BIG CORNER APARTMENT HOUSE SOLD

New York Real Estate Security Company Gets the Irving Arms, at Riverside Drive and 94th Street, for $425,000.

24TH ST. PROPERTY FIGURES IN $500,000 TRANSACTION

The McVickar, Gaillard Realty Company has sold for the Welfare Realty and Construction Company, of which Joseph Freedman is president, the seven-story fireproof elevator apartment house known as the Irving Arms, at the northeast corner of Riverside Drive and 94th street, on plot 76x139 feet. The buyer is the New York Real Estate Security Company. While the purchase price is not given, it is understood the house was held at $425,000.

The land was bought by Mr. Freedman from Charles T. Barney in 1907. The plans for the building were filed by Henry C. Pelton, architect, who estimated the cost at about $125,000. The New York Real Estate Security Company bought last July from Paterno Brothers the Stadium View, two twelve-story houses, each occupying a frontage of about sixty feet in Riverside Drive, just north of 116th street. In October they took title to the Concord Hall apartments, at No. 468 Riverside Drive, at the southeast corner of 119th street. The company also owns the twenty-story building at No. 42 Broadway; a group of apartment houses at No. 66 to 72 East 77th street, near Park avenue, and several large vacant parcels at St. Nicholas and Wadsworth avenues, 185th and 186th streets.

Joseph L. Graf, a well known wholesale hair merchant, has purchased from Elmer A. Darling the five old buildings, Nos. 117, 119, 121, 123 and 125 West 24th street, near Sixth avenue, on a plot 100x115 feet. Mr. Graf has given in part payment No. 812 Broadway, a five-story business building on a lot 25x100 feet, now occupied by Mr. Graf. Negotiations are now pending to improve the 24th street property with a twelve-story loft building of the latest and most modern type. L. & A. Pincus represented Mr. Graf. Frost, Palmer & Co. and S. B. Goodale & Perry represented Mr. Darling in the transaction, which involves $500,000.

The northwest corner of New Chambers and Cherry streets, at the junction of James slip, has been bought by the Rudolph Wallach Company from the estate of Samuel F. Jarvis, William H. Barnum being the executor. The property is known as No. 90 to 94 New Chambers street and No. 70 to 74 Cherry street, and has frontages of 76.5 and 55.1 feet, respectively, and for half a century has been owned by the Jarvis family. The parcel is triangular in shape, with a rear line of 61.3 feet, and is improved with a two-story building.

Plans are being prepared by Thomas W. Lamb for a Jewish theatre to be erected at the southwest corner of Houston and Chrystie streets by the Minsker Realty Company. It will be eight stories high and cover a plot 160x165 feet and has been leased to a Jewish theatrical combination for a term of twenty-one years. The theatre will have a seating capacity of 2,050 and the roof garden about 1,500. The demainedr of the building will be devoted to offices.

Negotiations are said to be pending for the sale by Revillon Freres of their lease of the Revillon building, at No. 17 and 19 West 34th street, extending through Nos. 30 and 32 West 35th street. The site is improved with an eleven story building, and has a frontage of 50 feet on 34th street and 40 feet on 35th street. It was erected by Dr. H. P. Loomis for Revillon Freres.

A demolition permit has been issued for taking down the four story building occupying the block bounded by Madison avenue, 43d and 44th streets and Vanderbilt avenue, which has been used as a post-office and offices of the New York Central Railroad Company for many years. It is one of the few remaining buildings to be razed to make room for the new station building of the railroad.

OLD ESTATE PROPERTY SOLD

Big Tract at Glen Head Owned by Scudder Family for Century.

The fine old estate of the Scudder family on Hempstead Harbor at Glen Head, Long Island, has just passed into the hands of the Glenwood Holding Company. The property, which consisted of 189 acres, was owned jointly by Justice Townsend Scudder and the Scudder estate and had been in the family for over one hundred years.

Burton Thompson was broker for Justice Scudder throughout negotiations, which have lasted over a year. The price paid was $350,000. A long lease of 140 acres of the estate has been made to the Glenwood Country Club. The remainder of the property will be sold in building plots of about one acre each. The development of the property is to begin at once under the direction of the landscape architects, Hinchman & Pilat.

BIG BUSINESS BUILDING SOLD.

Julian Benedict has sold Nos. 31 and 33 East 10th street, near Broadway, an eight-story commercial building on plot 44.5 feet by half the block. The property was held at $225,000.

It is the intention of the buyer, as soon as he obtains title to the site, to entirely renovate the premises and to hold it as an investment.

THE PRIVATE SALES MARKET.

MANHATTAN.

RIVERSIDE DRIVE.—The McVickar-Gaillard Realty Company has sold for the Welfare Realty and Construction Company the Irving Arms, a seven story elevator apartment house, at the northeast corner of Riverside Drive and 94th street, to the New York Real Estate Security Company, for $425,000.

NEW CHAMBERS STREET.—The Rudolph Wallach Company has bought from the estate of Samuel F. Jarvis, William H. Barnum, executor, the northwest corner of New Chambers and Cherry streets, at the junction of James Slip. The property is known as No. 90 to 94 New Chambers street and No. 70 to 74 Cherry street, with frontages of 76.5 feet and 55.1 feet, respectively.

BROADWAY.—Joseph L. Graf has sold No. 812 Broadway, a five story and loft building, on lot 25x115.9 feet. The purchaser is Elmer A. Darling, who gives in exchange No. 119 to 125 West 24th street, five old buildings, on plot 100 x115x irregular. The site will be improved with a twelve story structure. The transaction involves about $500,000, and was negotiated by L. & A. Pincus, S. B. Goodale & Perry and Frost, Palmer & Co.

TENTH AVENUE.—The Herman Arns Company has sold for William Eppinger to Herman Joversbof, for investment No. 640 Tenth avenue, a five story building, with stores, on lot 23x75, between 45th and 46th streets.

86TH STREET.—Daniel B. Friedman has bought from the estate of Josephine Goldinger No. 108 West 86th street, a four story dwelling, on lot 20x102.2 feet, near Columbus avenue. F. B. Wood, W. H. Dolson Company negotiated the deal.

71ST STREET.—The estate of John Edelmeyer has sold No. 226 West 71st street, a three story and basement dwelling house, on a lot 20x100.5 feet. The property was offered at auction last month by Joseph P. Day and was bought in by the estate. The late Mr. Edelmeyer was one of the pioneer builders of private houses on the West Side.

CHARLES STREET.—The Duross Company has sold for Mrs. Mary J. Alker No. 53 Charles street, a three story dwelling house, on a lot 16.8x100 feet, near the proposed extension of Seventh avenue. Mrs. Alker bought the property forty-two years ago for $14,000, and the present selling figure is said to be less than that amount.

TENTH AVENUE.—Joseph P. Day sold for the estate of Frank E. Towle, as executor, the property on the northwest corner of 25th street and Tenth avenue, on a plot 49.4x100 feet. The purchasers are clients of Mr. Day, who purpose erecting a loft building for their own occupancy.

IN THE AUCTION MARKET.

The following transactions were recorded yesterday at the Real Estate Exchange salesroom, Nos. 14 and 16 Vesey street:

By Joseph P. Day.

CATHARINE ST, 64, s s, 50 ft w of Oak st, 25.3x102x23.2x103.9; 3 sty loft and store bldg; adjourned to Jan 12; also,

2D AVE, 2302, n e cor 118th st, 27x80; 5 sty tenmt and store; sold to the plff for $29,250.

At the Bronx Exchange.

By Joseph P. Day.

198TH ST, 233 East, n e cor Valentine ave, 25.10x99.1x24.6x105.9; 3 sty frame tenmt; sold to the plff for $9,100.

LEASES.

The Guarantor Realty Corporation has leased to the Mexican Commercial Company two entire floors in the Donald Building, southeast corner of Sixth avenue and 32d street. The Mexican Commercial Company was formed recently for the purpose of maintaining a centre for the display of Mexican products, a collection of Mexican news of interest to Americans and the promotion of more active commerce between the neighboring countries.

M. & L. Hess have leased to Young Brothers, hatters, the store at No. 203 Broadway, northwest corner of 20th street. The lease is for a term of years at an aggregate rental of $100,000.

Frederick Fox & Co. have leased the third and fourth lofts in No. 88 University Place, extending through to Nos. 24 and 26 East 12th street to Reisman, Rothman & Bieber; for Webster B. Mable & Co., the third loft in No. 34 East 12th street to Schneider & Maletsky; the third loft in Nos. 64 and 66 East 11th street to Joseph Dube; the fourth loft in No. 35 West 19th street to Samuel Silber; the top loft in No. 55 East 11th street to A. Zimmerman, and the third loft in No. 21 West 3d street to the New York Sample Trunk Company.

The Pearson Engineering Company has leased from the United States Realty and Improvement Company the seventeenth floor at No. 115 Broadway for a period of years at a rental aggregating about $350,000.

The H. M. Weill Company has leased the store in No. 139 West 37th street to the Ypsilanti Company and the third loft to the C. Ullman Company; No. 250 West 25th street to Giovanni Marabini; No. 252 West 25th street to Albino Dasso; the first loft in No. 128 West 26th street to Ritchie & Cornell; the second floor in No. 46 West 33d street to the Berman Realty Company, and the store at the northwest corner of Tremont and Third avenues to Charles Goliopelos.

The 25th Construction Company has leased the fifth floor in No. 135 to 141 West 29th street to Newmark & Newmark for a term of years.

Goodwin & Goodwin have leased to Phebe Maloney the dwelling house No. 158 West 120th street.

RECORDED LEASES.

(With name and address of lessee.)

JANUARY 3.

AVE B, 1, store, etc; Jacob Sirls and ano to Harry Silverstein; 7 yrs from May 1, 1912; $3,000; address, 230 Hart st, Brooklyn.

CLINTON ST, 26 to 32, all; Stanton st, 172, all; Herman L Rosenthal et al to Solomon Cohen and ano; 3 yrs from Jan 1, 1912; $15,240; address, 535 East 9th st.

CHERRY ST, 246, 4th and 5th lofts, etc; Harris Shapiro to Henry Hoffman; 5 yrs from May 1, 1912; $2,800; address, 226 East 53d st.

BROOME ST, 388, cor store and basement; Mulberry st, 178; Giovanni B Gauzza to Aselta & Co; 5 yrs from May 1, 1911; $1,200; address, 388 Broome st.

ESSEX ST, 9½, store and basement; Rachel Rosenberg to Wolf Yonker; 4 yrs 4 mos from Jan 1, 1912; $1,200; address, 11½ Essex st.

IRVING PLACE, 3, all; Emma Siebert to Sam Simon; 6 yrs 3 mos from Jan 1, 1912; $3,600; address, 3 Irving Place.

MADISON AVE, 412, n w cor 48th st, 27x95, all; New York Life Insurance and Trust Co, trustee, to Thomson F S Flint and ano; 10 yrs from Jan 20, 1912; $9,000; address, Larchmont, New York.

UNION AVE, 325, store and basement; Fredk Margenhoff to Solomon Rabsto; 5 yrs 4 mos from Jan 1, 1912; $1,320; address, 20 East 100th st.

UNION SQUARE, 30, store and basement; 30 Union Square Co to Alfred Mayr; 4 yrs 11 mos from Feb 1, 1912; $3,600; address, 212 East 15th st.

3D AVE, 1762, store and basement; Kalman Fopper to Chas Rakal and ano; 4 yrs from May 1, 1910; $660; address, 1762 3d ave.

9TH AVE, 89, store and part basement; J Montgomery Hare to Eugene Rolsemade; 5 yrs from Feb 1, 1912; $1,500; address, 214 West 25th st.

86TH ST, 329 East, store and basement; F Holzenberger to Ermin Strassi and ano; 4 yrs 10 mos from July 1, 1911; $660; address, 329 East 86th st.

153D ST, 49 to 53 West, store and basement; Spector & Eisenstein to Baruch Schneider, 2 yrs from May 1, 1912; $1,100; address, 110 West 137th st.

171ST ST, 446 East, all; Wm J Diamond to Jos Knorflich; 3 yrs from Jan 2, 1912; $1,000; address, 377S 3d ave.

180TH ST, 653 to 635 East, store and basement; Louis Singer to Vincenzo Milisci, 5 yrs from Nov 1, 1911; $540; address, 633 East 180th st.

RECORDED TRANSFERS.

(With name and address of purchaser.)

JANUARY 3.

MANHATTAN.

AVE A, w s, 68 ft n of 79th st, 55x75; Bertha Hirschfield and ano to Charles G Newman (mtg $19,500); Jan 3; $100; attorney, W Solomon, 309 Broadway.

AMSTERDAM AVE, 2183, 37x100; Mary A Grace to Robert Taylor, 258 North Fulton ave, Mt Vernon (mtg $44,000); Dec 30; $100; attorney, McLaughlin & Stern, 15 William st.

BROADWAY, s w cor 113th st, 100x100; Yorkshire Realty and Construction Co to Augusta Van H Stuyvesant, 3 East 57th st (mtg $500,000); Jan 2; $1,000; attorneys, Lord, Day & Lord, 49 Wall st.

BROADWAY, n w cor 92d st, runs n 107x w 100x w 25x s 100 to 92d st x e 125 to beginning; Yorkshire Realty Co to Charles E Jenkins, North Hackensack, N J (mtg $725,000); Jan 2; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

COLUMBUS AVE, e s, 75 ft n of 89th st, 25x100; Simon Weinstock to William Eppinger and ano, tenants by entirety, 107 Wright st, Stapleton, Borough of Richmond; all liens (mtg $30,000); Dec 23; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

COLUMBUS AVE, s e cor 86th st, 102x100; Columbus ave, s w cor 85th st, 102x100; Alfred H Ackers to Stillwell Co, 165 Broadway (mtg $620,000); Dec 30; $100; attorneys, Bowers & Sands, 31 Nassau st.

EAST END AVE, n w cor 82d st, 25x98; Hyman Fross to Grace Susman, Waterbury, Conn; Jan 2; $1; attorney, Edward B Rosenblum, 46 Graham ave, Brooklyn.

ESSEX ST, s e s, 162 ft n e of Broome st, 25x100; Essex st, s e s, 75 ft n e of Broome st, 27x100; Santon st, 80, 21x65; Lena Hirschowitz to B W Realty Co, 320 Broadway; Dec 29; all title; $100; attorney, J W Reiter, 320 Broadway.

MOTT ST, 61, 25x100; Louis Levy to Blanche Rosenberg, 55 East 128th st; 1-3 part; all liens; Jan 3; $1; address, 55 East 128th st.

PERRY ST, 63 and 65, 50x95x irreg; Mary and Cesare Asselta to Giovanni Lovli; ½ part; 26 First Place, Brooklyn (mtg $50,000); Dec 30; $; address, 62 Mulberry st.

STANTON ST, s w cor Forsyth st, 25x75; Minnie Strasbourger to Farmentaun & Lowenstein, 132 Nassau st; all liens; Jan 3; $1; attorney, J C Rlpin, 132 Nassau st.

WEST END AVE, s w cor 106th st, 51x100; Augustus Van Horne Stuyvesant to Yorkshire Realty and Construction Co, 2875 Broadway (mtg $70,000); Dec 21; exchange; attorneys, Rose & Putzel, 128 Broadway.

1ST AVE, 352, 23x68x irreg; L Brooks Engine Co to Samuel Sidoroff, 66 East 4th st (mtg $7,000); all liens; Nov 18, 1911; $100; attorney, Herbert Zarnikan, 808 Broadway, Brooklyn.

SAME PROPERTY, Rosa Frooks to same; Jan 1; $100; attorney, same as above.

4TH AVE, e s, 45 ft n of 29th st, 21x80; Moses Dinkelspiel to Protective Realty Co, 423 4th ave (mtg $33,000); Jan 2; $1; atty, Lawyers Title Insurance & Trust Co, 160 Broadway.

7TH AVE, n e cor 141st st, 39x100; Monster Realty Investing Co to James E Ellis, 2037 Atlantic ave, Brooklyn; Jan 3; $100; atty, F Phelan, 32 Radde Place, Brooklyn.

9TH AVE, 746, 25x100; Herman Elsasser to Sophia Oppenheimer, 690 West 178th st (mtg $35,500); Jan 3; $100.

9TH AVE, 748, 25x100; same to Geo Kraus, 552 West 45th st (mtg $35,500); Jan 3; $100; atty, Title Guarantee and Trust Co, 176 Broadway.

10TH AVE, 640, 25x75; Wm Eppinger to Herman Joseshof, 258 West 136th st (mtg $12,000); Jan 3; $100; atty, Lawyers Title Insurance & Trust Co, 160 Broadway.

5TH ST, 638 East, 24x96; Michael Sleppia et al to Leo Solonitzky, 156 7th st (mtg $28,000); Jan 2; $100; atty, Jacob Gordon, 346 Broadway.

12TH ST, 711 East, 25x100; Kingston Bldg Co to Jos Karasik, 5519 Hay st, Pittsburgh (mtg $17,000); Jan 2; $1; atty, Karasik, 44 Court st, Brooklyn.

16TH ST, 415 West, 25x95; Isaac Berlin to Max Wachman 1-3 part, Jos Isaac 1-3 part, Jacob L Isaac and Isidore H Isaac 1-3 part; all liens; Dec 26; 1945 East 163d st; $100; atty, Samuel S Isaac, 149 Broadway.

21ST ST, 249 West, 25x98, 5 sty brk; Louis P Van Riper to Maria A Van Riper, 15 West 93d st, 1-4 part (mtg $22,000); Jan 2; $100; atty, W C Orr, 51 Chambers st.

22D ST, 166 West, 4 sty brk, 18x85; partition; Peter B Olney, ref, to Jere J Wright; Jan 3; $22,500; atty, Wm C Orr, 51 Chambers st.

25TH ST, s s, 196 ft e of 6th ave, 103x98; Michael Coleman to Building Engineering Co (mtg $55,000); all liens; 1133 Broadway; Jan 2; $1; attys, Alexander & Green, 120 Broadway.

26TH ST, 215 East, 25x97; Margaretha Farth to Chas J Hesse, 217 East 26th st, 1-2 part (mtg $20,000); all title; Jan 3; $1; atty, August Knatz, 15 Ave A.

26TH ST, 215 East, 25x97, 26th st, 217 East, 25x98; Metta H Habedank to Chas J Hesse, 1-2 part; all title; Nov 1; $1; atty, same as above.

39TH ST, n s, 78 ft w of Lexington ave, 19x98x irreg; James M Vincent, ref, to John H Henshaw (mtg $55,000); Dec 30; $6,000; address, 20 Nassau st.

43D ST, n s, 150 ft w of 9th ave, 16x100; Hugh J Campbell to Colfax Realty Co (mtg $7,000); Jan 3; $100; address, 363 West 42d st.

52D ST, 343 East; 5 sty brk, 20x100; Emma Friedrich to Henry and Louisa Itland, 877 Caudwell ave, tenants by entirety (mtg $8,000); all liens; Jan 3; $1; attorney, Title Guarantee and Trust Co, 176 Broadway.

74TH ST, n s, 280 ft w of Columbus ave, 30x102; Augustus Van H Stuyvesant to Yorkshire Realty and Construction Co, 2875 Broadway; Dec 21; $100; attorneys, Rose & Putzel, 128 Broadway.

86TH ST, 108 West; 4 sty brk, 20x100; Maude J Goldfinger to Daniel B Freedman, 57 West 55th st (mtg $30,000); Jan 2; $1; attorney, Title Guarantee and Trust Co, 176 Broadway.

89TH ST, n e s, 231 ft s e of 5th ave, 25x100; Cornelia K Manley to Irene Gillespie; all title; 108 East 70th st, 1-3 part; $17,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

SAME PROPERTY; Holeman Denly Co to same; 1-3 part; all title; Jan 3; $17,000; attorney, same as above.

SAME PROPERTY; Robert W Todd, exr, to same; 1-3 part; all title; all liens; Jan 3; $17,000; attorney, same as above.

100TH ST, n s, 275 ft w of Central Park West, 94x25x irreg; Weisman & Herman to Brown-Weiss Realties, 63 Park Row (mtg $51,500); Dec 30; $100; attorneys, Marks & Marks, 61 Park Row.

113TH ST, 60 East, 25x100; Max Davidson to Thomas F English, 759 Franklin ave, Brooklyn (mtg $17,500); all liens; Jan 3; $21,875; attorneys, McLaughlin & Stern, 15 William st.

139TH ST, s s, 283 ft w of Lenox ave, 16x99; George A Dishrow, indiv and trus, to Ida Schulz; 122 West 137th st; all liens; Jan 3; $100; attorney, E G Sammis, 56 Pine st.

145TH ST, 531 and 533 West, 66x99; Rexton Realty Co to Frederick W Crandall, 256 West 145th st, and W B Foote, at Elkland, Penn (mtg $65,000); Jan 2; $1; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

181ST ST, 512 and 514 West, 45x119; 80th st, s s, 250 ft w of Amsterdam ave, 8x102; 80th st, n s, 400 ft e of Amsterdam ave, 50x100; Francis J Welton to Elise M Welton; Jan 3; $100; address, 2405 Broadway.

THE BRONX.

BOSTON ROAD, e s, 106 ft s of 169th st, —x—; Pauline Levy to Phoebe Holden; Dec 23; $1; address, 1074 Boston Road.

BAILEY AVE, 3488 to 3496, 100x irreg; Samuel D Matthews to James E Martin (mtg $39,500); Dec 1; $100; address 287 Clinton st, Brooklyn.

BARKER AVE, w s, 300 ft n of Elizabeth st, 25x125; Elizabeth Meise to Walter Gamble, 3541 Willett ave; Jan 3; $1; attorney, B J Wright, 37 Wall st.

CLINTON PLACE, n s, 175 ft e of Grand ave, 20x100; Agnes Douglas to August Sauer, 29 Clinton Place (mtg $3,700); Dec 30; $100; attorney Title Guarantee and Trust Co, 176 Broadway.

FULTON AVE, 1715, 18x84; Adeline Cahn and ano to Tillie Wiesberger, 1715 Fulton ave (mtg $4,500); Jan 3; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

GERARD AVE, n w cor Central ave, 117x irreg; Prospect st, n s, adj land Collins, City Island, 100x irreg; Patrick Keirns, exr, to Samuel F Keirns et al; Dec 18; $1; address, 22 Kingsbridge Road.

HOE AVE, e s, 225 ft s of Jennings st, 75x100; Russell S Johnson to Mary L E Johnson; Dec 22 (mtg $60,000); $1; address, Camden, N J.

LOT 97, map lots near Williamsbridge; James D'Angelo et al to Joseph A Marcin, 742 South Oak Drive (mtg $800); Dec 29; $1; attorney, Forrest C Hirleman, 391 East 149th st.

SAME PROPERTY; Joseph A Marcia to Giuseppa Durante and ano, 493 East 135th st (mtg $800); Dec 30; $1; attorney, same as above.

LOTS 963, 694, 991 and 992, 972 and 973, 100 and 1,001, map Gleason property; People's Trust, trustee, to Samuel B Steinberg; Dec 81; $600; address, Passaic, N J.

LOT 452 to 460; same to Annie M M Hell, 727 Cauldwell ave; Dec 11; $2,775; attorney, Title Guarantee and Trust Co, 176 Broadway.

MARION AVE, e s, 89 ft n of 194th st, 50x163; Miltner Bros, Inc, to John P Dauth; Jan 3 (mtg $38,000); $100; address, 1254 Franklin ave.

SAME PROPERTY; John P Dauth to Wilhelmina Dauth (mtg $43,750); Jan 3; $100; attorney, Hugo Cohn, 19 Avenue A.

MARION AVE, e s, 239 ft n of 194th st, 50x165; Miltner Bros, Inc, to Kate Ley, 1178 Clay ave; Jan 3 (mtg $38,000); $100.

MARMION AVE, s w cor 179th st, 75x150; C K Realty Co to Caroline Kell, 2061 Ryer ave; Dec 20; $1; attorney, Frederick Eder, 150 Nassau st.

MOHEGAN AVE, w s, 35 ft n of 179th st, 44x57; 178th st, s s, 100 ft w of Vyse ave, 49x150; C K Realty Co to Charles L Kell, 2061 Ryer ave; $100; attorney, Frederick Eder, 150 Nassau st.

NORTH HALF of lot 37, map of Claremont, 50x177; Cornelius Long to Olga Long, 156 Union Place; Jan 3; $1; address, John J Hynes, 42 Broadway.

RAILROAD AVE, e s, 200 ft n of 9th st, 50x150; August F Schwartzler to A J Schwartzler (mtg $5,750); $100; attorney, Edward J Kruk, jr, 150 Nassau st.

RIVERDALE AVE, e w cor River st, 24x262; Westchester Trust Co, trustee, to City Real Estate Co, 176 Broadway; Dec 29; $1,000.

SAME PROPERTY; Lena O Crawford and ano to same; Dec 28; $1,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

SEDGWICK AVE, w s, lots 8, 9 and 10, map of Lewis G Morris, 75x61x irreg; Jessie B Walkinshaw to Charles Knapp, 1237 Sedgwick ave; Dec 29 (mtg $9,000); $1; attorney, J W Blakey, 71 Wall st.

UNION ST, s w s, 75 ft n w of Highbridge ave, 20x100; Cornelius Long to Olga Long, 156 Union Place; Jan 3; $1; attorney, John J Hynes, 42 Broadway.

UNION ST, s s, 100 ft w of Ogden ave, 33x100; same to same; Jan 3; $1.

UNION ST, s s, 133 ft w of Ogden ave, 42x irreg; same to same; Jan 3; $1; attorney as above.

WASHINGTON AVE, s e cor 184th st, 22x135x irreg to Bassford ave; William W Sullivan to Curtis P Byron, 2224 Amsterdam ave; Jan 2 (mtg $4,000); $100; attorney, A O Ernst, 170 Broadway.

WESTCHESTER AVE, n w cor Bryant ave, 120x irreg; Alice M Lilienthal to Hudson Terrace Realty Co, 135 Broadway; Jan 2; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

WESTCHESTER AVE, n w s, at w s Bryant ave, 71x irreg; Hudson Terrace Realty Co to American Real Estate Co, 527 5th ave (mtg $31,000); Jan 2; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

2D AVE, w s, 650 ft n of 24 st, 25x100, Olinville; Lucien Kahn to Victor Gerhards; Dec 22; $1; address, 1363 Stebbins ave.

3D AVE, e s, 191 ft s of 170th st, 72x209; Brown-Weiss Realties to Weisman & Herman, 98 Willow ave (mtg $15,000); Jan 2; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

3D AVE, e s, lot 96, map of Morrisania, 200x209; Title Guarantee Trust Co, as trustee, to Inland Realty Co, Bound Brook, N J; Jan 2; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

149TH ST, n s, 175 ft e of Courtlandt ave, 25x100; Thomas J Quinn to Bronx National Bank of the City of New York, 369 East 149th st; Nov 29; $100; attorney, R H Berghman, 3219 3d ave.

181ST ST, s s, 50 ft w of Belmont ave, 62x185; Checchina Caruel to Sole Realty and Construction Co, 641 East 183d st; Dec 27; $1; attorneys, Bowers & Sands, 31 Nassau st.

225TH ST, n e s, at s e cor Marble Hill ave, 80x99x irreg, with all title to 5 ft between foregoing and land of William A Roos; Hudson Terrace Realty Co to Alice M Lilienthal, 57 West 58th st (mtg $125,000); Jan 2; $100; attorney, Title Insurance Co, 135 Broadway.

RECORDED MORTGAGES.

(With name and address of grantee.)

Interest at 5 per cent unless otherwise stated.)

JANUARY 3.

MANHATTAN.

BROADWAY, n w cor 92d st, 107x irreg; Chas E Jenkens to Yorkshire Realty & Construction Co (prior mtg $725,000); Jan 2; 2 yrs, 6 per cent; $120,000; attorneys, Rose & Putzel, 128 Broadway.

BROADWAY, s w cor 115th st, 100x25; Paterno Bros to Ellis P Earle; Jan 3 (prior mtg $400,000); 3 yrs, 6 per cent; $75,000; address, Montclair, N J.

EAST BROADWAY, 32, 25x69; Tuben Cohen, Lippman Cohen and Bessie Finkelbrand to the trustees of Columbia College; Jan 3; 5 yrs, 4½ per cent; $30,000; attorneys, Nash & Jones, 63 Wall st.

GOERCK ST, e s, 96 ft n of Stanton st, 26x100; Isaac Berlin to John F Volck, 626 East 158th st; Jan 3; 5 yrs; $14,000; attorneys, Amend & Amend, 119 Nassau st.

WEST END AVE, s w cor 106th st, 51x100; Yorkshire Realty & Construction Co to Augustus Van H Stuyvesant, 3 East 57th st (prior mtg $70,000); Jan 2; 5 yrs, 4½ per cent; $50,000; attorneys, Lord, Day & Lord, 49 Wall st.

WEST END AVE, n w cor 90th st, 100x125; Guida Realty Co to Bank for Savings; due as per bond; Jan 3; $475,000; attorney, Title Guarantee & Trust Co, 176 Broadway.

WHITE ST, 14 to 16, 50x190; Manhattan Freehold to New York Post-Graduate School and Hospital, 303 East 20th st; Jan 3; 5 yrs; $53,000; attorney, Title Guarantee & Trust Co, 176 Broadway.

4TH AVE, 423 to 427, 66x80; Protective Realty Co to New York Life Insurance & Trust Co; Jan 3; 5 yrs, 4½ per cent; $110,000; address, 52 Wall st.

6TH ST, 509 East, 25x91; Maria A Buckler to Charlotte Geissler, 175 West 95th st; Jan 2; due July 2, 1912, 6 per cent; $500; address, 175 West 95th st.

6TH ST, s s, 225 ft e of 1st ave, 25x97; Henry Weigmann to Dry Dock Savings institution, 341 Bowery; Jan 3; due as per bond; $15,000; atty, F M Tichenor, 38 Park Row.

8TH ST, s s, 107 ft e of Ave C, 51x97; Adolph Newman to Aaron C Horn, 200 West 118th st; Dec 26 (prior mtg $51,000); instals, 6 per cent; $4,500; attorney, Edward D Newman, 160 Broadway.

16TH ST, 108 East, 33x103; also 8th ave, 26x100; Ristori Leerburger and ano to Hyman Starr, 468 Riverside Drive; Jan 2; due as per bond; $15,000; attorney, Henry M Flateau, 61 Park Row.

22D ST, 166 to 168 West, 4 sty brk, 37x irreg; Jeremiah J Wright to Louis S Brush, 1425 Broadway; Jan 3; 5 yrs; $30,000; attorney, Wm C Orr, 51 Chambers st.

21ST ST, 321 West, 5 sty brk; John J Tobin to Wm Hassey, Rutland, Vt; due July 3, 1912, 6 per cent; Jan 3; $2,500; attorney, Edward F Hassey, 46 West 75th st.

25TH ST, s s, 196 ft e of 6th ave, 103x98; Building and Engineering Co to Florence Coleman; Jan 2; due July 1, 1917; 6 per cent; $620,000; attorneys, Alexander & Green, 120 Broadway.

28TH ST, 226 West, 5 sty brk, 25x98; Adele M Comyns and ano to Julius Feinberg, 225 West 137th st (prior mtg $15,000); Jan 3; 3 yrs; 6 per cent; $2,000; attorney, A F Smolens, 61 Park Row.

30TH ST, 259 West, 4 sty brk, 25x165; August Passet to North River Savings Bank, 31 West 34th st; Dec 29; due as per bond; $5,000; attorney, Noel B Sanborn, 57 Liberty st.

61ST ST, 303 East, 5 sty brk, 25x75; Maria Mayer to Bertha Hirschfield, 17 East 107th st; Oct 31 (prior mtg $15,000); due Oct 13, 1913; 6 per cent; $1,650; attorney, S Solomon, 309 Broadway.

74TH ST, n s, 280 ft w of Columbus ave, 20x102; Yorkshire Realty and Construction Co to Augustus Van H Stuyvesant, 3 East 57th st; Jan 2; 5 yrs; $20,000; attorneys, Lord, Day & Lord, 49 Wall st.

123D ST, n s, 164 ft w of Lenox ave, 20x100; Mary E Deery to Nathan Wolf, 65 West 11th st (prior mtg $13,000); Jan 2; due as per bond; $2,000; attorney, Lawyers' Title Insurance and Trust Co, 160 Broadway.

139TH ST, s s, 283 ft w of Lenox ave, 16x99; Ida Schulz to American Mortgage Co, 31 Nassau st; Jan 3; 5 yrs; $8,000; attorneys, Bowers & Sands, 31 Nassau st.

THE BRONX.

ANTHONY AVE, e s, 100 ft s of Prospect Place, 25x87; Hannah Ryan and ano to Eugenie F Kern, 1982 Bathgate ave; Jan 3; 5 yrs; $5,500; attorney, Lawyers' Title Insurance and Trust Co, 160 Broadway.

BRONX and PELHAM PARKWAY, s s, at w s lands New York, New Haven & Hartford Railroad Co, Harlem River Branch, runs w 475x s 100x w 150x n 100; Percival R Nagle to William Newman, 2030 Lexington ave (prior mtg $16,000); Dec 28; 1 yr; 6 per cent; $2,000; address, 65 East 125th st.

BARKER AVE, w s, 300 ft n of Elizabeth st, 25x125; Walter Gamble to Elizabeth Meise, 3320 Barker ave; Jan 3; 3 yrs; $1,200; attorney, Bartley J Wright, 37 Wall st.

CROTONA AVE, n s, 117 ft e of 176th st, 117x109x irreg; Nulaw Realty and Construction Co to Nassau Mortgage Co, 31 Nassau st (prior mtg $83,000); Dec 28; due May 1, 1912; 6 per cent; $7,000; attorneys, Bowers & Sand, 31 Nassau st.

CLINTON AVE, w s, 46 ft n of Oakland Place, 23x100; John Weigel to Rosa Steltz, 950 East 180th st; Jan 3; 3 yrs; $3,500; attorney, William Peters, 2015 Boston Road.

EDGEWATER ROAD, w s, 572 ft n of Westchester ave, 25x100; Honora Kingston to Daniel Schatz; due as per bond; Jan 2; $4,000; attorney, Julius Heilderman, 783 Elton ave.

FORDHAM AVE, s e s, lot 96, map of Morrisania, 200x209; Inland Realty Co to Union Trust Company of New York, trustee; Jan 2; 3 yrs; $28,000; attorneys, Miller, King, Late & Trafford, 80 Broadway.

FULTON ST, w s, 225 ft s of 171st st, 50x100; Reibel Construction Co to Abraham Davis, 241 West 113th st; Jan 2; 1 yr, 6 per cent; $8,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

FULTON AVE, 1715, 18x84; Tillie Weisberger to Adeline Cahn, 2540 Grant ave (prior mtg $4,500); Jan 3; 5 yrs, 6 per cent; $2,250; attorney, Harry Kahn, 406 East 149th st.

FOREST AVE, n e cor Home st, 100x22; Diedrich Muller to Auguste Harfst, 51 Adrian ave (prior mtg $15,000); Jan 2; 5 yrs; $5,000; attorney, E M Burghard, 120 Broadway.

HOUGHTON AVE, n s, 238 ft w of Havemeyer ave, 33x66; Edward A D Schill and ano to Arnold Kemmer, 1263 Virginia ave; Jan 2; 3 yrs, 5½ per cent; $2,500; attorney, Title Guarantee and Trust Co, 176 Broadway.

HUGHES AVE, e s, 100 ft s of 187th st, 25x87; Cambrelleng Avenue Building and Construction Co to Catharine E Webber and ano, trustees, 1 West 72d st; Jan 3; 5 yrs; $15,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

JENNINGS ST, 807, 25x177x irreg; John H Condon to Manhattan Mortgage Co; Jan 2; due as per bond; $4,500; address, 200 Broadway.

LOT 331, map of Washingtonville; John Rotando to William W Penfield; Nov 1; 2 yrs, 6 per cent; $600; address, 730 East 242d st.

MARION AVE, e s, 289 ft n of 194th st, 50x163; John P Dauth to Miltner Brothers (Inc), 63 Henry st, Corona, Long Island (prior mtg $38,000); Dec 27; due as per bond; $5,750; attorneys, Stoddard & Mark, 135 Broadway.

MARBLE HILL AVE, s e s, at n e s 225th st, 117x85; Hudson Terrace Realty Co to American Real Estate Co, 527 5th ave; Jan 2; 5 yrs, 5½ per cent; $125,000; attorney, Title Insurance Co, 135 Broadway.

PARK AVE WEST, s e s, at s w s 187th st, 50x100; John Carr to Algernon S Frissell, 7 West 43d st; Dec 30; 2 yrs; $3,000; attorney, Title Insurance Co, 135 Broadway.

PROSPECT AVE, n w cor 181st st, 20x100; Wirth Realty and Construction Co to Anthony L Schiffer and ano, 182 Grant ave, Grantwood, N J; Jan 3; 3 yrs; $30,000; attorneys, Theall & Beam, 45 Wall st.

PERRY AVE, w s, 82 ft n of 205th st, 27x117; Merritt Smith to Title Guarantee and Trust Co; Jan 3; 10 yrs, 5½ per cent; $4,750; address, 176 Broadway.

TELLER AVE, w s, 119 ft n of 165th st, 20x100; Thomas F Burke to Phelan Bros Construction Co, 1910 Webster ave; Dec 23 (prior mtg $8,000); due as per bond; $250; attorney, R H Patterson, 45 Broadway.

VALENTINE AVE, e s, 73 ft n of 182d st, 250x60x irreg; Louis Gates to Louisa Adami, 769 Prospect ave; Jan 2; 3 yrs; $5,000; attorney, Smith Williamson, 364 Alexander ave.

WESTCHEST