COLONIAL COURT SOLD

THE CLIPPER BUILDING AND A WEST SIDE HOUSE ALSO IN THE DEAL.

New Owner for the Raleigh Hotel, Just North of Bleecker Street—Another East Side Waterfront Plot Changes Hands.

Trading in Manhattan districts yesterday resulted in a change of ownership to many large buildings, the value of the property affected being considerably more than several millions.

Louis Hein negotiated a $750,000 transaction. He sold for the Bradhurst Realty and Construction Company, of which Leopold Kahn is president, to Herman F. Bindsell Colonial Court, comprising the entire northerly block front between Eighth and Bradhurst avenues, on plot 225x100 feet, consisting of two seven story elevator apartment buildings, with stores on Eighth avenue. Each building is 112.6x100 feet. One is at the northwest corner of Eighth avenue and 10th street and the other at the northeast corner of Bradhurst avenue and 150th street, opposite Colonial Park.

He also sold for Herman F. Bindsell to the Bradhurst Realty and Construction Company the five story iron front building formerly known as the Clipper Building, but now known as the Federal Building, at the southeast corner of Centre and Leonard streets. It is on a plot 57.6x40 feet. He also sold for Herman F. Bindsell to the Bradhurst Realty and Construction Company No. 32 West 96th street, a four story and basement high stoop dwelling house, built by James Kilpatrick. The buildings are encumbered only with first mortgages.

An $800,000 transaction was negotiated by Mrs. L. G. Johnson. She sold the Raleigh Hotel, Nos. 663 and 665 Broadway, opposite Bond street and adjoining the Broadway Central Hotel on the south, for the Stephen Whitney estate, to the Robert Fulton Realty Company. The hotel is on a plot 60x200 feet. In part payment the buyers gave the Robert Fulton apartment house, at the northeast corner of Riverside Drive and 96th street, a six story elevator structure, on plot 108.8x173.6x100x133.

On the Broadway plot it is planned to erect a twelve story store and loft building for the use of Isaacs Brothers, clothing merchants and manufacturers, who have been located at Broadway and Great Jones street for over twenty years. The Messrs. Isaacs are largely interested in the Robert Fulton Realty Company.

Another large parcel of East River waterfront property changed hands yesterday. The firm of Leonard J. Carpenter sold for the estate of William C. Schermerhorn, Mrs. Ellen S. Auchmuty and F. Augustus Schermerhorn to Gedfrey Knoche, an architect and builder, eleven lots, comprising the southwest corner of 73d street and Exterior streets. The site has been in the possession of the Schermerhorns since 1817.

The property is located in the brewing centre. Last week the Richard Smith Clark estate sold the block front on Avenue A, from 53d to 54th streets, to William C. Evans, and eight adjoining lots were purchased by the Consumers' Brewing Company.

BRISK AUCTION SALE.

Bryan L. Kennelly held another successful sale at the Vesey Street Salesrooms yesterday. He sold for the estate of Thomas Patten eight parcels for $290,250, which was about $32,000 more than the estate anticipated. The rooms were crowded.

The bidding was very spirited, especially for the No. 44 West 28th street parcel. The bidding for that started at $60,000, and was carried by a number of bidders up to $94,250, at which price it was secured by the One Hundred and Seventy-fourth Street Construction Company, of which Ignatz Roth is president. The other parcels in the Patten estate were sold as follows:

No. 1716 First avenue, to Mrs. Millie Segal for	$26,800
No. 1714 First avenue, to Abraham Wolff for	21,150
No. 1712 First avenue, to Lowenfeld & Prager for	21,150
No. 413 East 86th street, to L. Molz for	21,600
No. 415 East 86th street, to Frank Eberhardt for	18,000
No. 417 East 86th street, to Frank Eberhardt for	18,000
Nos. 1701-1803 First avenue and No. 339 East 88th street, to T. J. O'Keefe	70,000

Mr. Kennelly also sold No. 64 Washington Place West for the estate of Mary B. Benjamin to F. L. Haber for $16,250, and also for the owner No. 433 East 86th street to L. L. Richman for $11,250.

Mrs. Angie M. Booth, who owns the handsome five story dwelling house No. 4 Riverside Drive, just north of 72d street, bought yesterday the plot, 20.7x110.11 feet, at the southeast corner of the drive and 73d street, from Robert E. Dowling. The parcel, which faces the block occupied by Charles M. Schwab's residence, is separated from her home by a 35-foot plot which was recently acquired by Carl D. Jackson, who sold Mrs. Booth the Riverside Drive house about seven months ago.

TO ENLARGE CAR BARN.

George H. Pegram, architect for the Interborough Rapid Transit Company, has filed plans for enlarging the big Harlem car house and inspection headquarters of the company, at Lenox avenue and 148th street, by adding a two story concrete annex, 95½ feet long and 62 feet wide, the second story of which will be fitted as a recreation hall for the Interborough men, the lower floor being an enlargement of the inspection quarters. The improvement is to cost $30,000.

Plans have also been filed for an eight story elevator apartment house, to contain suites of nineteen families, to be built from designs by Milliken & Moeller, architects, at No. 530 West 113th street, for the 530 West 113th Street Company, of which Harry B. Milliken, of the architects' firm, is president. It is to be of brick, finished with trimmings of limestone and terra cotta, having a frontage of 50 feet and a depth of 96 feet, and will cost $150,000.

Plans have also been filed for making over the four story clubhouse, the headquarters of the former Victoria Club, at No. 15 West 32d street, into an office and store building, the change of occupancy being made for the estate of Townsend Wandell as owner, at a cost of $7,500, from designs by F. C. Zobel, as architect.

Plans have also been filed for remodelling the library and adjoining apartments on the second floor of the four story and basement house No. 308 West 75th street, owned by Adolph S. Ochs, publisher of "The New York Times." The improvements are to be made from designs by Buchman & Fox.

WANTS HERALD SQUARE SITES.

New $300,000 Company Formed to Trade in Parcels in Section.

The Vera Realty Company, capitalized at $300,000, with Peter Zucker as president, has been incorporated with a view of acquiring interests in properties in Herald Square and other sections. The directors are Milton Weber, No. 25 Broad street; John David, No. 1273 Broadway, and Peter Zucker, No. 45 Broadway.

Mr. Zucker is also president of the English-American Realty Company, which will take title to the Union Dime Savings Bank property in Greeley Square, on May 1.

LEASE IN TUNNEL ZONE.

Walter J. Salomon has leased all of the ground floor space in the building at the southwest corner of Seventh avenue and 34th street. The leases will go into effect upon the running of trains through the Pennsylvania tunnels. A small store at the immediate corner will be occupied by the Schulte cigar concern, and the remaining space by the Hygrade Wine Company, now the tenant of the corner store. The latter company has taken this "L" shaped store to get the benefit not only of Seventh avenue business but also of any that may reach 34th street by way of the new street to be opened by the Pennsylvania in the blocks between 33d and 34th streets.

REALTY MEETINGS.

The Dyckman Taxpayers' Association will hold its annual meeting to-night at the office of John N. Golding, No. 547 Fifth avenue.

LIBRARY BLOCK PROJECT.

There was a report yesterday that Aaron Coleman was the buyer of the lot 21x100.5 feet at the southwest corner of 71st street and Madison avenue, sold recently by a client of Henry D. Winans & May through Mrs. L. G. Johnson. Mr. Coleman said he was not the buyer.

RECENT BUYERS.

W. C. Rogers, of the law firm of Merrill & Rogers, is the buyer of No. 19 East 56th street, reported sold recently.

William Thom is the buyer of the plot 32x100.9 feet on the south side of 96th street, 117.6 feet east of Broadway, sold recently through L. J. Phillips & Co.

John P. Keresey is the buyer of No. 9 East 93d street, reported sold recently.

William J. Rodenbach and Catherine Wigand are the purchasers of the two five story flathouses Nos. 137 and 139 West 101st street, sold recently through McKee, Haywood & Co. The buyers will make extensive alterations to the property.

TO SELL MIDTOWN SITE.

Herbert A. Sherman, real estate broker and auctioneer, will sell at public auction on Thursday, February 17, at the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey street, the row of four story houses No. 20 to 26 West 36th street, near Fifth avenue and within about 125 feet of the Gorham Building, at the southwest corner of Fifth avenue and 36th street. The size of the plot is 65x98.9 feet. The property will be sold in foreclosure.

Mr. Sherman is also auctioneer in the sale of Nos. 7 and 9 West 39th street, adjoining Fifth avenue, which is to take place on Wednseday, February 9. This is also a Supreme Court sale, by direction of Henry H. Sherman, referee.

QUEENS ACREAGE DEAL.

Burton Thompson has sold fifty-two acres in the Trains Meadow section of the 2d Ward of Queens for Dr. Oliver Livingstone Jones. The sale was made to clients of A. C. Orndorff.

The property sold has a large frontage on Flushing avenue. It is bounded on the east by the Old Bowery Road, over which passes the only line of the Brooklyn Rapid Transit that enters this section. The line runs to North Beach.

It is understood that the property was held for $6,000 an acre. It is a part of a tract of 192 acres, the remainder of which runs out to and faces on Flushing Bay. Dr. Jones has owned the property for about fifteen years.

NEW MOUNT VERNON VALUES.

Steven B. Ayres and Frank S. Beavis have sold to Lillian Nugent a lot on South Fulton avenue, opposite the proposed site of the new station of the New York, Westchester & Boston Railway Company. Two years ago the lot was sold for $600; a year ago it was offered for $1,200, and no customers could be found. It has now been sold for more than $2,000, and the new purchaser has already been offered a profit.

FIFTH AVE. LEASE.

G. G. Benjamin to Have Store in New Structure.

George G. Benjamin has leased one-half the ground floor of the new Fifth Avenue Building, at Fifth avenue and 24th street, for a period of twenty-one years. The new quarters will be occupied as soon as the Benjamin store at Broadway and 26th street can be vacated. It is understood that the transaction involved $1,000,000.

The new location includes the site occupied by Maillard before the Fifth Avenue Hotel was demolished. It has 5,800 square feet floor space on the street level and 7,000 square feet in the basement, and is divided from the rest of the building by the rotunda and the arcade running from 23d street to 24th street.

Mr. Benjamin said yesterday that he regarded the new site as an ideal one for a men's store.

The Charles F. Noyes Company has leased to the Lawyers' Title Insurance and Trust Company offices in the building at Nos. 37 and 39 Liberty street to Julius W. Lindlow and to Joseph Brecher.

Hiram Rinaldo & Bro. have leased for the Mendel Brothers to Harry Ostroff the building No. 240 Grand street, also for Simon & Grosner to L. Schnider the building at Nos. 68 and 68½ Bowery, and for Koflik to M. Bernstein the store at Nos. 25½ and 27 Catharine street.

C. E. Haskell has leased for a term of years for Herman Wronkow to Davis, Turner & Co. the entire building No. 5 State street.

Denzer Brothers have leased for a term of years for the Seventeenth Street Realty Company 10,000 square feet of space in Nos. 243 and 245 West 17th street; to Charles H. Loeber, part of the corner store in the Flatiron Building; in connection with Tucker, Speyers & Co. for Charles Brogan, a loft, containing 5,000 feet, at Nos. 57 and 59 East 11th street; to Jacob Newman, a loft at No. 34 West 15th street; for F. & G. Pflomm to the United States Muff Bed Company, a loft in No. 27 West 27th street, and for William Colgate, a loft at No. 43 East 20th street.

CAN'T COLLECT COMMISSION.

Must Be Written Authorization, Jersey Judge Holds.

Justice Carrick, in the 1st District Court of Jersey City, has handed down an important decision respecting the buying or selling of real estate in New Jersey.

Last summer Mr. and Mrs. Everett Milliken, of No. 286 Union street, requested Edward Laterman, a Jackson avenue real estate dealer, to find a purchaser for their house. Laterman found a man who expressed a desire to purchase the property. The prospective purchaser paid a deposit of $300 to bind the bargain.

Laterman, according to the testimony, telephoned to Mr. Milliken, asking if this was satisfactory. Milliken, he testified, replied that it was.

Laterman sent a check of $160 to Milliken, retaining $140 for his commission. When the time came to close the deal the prospective purchaser backed out. The Millikens then brought suit against Laterman to recover $140 retained by him as his commission. The plaintiffs contended that as there was no written authorization for the deal, Laterman was not entitled to the commission. Justice Carrick took this view of the transaction and decided accordingly.

Inasmuch as the case is of much importance to real estate men, Charles Simpson, who appeared as counsel for Laterman, has decided to take it to the Supreme Court.

GREENWICH TRACT SOLD.

L'Ecluse, Washburn & Co. have sold to a Western client the property belonging to the estate of William H. B. Wood, on Indian Field Road, comprising twelve acres and buildings, and with a water frontage of 1,500 feet. It is one of the finest waterfront tracts at Greenwich. The property was held at $50,000. The new owner will spend $50,000 in improving the house for his own occupancy.

REALTY NOTES.

Sherman Cox, of the banking firm of A. H. Bickmore & Co., and J. B. Cobb, of the American Tobacco Company, are interested in the Realty Assets Company, which recently purchased through Mark Rafolsky the Manhasset apartment and loft building, at Fifth avenue and 16th street, from Carrie M. Butler.

William H. Whiting, president of the Ruland-Whiting Company, and I. S. Whiting, secretary, will withdraw from the company and form a new firm, to be known as William H. Whiting & Co., with offices at No. 41 Park Row.

BRIGHTON BEACH LEASE.

Louis Fischer, of Reisenweber's, has closed a nine-year lease for the new Brighton Beach Casino, in Ocean Parkway, Brighton Beach. The casino will be opened on April 2, and will remain open throughout the year.

THE PRIVATE SALES MARKET.

MANHATTAN.

RIVERSIDE DRIVE—Mrs. A. M. Booth bought from Robert E. Dowling a plot 30.7x110.11 feet, at the southeast corner of 73d street and Riverside Drive. She owns the dwelling house No. 4 Riverside Drive, just south of the plot.

BROADWAY—The Robert Fulton Realty and Construction Company bought through Mrs. L. G. Johnson the Raleigh Hotel, Nos. 663 and 665 Broadway, opposite Bond street and adjoining the Broadway Central Hotel, from the Stephen Whitney estate. In part payment the Fulton company gave the Robert Fulton apartment house, a six story structure at the northeast corner of 95th street and Riverside Drive. The apartment house is on a plot 108.8 by 173.6 by 100 by 133 feet. On the Broadway site a twelve story loft and store structure will be built for Isaac Brothers, clothing merchants and manufacturers.

SECOND AVENUE—Dr. Frederick Ackerman bought from Karoline Hoffart, for occupancy, No. 91 Second avenue, a four story dwelling, on lot 24.3x100 feet, near 5th street.

EIGHTH AVENUE—Louis Hein sold for the Bradhurst Realty and Construction Company (Leopold Kahn, president), to Herman F. Bindsell, Colonial Court, comprising the entire northerly block front between Eighth and Bradhurst avenues, 225x100 feet, consisting of two seven story elevator apartment houses, with stores on the Eighth avenue front. Each building occupies a plot 112.6x100 feet, one at the northwest corner of Eighth avenue and 150th street, and the other the northeast corner of Bradhurst avenue and 150th street, opposite Colonial Park.

EXTERIOR STREET—Gedfrey Knoche, architect and builder, bought eleven lots at the southeast corner of 73d and Exterior streets, from the estate of William C. Schermerhorn, Mrs. Ellen S. Auchmuty and F. Augustus Schermerhorn.

CENTRE STREET—Louis Hein sold for Herman F. Bindsell to the Bradhurst Realty and Construction Company the five story iron front building formerly known as the Clipper Building, a landmark of early New York, and now known as the Federal Building, at the southeast corner of Centre and Leonard streets, on a plot 57.6x40 feet.

17TH STREET—Pierre M. Clear sold for Margaret G. Maxcy to a client No. 325 East 17th street, opposite Stuyvesant Park, a four story dwelling house, on lot 14x92 feet. The buyer will occupy the house after extensive alterations have been made.

26TH STREET — Irving I. Kempner bought from John J. Murphy and Fredericke Benz Nos. 209 and 211 West 26th street, two four story buildings, on plot 49.2x98.9 feet. Haberth & Gabel were the brokers.

96TH STREET—Louis Hein sold for Herman F. Bindsell to the Bradhurst Realty and Construction Company No. 32 West 96th street, a four story and basement high stoop, brownstone dwelling house, built by James Kilpatrick, on lot 20x100.8 feet. The property was sold subject to first mortgage only.

THE BRONX.

SOUTHERN BOULEVARD—A builder bought a plot of over five lots on the west side of Southern Boulevard, 193 feet south of 182 street, formerly belonging to Ginsburg & Hoffman. The property has a frontage of about 138 feet on Southern Boulevard and Crotona Parkway, a 200 feet wide thoroughfare, and is diagonally opposite the Zoological Gardens in Branx Park. It measures 135.10 feet on the southerly end and 90 feet at the northerly end, with a rear of 132.2 feet.

BROOK AVENUE—Kurz & Uren sold for a client the two two family houses, Nos. 1064 and 1066 Brook avenue.

TOPPING AVENUE—Clement H. Smith sold to a client No. 1757 Topping avenue, a frame dwelling house, on plot 50x95 feet.

KINGSBRIDGE ROAD—Kurz & Uren sold for a client the northwest corner of Kingsbridge Road and Morris avenue, a plot 57.6x91x irregular.

IN THE AUCTION ROOMS.

The auction sales held yesterday at the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey street, resulted as follows:

By Bryan L. Kennelly.

WASHINGTON PLACE WEST, 64, s s, 44 ft w of Washington Square West, 21x55, 4 sty dwg; trustee's sale, estate of Mary B Benjamin, deceased; to Annie E Benjamin for $16,250.

28TH ST, 44, s s, 175 ft e of 6th ave, 26x98.9, 5 sty bldg, with stores; vol sale; to the 174th Street Construction Co for $94,250.

86TH ST, 413, 415 and 417, n s, 96 ft e of 1st ave, three 4 sty flats, each 28.4x90.8; vol sale; 413 to Linus Molz for $21,600; 415 and 417 to William J Frey for $18,000 each.

1ST AVE, 1701, n w cor 88th st, 50.8x100, 5 sty flat, with stores; also 88th st, 339, adj, 25x100.8; 5 sty flat; vol sale; to John G O'Keefe for $70,000.

1ST AVE, 1716, s e cor 89th st, 25.6x81, 5 sty flat, with stores; vol sale; to Joseph L Buttenwieser for $26,800.

1ST AVE, 1714, e s, 25.6 ft s of 89th st, 25.1x81, 5 sty flat, with stores; vol sale; to William Wolff's Sons, for a client, for $21,150.

1ST AVE, 1712, e s, 50.7 ft s of 89th st, 24.11x81, 5 sty flat, with stores; vol sale; to Lowenfeld & Prager for $21,150.

86TH ST, 433, n s, 239 ft w of Ave A, 18x110.8 x irreg; 4 sty tnmt; vol sale; bid in at $11,250.

86TH ST, 434, s s, 218.3 ft w of Ave A, 25x102.2, 4 sty tnmt; vol sale; bid in at $19,000.

By Herbert A. Sherman.

90TH ST, 302, s s, 90 ft w of West End ave, 20x100.8, 3 and 4 sty dwlgs; Jennie Clarkson Home for Children agt George Nicholas et al; Sackett, C & S, attys; Adam Wiener, ref; amt due, $6,064 03; taxes, etc, $822 09; sub to a prior mtg of $25,000; adjourned to Feb 2.

78TH ST, 334 and 336, s s, 270 ft w of 1st ave, 40x102.2, 6 sty tnmt and stores; Solomon Feiner agt M L Osk et al; B F Feiner, atty; Leighton Leibell, ref; amt due, $13,625 70; sub to a first mtg of $35,000; to the plaintiff for $40,409.

By Samuel Marx.

172D ST, 511 and 513, n s, 187.6 ft w of Amsterdam ave, 43.9x94.6, 5 sty flat; J L Williams et al agt Amsterdam Holding Co et al; action 1; Jones, Schell & E, attys; Louis Jersawitz, ref; amt due, $8,161 80; taxes, etc, $1,699 23; sub to a first mtg of $27,000; to the plaintiff for $37,905.

172D ST, 515 and 517, n s, 231.3 ft w of Amsterdam ave, 43.9x94.6, 5 sty flat; same agt same; action 2; same attys; same ref; amt due, $8,392 76; taxes, etc, $1,690 23; sub to a first mtg of $27,000; to the plaintiff for $41,420.

By Joseph P. Day.

BROOK AVE, 1458, n e cor St Paul's pl, 34.2x100.6x28.4x100.1; 4 sty tenmt and stores; Solomon Moses et al, exrs, etc, agt Emil Berger et al; Edward Menocal, atty; William Lustgarten, ref; amt due, $25,905 69; taxes, etc, $618 20; to the plaintiff for $25,000.

The auction offerings to-day will be as follows:

By L. J. Phillips & Co.

2D AVE, 2183 to 2189, n w cor 112th st, 88.8x75; four 4 sty tenmts, with stores; trustee's sale.

3D AVE, 2064 to 2070, n w cor 113th st, 100.11x68; four 4 sty tenmts, with stores; trustee's sale.

113TH ST, 171 to 177, adj above; four 3 sty dwgs, each 18x100.11; trustee's sale.

113TH ST, 102, s s, 27 ft e of Park ave, 27x100.11; 5 sty tenmt, with stores; trustee's sale.

LENOX AVE, 521, n w cor of 136th st, 24.11x75; 5 sty tenmt, with stores; trustee's sale, estate of Jacob Schwartz, deceased.

By Joseph P. Day.

96TH ST, 119 and 121, n s, 180 ft w of Lexington ave, 37.6x100.11; 6 sty flat; Jonas Weil et al agt Abraham Gruenberg et al; Charles Kaufmann, atty; P L Kiernan, ref; amt due, $16,520 59; taxes, etc, $1,043 97; sub to a first mtg of $40,000.

63D ST, 405, n s, 106 ft e of 1st ave, 25x100.5, 5 sty tenmt; J R Haas agt A B Haas et al; I B Ripin, atty; A S Norton, ref; partition.

112TH ST, 157, n s, 295 ft w of 3d ave, 25x100.10, 6 sty tenmt and store; Julia Kreizer et al agt Isaac Shapiro et al; J C Levi, Yell & Newhouse, attys; T J Goldsmith, ref; amt due, $26,676 42.

118TH ST, 335 and 337, n s, 212.6 ft w of 1st ave, 37.6x100.10, 6 sty tenmt and stores; Arthur Baur agt Michael Marrone et al; Otterbourg, S & H, attorneys; J A Foley, ref; amt due, $12,582 60; taxes, etc, $1,769 84; sub to a first mtg of $30,000.

By Samuel Marx.

145TH ST, 307 to 311, n s, 75 ft w of 8th ave, 75x99.11, three 5 sty tenmts and stores; A J Bruen agt David Shuldiner et al; Stewart & S, attys; G H Engel, ref; amt due, $63,397 99; taxes, etc, $1,317 39.

By Bryan L. Kennelly.

50TH ST, 313, n s, 137 ft e of 2d ave, 16.4x100.5, 4 sty dwg; Emanuel Lowinson agt B R Russell et al; Bloomberg & B, attys; D E Seybel, ref; amt due, $3,945 87; taxes, etc, $316 98.

RECORDED LEASES.

(With name and address of lessee.)

JANUARY 26.

BROADWAY, 1550, s e cor 46th st, 20.9x100; Margaret A Gregory and ano to John F Simpson; 21 yrs from Jan 1, 1910; $18,000.
Address, 1550 Broadway.

DIVISION ST, 36; Frances Hessberg to Israel Soffin; 3 yrs from May 1, 1909; $1,500.
Address, 36 Division st.

LENOX AVE, 490; George Cohen to Graziano Campeone; 5 yrs from May 1, 1910; $2,100.
Address, 490 Lenox ave.

MORRIS PARK AVE, 686, s w cor White Plains rd; George Lahrmann to Charles I Hausmann; 4 yrs and 3 mos from Feb 1, 1910; $1,140.

NEW CHAMBERS ST, 73; Michele Briganti to Giuseppe Mazzeo; 3 yrs from May 1, 1910; $600.
Address, 73 New Chambers st.

THOMPSON ST, 59 and 61; Selig A Kors to Raffaele Gianninoti; 1 yr from Nov 1, 1909; $5,100.
Address, 59 Thompson st.

1ST AVE, 886 to 894; Adolph Cohn to Herman Muller; 5 yrs from May 1, 1909; $960.
Address, 886 1st ave.

11TH ST, 430 East; Andrea Licari to Pasquale Della; 2 yrs and 10 mos from Dec 1, 1909; $120.
Address, 430 East 11th st.

42D ST, 204 West, s s, 20x49.4; Amelia W Levison to John F Windolph; 15 yrs from May 1, 1910; $6,000.
Address, 27 West 33d st.

55TH ST, 314 West; Lewis S Chanler to John C Foster; 5 yrs from May 1, 1909; $525.
Address, 314 West 55th st.

RECORDED TRANSFERS.

(With name and address of purchaser.)

JANUARY 26.

MANHATTAN.

GOERCK ST, 152 to 158, n e cor, 181.1 ft to 3d st; Houston st, 488 and 490, irreg; Houston st, 486 and 488 East, n s, 46x81 (mtg $23,200); William B Ellison to Sada Makler; $236,000.
Address, Room 711, 299 Broadway.

SAME PROPERTY; Sada Makler to Mary Ehrmann; $100.
Address, Room 608, 320 Broadway.

HAMILTON TERRACE, 32, w s, 18x100; Adeline C Wilcox to George W Elkins (mtg $10,000); $100.
Address, Room 904, 34 Pine st.

RIVERSIDE DRIVE, 151, e s, 23.8x100; Martin D Wylly to Theodore Rosenwald; $100.
Address, 116 Broadway.

STANTON ST, 329 and 331, s s, 39.8x81.3; Sylvester Malone to Arthur Fishmann; $5,000.
Address, 239 East 18th st.

STANTON ST, 333 and 335, s s, 39.8x55.11; same to same; $5,500.
Address, 239 East 18th st.

SUFFOLK ST, 182 and 184, e s, 46x100; Charles N Reynolds and ano to Lurie Realty Company; Jan 25; $88,200.
Address, 1 East 101st st.

1ST AVE, 1670, e s, 25x80; Lazar Frieder to John Glaser (mtg $17,000); $100.
Address, 1670 1st ave.

2D AVE, w s, 48.6 ft n of 5th st, 24.3x100; Karoline Hoffart to Frederick Ackerman (mtg $16,000); $100.
Address, 58 2d ave.

2D AVE, 2495 and 2497, w s, 49.11x76; Barney Goldman to Chelsea Exchange Bank (mtg $28,000); $1.
Address, 266 West 34th st.

4TH AVE, s w cor of 23d st, 83.3x irreg x175; Island Realty Co to U S Realty and Improvement Company (mtg $900,000); $100.
Address, 111 Broadway.

5TH ST, 729 East, n s, 16.9x83; Louis Linder to Samuel Goldberger, of Brooklyn (mtg $9,000); $1.
Address, Room 1104, 257 Broadway.

17TH ST, 227 to 229 West, 120x40; Michael Bonn to 227th West 17th Street Company (mtgs $55,000); $100.
Address, 227 West 17th st.

22D ST, n s, 100 ft w of 4th ave, 25x98.9; Island Realty Co to U S Realty and Improvement Co (mtg $45,000); $100.
Address, 111 Broadway.

22D ST, 41 East, n s, 25x98.9; same to same (mtg $50,000); $100.
Address, 111 Broadway.

26TH ST, n s, 239.3 ft e of 4th ave, 14.3x98.9; Reba D Waring et al to Dora R Sparks (mtg $14,500); $100.
Address, Room 411, 146 Broadway.

40TH ST, 520 West, 25x98.9; Barney Goldman to Chelsea Exchange Bank (mtgs $15,000); $1.
Address, 266 West 34th st.

45TH ST, s s, 325 ft w of 10th ave, 25x100.5; Clarence E White to Minnie Schmidt; $1.
Address 439 Manhattan ave.

45TH ST, n s, 250 ft e of 10th ave, 25x100.4; Timothy F Paddell to John Hollings; $1.
Address, 443 West 45th st.

55TH ST, n s, 73 ft w of Lexington ave, 17x100.5; Jas H McLean to Geo H McLean; $1.
Address, 156 Broadway.

78TH ST, s s, 250 ft e of Amsterdam ave, 24x102.2; Geo W Elkins to Adeline L Wilcox (mtg $25,000); $100.
Address, Room 904, 34 Pine st.

97TH ST, 202 East, 49x62.11; Clara Wiesclthier to Rosa Hornstein; $100.
Address, Room 1,204, 309 Broadway.

109TH ST, s s, 138 ft w of Broadway, 25x100.11; John L Hobson to Andrew J Cobe (mtg $30,000); $100.
Address, 47 West 34th st.

SAME PROPERTY; Andrew J Cobe to Robert S Masterson (mtg $30,000); $100.
Address, 949 Broadway.

110TH ST, n s, 350 ft w of 7th ave, 125x100; Joseph Oussani to Samuel D Davis Construction Co; Jan 25 (mtg $100,000); $100.
Address, 518 West 111th st.

SAME PROPERTY; same to Dawson Construction Co; Jan 25 (mtg $120,000); $100.
Address, 518 West 111th st.

119TH ST, 453 and 455 East, n s, 37.6x100.11; Frank T Fitzgerald to Meyer Jarmulowsky; $36,000.
Address, 165 East Broadway.

123D ST, 322 East, s s, 19.4x108; Albert Straus to Paul R Cohen; $200.
Address, 322 East 123d st.

136TH ST, 25 West, n s, 37.6x99.11; Ralph Holland to Meyer Jarmulowsky; $33,000.
Address, 165 East Broadway.

140TH ST, s s, 354.9 ft e of St Ann's ave, 38x100; Thos J Adams to Hannah Rankin (mtg $36,500); $100.
Address, 38 West 90th st.

CAMBRELLENG AVE, e s, 332.2 ft s of Pelham ave, 50x100; Oscar W Riggs to John C Moora; $1.
Address, Montclair, N J.

SAME PROPERTY; John C Moora to Oscar W Riggs; $1.
Address, 11 Exchange pl.

ELM ST, w s, 175 ft n of Locust ave, 25x100; Bronxwood Realty Co to Joseph A Mascia (mtg $800); $100.
Address, 298 East 152d st.

FRANKLIN AVE, w s, 116.3 ft n of 168th st, 76.6x irreg; Pauline Rosner to Annie Koplik; Jan 25 (mtg $15,000); $100.
Address, 372 Broome st.

GAINSBORG AVE, w s, 100 ft s of Madison ave, 100x100; Willow Lane, w s, 150.5 ft n of Madison ave, 25x100; Bankers' Realty and Security Co to Edward Kolbert; $100.
Address, 18 West 21st st.

HOE AVE, e s, 350 ft s of 173d st, 25x100; John A Steinmetz to Samuel R Waldron (mtg $5,500); $100.
Address, 167 Gates ave, Brooklyn.

LOTS 7 and 8, block 26, map Pelham Park; William A Wallas to Andreas Wolf; $1.
Address, 461 East Tremont ave.

LOT 62, map Cebrie Park; Ehrich Petersen to William Deale and ano; $3,500.
Address, 2401 Walker ave.

LOT beginning 50.2 ft s e of Mapes ave and 580 ft n e of Tremont ave, 133x irreg; John A Steinmetz to Samuel R Waldron (mtg $3,500); $100.
Address, 167 Gates ave, Brooklyn.

MAPES AVE, n w cor 181st st, 46.1x145.3; Maria L White to Crotona Avenue Realty Co (mtg $3,750); $100.
Address, 230 Grand st.

POST AVE, s s, 100 ft w of Emerson st, 100x irreg; Thomas Thacher and ano to Realty Operating Co; $1.
Address, 15 Wall st.

SOUTHERN BOULEVARD, 555, n s, 50x100; Julius Walerstein to Palher Realty Co; $1.
Address, 27 William st.

SOUTHERN BOULEVARD, w s, 65.8 ft n of Westchester ave; J Clarence Davies to Henry Walkan and ano (mtg $25,000); $1.
Address, 524 Willis ave.

TINTON AVE, 94, e s, 40x100; Daniel G Griffin to Palher Realty Co (mtg $33,500); $1.
Address, 27 William st.

WALTON AVE, 2102, e s, 25x100; Paul M Herzog to Palher Realty Co (mtg $6,800); $100.
Address, 27 William st.

WALTON AVE, w s, 156.6 ft n of 158th st, 51.6x102.3; Walter H Todd and ano to Thomas H Malcolm Construction Co; $5,000.
Address, 3651 3d ave.

138TH ST, 586 East, s s, 18x100; Christopher McCann to Mae C Clair, of Scranton, Penn (mtg $4,750); $100.
Address, Scranton, Penn.

179TH ST, s s, 125 ft e of Fort Washington ave, 150x92.6; Alex P W Kinnan to Hargood Realty and Construction Co (mtg $26,000); $100.
Address, 160 Broadway.

133D ST, s s, 100 ft w of Grand ave, 50x100; Edmondson Construction Co to Alfred Moos; $100.
Address, 2441 Jerome ave.

216TH ST, n w cor Tilden ave, 25x102.3x34.4x78.8; Thomas W Murray, jr, to Katie Alexander (mtg $650); $100.
Address, 392 East 201st st.

RECORDED MORTGAGES.

(With name and address of lender's attorney.)

Interest, 5 per cent, unless otherwise stated.

JANUARY 26.

MANHATTAN.

CATHEDRAL PARKWAY, n s, 350 ft w of 7th ave, 125x100; Jan 25 (prior mtg); due Jan 1, 1912; Dawson Construction Co to Samuel D Davis Construction Co; $25,000.
Attorney, Samuel Bernstein, 149 Broadway.

CATHEDRAL PARKWAY, n s, 350 ft w of 7th ave, 125x100 (prior mtg $85,000); Jan 25; due Dec 23, 1910; Samuel D Davis Construction Co to Joseph Oussani; $20,000.
Attorneys, Katz & Sommerich, 277 Broadway.

MARKET ST, 27 and 29, w s, 2 lots, each 25.2x113.4 (two mtgs, each $3,000); due July 1, 1911, 6 per cent; Wolf Bloom to Banned Friend; $6,000.
Attorneys, Kantrowitz & Esber, 320 Broadway.

MADISON AVE, s e cor 124th st, 20.6x80; 2 yrs, 6 per cent; Alfred Furst to Emil Rothman; $2,000.
Attorney, I B Ripin, 132 Nassau st.

RIVINGTON ST, n e s, 22.3 ft n of Essex st, 22.2x80; due, etc, as per bond; David Cohen et al to James Suydam; $25,000.
Attorney, William R Adams, 25 Broad st.

SUFFOLK ST, e s, 80 ft s of Houston st, 46x— (prior mtg); Jan 25; 5 yrs; Lurie Realty Co to Charles N Reynolds and ano, exrs; $30,000.
Attorneys, G B & Edward Goldschmidt, 34 Pine st.

WEST BROADWAY, 506, w s, 25x75; Jan 25; 5 yrs, 4½ per cent; Celestino Moriggia to Louise C McCreery; $5,000.
Attorney, William C Orr, 57 Chambers st.

2D AVE, 91, w s, 24.8x100 (prior mtg); Jan 25; due, etc, as per bond; Frederick Ackerman to Title Guarantee and Trust Co; $22,000.
Address, 176 Broadway.

SAME PROPERTY (prior mtg $22,000); Jan 25; 5 yrs, 6 per cent; same to Karoline Hoffert; $10,000.
Attorney, L S Goebel, 41 Park Row.

3D AVE, 2327 and 2329, e s, 39.11x76; 5 yrs, 4½ per cent; Harry Krauss to Jennie Clarkson Home for Children; $25,000.
Attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

7TH AVE, e s, 25.1 ft n of 42d st, 112.10x—, to Times Sq x20, to Broadway x116.11x51.4; 42d st, n s, extends from 7th ave to Broadway, 58.4x26x51.4x25; leasehold (Jan 25); 5 yrs, 4½ per cent; New York Times Building Co to Equitable Life Assurance Society of the United States; $150,000.
Address, 120 Broadway.

8TH AVE, 691, w s, 25.1x100 (prior mtg $32,500) (Jan 25); due, etc, as per bond; William Shoemaker to Julie Muller; $15,000.
Attorneys, Deyo & Bauerdorf, 111 Broadway.

5TH ST, 739 East, n s, 16.9x83; 4 yrs, 6 per cent; Annie Levkowitz to Samuel Goldberger; $2,500.
Attorney, Jacob Rieger, 257 Broadway.

5TH ST, 729 East, n s, 16.9x83; 5 yrs, 5 per cent; Samuel Goldberger to Louis Linder; $10,000.
Attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

39TH ST, s s, 189 ft e of 6th ave, 21x90; due Oct 26, 1911; Alice B Scott to Ida B Flower; $5,800.
Attorneys, Howe & Smith, 2 Rector st.

60TH ST, 229 West, n s, 25x100.5 (Jan 25); 3 yrs, 5½ per cent; Rusgo Realty Co to American Mortgage Co; $7,000.
Attorneys, Bowers & Sands, 31 Nassau st.

86TH ST, s s, 475 ft w of Central Park West, 25x102.2 (Jan 25); due, etc, as per bond; May L Haskin to Stephen C Clark; $15,000.
Address, 149 Broadway.

86TH ST, 152 West, 23x106.10; 5 yrs, 5 per cent; Leon Mane to Susan McV Hemenway; $35,000.
Attorney, George Waddington, 79 Wall st.

102D ST, n s, 40 ft w of Lexington ave, 37.6x100.11 (prior mtg $——) (Jan 25); 3 yrs; C N & S A Construction Co to Ephraim Samuels; $35,000.
Attorney, H B Davis, 52 Broadway.

LEXINGTON AVE, w s, 100.11 ft n of 102d st, 44.11x100 (prior mtg $——) (Jan 25); 3 yrs; same to Julius Samuels; $40,000.
Attorney, same.

LEXINGTON AVE, n w cor of 102d st, 100.11x40 (Jan 25); 5 yrs, 4½