to Catherine H McClure 1
Columbus-ave, No 633; Marcus Nathan and wife to Simon Sichel 34,000
69th-st, n s, 325 ft e of West End-ave, 40x100.5; Maria T Thompson and another to Michael Caravatta 1
65th-st, No 109 East; Oscar Kaufmann to Mary A McCue 1
5th-ave, e s, 18 ft n of 129th-st, 17x75; Margaret I Makewen to Marian E Moore 29,250
135th-st, No 48 West; Mattie J Delano to Matthew C Kervan 1
Plot 1.8 ft s of 135th-st and 200 ft e of Lenox-ave, 0.2x44.11x2x44.11; Mattie J Delano to M C Kervan 1
135th-st, No 48 West; Julia S G Porter to Mattie J Delano 1
142d-st, n s, 100 ft e of 8th-ave, 50x99.11; Marian E Moore to M I Makewen 53,000
101st-st, s s, 250 ft e of Columbus-ave, 100x100.11; Benjamin F Romaine and another, executors, to William Rankin 1
Same property, same to same 1
St Nicholas-ave, e s, 156.5 ft n of 152d-st, 22.6x82.4; Aldhous-Taylor Building Company to Frederick Aldhous 100

RECORDED MORTGAGES.

Andrews, Margaret M St J, and husband to the Washington Life Insurance Company, No 854 5th-ave, 3 years $140,000
Same to same, No 2 East 67th-st, 3 years 80,000
Aldhous, Frederick, and wife to Anna Campbell, No 854 St Nicholas-ave, 3 years 18,000
Brettell, Frank, and wife to Mayer S Auerbach, No 307 Pearl-st, 1 year 15,000
Brettell, Frank, to same, same property, 1 year .. 13,000
Bruntz, Kate, to Adele Kurrds, No 539 West 57th-st, 1 year 6,000
Bloomfield, William, to Catharine J Deere, n s 4th ave, lot 648, map Village of Wakefield, 1 month 600
Botthoff, George H, and wife to Oswald Eifler and wife, s e s Daly-ave, 528 ft n e of Tremont-ave, 5 years 2,200
Bendheim, Zacharias, and wife to the Franklin Savings Bank, No 1,341 2d-ave, 5 years 12,000
Donnelly, John T, to George F Gifford, e s Creston-ave, 48.6 ft s of Donnavoroon-st, 5 years 5,000
Poller, Nicholas, and wife to Title Guarantee and Trust Company, Nos 100 and 102 West Houston-st, 5 years 30,000
Fischel, Harry, and wife to John Stemme, s w corner Forsyth and Hester sts, 5 years 28,000
Graham, Amelia M, and husband to Gertrude Jewett and Joseph A Dean, executors, etc, of George W Jewett, deceased, n s 151st (or Beck-st), lot 214 to 223, map of Wilton, Port Morris and East Morrisania, 3 years 18,000
Hoy, Helene, to Lena C Poppe, s s Charlton-st, 202.6 ft e of Varick-st, 1 year 4,000
Herrmann, William, to the Montefiore Home for Chronic Invalids, etc, No 19 New-Chambers-st and No 290 William-st, 3 years 12,000
Harris, Mary E, and husband to Jeremiah P Robinson et al, trustees etc, for Elizabeth De W Leonard, No 502 Manhattan-ave, 5 years.
Henderson, Lillie E, to William G McGrath, No 348 to 352 East 123d-st and block 130th and 131st sts, 12th-ave and Hudson River Railroad, demand 2,500
Henriquez, Louis N, to the Manhattan Life Insurance Company, s s 25th-st, 86.9 ft w of 7th-ave, 1 year 9,000
Hassett, James F, to Augustine J Smith, s s 187th-st, 150 ft e of Vanderbilt-ave East, 3 years 2,500
Same to same, s s 187th-st, 166.8 ft e of Vanderbilt-ave East, 3 years 2,500
Same to same, s s 187th-st, 183.4 ft e of Vanderbilt-ave East, 3 years 2,500
Jones, Clarence W M, and wife to Harlem Savings Bank, lot 71, map of village of Morrisania, 1 year 1,500
Klein, Christian, and wife to Sigmund Kahn, w s Tinton-ave, 244.9 ft s of 168th-st, 5 years 3,500
McCafferty, Mary E, and husband to A C Quackenbush, No 38 Catharine-st, 1 year 1,000
Moore, Marian E, to Margaret I Makewen, e s 5th-ave, 18 ft n of 129th-st, 1 year 3,000
Makewen, Margaret I, to Marian E Moore, n s 142d-st, 100 ft e of 8th-ave, 1 year 1,500
Same to same, n s 142d-st, 125 ft e of 8th-ave, 1 year 1,500
Mount, Maria L, to Title Guarantee and Trust Company, No 641 Amsterdam-ave, 2 years 37,000
McGorry, Felix, to the Emigrant Industrial Savings Bank, n s 32d-st, 135.9 ft w of 2d-ave, 1 year 2,200
McGavock, John, and Moses Mandelstein and wife to the Petty Soulard & Walker Realty Company, s s Westchester-ave, 228 ft e of Bergen-ave, demand 2,000
Miller, Sarah C, to Dollar Savings Bank, New-York, Decatur-ave, s e corner 198th-st, 1 year .. 2,500
Same to same, e s Decatur-ave, 91.6 ft s of 198th-st, 1 year 2,500
Same to same, e s Decatur-ave, 69.4 ft s of 198th-st, 1 year 2,500
Same to same, e s Decatur-ave, 23.1 ft s of 198th-st, 1 year 2,500
Same to same, s e corner Decatur-ave and 198th-st, 1 year 3,000
Newport, Alice, to William A Duer, No 128 West 70th-st, 5 years 17,000
Nathan, Marcus, and wife to Hannah Sichel, e s Mott-ave, 40.6 ft n from s s house of James Mooney, 3 years 12,000
Same to same, 120 ft e of Mott-ave and 40.6 ft n from s s house of James Mooney 2,000
Newkirk, August, and wife to the Teachers' Co-operative Building and Loan Association, w s Mayflower-ave, 625.5 ft n of Pelham Road, instalments 1,440
O'Brien, Timothy, and wife to the Emigrant Industrial Savings Bank, n s Cherry-st, 243.4 ft e of Market-st, 1 year 1,500
Potash, Philip, to Oscar Schmidt, No. 2,038 1st-ave, 1 year 1,000
Phillips, Henry, to Louis L Firuski, n s 113th-st, 487.2 ft e of Lenox-ave, 3 years 2,500
Same to same, n s 113th-st, 487.2 ft e of Lenox-ave, 3 years 2,000
Rieger, Felix, to Alexander Graham, No. 125 1st-ave, 5 years 8,000
Rankin, William, to Benjamin F Romaine et al, s s 101st-st, 250 ft e of Columbus-ave, 1 year .. 36,750
Skinner, William, and wife to Charles C Dodge, No. 120 East 91st-st, 3 years 3,000
Schmidt, Oscar, and wife to Caroline L Macy, e s 1st-ave, 25.3 ft n of 105th-st, 3 years 12,500
Sharp, J Clarence, to Carolina Eichberg et al, executors, &c, of Samuel Eichberg, n s 119th-st, 245.6 ft w of 3d-ave, 3 years 10,000
Sharp, J Clarence, to Richard H Adams, n s 116 h-st, 245.6 ft w of 3d-ave, instalments 3,000
Shannon, Robert W, and wife to Mary Ryer, lot 18, map village of East Tremont, 2 years 1,000
Simpson, Maria S, to Joanna C Jones, No 351 West 20th-st, 3 years 8,000

BUILDING PLANS FILED.

Plans for new buildings and alterations have been filed with the Department of Buildings as follows:

New buildings, main office:

Bowery, No 93, for a three-story brick building, with stores, 24.10x67.8x25.6x69.10; R and O Goelet, of No 591 5th-ave, owners; McKim, Mead & White, of No 160 5th-ave, architects $15,000
West 4th-st, No 236 to 240, for two five-story brick flats, 32.8x78; Rosamond Herter, of No 563 Manhattan-ave, owner; F W Herter, of Nos 1 and 3 West Union Square, architect 55,000
187th-st, s s, 97 ft e of Kingsbridge Road, for a three-story and basement brick dwelling, 21x45; Michael J Daly, of 185th-st and Kingsbridge Road, owner; George H Griebet, of No 247 West 125th-st, architect 8,000
118th-st, n s, 210 ft w of 5th-ave, for five five-story brick and stone flats, 100x87.11; Virginia Brugnelli, of No 2 Bradhurst-ave, owner; J C Cavinato, of No 317 West 1424-st, architect 100,000
West End-ave, e s, 75.6 ft n of 93d-st, for two four-story and basement brick dwellings, 22x56 and 21x56; George A Fisher, of No 695 East 141st-st, owner; G F Pelham, of No 503 5th-ave, architect 42,000
Edgecomb-ave, e s, 66 ft s of 140th-st, for two four-story brick and stone private dwellings; Clara E Bliss, of 81st-st and Columbus-ave, owner; Arthur De Saldern, of No 115 Broadway, architect 33,000

Alterations, main office:

131st-st, Nos 4 and 6 West, to a three-story brick and stone dwelling; Michael Sampter, of No. 12 West 131st-st, owner; Cleverdon & Putzel, of No. 41 Union Square West, architect 7,000
13th-ave, s w cor 24th-st, to two-story brick buildings, saloon, restaurant and apartments; Katharin S Moore and Casimir de R Moore, owners; Eagle Tube Company, No. 41 Dey-st, lessees; Stickler & Sellers, of No. 309 West 145th-st, architects 1,800
Stanton-st, No. 178, to a three-story and basement and a five-story and basement brick buildings, dwellings and shops; Morris Gottlieb, of No. 178 Stanton-st, owner; Horenburger & Straub, of No. 122 Bowery, architects 1,000
Attorney-st, No. 11, to a three-story and basement brick dwelling; Joseph Salomon, of No. 122 Ridge-st, owner; Horenberger & Straub, of No. 122 Bowery, architects 2,500

New buildings, branch office.

Bergen-ave, w s, 150 ft n of Rose-st, for two four-story brick tenements, 25x66.6; Schmuck & Montag, of No 833 Southern Boulevard, owners; Edward Wenz, of No. 1,491 3d-ave, architect 26,000
Forest-ave, w s, 188.6 ft n of 163d-st, for a three-story frame tenement, 21x50; Mrs Mary Frawley, of No. 961 Forest-ave, owner; Niels Toelberg, of Home-st and Southern Boulevard, architects 5,000
Prospect-ave, s s, 600 ft e of Main-st, for a one-story frame shed, 25x35; Charles W Smith, of No 110 East 56th-st, owner; A C Schielinger, of No 53 West 112th-st, architect 600
Dawson and 156th sts, n e corner, for two two-story and attic brick dwellings, 20x50; George F Johnson & Sons, of 156th and Dawson sts, owners; W C Dickerson, of 149th-st and 3d-ave, architect 14,000
Kelly and 156th sts, n w corner, for two two-story and attic brick dwellings, 20x50; same owners and architect 14,000
Courtlandt-ave, n w corner 154th-st, for two five-story brick flats, 25x100, etc.; John Bannon, owner; Harry T Howell, architect 55,000
Locust-ave, n e corner 138th-st, for a two-story brick office, 27x78; Central Gas Light Company, of 142d-st and Alexander-ave, owners; Henry S Ihnen, of No 874 Broadway, architect 6,000
Kapnock-st, w s, 320 ft n of Johnson-ave, for a two-story and attic frame dwelling, 24x44; G M Rodeh, of Spuyten Duyvil, owner; Ahneman & Younkheere, architects 3,500
Bailey-ave, w s, 349 ft n of Albany-ave, for a two-story frame dwelling, 20x22; Alfred and Sarah Spry, of Kingsbridge, owners; Ahneman & Younkheere, architects 1,300

Alterations, branch office:

Webster