LITERARY NOTES.

No one is better qualified than Ouida to criticise novels dealing with Italian themes; she has lived long in the Peninsula, she has herself written stories of Italian life full of truth and feeling, and, accordingly, her study of Mr. Crawford's Italian novels in the "Nineteenth Century" is one of the most suggestive articles on the subject ever penned. She is incisive and sometimes severe. She observes, for example, that "one cannot forgive him for ever beating the big drum of florid sensation"; she resents his religious bigotry, which is constantly cropping out in his stories; she sorrows over the absence of animals in his work, declaring that "he has the American's indifference to all created things which are not human"; she deplores his weak emulation of Dickens in naming characters after their calling or after some moral characteristic, and she charges him with forgetting at times the attributes which he has given to his chief characters. Other faults are pointed out. But, on the whole, this essay contains much warm praise. "I do not think his portraiture of the Italian aristocracy," she says, "always redolent of the soil, but that of the lower classes is faithful to a wonderful degree. That side of Italian life which is given in 'Marzio's Crucifix,' for instance, is drawn with an accuracy not to be surpassed. The whole of this story, indeed, is admirable in its construction and execution. There is not a page one would wish cancelled, and nothing could be added which would increase its excellence. It is, to my taste, the 'capo d'opera' of all which he has hitherto done." The wise reader who does not know "Marzio's Crucifix" will bear that last judgment in mind. Ouida knows whereof she speaks.

The cosmopolitanism which is so marked in Mr. Crawford's work impresses Ouida deeply, leading to this admirable comment:

What to me is especially attractive in Mr. Crawford's novels is the atmosphere of good breeding which one breathes in them. One feels in the company of a well-bred man. Their philosophy, their experiences, their views, are all those of a man of the world; and there is in them a tolerance and a total absence of prejudice (except in religious and political matters) which are refreshing, and which are a fair approach to, if not an actual attainment of, unbiassed liberality. There is in them no enthusiasm for anything, no altruism, no deep emotion. They are, unfortunately, entirely lacking in any perception of those myriads of other lives not human, but as sentient as the human, such as vibrates in every line of Pierre Loti's works. We have never in his novels any profound tenderness like that with which the Frères Rosny speak of the semi-humanity of inanimate things, or show us the dog gambolling on the wayside turf in all the simple joy of its youth and its pleasure in existence. To Mr. Crawford, as to Peter Bell, a primrose by the river's side is a primrose, and it is nothing more; and the thrush or the linnet which sings in the hawthorn above the primrose roots for him has no existence. He has the American's indifference to all created things which are not human. There are no animals in his books except two poor terriers (who have their necks broken by the odious lover in "To Leeward"), and the unhappy cat, introduced only to be poisoned in "Taquisara." There is nothing which indicates that he cares for nature in any of its phases, and he calls the cicala a locust.

In Italy he lives only for the people around him, as he would live in Pall Mall, or Broadway, or the Champs Elysées. That passion with which Italy has inspired Shelley, Byron, George Sand, De Musset, Owen Meredith, even the calm, analytic mind of Taine, has never touched him. He has never felt the ecstacy which is embodied in that single phrase of Taine's, "On nage dans la lumière." One would say that the moonlight shining on the waters of Tiber, under the bridge of St. Angelo, is no more to him than a flashlight illumining a grain elevator on the Hudson. All which is still Italy, of color, of perfume, of light, of legend, of rapture, of emotion, has wholly escaped him; he has never felt its hysterica passio; he has never known its eternal youth, he has never seen its lost gods rise and walk through its blossoming grass as the star rays shine in the white cups of the narcissus of its fields. But of the people who pass him in the Corso and on the Chiaja, who shake hands with him at Montecitorio and on the Lung' Arno, who lounge and talk with him at the cafés, and the legations, and the public gardens, he is an admirable student and an admirable photographer.

Houghton, Mifflin & Co. have reprinted John Fiske's "Critical Period of American History" in an illustrated edition, which appreciative readers of that instructive work will rejoice in possessing. Perfect in everything that means careful bookmaking the edition is also rendered fairly beautiful by the abundance and high quality of the illustrations. These are reproduced in photogravure or half-tone from portraits, paintings, views, maps and other appropriate originals, and since much of the material is taken from contemporary sources the panorama resulting is not only artistic, but wears a convincing air of reality. Editions like this prove that pictorial art is simply invaluable to the historian. Mr. Fiske's text is clear and vivid, but with the pictures it reaches a degree of illuminative power which ought to give the book higher rank than ever.

In "The Letters of Elizabeth Barrett Browning," edited by Mr. Kenyon, and just published by the Macmillan Company, there is more than one portrait, drawn from life, of celebrities in English and European literature. One of the best of these is of George Sand, whom Mrs. Browning met two or three times in Paris. It follows thus:

She is somewhat large for her height—not tall—and was dressed with great nicety in a sort of gray serge gown and jacket, made after the ruling fashion just now, and fastened up to the throat, plain linen collarette and sleeves. Her hair was uncovered, divided on the forehead in black, glossy bandeaus, and twisted up behind. The eyes and brows are noble, and the nose is of a somewhat Jewish character; the chin a little recedes, and the mouth is not good, though mobile, flashing out a sud len smile with its white, projecting teeth. There is no sweetness in the face, but great moral as well as intellectual capacities—only it never could have been a beautiful face, which a good deal surprised me. The chief difference in it since it was younger is probably that the cheeks are considerably fuller than they used to be, but this, of course, does not alter the type. Her complexion is of a deep olive. I observed that her hands were small and well-shaped. We sate with her perhaps three-quarters of an hour or more—in which time she gave advice and various directions to two or three young men who were there, showing her confidence in us by the freest use of names and allusion to facts. She seemed to be, in fact, the man in that company, and the profound respect with which she was listened to a good deal impressed me. What is peculiar in her manners and conversation is the absolute simplicity of both. Her voice is low and rapid, without emphasis or variety of modulation. Except one brilliant smile, she was grave—indeed, she was speaking of grave matters, and many of her friends are in adversity. But you could not help seeing (both Robert and I saw it) that in all she said, even in her kindness and pity, there was an undercurrent of scorn. A scorn of pleasing she evidently had; there never could have been a color of coquetry in that woman. . . . Robert saw her six times. Once he met her near the Tuileries, offered her his arm, and walked with her the whole length of the gardens. She was not on that occasion looking as well as usual, being a little too much "endimanchée" in terrestrial lavenders and superceleste blues—not, in fact, dressed with the remarkable taste which he has seen in her at other times. Her usual costume is both pretty and quiet, and the fashionable waistcoat and jacket (which are a spectacle in all the "Ladies' Companions" of the day) make the only approach to masculine wearings to be observed in her.

She has great nicety and refinement in her personal ways, I think, and the cigarette is really a feminine weapon if properly understood. Ah, but I didn't see her smoke. I was unfortunate. I could only go with Robert three times to her house, and once she was out. He was really very good and kind to let me go at all, after he found the sort of society rampant around her. He didn't like it extremely, but, being the prince of husbands, he was lenient to my desires and yielded the point. She seems to live in the abomination of desolation, as far as regards society—rowds of ill-bred men who adore her à genoux bas, betwixt a puff of smoke and an ejection of saliva. Society of the ragged Red diluted with the lower theatrical. She herself so different, so apart, as alone in her melancholy disdain! I was deeply interested in that poor woman; I felt a profound compassion for her. I did not mind much the Greek in Greek costume who tutoyéd her, and kissed her, I believe, so Robert said; or the other vulgar man of the theatre who went down on his knees and called her "sublime." "Caprice d'amitié," said she, with her quiet, gentle scorn. A noble woman under the mud, be certain. I would kneel down to her, too, if she would leave it all, throw it off, and be herself as God made her. But she would not care for my kneeling; she does not care for me. Perhaps she doesn't care for anybody by this time—who knows? She wrote one, or two, or three kind notes to me, and promised to "venir m'embrasser" before she left Paris; but she did not come. We both tried hard to please her, and she told a friend of ours that she "liked us"; only we always felt that we couldn't penetrate—couldn't really touch her—it was all vain. Her play failed, though full of talent. It didn't draw, and was withdrawn accordingly. I wish she would keep to her romances, in which her real power lies.

Two volumes of selections from Wordsworth appear at this time, one in gay attire, the other printed soberly for students. This second volume is compiled and edited by Mr. Edward Dowden in the "Athenæum Press Series," published by Ginn & Co., of Boston. It opens with a long introduction, in which Mr. Dowden states the characteristics of the poet with great care and thoroughness, but without originality or charm. Perhaps it might be claimed that he shows some originality in calling attention to the fact that, while Wordsworth's eye and ear were susceptible of the finest impressions, his sense of smell was not acute. But even reference to Keats and Herrick as poets in whom the sense of smell counts for something—and Mr. Dowden might further have adduced Tennyson—does not make the point one of much consequence. A more profitable passage is this one:

To suppose that Wordsworth's was a mild, gentle, tranquil nature, moved by no deep and strong passions, is a vulgar error. He felt ardently and profoundly. But mere passion did not dominate him and carry him away. His emotions were illuminated by thought, and were brought into harmony with conscience; they did not whirl him out of his course, but bore him onward with a continuous impulse in his true orbit. No poet attains to clearer altitudes of illuminated joy than Wordsworth, and, because he is borne thither by no unworthy desire, he finds repose upon the heights; yet at the heart of his calm there is a quickening passion.

Mr. Dowden's selections follow Matthew Arnold's lines, with some additions, but he has purified the text. His notes are helpful but unremarkable.

The volume devoted to Wordsworth by Mr. Lang in the series of "Selections from the Poets," published by Longmans, Green & Co., is not intended particularly for students, but for lovers of poetry in general. It is printed, therefore, in luxurious fashion, with illustrations and decorative initial pieces by Mr. Alfred Parsons. The latter has long been missed by American readers, his contributions to the pages of periodical literature having ceased just when his fame as a black-and-white draughtsman was at its highest. His work in this book is as fresh and delightful as ever, and, as former drawings of his have shown, he interprets Wordsworth with peculiar felicity. Mr. Lang adds no notes to the poems, but he writes one of his dainty prefaces, and writes it so well that it will be read for its own sake as much as for its good criticism of the poet. For Wordsworth, he says, Parnassus was a cure of souls, despite Swift's dictum, and this, he adds, "injures him with a generation whose criticism has swung like a pendulum to the opposite extreme of 'l'art pour l'art.'" Mr. Lang easily shows, however, how little this temporary distaste affects the permanent magic of his poet, and he comes to this summing up:

He died on Shakespeare's birthday and deathday, April 23 (1850). There are poets more alluring, both in life and verse; poets with less of dross in their ore, with more of charm in their character; but none more absolutely inspired when inspiration came, none of a career more soberly honorable and brave, none with a better claim to be reckoned among "pil vates et Phaebo digna locuti." The grave of Scott, beside his beloved Tweed, and among the beautiful ruins of a shrine of the ancient faith, is not a more sacred place of pilgrimage than Wordsworth's simple tomb in the shade of his dear hills, within sound of the murmur of the Rotha.

Instruction.

For Young Ladies—City.

ANNIE BROWN'S
Boarding and Day School for Girls.
711, 713, 715, 717 FIFTH AVENUE.
Primary, preparatory, academic and MUSICAL departments. Preparation for college. Special courses.
Mrs. Frances Fisher Wood, Resident Principal.

A BOARDING AND DAY SCHOOL FOR GIRLS. Established 1816.
THE MISSES GRAHAM, Principals.
Sept. 20. 176 W. 72d-st., Sherman Square.

BERKELEY GYMNASIUM,
FOR WOMEN AND CHILDREN.
Carnegie Hall, West 57th St. Special Boys' Class. Golf. Fencing.

BOARDING AND DAY SCHOOL FOR GIRLS,
607 5TH-AVE.
REV. DR. and Mrs. CHAS. H. GARDNER, Principals.

DAY SCHOOL FOR GIRLS, 8 WEST 81D STREET.
Fifth year begins October 4th. Kindergarten to College Preparatory.
LOUISE H. KELSEY, A. M., Principal.

ENGLISH AND GERMAN SCHOOL, 316 West 56th-st.—Conducted by LUCY C. ALLEN. Reopens Sept. 27th. Chaperonage for special pupils.

MISS CHISHOLM.—Primary, advanced and college preparatory classes. Kindergarten for girls and boys. Resident pupils. Oct. 5th. 15 East 65th-st.

THE VELTIN SCHOOL FOR GIRLS.
FIREPROOF SCHOOL BUILDING,
160 AND 162 WEST 74TH ST.
Reopens Oct. 6th. COLLEGE PREPARATION.

For Both Sexes—City.

AT THE AMERICAN INSTITUTE OF PHRENOLOGY on Monday evening, Nov. 15th, a class will be commenced for the study of character reading. The services of Miss Jessie A. Fowler, the examiner of the Fowler & Wells Co., have been secured for this course of Ten Lessons. Address the Secretary, 27 E. 21st St., N. Y.

BERLITZ SCHOOL OF LANGUAGES Madison Sq. (25th St. & B'way), N. Y., 75 Court St., B'klyn; branches in other cities. Best teachers, best method, moderate terms. Class or private lessons.

"L'ELITE" SCHOOL OF MODERN LANGUAGES, 207 Madison-ave., near 41st-st.—Highest testimonials. Private lessons. Select day and evening classes. Apply Lady Director, 4 until 5.

For boys and young men—City.

BERKELEY SCHOOL, 18-24 West 44th-st.—Head Master's office hours, 9 to 12. Attention is called to the new Preparatory Class, limited to 15, for boys 7½ to 8½ years old.

IRVING SCHOOL—L. D. RAY—54 WEST 84TH-ST., NOW OPEN. 8:30 A. M. TO 4 P. M.
A thorough school for boys from eight to eighteen. Sanitary building, with modern equipment. The book of the eighth year on request.

For Boys and Young Men—Country.

FAIRFIELD ACADEMY.—A Home School for Boys. Attractive, healthful and thorough; individual attention. FRANCIS H. BREWER, A. M., Prin., Fairfield, Conn.

MAPLEWOOD INST., Concordville, Pa.—$207. Successful school; one of the best to infuse with energy, to wake up boys to duties of life. Boys prepared for college. Under 13 yrs., $186. Tobacco prohibited. Beautiful, elevated, healthy. J. SHORTLIDGE (Yale), A. M., Prin.

For Young Ladies—Country.

THE CAMBRIDGE SCHOOL
A select school for girls. Comforts of home. Mr. ARTHUR GILMAN is the Director.
CAMBRIDGE, MASS.

THE OSSINING SCHOOL FOR GIRLS.
Sing-Sing-on-the-Hudson. Miss C. C. FULLER, Principal. 30th year begins September 22d.

For Both Sexes—Country.

PENNINGTON (N. J.) SEMINARY. Both sexes. 58th year. 16 teachers. 12 courses. $260 a year. Catalogue free. THOMAS HANLON, D. D., President.

Teachers

DR. W. G. NOWELL, Private Tutor.—Two pupils received in family. Pupils also taught at homes. Highest references. Address 117 East 82d-st.

PRIVATE LESSONS at pupil's residence, unusual success with backward boys and girls. THOS. I. SUPLEE, Ph. D., Park Hill, Yonkers, N. Y.

WANTED.—Position as teacher or tutor; graduate Stevens Technical Institute. M. E., 88 Fulton-st., Brooklyn.

School Agencies.

AMERICAN AND FOREIGN TEACHERS' AGENCY supplies Professors, Teachers, Tutors, Governesses, &c., to Colleges, Schools and Families. Apply to Mrs. M. J. YOUNG-FULTON, 23 Union Square.

Dancing Schools.

ALEXANDER MACGREGOR,
Mendelssohn Rooms, 108 West 55th-st.
Private lessons and classes in dancing. See circular.

ST. GEORGE DODWORTH,
12 & 14 EAST 49TH ST.
Classes and private lessons. Men's class commences Dec. 6th. Dodworth's new Minuet.

Steamboats.

Boston and New England,
VIA SOUND LINES.
NORWICH LINE, via New-London. Leave Pier 40 (Old No.), N. R., next Desbrosses St., week days only, at 6 p. m. Steamers City of Lowell and City of Lawrence.
FALL RIVER LINE, via Newport and Fall River. Leave Pier 18, N. R., foot of Murray St., week days only, at 5 P. M. Steamers Priscilla and Puritan. Orchestra on each.
STONINGTON LINE, via Stonington. Leave Pier 36, N. R., one block above Canal St., week days only, at 6 P. M. Steamers Maine and New-Hampshire.

ALBANY EVENING LINE.
The popular steamers ADIRONDACK and DEAN RICHMOND will leave Old Pier 41 N. R., foot Canal St., at 6 P. M. daily (Sundays excepted), making direct connections with trains North, East and West.

TROY BOATS—City of Troy or Saratoga leaves West 10th St. daily, except Saturday, 6 P. M. CONNECT WITH DELAWARE AND HUDSON AND FITCHBURG TRAINS. Sunday steamers touch at Albany.

CATSKILL, HUDSON AND COXSACKIE BOATS leave Pier 43, N. R., foot of Christopher Street, every week-day at 6 P. M.

KINGSTON LINE, West 10th-st.—Daily 4 p. m. Saturdays at 1. Strs. Baldwin and Romer, for Cornwall, Newburgh, New Hamburgh, Marlboro, Milton, Poughkeepsie, Hyde Park, Esopus, Kingston. Connecting with U. & D. R. R. for all points in Catskill Mountains.

NEW-HAVEN—FARE, $1; Excursion, $1.50; Fast steamers leave Pier 25, E. R., daily (Sundays excepted), 3 P. M. and 12 midnight; arriving in time for trains to Meriden, Hartford, Springfield and points north.

Horses and Carriages.

BAY PONY, 12½ hands, broken to saddle and harness, and ready for immediate use; also canary colored governess cart and russet harness; suitable for park work; also road mare, Marion F., a strong, fast mare, suitable for a doctor's use, perfectly fearless; accustomed to city driving and can show a 40 gait; both animals are sold for lack of use and can be seen at stable, No. 137 East 56th Street. For terms apply to W. C. OSBORN, 71 Wall St., New York.

OAK HILL FARM, GOSHEN, N. Y., offers pair of closely matched, large bay carriage horses, a grand family team and some high-class road horses, with and without records, including very pretty small pair, bay and black, safe for a lady. Also some fast pacers. Write your requirements.

Religious Notices.

A. C. DIXON WILL PREACH
IN COOPER UNION,
3d-ave. and 8th-st., New-York,
AT 3 AND 8 P. M.,
Friday, Nov. 12. Seats free.

REAL ESTATE.

HEAVY BUSINESS IN THE AUCTION ROOMS.

The principal interest in real estate yesterday centred in the auction rooms of both exchanges, in each of which there were important sales. At the Liberty-st. Exchange about two hundred people were attracted by Richard V. Harnett's sale of the Hitchings homestead property, at Kings Highway, Brooklyn. The bidding at this sale was pretty lively at first, and, although it fell off somewhat as the sale proceeded, 428 lots were sold for a total price of $52,675, exclusive of the homestead, which, with forty lots, was disposed of in one parcel and was bid in by H. M. Hitchings for $5,000. The lots fronted on Ocean-ave. and Kings Highway, and the usual size was 20x125. The lowest price paid was $25 for each of several lots, half the depth of the others, and the highest was $400 for a choice situation.

At the Broadway Exchange there were fairly large attendances before each auctioneer's stand. In spite of the good properties among the offerings, the plaintiffs secured the majority of the parcels, including the valuable Beck-Runk properties, sold in an action for an accounting brought by Frederick Beck against Charles E. Runk, his son-in-law and former partner.

Two parcels of East Side property, which were offered by Peter F. Meyer & Co. in partition, attracted a large number of professional operators and speculators in that district. Several combinations were formed between them for the purchase of the Mulberry-st. piece, and the property was finally sold for $71,500. It is said that the property was in the market at $75,000, and that several offers approaching that figure were under consideration when the persons interested decided to have a public sale.

The sales at No. 111 Broadway resulted as follows:

By D. Phenix Ingraham & Co.: No. 251 West One-hundredth-st., near West End-ave., five-story brick flathouse; lot 25x100.11; foreclosure sale; Paul Ewell against Lizzie G. Waldron and another; to the plaintiff for $26,500.

By Peter F. Meyer & Co.: No. 48 Clinton-st., near Stanton-st., six-story brick tenement and four-story brick tenement in rear; lot 22x100; partition sale; Mary E. Smith against Rienzi A. Secor et al.; to Irving Bachrach for $26,000.

No. 166 to 170 Mulberry-st., near Grand-st., three five-story brick tenements and three five-story brick tenements in rear; plot 73.3x100x77.4x100; partition sale; to H. W. Coates for $77,800.

No. 84 South-st., near Burling Slip, a five-story brick building, 17.5x74.6x18.1x74.8; Nos. 83, 84 and 85, three-story brick buildings in the rear, 54.5x80x55.2x99; No. 85, five-story brick tenement-house, 17.9x74.9x18.1x74.7, and No. 167 Front-st., a three-story brick building, lot 18.1x74.8x18.5x75.11; foreclosure sale; Mary L. Higgins, as guardian of Anna P. Higgins, against J. H. F. Bowman et al.; to the plaintiff for $50,000.

By Strong & Ireland: No. 142 West Sixty-third-st., near Columbus-ave., a four-story brick dwelling, lot 18.6x100.5; foreclosure sale; Oscar Purdy against Della L. Donohue et al.; to the plaintiff for $140,000.

By Bryan L. Kennelly: No. 13 East One-hundred-and-twenty-fourth-st., near Fifth-ave., a four-story stonefront flathouse, 25x100.10; half interest; action for accounting; Frederick Beck against Charles E. Runk et al.; to the plaintiff for $13,850.

Madison-ave., southwest corner of Ninety-eighth-st., vacant plot, 100.11x120; half interest; action for accounting; to the plaintiff for $28,250.

No. 120 West Seventy-first-st., near Ninth-ave., a four-story stonefront dwelling, lot 21x100.5; half interest; same parties; to the plaintiff for about $15,000.

Fort Washington-ave., centre line, 172.4 feet north of south side land of L. Chittenden, and 619.11 feet west of Kingsbridge Road, runs northeast 150x southeast 465.5x southwest 151.6x northwest 465.11; same parties; to the plaintiff for $11,870.

Fort Washington-ave., centre line, 322.4 feet north of south side land of L. Chittenden and 619.11 feet west of Kingsbridge Road, runs northeast 150x southeast 422x southwest 151.6x northwest 465.6; same parties; to the plaintiff, for $22,370.

Fourteenth-ave., centre line, at southwest land of —— West, runs southeast 26.8x southwest 15.7x west 26.8 to Fourteenth-ave. centre line x northeast 15.7; same parties; to the plaintiff for $12,150.

Nos. 2,212 and 2,214 Seventh-ave., southwest corner of One-hundred-and-thirty-first-st., two-story brick buildings, plot 48.11x75, St. Nicholas Place, southeast corner of One-hundred-and-fifty-first-st., a three-story brick dwelling, plot 74.11x100; Broadway or Kingsbridge Road, east side, corner of Nagle-ave., in southerly line of plot 103, on map of Fort George property, runs southeast 150x south 32.11 to north side of Nagle-ave., x west 124.7x north 194.6, to Broadway, x 85.2 to the beginning, same parties; to the plaintiff for $134,125.

No. 288 Fifth-ave., near Thirtieth-st., a five-story brick building, lot 17x125, same parties, to the plaintiff for $130,525.

SALES AT PRIVATE CONTRACT.

Francis J. Schnugg has sold to Henry H. Bolte No. 1,509 Lexington-ave., a five-story brick and stone flathouse, with stores on the ground floor, size 21.6x74x95, for $34,000.

Douglas Robinson & Co. have sold for the estate of Theodore T. Moran the dwelling-house No. 4 West Fifty-third-st., on a lot 25 by half the block, to a client of theirs, on private terms.

George Lord Day is reported to have purchased No. 150 Bleecker-st., a seven-story business building on a lot 25x60, for about $80,000.

Frederick Southack & Co. have sold for a Mr. Pickhardt, to Kempner Bros. the southwest corner of Park-ave. and Seventy-fourth-st., 100x100, on private terms.

A report was current yesterday that the Rabbit estate has sold No. 35 West Thirty-fourth-st., a four-story building, recently altered for business purposes, on a lot 20x98.9, for $100,000. At the office of the Rabbitt estate no information could be obtained about the transaction, which the representatives of the estate refused either to deny or confirm.

W. Bourke Cockran has mortgaged the property Nos. 3 and 5 Waverley Place for the sum of $150,000, at 4 per cent. The mortgage is in favor of Frank H. Presby, of Newark, N. J. Mr. Cockran recently secured the property in exchange for some realty in Washington and a house in this city.

A second mortgage was filed yesterday by the Park Row Construction Company for $1,500,000, on the property No. 13 to 21 Park Row and No. 13 Ann-st., upon which site a thirty-story building is in the course of erection. The United States Mortgage and Trust Company, as trustee, advances the money, at 5 per cent, covered by an issue of five-year gold bonds. The first mortgage, for $2,500,000, is held by the Equitable Life Assurance Society.

REAL ESTATE TRANSFERS.

5th-ave., n e corner 113th-st, 50.11x100; Emma C Heesmann to James Butler $1
104th-st., n s, 150 ft w of 2d-ave, 16.8x100.10; Peter Stille and wife to Herman L Keller and wife 1
Grand Boulevard, n w corner 104th-st, 101.5x—x100.11x125.5, John D Taylor and wife to Margaret J Mac 10
106th-st, Nos 109 and 111 West; Cornelius J Donovan and wife to William H Wolfe 100
West End-ave, e s, 60 ft s of 97th-st, 40.11x100; Sigmund B Steinmann and another to Helene Stein, ½ part 1
106th-st, No 9 West, 25x100.11; Charles Nasraden to Frieda Hart 1
Same property; Frieda Hart to Charles Nasraden 1
West End-ave, e s, 60 ft s of 97th-st, 40.11x100; John Wilson to Helene Stein, ½ part 1
Boulevard, n w corner 107th-st, 26.10x100; Hyman and Henry Sonn to Mary Sullivan 1
127th-st, s s, 100 ft e of 7th-ave, 25x99.11; Frederick Alfhous and wife to Thomas W Short 20,000
150th-st, No 115 West, 16.5x99.11; Thomas Williams and wife to Emma Page, exchange and 1
Water-st, No 676; Joseph L Buttenwieser and wife to Joseph Weinstein 1
Allen-st, e s, lot 927, map estate of Albertus Vandewater, 25x87.6; Joseph Cohn and wife to Bernard Isaacs 1
84th-st, n s, 201.6 ft e of 1st-ave, 18.6x102.2; Henry Schneidt and another to Emma Cox and another, executors, etc 14,000
Elsmere Place, s s, 275 ft w of Marmion-ave, 25x100; Henry Peffer to William C Bergen 1
119th-st, n s, 229 ft e of Lenox-ave, 18x100.11; William Picken to Anna Lowenstein 1
Monticello-ave, w s, 375 ft s of Jerome-ave, 25x100; Land Company A, of Edenwald, to Sophie Gustafson 400
Lots 561 and 562, map of 570 lots McGraw estate, near Van Nest; Ida C Miller to Charles Krausharr and wife 2,000
Lot 93, map of the Neill estate, 24th Ward; Edward M Neill and another, executors, etc., to John J Gorman 425
Water-st, No 340; Simon P Finnerty and wife to Catharine Grogan 34,500
Hudson-st, No 637; Joseph H Cain and wife to Patrick McEntevart 1
34th-st, No 215 to 221 West; Lilla H Hyde, executrix, etc., to Mary Dittinger et al 100
21st-st, Nos 337 and 341 East; John M Baldwin and wife to David Klein and another 1
56th-st, Nos 414 and 416 West; Margaret Grogan to Simon P Flannery 31,000
92d-st, No 82 East; Frederic T James to Marietta B Bellows 100
70th-st, No 42 East; Richard W Buckley and wife to Marie D Hergh 3,400
63d-st, s s, 275 ft e of 2d-ave, 100x100.5; Anna Lowenstein to Rosa M Pasch 76,000
5th-ave, s e corner 79th-st, 32.2x100; Henry H Cook and wife to Isaac D Fletcher 1
1st-ave, e s, 75.11 ft s of 125th-st, 25x75; Fannie M Porter to Mary L Porter 1
106th-st, n s, 200 ft w of 1st-ave, 25x201.10 to 109th-st, x 25; Michele Perrotti et al to Frank K Ruckle 10,500
2d-ave, e s, 80 ft n of 118th-st, 20.11x80; Daniel Hoffman and wife to Lucy M Byrne 12,400
West End-ave, s e corner 97th-st, 60x100; Sigmund B Steinmann and wife to Emma Weber, ½ part 1
106th-st, n s, 125 ft w of Boulevard, 50x101.11; William Gammie and wife to John Robertson, ½ part 1
Morris-ave, No 481, s w corner 148th-st, 25.4x88.7x25x92.10; Mary E Yost to Harry B Rankin 1
Rear portions of lots 526 and 532, map of Melrose, South, Twenty-third Ward; Daniel Kelly and wife to Ann Toft 1
Lot 530, same map; Lucy M Byrne to Daniel Hoffman 8,000
Westchester-ave, s s, 80.2 ft w of Wales-ave, 51.6x irregular; George W Ellis, referee, to Jacob Leitner 25,000
Jennings-st, n s, lot 7, map property of William Birrell, Twenty-third Ward; Ema Vybmalek to Charles Musil 1,000
Mount Hope Place, s e corner Morris-ave, 50x100; Thomas Hardy and wife to Anna K Eccles 4,500
Southern Boulevard, w s, 75.11 ft n of 184th-st, 25.4x105.5x25x100.3; Emma Page and husband to Thomas Williams, exchange 1
Jerome-ave, n e corner Tremont-ave, 23.10x100.3x41.1x100; the United Real Estate and Trust Company to Augustus F Kountze 1
Briggs-ave, s e s, 453.8 ft n e of Travers-st, 25x126.8x45.6x125; Marcus Loewenthal to Rose Loewenthal 1
Willard-ave, n s, 350 ft w of 2d-st, 50x100; Robert Ferguson to Patrick J Ryan 750
Gleason-ave, s e corner 175th-st, 131.7x200 to 176th-st x131.7; Joseph J Gleason to Edward T Cody 6,300
Main-st, w s, 95 ft n of Silver-st, 25x100, 24th Ward; Minnie H Grab to Catharine McCormick 1
Woodruff-ave, n s, 100.5 ft e of Franklin-ave, 30x75.6; Mary C Breen to Franklin A Wilcox 1,400
Lexington-ave, Nos 1,293 and 1,301, and 87th-st, No 151; John Kehoe and another to August Selbitz 100

RECORDED MORTGAGES.

Boisseavain, Gideon L, and wife to William C Smith, executor, etc, of George Jones, No 336 West 17th-st, 3 years $25,000
Beegh, Marie D, to Richard W Buckley, No 42 East 76th-st, 3 years 8,000
Berry, Joseph I, and wife to Jane J Hillsburgh, w s Suburban-st, 177.6 ft s of Bainbridge-ave, 3 years 5,000
Brennan, Robert M and Edward J, to James C Willis, s s 118th-st, 248 ft e of Avenue A, 2 years 1,000
Crawford, Gilbert H, and wife to Moses G Prout and another, trustees, w s 3d-ave, 25 ft s of 120th-st, 3 months 3,000
Conn, Joseph and wife to Mary E Lusk, as guardian, etc, e s Allen-st, lot 927, map estate of Albertus Vandewater, 10th Ward, 5 years 20,000
Copley, Fannie and Allen E, to Lewis Moore, s s Henry-st, 153.6 ft w of Anthony-ave; also, s s Henry-st, 128.6 ft w of Anthony-ave, 2 years 500
Cockran, W Bourke, to Frank H Presby, Nos 3 and 5 Waverley Place, 5 years 150,000
Corn, Rosalie, to Elmira M Dickerson, w s Washington-ave, 42.7 ft s of 168th-st, new lines, 3 years 11,500
Dickerson, Elmira M, to William Elder, w s Washington-ave, 66.11 ft s of 168th-st (as widened), 3 years 11,500
Davis, John and Margaret, to Ferdinand Forsch, s s 150th-st, 200 ft w of Amsterdam-ave, demand 2,600
Eckel, Antonia, to Title Guarantee and Trust Company, No 1,120 to 1,126 Park-ave, 3 years, 2 mortgages 23,500
Foley, Timothy, to Rollin H Lynde, w s Forest-ave, 153 ft n of 161st-st, 2 years 600
Hiller, Emma, to Celia M Schell, s s 85th-st, 250 ft e of Amsterdam-ave, 1 year 600
Hogan, Thomas H, to Citizens Savings Bank, No 315 Henry-st, 1 year 6,500
Hubbell, Marvin D, to Union Trust Company of New-York, No 108 East 36th-st, 5 years 30,000
Jacot, Ann, to the Irving Savings Institution, n w corner Varick and Broome-sts, 1 year 2,000
Kell, George C, and wife to John N Molter, s e corner Avenue C and 11th-st, 4 years 15,000
Kuhlke, Henry, et al to the Greenwich Savings Bank, No 411 6th-ave, 3 years 25,000
Lange, John H, and wife to George Ehret, n e corner 1st-ave and 61st-st, 1 year 1,000
McGlone, William and Kate, to the Mount St Vincent Co-operative Building and Loan Association, s s Morris-ave, 230 ft n of 174th-st, 3 years 5,500
Morgan, Willett D, and wife to Louisa J Morgan, n s 182d-st, 200 ft e of 11th-ave, 1 year 2,100
Murphy, Mary E, to John H U Winter, s s 158th-st, 125.4 ft e of Railroad-ave, 1 year 500
Naarden, Charles, to Louis P Mahler, No 9 West 106th-st, 1 year 4,000
Nordlinger, Nanette, et al to Title Guarantee and Trust Company, Nos 789 and 791 3d-ave, 3 years 20,000
Nolan, Mary A, to John Denner, Nos 3,003 and 3,005 3d-ave, 2 years 1,350
Ottinger, Max, et al to the Equitable Life Assurance Society, n s 34th-st, 175 ft w of 7th-ave, 2 years 55,000
Pasca, Rosca M and Joseph, to Anna Lowenstein, s s 63d-st, 275 ft e of 2d-ave, 100x100.5, instalments, 4 mortgages 31,000
Page, Emma, to Thomas Williams, No 115 West 150th-st, 1 year 2,000
Park Row Construction Company to United States Mortgage and Trust Company, as trustee, No 13 to 21 Park Row, and No 13 Ann-st, secured bonds, 5 years, gold 1,250,000
Robertson, John, to Metropolitan Life Insurance Company, n s 100th-st, 125 ft e of Boulevard, 50x100.11, two mortgages, 4 years 44,000
Rauchfuss, George, to Emily Rauchfuss, n s 83d-st, 325 ft w of Columbus-ave, 3 years 4,500
Ruff, Frank X, to Michele Perrotti, n s 109th-st, 200 ft w of 1st-ave, 25x201.10 to 110th-st, 3 months 1,000
Reich, Marianne, to Duncan Smith, No 178 Avenue C, 5 years 17,000
Reich, Marianne and Lazarus, to Congress Brewing Company, same property, demand 2,200
Roth, Rose, to Sarah H Powell, n s 19th-st, 176 ft e of 1st-ave, 2 years 750
Schmuck, Herman, and Michael Montag, to Bradley & Currier Company, e s 3d-ave, 149.4 ft n of Rose-st, old line, 50x100, 5 year, 2 mortgages 3,000
Same to same, w s Bergen-ave, 149.4 ft n of Rose-st, old line, 50x93.3, 5 year, 2 mortgages 2,000
Sullivan, Mary, to Title Guarantee and Trust Company, s w corner Boulevard and 107th-st, P M, 3 years 45,000
Same to Hyman and Henry Sonn, same property, 3 years 8,000
Schneider, Louis A, to Frederic C Thomas, e s Jackson-ave, 150 ft s of George or 166th-st, 3 years 4,000
Same to same, e s Jackson-ave, 176.6 ft s of Ohio or 166th-st, 3 years 4,000
Same to James D Smith, No 1,056 Jackson-ave, 3 years 4,000
Same to Agnes V Robart, No 1,054 Jackson-ave, 3 years 4,000
Same to Harriot M Hammond, No 1,052 Jackson-ave, 3 years 4,000
Same to Mary Moir, No 1,050 Jackson-ave, 3 years 4,000
Same to Mary J Moir, No 1,048 Jackson-ave, 3 years 4,000
Same to Jean A Wilson, No 1,046 Jackson-ave, 3 years 4,000
Same to John W Cornish, e s Jackson-ave, 150 ft n of 166th-st, runs e 87.7x irr 120x e 87.6 to Forest-ave, 18.11 st, demand 17,250
Stokes, Mary L, to Rose Jennewein, w s Tinton-ave, 110.4 ft s of 166th-st, 3 years 3,300
Schlesinger, Samuel, to Adolph Schlesinger, s s 4th-st, 151.10 ft w of Bowery, 2 years 4,000
Todd, John R, to German Savings Bank, s e corner Manhattan-ave and 114th-st, 1 year 160,000
Tesse, Catharine, to Philip Stremel, e s 11th-ave, 25 ft n of 48th-st, 2 years 1,000
Weber, William H, to the German Savings Bank, New-York, s w corner St Ann's-ave and 147th-st, 1 year 22,000
Same to same, w s St Ann's-ave, 25 ft s of 147th-st, 1 year 16,000
Weinstein, Joseph, to Joseph L Buttenwieser, No 676 Water-st, instalments 1,750
Wharton, Edith N, et al, trustees, etc, to the Seamen's Bank for Savings, New-York