DELAY SUBWAY ACTION

Absence of Commissioner Maltbie Causes Postponement.

OFFER IS NOT DISCUSSED

City Officials Will Go Slowly Unless New Commissioner Is Appointed.

No action was taken by the Public Service Commission yesterday on the latest subway offer of the Interborough Rapid Transit Company. The commission met and adjourned without even discussing the subject. It was understood that action was postponed because of the absence of Commissioner Maltbie.

After the meeting Chairman Willcox left for Washington to attend the meeting of the National Civic Federation. He will not be back, it is understood, until the latter part of the week. This would seem to mean that the proposition cannot be acted on by the commission in time to forward it to the Board of Estimate for this week's meeting.

As a matter of fact, the city officials want time to study the proposition, and will not hurry action on it unless it becomes evident that a new member of the Public Service Commission is to supplant William McCarroll immediately.

President Williams of the Brooklyn Rapid Transit Company in a statement yesterday expressed the fear that the receipt by the city of an offer from the Interborough might result in some changes in the agreement with his company which would not be pleasing to it. He said that he had given the public officials an idea of his attitude in regard to the proposed return to the dual system. He said:

We stated that while we were prepared to carry out, and strongly preferred to carry out, the arrangement agreed upon on July 19, we would not seek to embarrass the members of the Board of Estimate and Public Service Commission in what we believed to be a sincere endeavor to reach a basis of agreement with the Interborough company that would provide on proper terms for the completion of the so-called "dual" system in Manhattan and The Bronx. We, however, made it plain that should we be asked to modify the arrangement agreed upon last summer we would feel ourselves free to make our decision as to the acceptance of any proposed modification, or as to a withdrawal from the situation, upon all the facts as they might then exist.

The company fully appreciates the responsibility involved in this trusteeship, and it has therefore sought from time to time assurances from the city officials that nothing in the negotiations with the Interborough company would be allowed to interfere with the essential features of the plan designed to provide relief for upward of two million of the citizens of New York.

Such assurances have been given, both privately and in public statements, by Mr. McAneny, the chairman of the Board of Estimate transit committee; by Controller Prendergast, by Chairman Willcox of the Public Service Commission and others. The Brooklyn company believes that such assurances were given in good faith. The pending offer of the Interborough Rapid Transit Company, however, raises a final issue as to a number of specific questions which this company considers vital to the interests of which it has become the trustee. Convinced that the matter at stake is too important to justify the omission of any precaution, the company has asked that assurances covering these specific points be formally given.

A summary of street railway operations in the greater city for the month of December shows that the total revenue car miles operated on all lines was 26,509,078, as against 24,894,538 in December, 1910. The number of revenue passengers was 143,602,125, and the number of those riding on transfers was 27,150,097. The corresponding figures for the previous December were 135,304,733 and 23,442,835. The total revenue from transportation was $7,176,089 34, against $6,768,006 12 in the corresponding month of 1910.

OPPOSE SUBWAY BUILDING

Three Plaintiffs Fight Demurrers in Brooklyn Court.

Demurrers in three suits instituted to prevent the city from entering into contracts with certain railway companies for the operation of the new subways were argued before Justice Blackmar, in the Supreme Court, Brooklyn, yesterday. In the three cases the ground for demurring was that the facts stated by the plaintiffs did not constitute a cause of action. The defendants argued that the proposed contracts were legal, and that the suits should be dismissed. The decision was reserved in each case.

The first case was that of John R. Ryon against the Brooklyn Rapid Transit Company and the Public Service Commission, the second was that of the Admiral Realty Company against the commission and the Interborough Rapid Transit Company, and the third was that of John J. Hooper against both companies, the commission and the city.

FOUND GUILTY OF FRAUD

Ex-Convict Worked a Fake Money Lending Scheme.

Emory M. Rogers, an ex-convict, who worked a bad money lending scheme whenever he could find a dupe, was convicted of grand larceny yesterday by a jury before Justice Seabury, in the Criminal Branch of the Supreme Court. George E. Reynolds, the complaining witness, testified that he read Rogers's advertisements offering capital for boosting business ventures, and, having a moving picture project on hand, Reynolds wrote to the money lender at No. 131 Broadway.

The reply came back on letterhead paper, "John Burgh Estate." Rogers explained in the letter that he was related to the old and respected Burgh family, of Garrison, N. Y., and with a clergyman of that town was trustee of the Burgh estate. He said he could loan Reynolds $35,000 if he would advance $100 to help him pay off his four canvassers. A legal tangle, he said, had, unfortunately, tied up their $25 a week pay. Reynolds testified that in March, 1911, he sent a check for the amount to Rogers. Later he gave him another. A month later Reynolds was calling on Rogers for his $35,000, but Rogers never had any money for him. The "Burgh Estate" proved to be a myth.

Rogers was remanded for sentence. In 1898 he was sentenced to state prison for four years on a charge of burglary.

RHINOCEROS HAS HIVES

So Says Mr. Snyder After Diagnosis of Park Animal's Case.

Miss Smiles, the rhinoceros in the Central Park menagerie, has the hives, according to a diagnosis of William Snyder, otherwise known as "Bill," head keeper. Miss Smiles has only recently recovered from an unknown malady that interfered with her digestion and almost ended her life.

When Snyder entered the stall of Miss Smiles yesterday, unannounced, he observed large lumps on the hide of the animal. Miss Smiles was rubbing against the wall and seemed to feel better for the rough scratching. By noon the lumps had spread to such an extent that Snyder decided to use some medicines from the menagerie medicine chest. Half a dozen things seemed to fit the malady, but Snyder was not satisfied. He looked over all the bottles and boxes and then studied a few books.

"It's hives, believe me," said Snyder, after looking into the twenty-third book. Then he got a bucket of neatsfoot oil and with a large paint brush painted the whole surface of Miss Smiles. Miss Smiles is about forty-nine years old.

$375,000 FOR TWO APARTMENT HOUSES

The Springfield, at Claremont Ave. and 125th St., and Another Six Story Structure in 135th St. Bought by Realty Company.

TWELVE STORY EXTENSION FOR PRINCE GEORGE HOTEL

The New York Real Estate Security Company has purchased from the Nethul Realty Company (Berry B. Simons, president) the six story elevator apartment house known as the Springfield, at the northeast corner of Claremont avenue and 125th street, being known by the street Nos. 176 to 182 Claremont avenue and Nos. 609 to 613 West 125th street, on plot 103x100 feet. The same company has also bought from the Terrace Holding Company the property known as Nos. 506 and 508 West 135th street, between Broadway and Amsterdam avenue, a six story apartment house, on plot 45.10x100 feet.

While the purchase price could not be learned, it is understood that the Springfield was held at about $275,000 and the 135th street house at $100,000. There was no element of trade in either transaction.

It will be remembered that the New York Real Estate Security Company has figured prominently in the real estate world in the last year by acquiring several fine apartment houses on Riverside Drive, notably No. 220, at the northeast corner of 94th street; Nos. 445 and 448, twin twelve story buildings at 116th street, and the southeast corner of 119th street and the Drive, besides No. 66 to 72 East 77th street and the northeast corner of 162d street and Fort Washington avenue.

S. B. Goodale & Perry and the S. H. Raphael Company have sold for Dr Louis A. Seaman to the Prince George Hotel Company (Charles F. Rogers, president) No. 16 East 28th street, a five story dwelling house, on lot 25x98.9 feet, adjoining the hotel on the east. The property has been held at $110,000. The buyer last October acquired No. 18, adjoining, and on the combined plot, 50x98.9 feet, will erect an addition to the present hotel structure similar in height and architecture. It is estimated that the cost of the new building will be about $500,000. The entire operation, including the cost of the land, involves nearly $700,000. The Prince George occupies a 50-foot plot on 28th street at Nos. 12 and 14, and extends through to No. 9 to 15 East 27th street. The frontage on the latter street is 93 feet.

New Upper Broadway Theatre.

The theatrical firm of Moss & Brill has obtained a lease on the property at the northwest corner of Broadway and 146th street, with a frontage of 100 feet in Broadway and 225 feet in the street, with an extension to 147th street, through John L. Parish. The property is owned by Mrs. A. H. Alker, to whom it was transferred in 1900 by A. J. Dittenhoefer, executor of the estate of Sheridan Shook, the theatrical manager, for a consideration of $70,000. The lease is for twenty-one years, with three renewals, and is made on the basis of a ground valuation of about $300,000. A theatre of the first class is to be erected by the lessees, having a seating capacity of 2,300, together with a roof garden which will accommodate 1,500 persons.

The Broadway frontage will be improved with a building approximately 75x100 feet, which will contain assembly halls, stores, offices and a large basement, which will be occupied by a rathskeller.

The architectural design of the buildings will follow classic lines, a style peculiarly effective in low buildings of a semi-public character. The interior decorative scheme will be carried out in harmonizing designs. The roof garden will have an attractive promenade, comfortable seats, a fountain and other attractions, which, it is believed, will be a revelation to the people of Washington Heights.

The lessees were the promoters of the Washington Theatre, at Amsterdam avenue and 149th street, and are still largely interested in it. They are also the builders and owners of the Eighty-sixth Street Theatre, in 86th street, near Third avenue. Excavation preparatory to construction will begin this morning.

The Charles F. Noyes Company has sold to an investor for Arthur P. Browning No. 205 Front street, a store and loft building covering a plot of about 1,450 square feet, located between Beekman and Fulton streets and opposite the present fish market. The same brokers recently leased the property to John Applegate & Co. for a long term of years on a net rental basis.

Mr. Browning has held the property for less than one month. Several sales and resales have recently been reported in this neighborhood. The possible abandonment of the Fulton Market, with the result that the tenants located on the city property will need other premises in the section, is attributed as a cause leading to some of the recent activity.

Plans were filed yesterday for an eighteen story loft building to be erected on a plot 50x98.9 feet at No. 10 to 16 West 27th street, adjoining the southwest corner of Broadway. Charles Karge is the owner. The architects, Buchanan & Fox, estimate the cost at $350,000.

REALTY NOTES.

Pembroke Jones is the buyer of No. 5 East 61st street, a four story dwelling house, on a plot 50x100.5 feet, reported sold by Pease & Elliman for the estate of William B. Isham, in Sunday's Tribune.

There were no auction offerings of real estate yesterday in either the Manhattan or Bronx salesrooms.

Robert R. Rainey and Alexander Henschel were the brokers in the recently reported sale of the dwelling house No. 110 West 131st street for Waring S. Platt.

The Simpson-Merritt Company has sold for the New York and New Jersey Holding Company a one family brick house on East 36th street, between Avenues K and L, Flatbush. This is the fourteenth sold of a row of twenty.

E. Wittnauer is the buyer of the Beverly apartment house at Nos. 263 and 265 west 81st street, sold by S. M. Banner. Property at Elmsford, Westchester County, was given in part payment. G. A. Derschuch has been appointed agent of the Beverly.

William Wolff's Sons negotiated the sale of No. 1487 Avenue A, recently recorded.

The United Real Estate Owners' Associations will hold a meeting this evening at No. 110 East 59th street.

LEASES.

Miller, McMann & Donley and Frank D. Veiller have leased for Edward F. and Edmond C. Bonaventure to H. O. Watson & Co., now at No. 16 East 30th street, the entire upper part of the new building to be erected by Mrs. Anson R. Flower at No. 601 Fifth avenue. The upper floors of the structure will be specially constructed with a view to the requirements of the Watson galleries.

Duff & Conger have leased the two stores in their building, Nos. 1163 and 1165 Madison avenue, corner 88th street, to Frederick B. Kohlhepp for a term of years.

The Guarantor Realty Corporation has leased offices in the Siebrecht Building, No. 425 Fifth avenue, to Ames Brothers, tailors, for a term of years.

Post & Reese have sublet for the Hepner Toilet Company for the balance of its term the store and basement at No. 124 West 36th street to Joseph Umathum for restaurant purposes. They have also negotiated, in conjunction with F. & G. Pflomm, a renewal of the lease for a term of years to Mr. Umathum for the Dongan Investing Company, owner.

Douglas L. Elliman & Co. have leased the first floor store in No. 418 Madison avenue to L. Voron, dealer in antiques, and in conjunction with Frederick Southack and Alwyn Ball, jr., the first loft in the Crapo Building, No. 431 Fifth avenue, to the Novelty Knitting Company. This is the third lease recently closed in the latter structure.

The Duross Company has leased 3,000 square feet at Nos. 106 and 108 Seventh avenue to Thomas F. Harvey.

William Wolff's Son has leased the store No. 1127 Lexington avenue to Philip Sinnis, and the store at the southeast corner of Second avenue and 74th street to Albert Furmann.

NEWARK MEADOWS TRACT SOLD.

Joseph P. Day has sold to the Public Service Corporation of New Jersey a tract of land located on the Newark Meadows. It extends from the Belleville turnpike to the Hackensack River, paralleling the tracks of the Delaware, Lackawanna & Western Railroad, and is in the vicinity of the large tract of land recently sold by Mr. Day to the Motor Speedway Association.

PUBLISHERS GET CORNER STORE.

The Douglas Robinson, Charles S. Brown Company has leased for a term of years the corner store and basement in the Hotel Lorraine, southeast corner of Fifth avenue and 45th street. The tenant is a large publishing company, which will use the premises for the sale of rare and modern books and prints.

IN THE PRIVATE SALES MARKET.

MANHATTAN.

FULTON STREET—The Charles F. Noyes Company has resold to an investor for Arthur P. Browning No. 205 Fulton street a store and loft building on a plot covering 1,450 square feet.

21ST STREET—Louis Schragg has sold for the estate of Christopher Postera the four story dwelling house No. 158 West 21st street, on lot 20x92 feet, to a client.

134TH STREET—R. Arkin Bonime has resold the church property at Nos. 45 and 47 West 134th street, 50x99.11 feet, between Fifth and Lenox avenues, to the Baptist Church Mission.

BROADWAY—James E. Barry & Co. have sold for Joseph Haefelin the four story single flat-house, No. 3024 Broadway, on lot 25x100 feet, to Mrs. Frances L. Lee. The house is located between the Princess Court and Bradley Court apartments, and has not changed hands since 1881.

SIXTH AVENUE—Thomas L. Green has sold No. 942 Sixth avenue, a four-story building, on lot 21.6x75 feet, 46 feet north of 53d street.

36TH STREET—Horace S. Ely & Co. have sold No. 36 West 36th street, a four-story building, on lot 20x98.9 feet, for Isabel C. Smith. The property had not changed hands since 1878.

121ST STREET—Shaw & Co. have sold for Mrs. Sarah A. Albro, No. 240 West 121st street, a three-story dwelling house on lot 16.8x100.11 feet. Mrs. Albro took in exchange the four-story double flathouse at No. 611 East 170th street, on plot 38x115 feet. The same brokers recently sold the latter property for John O'Leary.

77TH STREET—William Wolff's Son has resold for Leonard Weill to Mrs. Louise Schuner No. 121 East 77th street, a five-story flathouse, on lot 25x102.2 feet. The seller acquired the property recently through the same broker from Mrs. Marie S. Dage.

THE BRONX.

ALEXANDER AVENUE—Franciska Glaserich has sold to an investor No. 261 Alexander avenue, five-story flathouse, on lot 25x100 feet.

RECORDED LEASES.

(With name and address of lessee.)

MARCH 4.

AQUEDUCT AVE, 1492; apartment 3B, on third floor; Towanda Construction Co to Samuel Cohen, 502 West 180th st; 3 yrs 2 mos from March 1, 1912; $1,000; address, 1492 Aqueduct ave.

COURTLANDT AVE, s w cor 161st st; store, etc; George N Simpson to Edward Foster and ano; 5 yrs from March 1, 1911; $600; address, 281 East 160th st.

FULTON ST, 168 and 170; all; Adele L Sampson to Samuel Brill et al; 21 yrs from May 1, 1907; taxes and $7,875; address, 168 Fulton st.

GRAND ST, 381 and 381½; store and part basement; Samuel Bernstein and ano to Jacob Liss, 381 Grand st; 6 yrs 5 mos from Dec 1, 1911; $3,360 to $3,600; address, 381 Grand st.

GREENWICH AVE, 154; all; Katharina Kratz to Peter W Snyder; 4 yrs from March 1, 1912; $1,200; address, 154 Greenwich ave.

MOTT ST, 250; store and part basement; Moritz Weil and ano to Eugenio Di Lorenzo and ano; 6 yrs from March 1, 1911; $1,200; address, 248 Mott st.

MANHATTAN AVE, 152; corner store; Frederick H Peper to Isidor Cohn; 5 yrs from Oct 1, 1911; $1,500; address, 152 Manhattan ave.

ST NICHOLAS AVE, n w cor 125th st, 99x100; John O'Brien and ano to Charles H Lehman; 10 yrs from March 1, 1911; taxes and $14,400; address, 321 St Nicholas ave.

WEBSTER AVE, 1040 to 1044; all; Echo Amusement Co to Bash Amusement Co; 5 yrs from March 1, 1912; $12,000; address, 1042 Amsterdam ave.

WALL ST, 83 and 85; store, etc; John G Agar to Sylvester Levy; 5 yrs 5 mos from Dec 1, 1911; $3,187; address, 146 West 137th st.

5TH AVE, s e cor 58th st, 52x100; all; Woodbury G Langdon to the 710 Fifth Avenue Co; 21 yrs from July 1, 1911; $50,000; address, 149 Broadway.

6TH AVE, 682; store, etc; Adolph A Hegeman to Charles Meyer; 5 yrs from May 1, $2,400 and $2,600; address, 670 6th ave.

6TH AVE, 642; store and basement; Catherine A F Ughetta to Wm C Smith; 10 yrs 1 mo from April 1, 1911; $4,000; address, 642 6th ave.

8TH AVE, 530; store and basement; Augustus P Woodruff to Louis Drandt; 5 yrs from May 1, 1912; $2,200; address, 530 8th ave.

23D ST, 131 and 133 East; part of basement, etc; Charles Kaye to Fifth Avenue National Bank of City of New York; 21 yrs from Feb 1, 1912; $22,000; address, 300 3d ave.

73D ST, 155 West; all; Mary E Piggott to Eliz M Nelson; 2 yrs 2 mos from Aug 1, 1911; $2,300; address, 155 West 73d st.

RECORDED TRANSFERS.

(With name and address of purchaser and attorney.)

MARCH 4.

MANHATTAN.

AVE A, 1487, 25x75; Joseph Pollak to Louis Fischel, 1481 Ave A (mtg $15,000); ½ part; all title; March 1; $1; attorney, A Wielen, 156 Brotdway.

LEXINGTON AVE, 717, 20x65x irreg; Carrie Selwab to Israel O Blake, 955 Madison ave (mtg $20,000); March 4; $100; attorney, P Carpenter, 111 Broadway.

LENOX AVE, 229, 25x100; William H De Voe to Bernhard Goldman, 292 Lenox ave (mtg $25,000); March 2; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

LENOX AVE, 52, 32x100; Jacob Gordon to Abraham Levy, 1046 De Kalb ave, Brooklyn; March 1; $100.

LUDLOW ST, 49, 25x87; Whippel Security Co to Louis Cohn, 2172 Fulton st, Brooklyn; March 4; $1.

MADISON ST, 84, 25x100; Harris Celnik to Samuel Cohen, 106 Henry st (mtg $26,750); Feb 29; $100; attorney, J L Bernstein, 5 Beekman st.

MADISON AVE, 112 and 114, 49x95; United States Realty and Improvement Co to Lee Holstein, 112 West 72d st (mtg $100,000); March 2; $100; attorney, Title Guarante and Trust Co, 176 Broadway.

SHERIFF ST, 54, 25x100; Jacob Goldberg to Harry Rich, 84 Essex st (mtg $23,125); March 27; $1; attorney, J I Berman, 346 Broadway.

STANTON ST, s e, 48 ft e of Forsyth st, 50x irreg; Frank A Spencer, referee, to Moses B Prout and George Pirnie, trustee, 112 Magnolia Terrace, Springfield, Mass; March 2; $16,000; attorney, H H Crawford, 32 Liberty st.

PRINCE ST, 195, 25x78; George K Rauchfuss to Alfred Rauchfuss, 606 West 148th st; March 2; $1; address, 606 West 148th st.

9TH AVE, 567 to 571, 55x100; Hugh F Flanly to Rosina M and Fannie I Flanly, 2508 Broadway; all liens; March 2; $1; attorney, John C Robinson, 31 Nassau st.

10TH AVE, 419, 24x75; Rosina J Flanly and ano to Hugh J Flanly, 428 West 20th st; all title; all liens; March 2; $1; attorney, same as above.

11TH AVE, w s, 75 ft s of 52d st, 25x100; Sara Bruneman to Rosina Hogdern, 42 Park ave, West Corona, Borough of Queens; March 1; $1; attorney, W J Croamer, Long Island City.

8TH ST, 229 and 231 East, 48x93; Diedrich Gronholz, jr, and ano to Wilhelmina K Gronholz, 266 Ave A (mtg $56,000); March 1; $100; attorney, A Wanzenbaun, 124 Stanton st.

10TH ST, 206 East, 25x92x irreg; same to same (mtg $25,000); March 1; $1; attorney, same as above.

16TH ST, n s, 125 ft w of 8th ave, 25x103; George Rauchfuss to Albert Rauchfuss; all title; March 2; $1; address, 606 West 148th st.

19TH ST, 21 West, 25x92; Nathaniel G Verhoeff to Brown Weiss Realties, 61 Park Row (mtg $70,000); March 2; $100; attorneys, Marks & Marks, 63 Park Row.

37TH ST, s e, 175 ft w of 1st ave, 25x99; Josephine E Carpenter to Richard E Thibaut; also 410th ave, s w cor of 37th st, 98x150; March 1; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

39TH ST, 147 East, 4 sty brk, 17x98; Giulleemina J McManus to Luz Olaa Govan, 38 Pratt st, Hartford, Conn; Feb 28; $1; attorney, J R Brown, 105 West 40th st.

46TH ST, s s, 125 ft w of 11th ave, 25x100; Herman Lubetkin to Simon Epstein, 1851 7th ave; Dec 22; $1; attorney, E V C Pescia, 206 Broadway.

49TH ST, n s, 81 ft w of 9th ave, 51x74; Aaron Buchsbaum to Edward M Hydeman, 350 West 88th st; all liens; March 2; $100; attorneys, Bandler & Hatz, 42 Broadway.

52D ST, 235 West, 3 sty brk, 18x100; Francis X O'Connor to Paul R Reynolds, Scarsdale, N Y (mtg $23,000); March 4; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

78TH ST, 446 East, 6 sty brk, 25x102x irreg; foreclosure; Frederick Durgan, ref, to Nassau Investing Co, 140 Nassau st; $500; attorney, Joseph Gans, 140 Nassau st.

111TH ST, n s, 100 ft e of 7th ave, 37x100; Philip J Rudden to Harry M Lawrence, 601 West 172d st; March 4; $100; attorney, V Z M Boyajian, 141 Broadway.

121ST ST, 106 East, 25x100; Samuel Williams to Himil Realty Co, 309 Broadway (mtg $26,000); March 1; $1; attorneys, Krakower & Peter, 309 Broadway.

134TH ST, 125 ft w of 8th ave, 25x99; Joseph A Foss to Sigmund Weiskopf, 474 10th ave, and Joseph Berth, 1280 1st ave (mtg $10,000); March 4; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

136TH ST, 134 West, 16x99x irreg; John G Taylor to Agnes K Taylor, 213 West 136th st; all liens; Dec 1, 1911; $1; address, 213 West 136th st.

142D ST, n s, 100 ft w of Broadway, 100x99; Emkaar Realty Co to Skaaf Realty Co, 174 East 114th st (mtg $153,612 80); March 4; $1; attorney, J W Turley, 31 Nassau st.

148TH ST, 215 West, 37x99; John J Meyers to Esther Liebowitz, 141 West 116th st (mtg $35,000); Feb 27; $1,000; attorney, David Klein, 302 Broadway.

THE BRONX.

BROOK AVE, 1498, 25x100; Annie Aaron to Jacob Samuels, 1498 Brook ave; Feb 23 (mtg $13,500); $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

BOSTON RD, n w s, adj land James Cortelyou, 58x irreg; Daniel B Freedman to Taxpayers' Realty Co, 1203 Franklin ave; Feb 28 (mtg $5,000); $100; attorney, Jacob Freeman, 229 West 42d st.

BRONX TERRACE, e s, 112 ft s of 10th ave, 50x103, Wakefield; Mary Doran to Loretta Doran, Los Angeles; March 1; $100; attorney, A H Bancker, 768 9th ave.

FREEMAN ST, 900, 28x91; Louis Bromberg to Mary Leimbacher; Sept 1, 1910; $1; address, 2265 Grand Boulevard and Concourse.

FREEMAN ST, 900, 28x91x irreg; Mary Leimbacher to Frida N Cooper, 54 Barbey st, Brooklyn; March 4, 1912; $1; attorney, A M Simon, 141 Broadway.

FAILE ST, w s, 369 ft s of Bancroft st, 20x100; Margaretta O'Shaughnessy to Thomas Kennedy, 13 West 65th st (mtg $8,500); March 2; $1; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

GIFFORD AVE, n s, 255 ft e of Balcom ave, 25x100; John B Peterson to Emma N Polak, 1809 Arthur ave; Feb 29; $100; address, 391 East 149th st.

GIFFORD AVE, s s, 378 ft e of Balcom ave, 25x100; same to Rudolf Hall, 1237 Hoe ave; Feb 29; $100; address, 1237 Hoe ave.

LOT 16, map Seneca Park; Charles G Gierer and ano to Victoria Gierer, 3472 Webster ave; Feb 2; $1; attorneys, Martin & Howe, 265 Broadway.

LOT 36, block 30, map section 1 Bathgate estate; Robert H Machlett to Julius E Machlett, Detroit; Feb 10; $1; attorney, T H Ray, 43 Exchange pl.

LOTS 469 and 470, map section A Vyse estate; Charles H Roe estate to Sinnott Co, 967 East 165th st (mtg $5,500); Feb 1; $1; attorney, Title Guarantee and Trust Co, 176 Broadway.

MELROSE AVE, n e cor 151st st, 144x20; Manuel Goldberg et al to Benj Benenson, 407 East 123d st (mtg $16,000); Feb 29; $100; attorney, S Bernstein, 149 Broadway.

MINFORD PL, 1545, 33x100; Unico Realty Co to Alfred J Sporborg, at Albany; Feb 26; $100; attorneys, Sporborg & Carter, 10 Wall st.

PUBLIC RD to the point ne s lot 24, map Clasons Point; Wm Adele Ellams to Michael Peiffer (mtg $27,000); 431 East 153d st; March 1; $100; attorneys, Whalen & Dunn, 206 Broadway.

TIEBOUT AVE, s w cor 184th st, 23x91x irreg; Jennie Bartley to John H Wynn, 686 Sackett st, Brooklyn; Nov 4 (mtg $12,000); $100; attorney, E Sharum, 170 Broadway.

TERRACE VIEW AVE, w s, 106 ft n of Leyden st, 50x100; Wm J Schumacher to George W Bovce; Feb 29 (mtg $19,750); 227 West 140th st; $100; attorney, F W Pollock, 309 Broadway.

WORTH AVE, w s, adj n s lot 129, map Mount Hope, 172x25x irreg; Ellen Blackburn to Albert I Lowenstein, Feb 29; $100; address, 12 West Fordham rd.

6TH AVE, w s, ½ lot 68, map Mount Eden, 27x100; Mary A Kerr et al to Philip Woolley; March 4; 118 Rockwood st; $100; attorney, J J Hines, 42 Broadway.

145TH ST, s s, 75 ft w of St Ann's ave, 74x99; Meyer Goldberg and ano to Julius Friedman, 84 Crystle st (mtg $76,500); March 4; $1; attorney, H Bergman, 132 Nassau st.

RECORDED MORTGAGES.

(With name and address of grantee and attorney.)

Interest 5 per cent, unless otherwise stated.

MANHATTAN.

MARCH 4.

BROADWAY, n e cor 108th st, 100x125; Chas E McManus to Wm H Hall, 265 West 124 st; 2 yrs; due Oct 10, 1914; $110,000; atty, E C Emmer, 132 Nassau st.

BEEKMAN PLACE, 24, 25x75; Sadie Spitzer to North Eastern Dispensary in City of New York, 222 East 59th st; March 4, 3 yrs; $10,000; atty, B W Moore, 52 Wall st.

COLUMBUS AVE, w s, 25 ft n of 91st st, 25x50; Theresa S Sachs to Simeon Wolf, 32 East 81st st; March 1, 5 yrs, 4½ per cent; $24,000; attys, Wolf & Kohn, 203 Broadway.

LEXINGTON AVE, n w cor 23d st, 97x50; Chas Kaye to Broadway Savings Bank, 5 Park Place; March 4; 3 yrs; $350,000; atty, R B Kelly, 170 Broadway.

LENOX AVE, 77, s w cor 114th st, 25x75; Wm H Schwartz to Emigrant Industrial Savings Bank, 51 Chambers st (prior mtg $27,000); 5 yrs; $3,000; attys, R & E J O'Gorman, 51 Chambers st.

MULBERRY ST, 238, 25x100; Peter Ruffolo to German Savings Bank, 100 East 14th st; March 4; 5 yrs, 4½ per cent; $21,000; atty, Title Insurance Co, 135 Broadway.

MADISON AVE, 112 and 114, 49x95; Lee Holstein to United States Realty and Improvement Co, 18 Exchange Place, Jersey City (prior mtg $10,000); May 2; 1 year, 6 per cent; $66,000; atty, Title Guarantee and Trust Co, 176 Broadway.

STANTON ST, s s, 50 ft w of Ridge st, 20x100; Moritz Rosett to Title Insurance Co, 135 Broadway; March 2; 1 year, 6 per cent; $15,000; atty, Title Insurance Co, 135 Broadway.

SHERIFF ST, 54, 25x100; Harry Rich to Gussie Morgenstein; March 2; instalments, 6 per cent; $520; address, 320 Broadway.

SULLIVAN ST, 138, 25x80; Daniel Coffey to American Mortgage Co, 31 Nassau st; March 3; 3 yrs; $10,000; attys, Bowers & Sands, 31 Nassau st.

5TH AVE, s e cor 58th st, 52x100; 710 Fifth Ave Co to Woodbury G Langdon, Morristown, N J; March; due Oct 1, 1917; 6 per cent; $150,000; attys, Lord, Day & Lord, 49 Wall st.

8TH AVE, n w cor 17thst, 25x103; Coffey Realty Co to Henry Brady, 321 West 23d st; Feb 29 (prior mtg $10,000); due July 17, 1912, 6 per cent; $4,000; atty, J H Schmidt, 44 Court st, Brooklyn.

37TH ST, s s, 150 ft w of 10th ave, 25x98; 10th ave, s w cor 37th st, 98x150; Richard E Thibaut to Josephine E Carpenter, Bar Harbor, Me; March 1, 5 yrs; $122,000; attys, W B & G F Chamberlain, 31 Nassau st.

42D ST, 335 East; 3 sty brk, 16x100; Francis J Lantry to Title Guarantee and Trust Co; Feb 29; due as per bond; $6,000; address, 176 Broadway.

43D ST, s s, 350 ft e of 2d ave, 16x100; Katharine A Gialer to Bowery Savings Bank, 128 Bowery; March 4; 3 yrs, 4½ per cent; $4,000; attys, Strong & Cadwalader, 40 Wall st.

111TH ST, n s, 100 ft e of 7th ave, 37x100; Harry M Lawrence to Philip J Hudden, 15 East 10th st; March 4; due as per bond; $35,000; atty, W F Moore, 111 West 11th st.

131TH ST, n s, 125 ft w of 8th ave, 25x99; Sigmund Weishoff and ano to Jos A Foss, 463 9th st; March 4; prior mtg $10,000; 3 yrs, 5½ per cent; $8,000; atty, Lawyers Title Insurance and Trust Co, 160 Broadway.

156TH ST, n s, 536 ft w of 7th ave, 137 ft to e s Macomb's Dam Road, 25x100x irreg; Belrose Realty Co to Edmund J Levine, 404 Riverside Drive, et al; March 2; due Sept 2, 1915; $76,500; atty, Title Guarantee and Trust Co, 176 Broadway.

THE BRONX.

BOSTON POST ROAD, n w s, 67 ft n of 180th st, 37x irreg; Taxpayers' Realty Co to Joseph Hammerschlag, 38 West 69th st; Feb 28 (prior mtg $5,000); due as per bond; $14,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

BRYANT AVE, n w cor Freeman st, 45x100; Clover Construction Co to Harris Ratner, 779 Crotona Park North; Feb 26; 1 yr, 6 per cent; $2,000; attorney, M S Hoffman, 198 Broadway.

BOSTON ROAD, 966, 21x65; John F Fetzer to Title Guarantee and Trust Co; Feb 29; due as per bond; $10,000; address, 176 Broadway.

BROOK AVE, 1498, 25x100; Jacob Samuels to Annie Aaron, 122 West 14th st; Feb 23 (prior mtg $10,500); due Sept 1, 1914; 6 per cent; $3,000; attorney, Mark Aaron, 141 Broadway.

GERARD AVE, n e cor Arcularius Place, 81x123; Annie Baird to Title Guarantee and Trust Co; Feb 27; due as per bond; $8,500; address, 176 Broadway.

GIFFORD AVE, s s, 378 ft e of Balcom ave, 25x100; Rudolph Hall to Emma N Polak, 1809 Arthur ave; March 2; 3 yrs; $525; address, 1809 Arthur ave.

LOTS 469 and 470, map Section A, Vyse estate; Sinnott Co to Manhattan Mortgage Co, 206 Broadway; March 2; due as per bond; $37,000; address, 200 Broadway.

MORRIS AVE, w s, 93 ft n of 150th st, 25x100; Beatrice De Figlio to Annie M Klipp, 2493 Valentine ave; March 2; due as per bond; $4,000; address, 2493 Valentine ave.

MOSHOLU AVE, n s, 169 ft w of Old Albany Post Road, 50x100; Annie Murphy to John Fink, 3063 Heath ave; March 4; due as per bond; $2,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

MELROSE AVE, n e cor 151st st, 114x20; Benjamin Benenson to Manuel Goldberg, 222 West 122d st (prior mtg $10,000); Feb 29, 1 yr, 6 per cent; $6,000; attorney, Saul Bernstein, 149 Broadway.

MORRIS AVE, e s, 275 ft s of Field Place, 18x117; Nell Offenberg and ano to Seventeenth Street Realty Co, 1182 Broadway (prior mtg $9,500); Feb 29; demand; — per cent; $800; address, 1182 Broadway.

MARION AVE, w s, 566 ft n of 200th st, 70x140; Christian H Werner to Mathias Haffa, 652 Courtlandt ave; March 4; 3 yrs; $15,000; attorney, J F Frees, 3029 3d ave.

153TH ST, n s, 245 ft w of Elton ave, 75x100; Roman Catholic Church of St Adalbert to Emigrant Industrial Savings Bank, 51 Chambers st; March 4; 1 yr; $10,000; attorney, Michael J Scanlon, 51 Chambers st.

180TH ST, n e s, adjoining land Henry McEnroe, 25x80; Joseph Loeweth to Charles P Hallock; March 2; 2 yrs; $1,200; address, 999 East 180th st.

214TH ST, 835 East, 28x100; Mary J Glew to Margaret E Douglas, 108 West 80th st; March 2; due as per bond; $2,500; attorney, Title Guarantee and Trust Co, 176 Broadway.

SATISFIED MORTGAGES.

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

MARCH 4.

MANHATTAN.

ALBEN ST, 182 and 184, 35x87.6; Feb 29, 1904; Joseph Green to Theresa Wile and ano; $12,000; attorney, Jacob Gordon, 230 Grand st.

AVE A, w s, 54 ft s of 79th st, 25x75; Nov 20, 1909; Margaret A Kolsch to Elizabeth K Dooling; $2,350; attorneys, Knox & Dooling, 68 William st.

AVE B, 12, 22.4x80; Feb 17, 1903; Isaac Sakolski to American Mortgage Co; $19,000; attorneys, Bowers & Sands, 31 Nassau st.

BROADWAY, n w cor of 143d st, 99.11x125; Feb 27, 1909; Louise Cronin to S J McLaughlin's Sons, a corpn; $60,000; attorney, T C Ennever, 132 Nassau st.

SAME PROPERTY; Oct 19, 1908; T J McLaughlin's Sons to Seamen's Bank for Savings; $200,000; attorneys, Strong & Cadwalader, 40 Wall st.

CHRYSTIE ST, 13, 25x77.8; Sept 2, 1902; Hy F C and Katie Rahe to Bowery Savings Bank; $15,000; address, 28 Bowery.

LEXINGTON AVE, n w cor of 23d st, 97.6x50; June 17, 1902; American Ice Co to New York Savings Bank; $100,000; attorney, John Webber, 5 Beekman st.

SAME PROPERTY; Dec 20, 1910; William H Search to American Ice Co; $50,000; attorney, Frank R Davidge, 170 Broadway.

SAME PROPERTY; April 27, 1911; Charles Kaye to Fifth National Bank of New York; $75,000; attorneys, Strong & Cadwalader, 40 Wall st.

1ST AVE, w s, 30.7 ft s of 106th st, 30.3x79; April 8, 1903; Samuel Lewis to Jessie Nell; $10,000; attorneys, Norwood & Marsden, 68 William st.

1ST AVE, s e cor of 101st st, 100.11x50; Nov 3, 1903; Solomon and Fannie Frankel to United States Trust Co of New York; $60,000; attorneys, Stewart & Shearer, 5 Wall st.

11TH AVE, w s, 75.3 ft s of 52d st, 25.1x100; July 1, 1906; Sara Bruneman to Rosina Hagedorn; $5,000; attorneys, Moss & Feiner, 35 Nassau st.

17TH ST, 12 West, 30x92; March 6, 1911; Brody, Adler & Koch Co, to Julia E Cameron; $50,000; attorney, Samu