A LESSON IN FINANCE.

PHILIPPINE CURRENCY.

Method of Putting Silver Certificates in Circulation.

[FROM THE TRIBUNE BUREAU.]

Washington, Aug. 1.—A novel lesson in finance is on its way to the administrative officers of the Philippine civil government by mail. The Philippine Government is to put into circulation a series of silver certificates, secured by the new silver pesos which are being coined for the archipelago. While nothing difficult about doing this might be seen, when the officials of the government came face to face with the question they threw up their hands and wrote to the Insular Bureau of the War Department to find exactly how the Treasury Department of the United States handled its silver certificates. Judge Charles E. Magoon, acting chief of the Insular Bureau, thereupon took a day off and went to the Treasury Department, and followed a silver certificate from the time it emerged from the Bureau of Engraving and Printing until it was returned, worn out, for cancellation and destruction. Judge Magoon wrote this interesting story down carefully, and suggested that it be used to govern the system of bookkeeping of the Philippine Treasury in handling the silver certificates.

What Judge Magoon wrote follows:

The plan pursued by the Treasury Department of the United States is as follows:

The silver certificates are printed by the Bureau of Engraving and Printing. They leave that bureau in an uncompleted condition, lacking the seal and numeral. They are delivered to the Treasury of the United States in sheets, each containing four certificates or bills. Upon delivery to the Treasury the bureau requires a receipt of the Treasurer, and notifies the Secretary of the Treasury of the denominations and amounts delivered to the Treasurer, the entry thereof being made on the books of the bookkeeping division of the Treasury Department. The certificates are received at the office of the Treasurer, are counted, and then put through a printing press which imprints thereon the seal and numeral. They are again counted and passed on to the counting division, where they are again counted and put through a machine which separates the sheets into four bills and trims them to uniform size. The bills are again counted and wrapped up in packages with one hundred certificates in each package, around which is put a paper strap on which is printed the denomination and amount in the package. Forty packages, or four thousand certificates, are put into one bundle, and these bundles deposited in what is known as the reserve vault, where they remain until required for circulation.

While the certificates remain in the reserve vault they are not considered as cash, and do not appear on the cash books of the Treasurer, and he is not required to account for them as cash. The Treasurer keeps an independent set of books, in which are recorded the number of certificates and their denomination which are daily put into and withdrawn from the reserve vault. The certificates in the reserve vault are counted at the close of each administration, and upon a change in the office of Treasurer, and at any other time when ordered by the Treasury.

From time to time the Treasurer withdraws such amounts of silver certificates from the reserve vault as may be required to meet the demands for their purchase. It is the practice of the Treasurer to pay out the certificates upon the presentation of any currency authorized by the United States, since there is always in the Treasury silver coinage, or what is known as "free silver"—that is, silver against which certificates have not been issued. This practice is the result of a desire to avoid the annoyance and expense incident upon requiring parties to purchase the silver or present the actual coin in exchange for certificates.

Certificates taken from the reserve vault are thereafter treated as cash, and must be accounted for by the Treasurer as cash. He reports to the Secretary of the Treasury the denominations and amounts taken from the reserve vault, and that amount is charged to his account on the books of the bookkeeping division of the Secretary's office. The amount is also entered on the books in the office of the Treasurer. It is deemed important that this account should show not only the amount of silver certificates which has passed into cash, but also the denomination of such certificates. This is accomplished by having prepared a special book, so ruled that each denomination is given a special column. When paid out in silver or other currency, the cash received takes its place in the Treasury. When paid out in exchange for mutilated certificates, and the mutilated currency is destroyed, there is a diminution of the fund which must be accounted for. The plan pursued in this case is as follows:

The mutilated currency is counted and separated according to the denomination of the bills. These bills are then arranged into packages containing one hundred bills of like denomination. The packages are then passed through a machine which punches two holes through each end of the bills. They are then passed through another machine, which cuts the bills in two lengthwise. One half the package is sent to the Register and the other to the Secretary, where they are counted and verified. The two parts are then assembled and destroyed by maceration, and the fact of destruction certified to by a committee of five who supervise the operation. This certificate is forwarded to the Treasurer, who thereupon fills out a written statement and calls upon the Secretary of the Treasury for a warrant in the amount of the destroyed currency. To this statement he attaches a certificate evidencing the destruction and forwards the papers to the auditor of the Treasury Department. The auditor verifies the account by comparison with the books of the bookkeeping division of the office of the Secretary of the Treasury, approves the account, and forwards the papers to the bookkeeping division for entry on the books. The papers are then returned to the Treasurer and the warrant charged against his cash, and thereby the account balanced.

Judge Magoon advises the Philippine officers that this plan, perhaps in a somewhat simpler form, can well be adopted for use in keeping account of the new silver certificates to be put in circulation in the archipelago.

THE PRINT CLOTH MARKET.

[BY TELEGRAPH TO THE TRIBUNE.]

Fall River, Mass., Aug. 1.—Local brokers report that the business in the print cloth market is absolutely flat. There was no improvement in any department of the mill business, and in some quarters there was a falling off. Since the last stroke in the cotton market there has been a disposition on the part of commission men and converters to keep away from the market as buyers at any price. This has been especially noticeable since the curtailment movement was started in earnest. The result will be, if conditions do not change for the better, a general and simultaneous curtailment. It is the refusal of converters to start any demand that worries the mill men most just now. While short of cotton, they would continue to run and buy enough raw material to keep them moving for the remainder of the cotton year. But with the staple away up, the price of cloth below what it ought to be to create a margin, and business flat at that, there is little to encourage such a movement. The fine and fancy goods mills are doing no better than the print mills. The former have not had such a slack period in four years, and what is true of their goods is true of ginghams and fine bleach fabrics. The extent of the curtailment has reached expectations. Fully 20 per cent of the spindles were idle a portion of July, and it is believed that the same percentage will hold in August. It may become even more general, as the supply of cotton is small and mill men do not intend to give up more for cotton than they can get for cloth. The sales for the week were nominal, with irregulars held at 3¼c and 28-inch 64x60 at 3 3-16c.

NAVAL STORES.

The market for spirits turpentine was dull and lower to sell, and machines were freely offered at 53c. Rosin was dull and tar was quiet. We quote:

SPIRITS TURPENTINE—Oil bbls, 52½c, and machines freely offered at 53c.

TAR—Pine bbls, $2 40; oil bbls, $4 45.

ROSIN—Common to good strained, $2; E, $2 10; F, $2 20; G, $2 25; H, $2 65; I, $3 10@$3 15; K, $3 55@$3 40; M, $3 55@$3 60; N, $3 75@$3 80; W G, $3 90@$3 95; W W, $4@$4 05.

STOCK ON HAND.

Rosin	20,023 bbls
Spirits turpentine	1,478 bbls
Tar	1,834 bbls

Charleston, Aug. 1.—Turpentine nominal. Rosin steady; A, B, C, D, $1 50; E, $1 55; F, $1 60; G, $1 70; H, $2 10; I, $2 60; K, $2 75; M, $2 85; N, $2 95; W G, $3 10; W W, $3 40.

Savannah, Aug. 1.—Turpentine firm, 49½c; receipts, 884 bbls; sales, 165; exports, 737. Rosin firm; receipts, 2,726 bbls; sales, 493; exports, 751. Quoted: A, B, C, D, $1 55; E, $1 60; F, $1 65; G, $1 75; H, $2 20; I, $2 70; K, $2 85; M, $2 95; N, $3 05; W G, $3 20; W W, $3 40.

Wilmington, Aug. 1.—Spirits turpentine firm, 49c; receipts, 71 casks. Rosin—Nothing doing; receipts, 87 bbls. Crude turpentine firm, $1 75, $3 25 and $3 25; receipts, 86 bbls. Tar firm, $1 65; receipts, 28 bbls.

EUROPEAN PRODUCE MARKET.

Liverpool, Aug. 1.—Closing—Holiday on the Corn Exchange. Beef—Extra India mess, quiet, 65s. Pork—Prime mess Western, quiet, 78s 9d. Hams—Short cut, 14 to 16 lb, firm, 56s. Bacon—Cumberland cut 26 to 30 lb, steady, 50s 6d; short rib, 16 to 24 lb, steady, 54s; long clear middles, light, 28 to 34 lb, firm, 51s 6d; long clear middles, heavy, 35 to 40 lb, firm, 51s; short clear backs, 16 to 20 lb, quiet, 47s 6d; clear bellies, 14 to 16 lb, steady, 50s 6d. Shoulders—Square, 11 to 13 lb, steady 38s. Lard—Steady; prime Western in tierces, 28s; American refined in pails, 28s. Butter—Good United States, steady, 75s. Cheese—American finest white, dull, 45s 6d; American finest colored, steady, 47s. Tallow—Prime city, steady, 22s 9d; Australian in London, dull, 28s 6d. Turpentine—Spirits, firm, 40s. Rosin—Common, steady, 6s 3d. Petroleum—Refined, nominal. Linseed oil dull, 28s.

SOUTHERN COTTON MARKETS.

	Mdg.	Net.	Gross.	Sales.	Stock.
Galveston steady	12	17	17	2	1,604
Norfolk steady	12¾	—	17	—	91
Baltimore nominal	13	—	—	—	200
Savannah quiet	13⅛	33	33	—	3,934
New-Orleans quiet	13¾	176	176	1,725	272,279
Mobile nominal	—	1	1	—	495
Memphis quiet	12 15-16	5	48	25	1,924
Augusta nominal	13	—	—	—	440
Charleston nominal	—	—	—	—	125
Louisville firm	13⅞	—	—	—	—
Houston quiet	12	—	—	—	1,669

THE WEEK IN REALTY.

A Word About Investment Fields Ready for Invasion.

There were few bright spots in the real estate market last week. Country fields still continue to be more attractive to the majority of brokers, operators, builders and investors than local properties, and it is probable that the vacation time will not really end until the middle of September. Some persons think that few big movements will be begun before October 1, and that it will be some time later before the details of such movements become known and stimulate the market. The volume of business done so far this season has been better than was expected, and the tone of the market, despite the stagnation or unsettled conditions that existed in many lines of business, has been truly gratifying.

The most cheerful sign has been the vigorous hopefulness shown by the greater number of persons identified with realty transactions, and especially by scores of little investors, who it was thought might become weak hearted in these trying times of the present building trades strike. In the last few months there were no indications that many persons who were unknown in the byways and the highways of realty were grasping the opportunities offered for picking up bargains. No one apparently expected them, and those who made their entrance into realty fields were so few as not to attract attention. As they were not looked for, their absence was not a disappointment. That such investors will come in large numbers soon, provided all the building trades strikes are settled at an early date, and will bring with them plenty of enthusiasm and hope for success which have never known the chill of a failure, appears to be a certainty.

MARKET READY FOR NEW INVESTORS.

For a long time the market has been getting ready for them. The sleepy realty worker may not have yet seen what has been done to attract them and to hold them when they come. Still, preparations with such an end in view have been made and are being perfected in a lesser degree than some months ago. When the housekeeper is getting ready to receive guests does she not see that the house is thoroughly cleaned from the cellar to the roof, her table set with the best dishes which she has and the choicest edibles she can afford ready to be served? The realty market may be likened to a household where the hostess is ever planning to attract and to entertain old and new friends under her roof. The larger part of the public may, in sooth, be called the guests of the realty market. Let the majority of the leaders of the market get false ideas about the wants of this great number of guests, become avaricious to accumulate money as quickly as possible, no matter how they make it so long as they keep just within the pale of the law, and the result is lack of public confidence in realty as a speculation or as an investment. Then values shrivel almost to nothing in a day, there are panicky times, hope for the future disappears, and before the majority of such leaders are sent to oblivion, where they should always have remained, thousands are ruined.

No one, thinks the fool, ever lost money in real estate enterprises. To him all landlords are rich, and he must continue to add to their riches until the day of his death by paying rent or join the ranks of the landlords. If the realty records of the past and the present are true, in no year have there been landlords who, to use a trite expression, were not "land poor." Success and riches in realty do not come to every person who buys without deliberation or a fair knowledge of the trend of affairs. In Manhattan alone there are many buildings which stand, it may justly be said, as monuments to the follies of persons who sought unwisely for the highest and most coveted places in the realty world.

On the other hand, when the leaders of the market are conservative, are building and working on stable lines, are ever watching for the constantly changing whims and desires of the public, and while they are pushing themselves upward to greater pinnacles of fame in the market than they have ever stood on, and are helping others to get up higher by their example and actions, have they not made attractive and alluring the way to realty paths? Well, that is just what they have been doing for some years. While they have been doing all this they have received some severe tests, which, beyond a question of a doubt, proved the soundness of the lines on which they have worked and are working, and one of those tests is the building trades strikes.

LEADERS WORK TO MAKE MONEY.

Here, again, the sleepy realty man may inquire as to the nature of the work that the majority of realty leaders has done to attract old and new faces to the real estate market again. Of course, there are no leaders, or, in fact, no one, so far as is known, who is in the market just because he wants to occupy his time and mind. One and all are there to make a living, and, if possible, something more than a mere living, from realty transactions. A number of leaders confine themselves almost entirely to the purchase and the management of flat-house and apartment house properties. Then, there are a larger number of leaders who buy vast areas of land in one or more sections of the city and keep it until the time is ripe for selling their holdings in lots or plots to small and big investors, or who buy and improve properties to resell. One syndicate of realty leaders bought months ago blocks and blocks of unimproved parcels at the cost of millions of dollars, and already many plots of these blocks have been sold to builders and investors, all to be improved on the best lines.

The rapid transit subway system traverses these blocks. It was announced in The Tribune on Friday that the subway system would be ready to carry passengers on April 1 of next year, or eight months from yesterday. Long before that time the greater part of these blocks under the control of one syndicate and on which wise restrictions as to the kind of improvemnts to be made have been placed, will, it is thought, have been sold to old and new investors. This is only one of the many fields which is now ready for invasion. Will the opportunities be grasped? They will if the opinion of many workers in realty fields are correct.

REALTY PAPER'S OPINION.

"The Real Estate Record and Guide," in an article on the real estate situation in its last issue, says in part

The dull season appears to have about reached the limit this week, and it is doubtful if there will be any week this year with a smaller aggregate of new business reported. This does not, however, mean that business from now on will improve; in fact, we look for very little improvement between now and the middle of September. This condition, however, is not different from that which has always prevailed at this season of the year, and therefore signifies very little as regards the actual investment demand for real estate. Although the investor appears to have dropped out of the market, prices are firm, but the speculator is still ready to buy, and, notwithstanding in some quarters it is said that he has on hand a longer list of property for sale than ever before, it is doubtful if that is the case.

The supply of realty which speculators have on hand is admittedly well rented, consequently there is no danger of its being forced on the market, and it will more than likely be turned over at a profit long before the next season is well advanced. Judging from reports of brokers who make a specialty of renting private dwellings and apartments, the renting season this year will begin much earlier than last, and there will be very little to rent. It is said that inquiry for dwellings and apartments has already begun on the West Side, and the number of notices of renewals is much greater than in former years. About the only evil which apartment house owners now have to contend with is that of the good tenant who leases an apartment for a year, beginning in October, and then moves out about July 1 next, a time when it is impossible to obtain a new tenant. That this evil is even greater than the free rent habit which used to prevail is certain, and to do away with it will require much thought.

The sale of a plot on the northeast corner of Sherman-ave. and Emerson-st., accompanied by the announcement that six story flat houses, with apartments of four rooms, will be erected, may be the forerunner of a number of similar operations. It looks, however, as if the proposed operation was a little premature, and as if it would be a long time before tenants would be willing to go to the upper end of the island and pay $18 a month, when similar accommodations can be had for less money in Harlem, which will have all the benefits of the tunnel, and, in addition, the other ways of travel which the surface and elevated roads provide.

SITE FOR NEW WEST SIDE HOTEL.

Philip Jeselson was the broker in the sale for M. L. & C. Ernst to Frederick D. Fricke of the Earle apartment hotel, No. 103 Waverley Place. The hotel is leased for fifteen years to James Knott. In part payment for the Earle property Mr. Fricke gave a plot of lots at the southeast corner of Amsterdam-ave. and One-hundred-and-fifty-ninth-st., running to the southwest corner of St. Nicholas-ave., with dimensions 148x50x157.10x51 feet. There are two frame dwellings on the lots. The plot will be improved in the near future with a high class apartment hotel.

TRANSACTIONS IN REALTY.

Richard Dickson has sold for Emma Eckstein Nos. 1,136 and 1,138 Forest-ave., two three-family houses, on a plot 39.10x143x32.5x16x46x50x38.17x119 feet; also, for Frederick C. Fischer a plot, 50x100 feet, on the east side of Lorillard-st., about 221 feet north of Third-ave.

William A. White & Sons have sold for the estate of Levi A. Lockwood a five and a three story building, Nos. 649 and 651 Washington-st. and No. 159 to 163 Christopher-st., respectively, on a plot 48.9x68x irregular, being the northeast corner of Washington and Christopher sts. Mr. Lockwood bought the property in 1877.

Hagan & Slevin and Leon Losere have sold for Kate Noble No. 202 West One-hundred-and-thirty-third-st., a five story flathouse, on a plot 37.6x99.11 feet, adjoining the southwest corner of Seventh-ave.

Hagan & Slevin have sold for John Bannen No. 540 East One-hundred-and-twentieth-st., a three story dwelling house, on a lot 18.9x99.11 feet.

H. C. Senior & Co. have sold for Harry C. Senior Nos. 108 and 110 King-st., running through to Nos. 101 and 103 Charlton-st., old buildings, on a plot 50x200x47x200 feet, leasehold.

Hyman Bloom has sold for Nevins & Perelman to Samuel Gordon No. 1,717 Madison-ave., a five story flathouse, on a lot 25x75 feet.

J. J. Haggerty has sold for John Bannen a plot, 100x99.11 feet, on the north side of One-hundred-and-thirty-ninth-st., 100 feet east of Lenox-ave., to a builder for improvement.

Julius Wolff has sold to Siegfried Weiss No. 105 East One-hundredth-st., a five story flathouse, on a lot 25x75 feet.

Jacob Chaimowitz and Thomas Carroll have sold No. 237 West One-hundred-and-seventeenth-st, a five story flathouse, on a lot 25x100.11 feet.

E. J. Moloughney has sold for H. E. Kingsley the four story building No. 506 West One-hundred-and-forty-second-st., between Broadway and Hamilton Place, on lot 16x90 feet.

William Rankin has bought a plot, 394.4x154.10x334.9 feet, on the north side of Hillside-ave., 403.11 feet east of the junction of Broadway and Nagle-ave. B. Nauheim is reported to be the broker.

Francis M. Jencks has sold No. 309 West Seventy-eighth-st., a four and one half story American basement dwelling house, on lot 18.6x102.2 feet.

Edward Polak has sold for Anna Klingenbeck No. 733 East One-hundred-and-seventy-third-st., a four story flathouse, on lot 25x75 feet, 100 feet east of Third-ave.

Edward Polak has sold for Joseph Leach No. 2,357 Cambreling-ave., a two story brick dwelling house, on lot 25x100 feet.

Edward Polak has sold for E. B. Levy the two story frame dwelling house on the west side of Crotona-ave., about 150 feet south of One-hundred-and-eighty-second-st.

O'Hara Brothers have sold for John McCulley the three story frame dwelling house, on plot 37.6x118 feet, on the north side of Suburban-st., 37.6 feet east of Marion-ave. The buyer will occupy the premises when the present lease expires.

The McVickar Realty Trust Company report the following leases, each of which is for a term of years: No. 124 West Eighty-second-st., for F. A. King; No. 252 West Ninety-ninth-st., for the Catlin estate; No. 115 West Eighty-second-st., for Mary C. Hollingsworth; No. 305 West Eighty-fifth-st., for Francis B. Hoffman, No. 141 West One-hundred-and-twenty-third-st., for the Fay estate; No. 61 West Eighty-second-st., for Carlos Tirado; No. 254 West Ninety-ninth-st., for the Catlin estate; No. 72 West Eighty-fifth-st., for John B. Hindley; No. 173 West Eighty-second-st., for Sarah M. Farrell, and No. 244 West Seventy-third-st., for Mary L. Francis.

HIGH CLASS APARTMENTS SCARCE.

There will be a great dearth of high class apartments in this city next fall. That the demand will be in excess of the supply is already apparent in the leading real estate offices of the upper West Side. Where in former years practically no new leases were being made until the approach of October, agents of the best houses report that nearly all desirable vacancies are being rented now. A striking illustration of the present situation is furnished by the De Witt Court, one of the very few new apartment buildings that have been completed on the West Side. All but three apartments in this house were rented before the walls were plastered. The building is in Eighty-second-st., between Broadway and West End-ave. It constitutes the most notable addition to the high class apartment architecture of the West Side, and was especially designed to appeal to people accustomed to living in first class private houses. The structure is fifty feet wide, and has only one apartment of nine rooms and three baths on each of its six floors. Some idea of the size of the rooms may be gained from the statement that the chambers average 17½ by 15½ feet, and the parlors 26 by 15½ feet, while the other rooms are of proportionate size. The apartments are model in arrangement and appointments. Jesse C. Bennett & Co. are the agents for the house.

REALTY STATISTICS.

A summary of the reported conveyances and mortgages for the week ending July 30 and for the corresponding week last year, is as follows:

CONVEYANCES.

	1902.	1903.
Manhattan:		
Number	198	196
Amount	$1,433,778	$2,172,111
Brooklyn:		
Number	384	407
Amount	$804,816	$355,502
Bronx:		
Number	83	91
Amount	$112,028	$137,290
Total number	665	694
Total amount	$2,350,622	$2,664,907
Number nominal	434	441

MORTGAGES.

Manhattan:		
Number	177	177
Amount	$4,785,262	$4,207,046
At over 5 per cent	1,119,315	1,940,100
At 5 per cent	1,345,467	712,846
At less than 5 per cent	2,320,480	1,554,100
Brooklyn:		
Number	256	323
Amount	$896,934	$1,619,197
At over 5 per cent	326,009	1,082,424
At 5 per cent or less	570,925	536,773
Bronx:		
Number	85	87
Amount	$284,032	$467,347
At over 5 per cent	81,202	267,612
At 5 per cent or less	202,830	199,734

PLANS FOR NEW BUILDINGS.

Manhattan:		
Number	15	14
Estimated cost	$1,111,500	$878,925
Brooklyn:		
Number	41	68
Estimated cost	$187,950	$390,135
Bronx:		
Number	4	11
Estimated cost	$6,200	$41,775

THE BRONX BUILDING PLANS.

Trinity-ave., west side, 100 feet north of One-hundred-and-sixty-fifth-st., two five story brick tenements, 36.2x86.3 feet; George H. Hill and E. A. Lavelle, owners; John H. Lavelle, architect; cost, $56,000.

Williamsbridge Road, south side, from White Plains Road to Boston Road, eleven one story frame lodging houses, 25x15.67 feet; Malloy-Rexford Company, owners; M. D. Randall, architect; cost, $1,650.

Williamsbridge Road, south side, from White Plains Road to Boston Road, one one story commissary store; Malloy-Rexford Company, owners; M. D. Randall, architect; cost ,$900.

REAL ESTATE TRANSFERS.

Buckhout-st, s s, 377.11 ft w of Anthony-ave, 27.8x100x27.2x100; John E Ferdinand and another, executors, to George S Van Pelt $6,000

Same property; George O Ferdinand to same; q c ..... Nominal

Same property; Miriam F Burke to same; q c ..... Nominal

Same property; John M Ferdinand to same; q c ..... Nominal

Same property; George S Van Pelt to Joseph N Jansen; mortgage, $5,000 ..... Nominal

11th-st, No 628 East, 25x94.9; Moritz Weisberger to William Frankel; mortgage, $25,000; o c and 100

Eldridge-st, No 144, e s, 25x87.6; Julius Asmus to J Leon Louis; o c and 100

Bank-st, No 117, n s, runs w 26x n 109.1x e 10.1x s 12.10x e 18.9x s 95; Moses Selig to Jacob Herb; mortgage, $15,000 ..... Nominal

Perry-st, No 79, 23x95.5; Abraham M Morgenroth to Catharine A Deane; mortgage, $24,000 ..... Nominal

100th-st, No 155 West, 25x100.11; Lena Kaplan to Israel Schneittacher; mortgage, $21,500; o c and 100

Hester-st, Nos 197 and 199, 50x100; Andrew Bardwell to Frank Pittell; all title; mortgages, $80,000 ..... Nominal

Cherry-st, No 283, s w cor Scammel-st, 25.1x53.5 x24.9x55.4; Edward T Engel to Rachel Shapiro; mortgage, $11,000 ..... Nominal

Old Slip, No 28, e s, 54x23.3x55.8x23.8; Edwin H Peck to Old Slip Realty Company; mortgage, $25,000 ..... Nominal

Old Slip, No 30 to 34, e s, runs e 25.5x n 64.8x w 0.4x n 26.5x w 23.3x s 91.1; Edwin H Peck and another to Old Slip Realty Company; mortgage, $24,000 ..... Nominal

112th-st, No 7 West, 18x100.11; Louis Torock to Henry D Greenwald and another; mortgage, $14,000 ..... Nominal

101st-st, No 184 East, 25x100.11; Bernard Branner to Mandel Katz and another; mortgages, $20,500 100

106th-st, No 60 West, 27x100.11; Austin B Fletcher and another, trustees, to Richard Bullwinkle; b and s 30,000

Amsterdam-ave, s w cor 142d-st, 24.11x102.11x 27.2x113.6; Lilly Herb and another to Moses Selig; mortgage, $47,500 ..... Nominal

Forest-ave, strip lying between old and new east lines and opposite to part of lot 18, map Woodstock; John McLaughlin, executors and trustees, to Carrie I Shotwell 81.75

Forest-ave, strip lying between old and new east lines and opposite to part lot 19, map Woodstock; Henry L Morris and another, trustees, to Carrie Shotwell; q c; all title 39.25

134th-st, s s, 175 ft e of 7th-ave, 30x99.11; Louis Cohen to Lewis H Lazarus and another; mortgage, $20,000; o c and 100

103d-st, No 131 West, 18.9x100.11; Joseph Hassell to William J H F Bantje; mortgage, $10,000 ..... Nominal

139d-st, s s, 100 ft w of 7th-ave, 37.6x99.11; Kate Noble to Mary L Bannen; mortgage, $20,000; o c and 100

120th-st, No 505 East, 26.9x50.5; Charles G F Wahle, referee, to Mary Navarett 5,825

5th-st, s w s, 100 ft s e of Avenue B, 17.11x96.2; George Eberhardt to Max Friedman; mortgage, $3,500; o c and 100

120th-st, No 249 East, 25x100.11; Louis Lese to Isaac Blum; mortgages, $14,500; o c and 100

159th-st, n s, 210 ft e of 7th-ave, 20x103.3; Marcus Nathan to Katie Dumontimer; mortgage, $11,000 100

2d-ave, e s, 60.11 ft s of 100th-st, 40x80; George R Goldschmidt to Isaac Helfer ..... Nominal

89th-st, n s, 109 ft w of 3d-ave, 27.8x98.2x27.6x 94.4; the Metropolitan Life Insurance Company to Dennis J McDonald and another ..... Nominal

159th-st, n s, 210 ft e of 7th-ave, 20x103.3; the New-Amsterdam Realty Company to Katie Dumontimer; ⅔ part; mortgage, $11,000 100

Brook-ave, No 1,485, w s, 100x39.4x100x39.3; Moritz L Ernst et al to Joseph Horowitz; mortgages, $15,000 ..... Nominal

Clinton-ave, No 1,994, e s, 25x100; Solomon Cohen to Sarah Feuchtwanger and another; mortgage, $4,500 ..... Nominal

117th-st, No 55 West, 26x100.11; Herman Cohen to Jacob Wenk; mortgage, $20,000; o c and 100

120th-st, No 540 East, 18.9x100.11; John Bannen to Kate Noble; mortgage, $3,800; o c and 100

89th-st, n s, 275 ft w of Amsterdam-ave, 50x 100.9; James B Buller to Frederick D Peckham; mortgages, $98,500 25,000

84th-st, No 212 West, 20x102.2; Samuel Love to the Dominion Realty Company; mortgage, $28,500 ..... Exchange

84th-st, No 214 West, 26x102.2; Samuel Love to the Dominion Realty Company; mortgages, $30,000 ..... Exchange

84th-st, No 206 West, 20x102.2; Samuel Love to the Dominion Realty Company; mortgage, $25,000 ..... Exchange

84th-st, No 216 West, 26x102.2; Samuel Love to the Dominion Realty Company; mortgage, $34,000 ..... Exchange

135th-st, n s, 500 ft e of Willis-ave, 25x100; Romanus Fusner to Frederick Doll 20,250

Heifer, Isaac, to William H Joeckel; 2d-ave, No 2,332; due July 31, 1906, 5 per cent 8,000

Harrison, John, et al, by guardian, to Andrew Whalen; Christie-st, s s, 50 ft e Canal-st; mortgage $15,000; due July 29, 1903, 5 per cent 5,000

Power, Mary, to Samuel Fischer; 36th-st; n s, 360 ft e 8th-ave; due August 1, 1904, 6 per cent 1,000

Brenner, Gabriel, to Josephine E Thurston; 53d-st, s s, 133.4 ft w 2d-ave; due August 1, 1904, 4 per cent 6,500

Bantje, William J H, and wife, to Joseph Hassell; 103d-st, No 131 West; due April 30, 1905, 6 per cent 3,250

Bantje, William J H, and wife, to Max Gobel; 103d-st, n s, 213.9 ft w Columbus-ave; due April 30, 1905, 5 per cent 3,000

White, Georgiana, to Justus L Bulkley; 82d-st, No 11 West; due July 27, 1906, 4½ per cent 31,500

Corse, Samuel, to Eva B Hirschberg; 20th-st, No 234 West; due December 31, 1904, 6 per cent 1,250

Von Twistern, William, to Joseph H Bearns; 11th-ave, e s, 59.3 ft s 42d-st, 11th-ave, e s, 79 ft s 42d-st; due July 31, 1906, 5 per cent 12,000

Dumontimer, Katie, to New Amsterdam Realty Co; 159th-st, n s, 210 ft e 7th-ave; due August 1, 1904, 6 per cent 2,500

Lazarus, Lewis H, and another to Louis Cohen; 134th-st, s s, 175 ft e 7th-ave; instalments, 5 per cent 2,000

Doll, Fred, and wife to John Doll; 135th-st, n s, 500 ft e Willis-ave; prior mortgage, $8,000, 5 years, 5 per cent 10,000

Catella, Robert, and wife to Henry C Trumper; 23d-st, s s, 300 ft e 2d-st, Williamsbridge depot; due August 1, 1906, 5 per cent 2,500

Doll, Fred, to John Ewald, et al; 135th-st, n s, 500 ft e Willis-ave; 5 years, 4 per cent 8,000

Cassellius, Henry, to Adam Voltz; 4th-st, n s, 175 ft w Ave A; due July 1, 1904, 6 per cent 1,000

Williams, Lloyd, to Katherine I D Harnett; 72d-st, No 312 West; 5 years, 5 per cent 25,000

McDonald, Dennis J, and another, to Metropolitan Life Insurance Co; 39th-st, n s, 109 ft w 3d-ave; due September 1, 1906; 4½ per cent 24,000

Jones, Joseph H, to Annie A Colgate; Nelson-ave, n w corner 164th-st; 3 years, 5 per cent 7,000

Jones, Joseph H, to Annie A Colgate; Ogden-ave, n e corner 164th-st; 3 years, 5 per cent 7,000

Tichacek, Joseph, to Frank Brodsky; 74th-st, n s, 250 ft w Ave A; 3 years, 5 per cent, gold 1,300

Lustgohn, Louis, to Karl M Wallach; 77th-st, No 245 East; instalments, 6 per cent 7,000

Curtis, S Fredericka, to Angie K Hicks; Beekman-st, No 63 and 65, s e corner Gold-st; 3 years, 5 per cent 2,000

Dermody, Julia A, to the Henry Elias Brewing Co; 42d-st, No 149 and 151 East; demand, 6 per cent 1,800

Heilberg, Herman, to Helen Mayer; Wendover-ave, No 756, s s; prior mortgage, $16,500, demand, 5 per cent 2,000

RECORDED MORTGAGES.

Van Pelt, George S, and wife, to Theresa Schlosser, trustee; Buckhout-st, s s, 377.11 ft w of Prospect-ave; 3 years, 5 per cent $4,500

Weiss, Sidonia, to Martin Engel; Ave B, e s, 23.3 ft n of 9th-st; instalments, 6 per cent, prior mortgage $39,500 5,000

Louis, Leon, to Julius Asmus; Eldridge-st, No 144, e s, 25x87.6; 3 years, 5 per cent 22,500

Deane, Catharine A, to the New-York Savings Bank; Perry-st, No 79, n s, 23x95; due December 1, 1906, 4½ per cent 15,000

Shapiro, Rachel, to Martin Engel; Cherry-st, No 283, s w cor Scammel-st, 25.1x53.5x24.9x55.4; due August 5, 1909, 6 per cent, prior mortgage $11,000 6,000

Sullivan, Susan, to Herman Younker; 109th-st, No 23 East; due January 1, 1906, 6 per cent 1,500

Sullivan, Susan, to Herman Younker; 109th-st, No 25 East; due January 17, 1906, 6 per cent 1,500

Ivy Court Realty Co to Metropolitan Life Insurance Co; 107th-st, s s, 101 ft w of Amsterdam-ave; due September 1, 1906, 5 per cent 175,000

Forst, Rosie, and another to Leopold Weitzner; 8th-st, No 364 East; instalments, 6 per cent 5,000

Lenz, Ernest A, to the F & M Schaefer Brewing Co; Washington-st, No 193, w of Fulton-st; demand, 6 per cent 8,000

Brown, Isaac, and another to Jonas Weil and another; 97th-st, No 219 East; instalments, 6 per cent 8,500

Navarrett, Mary, to Edward H Cole; 120th-st, No 505 East; 3 years, 5 per cent 4,500

Stein, Helene, to Sarah Weiss; South-st, n w corner Jackson-st; prior mortgage, 2 years, 6 per cent 5,000

Van Pelt, George S, to John E Ferdinand and another, executors; Buckhout-st, s s, 377.11 ft w of Anthony-ave; 1 year, 6 per cent 500

Shotwell, Carrie I, to Manhattan Mortgage Co; Forest-ave, e s, 265.4 ft n of Strong-ave; 1 year, 6 per cent 4,500

Ballwinkle, Richard, to Austin B Fletcher and another, trustees; 106th-st, No 60 West; 3 years, 4½ per cent 23,000

Wenk, Jacob, to Herman Cohen; 117th-st, No 55 West; due August 1, 1906, 6 per cent, prior mortgage $20,000 8,000

Poole, Rebecca G, to Charles G Moller; 47th-st, No 220 East; 5 years, 5 per cent 8,000

Hilton, Lillian J R, to Townsend Wandell; Sedgwick-ave, w s, 103.1 ft n of north line lands Fordham Morris; due July 31, 1908, 5 per cent 6,000

Spaeth, Anna E, to Matilda McLean; Washington-ave, w s, 77.9 ft n of 164th-st; due July 24, 1906, 5 per cent 4,000

Heifer, Isaac, to William H Joeckel; 2d-ave, No 2,332; due July 31, 1906, 5 per cent 8,000

Valentine, Nunzea, to Catherine C Hill; 3d-st, w s, south part of lot 757, map Wakefield, 25x105; 3 years, 6 per cent 2,000

Trainor, Annie L, to Katharine R McDermott; Tremont-ave, s s, lot 18, map heirs Thos E Walker; due July 13, 1913 750

Same to Mary E Barry; same property; due July 18, 1908, 5 per cent 400

Sutherland, William E, to Julius Wolff; 100th-st, n s, 51 ft e of Park-ave; 3 years, 5 per cent 16,000

Same to same; same property; prior mortgage $16,000, instalments, 5 per cent 775

Kelly, John B, and wife to Charles Mueller and wife; 161st-st, n s, 350.6 ft w of Amsterdam-ave; due August 1, 1908, 4½ per cent 8,000

Trainor, Annie L, to Joseph T Trainor; Tremont-ave, adj lot 18, map heirs Thos E Walker, 32x130; due July 18, 1908, 5 per cent 400

Morningside-ave, No 34 East, e s, 25x100; Rudolf Joseph to Frederick Ehrenberg; mortgage, $22,000 ..... Nominal

Eldridge-st, No 144, e s, 25x87.6; I Leon Louis to Moritz Weinstein, ⅔ of three-fifths part; mortgage, three-fifths of $22,500; o c and 100

Same property; same to Jacob Katz, ⅓ and s, two-fifths part; mortgage, two-fifths of $22,500; o c and 100

Clinton-ave, No 1,994, e s, 25x100; Herman Berkovitz et al to Solomon Cohen; mortgage, $4,500 100

105th-st, No 203 West, 19x100.11; Herman B Baruch to Angela U de Barrios; mortgage, $30,000 ..... Nominal

Tremont-ave, No 1,290, s s, 32x130; Joseph T Trainor et al, heirs, etc, to Annie L Trainor, b and s 100

14th-st, No 206 East, 19.6x51.6; Sidonia Weiss to Edward