WILL PAY BACK DIVIDENDS

American Can Co. Declares Extra One of 24 Per Cent.

The long deferred action by the directors of the American Can Company on its unpaid dividends on the preferred stock took place yesterday, when a disbursement of 24 per cent was declared, in addition to the regular quarterly dividend of 1¾ per cent. The dividends are payable April 1 to holders of record on March 22.

Yesterday's extra declaration means a distribution of $10,560,000, and with the regular dividend the preferred stockholders will receive $11,110,000 the first of April. One of the wags in Wall Street, commenting on such a handsome disbursement, passed the remark that American Can stockholders had been fooled many times, but this was the first occasion that April Fool's Day would bring a smile to their faces.

The Can company still owes $3,500,000 in back dividends to its preferred stockholders, as up to January 1 32¾ per cent had accumulated on this issue. The directors on December 4, 1912, declared a quarterly dividend of 1¾ per cent, increasing the annual rate from a 5 per cent to a 7 per cent basis, and at the same time declared an extra dividend of ¼ of 1 per cent. This action was a great disappointment to Wall Street, as it was freely predicted that a much larger amount of the back dividends would be paid off.

Late in January the company sold to the Guaranty Trust Company and Lee, Higginson & Co. $14,000,000 of an authorized issue of $15,000,000 5 per cent debenture bonds, and although no official statement has yet been made it is generally understood that the proceeds from the sale of these bonds will be used in the payment of the back dividends declared yesterday.

ALLEGED MONOPOLY FIGHT

United States Begins Action Against Union Pacific.

Washington, Feb. 27.—The United States to-day began an action before the Interstate Commerce Commission to prevent what is called an attempt by the Union Pacific Railway Company to monopolize all the traffic bound for the Pacific Northwest from points in the Middle West and Great Lake points.

The action was brought through the Interior Department, which alleges in its petition that the Union Pacific on December 16, 1911, published a tariff covering through shipments from points on the Mississippi and Missouri rivers and the Great Lakes to points on the Oregon Short Line. The rates provided, the petition alleges, were not applicable unless shipments were turned over to the Union Pacific at its Eastern terminals at Kansas City, Mo.; Council Bluffs, Iowa, Leavenworth, Kan.; Omaha, Fremont or Norfolk, Neb.

It is the contention of the Interior Department that this provision in the tariff prevents the shipment of freight from Mississippi and Missouri river and Great Lakes points over the Northern Pacific Railway, which it is contended is a shorter route.

The Oregon Short Line is declared to be a Union Pacific property, and the latter road, through its tariffs, prevents the former from promulgating through rates over other lines from points mentioned in the petition to points on the Oregon Short Line.

PENNSYLVANIA'S DIVIDENDS

Its Shareholders Will Receive $6,807,169 To-day.

Dividend checks amounting to $6,807,169 25 will be received to-day by 75,492 shareholders of the Pennsylvania Railroad Company. This is the largest number of shareholders to whom the company has ever paid a dividend, and of this number 36,457, or 48.29 per cent, are women. Of those who receive dividends 12,634 own less than ten shares each. The average holding of Pennsylvania stock is 120 shares. Nearly all of the shareholders are individuals, only 551 corporations being numbered among the holders of stock.

The dividend now paid is the regular quarterly payment on 9,077,559 outstanding shares of stock, representing a total par value of $453,877,950. Since 1856 the Pennsylvania Railroad has never failed to pay a cash dividend. These dividend payments have now amounted to $414,175,008 51, or 91.25 per cent of the par value of total amount of capital stock at present outstanding.

The company has made a compilation of the total number of public shareholders in subsidiary corporations controlled by the Pennsylvania Railroad. This compilation shows that outside holders of the stock of these companies number 21,453. There are thus 98,945 registered shareholders in the different companies of the Pennsylvania system.

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IN the REAL-ESTATE MARKET

PLOT IN UPPER FIFTH AVENUE SOLD

V. Everit Macy Plans to Erect a New Home on the Site Which Is South of 89th Street.

SILK FIRM BUYS ROW OF FOURTH AVENUE HOUSES

Another interesting sale of Fifth avenue property was announced yesterday.

V. Everit Macy purchased from the City Real Estate Company, understood to be acting for Edmund L. Baylies, the plot, 35x100 feet, on Fifth avenue located 60 feet south of 89th street. Mr. Macy plans to erect on the site a costly dwelling house for his own occupancy. He at present lives at No. 39 West 56th street, which he holds under lease. The site obtained by Mr. Macy is well adapted for residential purposes. On the adjoining south corner of 89th street is the palatial residence of Benjamin N. Duke. It stands on a plot fronting 60 feet on the avenue and 135 feet on the street. The house itself measures about 40x100 feet, and occupies the immediate corner, the remainder of the plot to the south and east being retained for light and air.

The northwest corner of 28th street, where a group of old buildings, known as No. 494 to 410 Fourth avenue and No. 47 East 28th street, title to which stands in the name of Eliza L. Edgar, have been sold to Samuel K. Jacobs, of the firm of Walter K. Emmerich & Co., silk ribbon makers.

The properties have a combined frontage of about 80 feet on Fourth avenue and 78 feet on 28th street. The site will probably be improved with a commercial building.

The Alliance Realty Company has sold to Keitt P. Walker No. 103 to 107 East 86th street, a group of four five story flathouses, on plot 100x100.8 feet, on the north side of 86th street, 55 feet east of Park avenue. There was a small element of trade in the transaction. Mr. Walker giving in part payment No. 44 East 81st street, a five story American basement dwelling house, on lot 13x160 feet, between Park and Madison avenues. The entire transaction, in which Leon S. Altmayer was the broker, involved total considerations of more than $300,000.

The dwelling house at No. 42 East 81st street, a four story basement building, on a lot 16x102.2 feet, which was wrecked by fire soon after Christmas, has been sold. The new owner intends to erect a five story American basement dwelling on the site.

Mrs. M. de Brun Cooper is the buyer of the dwelling house No. 64 East 66th street, reported sold by Douglas L. Elliman in yesterday's Tribune.

Other sales announced yesterday follow:

Manhattan.

WASHINGTON PLACE.—The Charles F. Noyes Company has sold for R. J. Horner No. 77 Washington Place, a dwelling house, on lot 22x97 feet, to C. and G. Razetti, owner of two adjoining houses. Messrs. Razetti now control a plot 66x97x irregular, and negotiations are under way for a resale to a builder for improvement with an apartment house.

135TH STREET.—John Crecadon has sold the plot, 99x99.11 feet, partly covered with two old dwelling houses and a stable, on the south side of 135th street, 225 feet east of St. Nicholas avenue, to Lonsdale & Prager, who have resold the property to the Riverview Construction Company, Henry M. Bloch, president. The buyers will erect apartment houses on the site.

68TH STREET.—Mrs. Elizabeth D. Greene is reported to have sold No. 49 West 68th street, a four story dwelling house, on lot 19x100.5 feet.

LEWIS STREET.—Max Hoffman has sold No. 12 Lewis street, a five story tenement house, with stores, on lot 25x100 feet. The buyer gave Brooklyn property in exchange.

The Bronx.

BRYANT AVENUE.—The D. H. Jackson Company has sold to I. L. Pascal the plot, 75x100 feet, on the west side of Bryant avenue, 200 feet south of Seneca avenue. In part payment the Jackson company takes a two story stucco house, 40x100 feet, on the State Road, near Bayview avenue, Far Rockaway. Philip Steinman & Son negotiated the transaction.

LAFONTAINE AVENUE.—Ernst & Cahn have sold for Philip Wattenberg the two story and basement dwelling house No. 2080 Lafontaine avenue, on lot 16.8x100 feet.

BATHGATE AVENUE.—Clement H. Smith has sold for Mrs. G. M. Cuddeback to Mrs. David M. Butcher No. 1816 Bathgate avenue, a dwelling house on plot 50x100 feet.

MINFORD PLACE.—Paul Bultmann has sold for a client to Philip Cahill No. 1446 Minford Place, a dwelling house and garage, on plot 37.6x100 feet.

MORE PARK AVE. ACTIVITY

Holdings at 66th St. Enlarged for Apartment Site.

A transaction of unusual interest in light of the increasing activity now centring on Park avenue has been consummated by Douglas L. Elliman & Co., Incorporated, in the purchase of No. 67 East 66th street, a four story high stoop dwelling house, on a lot 18x100.5 feet, from William E. Low, and No. 65 East 66th street, a five story American basement dwelling house, on a lot 18x100.5 feet, from Miss Jane C. P. Tiffany.

This additional plotage will be added to the recent purchase through the same brokers of the northwest corner of Park avenue and 66th street, and will give a frontage of 80 feet on Park avenue by 110 feet in the street. The Fullerton Weaver Realty Company is the purchaser, and will improve this site with a large fireproof apartment house containing one apartment to a floor, consisting of eighteen rooms and six baths. J. E. R. Carpenter will be the architect. An interesting feature of this transaction is that a lease of one of the apartments has already been consummated, establishing a new record.

NEW BROADWAY THEATRE

Project for 81st Street Corner Involves $2,000,000.

Negotiations were completed yesterday for the leasing of the vacant plot at the southeast corner of Broadway and 81st street. The property is owned by the Adolph Bernheimer estate and has been rented to the Fulton Building Company, of which A. L. Shakman is president. On the site, which measures 102.2x220.8 feet, a theatre and building will be erected, with a seating capacity for more than 3,000. Joseph P. Day has been appointed sole agent for the renting of the proposed structure. The transaction, which involves $2,000,000, was negotiated by Douglas V. Eskell, of Mr. Day's office.

COMMERCIAL LEASES.

M. & L. Hess have leased the fourth loft at No. 53 West 24th street to Schectman & Cobert; the first loft at No. 38 Sixth avenue, to Charles L. Fox, and the five story building at No. 409 East 24th street, to Weigslitz & Sharf.

Tucker, Speyers & Co. leased for Elizabeth Brown to Paul Sarocco the parlor floor and part of basement in the building at No. 68 West 47th street for a term of years.

Van Vliet & Place leased for a term of five years to the Forbes Paper Company the buildings at No. 13 Gansevoort street and No. 242 West 13th street.

H. C. Senior & Co. leased the building No. 131 West 64th street to Tyrrell's Hygienic Institute, and the store at No. 8 Columbus avenue, corner of 62d street, to Martin Flanagan, for ten years.

The Charles F. Noyes Company leased to F. H. Ross & Son space in the Woodbridge building, No. 100 William street.

The Douglas Robinson, Charles S. Brown Company leased No. 45 West 57th street to John W. Brett for business purposes.

Butterly & Hynds leased for John J. Radley to the Advance Box Company the building at Nos. 629, 631 and 633 East 16th street, for ten years.

E. H. Patrick leased from the Investment Securities Company No. 674 to 680 Madison avenue, three buildings, for five years.

Samuel Berman leased for the A. & R. Realty and Construction Company to Arkin & Co. the store in the building, just completed, at No. 1902 Seventh avenue.

UPPER 3D AVE. BUILDING SOLD.

George W. Brettell has sold for the Degnhnan Realty Company to a client for investment Nos. 2231 and 2233 Third avenue, 121x122 feet, with a five story store and loft building. The property has a strip extending to 122d street.

$1,300,000 BUILDING LOAN.

The Metropolitan Life Insurance Company has loaned $1,300,000 to the Echo Investment Corporation on the new office and loft building at the southwest corner of 26th street and Fifth avenue. On the site was formerly the Café Martin. The property was recently bought by William Washington Cole.

AUCTION SALES.

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

By Joseph P. Day.

118TH ST, 20 East, s s, 100 ft w of Madison ave, 25x100.11; 3 sty tenmt; sold to M S Williamson for $32,600; also,

8TH AVE, 359, s w cor of 27th st, 24.8x60; 4 sty bldg, with 3 sty extension; withdrawn; also,

STANTON ST, 57, surrounding s w cor of Eldridge st, 25x44.6x21.10; 3 and 2 sty bldg; withdrawn; also,

108TH ST, 9 East, n s, 150 ft e of 5th ave, 25x100.11; 3 sty tenmt; knocked down to W F Nash for $23,000; also,

PLATT ST, 5, e s, 105 ft n of Pearl st, 22.10x80.2x irreg; 4 sty bldg; knocked down to E S King for $27,000; also,

ANN ST, 47, n s, 118.5 ft e of Nassau st, 27.11x162.1x irreg; 4 sty loft bldg; knocked down to C L Cole for $110,000; also,

THOMPSON ST, 15, w s, 101.8 ft s of Grand st, 20.6x100x irreg; 2 sty dwg; knocked down to J R Bartlett for $7,500; also,

UNION SQUARE WEST, 39, w s, 31.6 ft s of 17th st, 28.8x150; 5 sty loft bldg; withdrawn.

75TH ST, 1815, n s, 94 ft e of 18th ave, Brooklyn, 40x100; 3 sty dwlg; sold to K Le Beau for $7,000.

LENOX AVE, 438, e s, 33.8 ft s of 132d st, 16.7x85; 3 sty dwlg; sold to the plaintiff for $9,500.

115TH ST, 12 West, s s, 201 ft w of 5th ave, 18x100.11; 3 sty tenmt; adjourned to March 13.

By Herbert A. Sherman.

131ST ST, 605 West, n s, 100 ft w of Broadway, 50x99.11; 1 sty shop and 3 sty tenmt; sold to the defendant for $11,875.

The Bronx Salesroom:

By Joseph P. Day.

WEST 206TH ST, 187, n w cor of St George's Crescent, 52.8x298.4x irreg; 3 sty frame dwlg and vacant; sold to the plaintiff for $18,000.

JEROME AVE, 3168, e s, 161.7 ft s of Van Cortlandt ave, 25x100; 3 sty tenmt and stores; sold to the plaintiff for $8,500.

ELSMERE PLACE, 813, n s, 125 ft w of Marmion ave, 25x100; 2 sty dwlg; sold to Mary Raul for $2,500.

RECORDED LEASES.

(With name and address of lessee.)

ALLEN ST, 150 (all); Michael Karp to Isaac Liebowitz; 5 yrs from Feb 15, 1913; $8,750; address, 70 Rivington st.

AVENUE A, 1360 (all); Mary Higgins and ano, guardians, to Joseph Zavitkovsky; 3 yrs from March 15, 1913; $1,020; address, 1360 Avenue A.

BROOK AVE, 130 (double store); John H Dierks and ano to Heinrich Rankel; 3 yrs and 8 mos from Sept 1, 1912; $900; address, 130 Brook ave.

ST NICHOLAS AVE, 1246 (store and basement); Charles Pfizer (Jr) Co to Raphael Perlmann; 3 yrs and 2 mos from Feb 1, 1913; $510; address, 1246 St Nicholas ave.

8TH AVE, n e cor 155th st, 25x100 (all); Harriet G Coogan to Henry Baumann; 10 yrs from May 1, 1913; $4,500; address, 101 East 14th st.

11TH AVE, 459 and 461 (ground floor); Mary Sweeny to National Metal Molding Co; 3 yrs from April 1, 1913; $2,400; address, Pittsburgh, Penn.

74TH ST, 317 East (store and part basement); John A Weekes to Joseph Nemes; 5 yrs from May 1, 1913; $900; address, on premises.

101ST ST, 51 East (store); Joseph L B Mayer to Andrea Mazzola; 3 yrs and 6 mos from Nov 1, 1912; $580; address, 51 East 101st st.

RECORDED TRANSFERS.

(With name and address of purchaser and attorney.)

FEBRUARY 27.

Manhattan.

AUDUBON AVE, s e cor 189th st, 49.11x100; Clara E Hohenfels to Rosa Rosenbaum, 707 St Nicholas ave; Feb 1; $100; attorney, A H Cumbers, 128 Broadway.

BROADWAY, s w cor 98th st, 100.11x175; Adolphus and Lily Busch to Anheuser-Busch Brewing Association, St Louis, Mo; q c, Dec 20, 1909; $1.

CHRISTOPHER ST, n s, 60 ft e of Waverley Place, runs n 70x e 20x n 20x e 20x s 90 to street x w 40 to beginning; Herman C Gissel to Paulward Co, 258 Broadway; Feb 27; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

ESSEX ST, 126, 17.6x50; Harry Rich to Beckelman Co (Inc), 126 Essex st, all liens; Feb 6; $1; attorney, S N Tuckman, 320 Broadway.

LEXINGTON AVE, 1738, 24.10x100; Simon Bleir to Edward C Prescott, 148 West 105th st (mtg $16,500); Feb 19; $1; attorney, Title Guarantee and Trust Co, 176 Broadway.

LENOX AVE, s w cor 144th st, 40x100; Maurice Cohen to Manuel Oppenheim, 120 West 46th st; Feb 19; $100; attorneys, Hyman & Oppenheim, 105 East 16th st.

LEXINGTON AVE, n e cor 92d st, 100.8x 20; George Mulligan to Emil C Mulligan, 124 East 71st st (mtg $25,000); Feb 24; $5,000; attorneys, Gregg & McG, 141 Broadway.

NORTHERN AVE, w s, 178.5 ft n of 181st st, runs w 196.6x n w 161.8 to e s Riverside Drive at point 202.11 ft n of 181st st x n on curve 39.8x147.3x82.10x16.5x e 5.3x n e 292.9 to w s avenue x s 242.10 to beginning; Adolphus and Lily Busch to Emil S Clauss, 3670 Flora ave, St Louis, Mo; Feb 18; $1.

SAME PROPERTY; Emil S Clauss to Lily Busch, St Louis, Mo; Feb 20; $1.

SHERIFF ST, 54, 25x100; Harry Rich to Beckelman Co, 126 Essex st; all liens; Feb 6; $1; attorney, N Tuckman, 320 Broadway.

1ST AVE, 2199, 25x100; Gaspare Parlato et al to Maria Cipollaro, 2171 1st ave (mtg $33,000); Feb 26; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

3D AVE, 594, 19.3x76; John A Bensel and ano, exrs, to Maurice G C Goodman, 594 3d ave; Feb 25; $17,625; attorney, Title Guarantee and Trust Co, 176 Broadway.

5TH AVE, s w cor 26th st, 56.5x134.1 to e s Broadway x 60.5x135.7 to beginning; Fifth Avenue and 26th Street Co to Echo Investing Corporation, 30 Broad st (mtg $775,000); all liens; Feb 25; $100; attorneys, Woodford, Bovee & Butcher, 1 Madison ave.

8TH AVE, n w cor of 150th st, 99.11x112.6; Herman F Hindsell to Bernhard Schiegel, 227 Franklin st, Borough of Queens (mtg $135,000); Feb 26; $100; attorney, Title Guarantee Co, 176 Broadway.

10TH AVE, 339 East, 25x94.9; Henry I Flicker to Peter Vogler, 341 East 10th st (mtg $18,000); all liens, Feb 27; $100; attorney, H P Botty, 302 Broadway.

11TH AVE, s s, 49.5 ft n of 35th st, runs n 125.4x w 100x n 24.9 to s s 36th st x w 25x s 98.9x e 25x s 49.4x e 100 to beg; 11th st, s w cor of 36th st, 24.9x100; Adolphus Busch to Anheuser-Busch Brewing Co, St Louis, q c, Dec 20, 1909; $1.

12TH AVE, s e cor of 34th st, 25x100; 12th ave, e s, 50 ft s of 34th st, 25x100; 34th st, s s, 125 ft e of 12th ave, 25x98.9; 34th st, s s, 225 ft e of 12th ave, 25x98.9; 11th ave, e s, 325 ft s of 11th ave, 126.10x 98.9; 34th st, s s, 300 ft w of 11th ave, 25x 98.9; 34th st, s s, 250 ft w of 11th ave, 25x 98.9; 34th st, 200 ft w of 11th ave, 25x98.9; 34th st, s s, 150 ft w of 11th ave, 25x98.9; 34th st, s s, 100 ft w of 11th ave, 25x98.9; 11th ave, s w cor of 34th st, 25x100; 11th ave, w s, 50 ft s of 34th st, 25x100; Rebecca S Mills to New York State Realty and Terminal Co, 452 Lexington ave; all liens; Feb 27; $100; attorney, Title Guarantee Co, 176 Broadway.

9TH ST, 240 and 242 East, s s, 45.2x48.8; Fannie Shapiro to Julius Hesse, 995 8th ave (mtg $16,000); Feb 26; $100; attorney, Title Guarantee Co, 176 Broadway.

12TH ST, n s, 158 ft e of Ave C, 25x100; Luigi Sciorra to Isaac Tarshis, 523 10th st, Brooklyn (mtg $16,000); Feb 5; $1; attorney, J Sternecker, 229 Ocean Parkway, Brooklyn.

SAME PROPERTY; Isaac Tarshis to John Sternecker, 229 Ocean Parkway, Brooklyn; Feb 21; $1; attorney, same.

16TH ST, 427 West, 25x92; Patrick G Tighe to Public Service Realty and Mortgage Co, 309 Broadway; Feb 25; $1; attorney, Lawyers Title Co, 160 Broadway.

19TH ST, 37 West, 25x92; Adolf H Landeker to Morris Shalita, 787 East 176th st (mtg $37,500); Feb 26; $100; attorney, Max Schonman, 68 William st.

56TH ST, 247 East, 4 sty brk, 25x100.5; James T Nevin to Julius Levy, at Far Rockaway, Borough of Queens (mtg $18,000); Feb 24; $1; attorney, M Cooper, 20 Vesey st.

60TH ST, 251 West, 4 sty brk, 25x100.5; Isaac Tupper to Carrie L Jacobs, 400 West 159th st q c; Feb 26; $100; attorneys, Eliman, Lesy, Cohn & Lewine, 135 Broadway.

63TH ST, s w, 250 ft w of 5th ave, 46x100.5; Elaine Richard et al to Jas W Ellsworth, 18 East 53d st; all liens; Jan 16; $100; attorney, Title Guarantee Co, 176 Broadway.

71ST ST, n s, 265 ft e of 1st ave, 25x102.2; Albert Wolkel to Carrie Wokal (mtg $8,000); Feb 26; $1; address, 345 East 73d st.

74TH ST, n s, 524 ft w of Central Park West, 22x102.2; James M Donald to S Ormond Goldan, 39 West 74th st; Feb 25; $1; attorney, Title Guarantee and Trust Co, 176 Broadway.

77TH ST, 264 West, 4 sty brk, 18.9x102.2; Emma L Pinkney to Cornelius B and Townsend Pinkney (mtg $21,000); Sept 3, 1908; $26,000; address, 115 Broadway.

118TH ST, 64 East, 5 sty brk, 20x100.11; George E Weller, ref, to Henry Van Bergen, 209 North 9th st, Newark, N J (mtg $22,000); Feb 25; $2,500; attorney, F H Comstock, 36 Wall st.

120TH ST, 416 East, 5 sty brk, 25x100.10; Paulward Co to Herman C Gissel, Freeport, Long Island; Feb 27; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

140TH ST, 457 West, 18x99.11; Carrie R Macdonald to Rosa Henrich, 457 West 140th st; all title all liens; Feb 28; $100; attorney, Ernest H Juergens, 27 Cedar st.

The Bronx.

AMUNDSON AVE, e s, 200 ft s of Randall ave, 50x100; Monticello ave, w s, 375 ft n of Randall ave, 36x100; Andrew S Hamersley, ref, to Aloysius Fellenstein, 840 East 229th st (mtg $3,500); Feb 25; $500; attorney, Joseph I Zoetz, 68 William st.

ANTHONY AVE, 2081 and 2083, w s, 50.10x83.1; Charles Shuldiner et al to Rebecca Shuldiner; Aug 19, 1912; $1; address, 1035 East 16th st, Brooklyn.

BASSFORD AVE, 2252, e s, 36.6x16; Abraham Benedict to Theresa Turk, 104 Lenox ave; Feb 27 (mtg $19,000); $100; attorney, M D Moss, 150 Nassau st.

BROOK AVE, w s, 458.2 ft n of 163d st, runs s 152.7x20x w 98.9x n — x e 98.3; Brook ave, w s, 438.2 ft n of 163d st, 100x—; Adolphus Busch to Anheuser-Busch Brewing Association, St Louis, q c; Dec 20, 1909; $1.

CLINTON AVE, 1812-1828, 100x200; 155th st, 793 East, 100x200; Morris Shalita to Adolf H Landeker, 67 West 90th st (mtg $89,400); Feb 24; $100; attorneys, Taylor & Fatt, 132 Nassau st.

CYRUS PL, s s, 91.7 ft w of 3d ave, 37.6x100; Angelo Fasany to Casolaro Fasany Co, 615 Fordham rd; Feb 24; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

COLUMBUS AVE, n s, lots 41 and 42, map of Downing estate, 50x100; Josephine Sullivan to James J Burke, 425 East 141st st (mtg $1,485); June 22, 1912; $1; attorneys, Neuman & Neuman, 43 Cedar st.

DELANCEY PL, w s, lots 173 to 176, map of Downing estate, 100x95; Josephine Sullivan to James J Burke, 425 East 141st st (mtg $5,000); June 21, 1912; $1; attorneys, Neuman & Neuman, 43 Cedar st.

DE VOE TERRACE, n w s, 394 ft s of 196th st, 18.8x70; Fordham Realty Co to John O Mahnberg, 2477 De Voe Terrace; Dec 19 (mtg $4,000); $100.

FINDLAY AVE, 1258, e s, 16.8x100; Thornton Bros Co to Abraham Shenfeld, 11 East Houston st (mtg $3,000); Feb 24; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

HONEYWELL AVE, w s, 184.3 ft s of 180th st, 22x—; Jacob Koelim to Tri-Borough Holding Corporation, 2075 Honeywell ave (mtg $5,000); Feb 7; $1; attorney, Title Guarantee and Trust Co, 176 Broadway.

LOT 123, map Section A, Vyse estate; Sarah Gluck to Daniel Augustus Realty Co, 30 Church st (mtg $6,000); Jan 28; $1; attorney, J G Abramson, 30 Church st.

LOT 11, block 46, map Morris Park; lot 196, map Lohnauer Park; Thomas Heaney to William Heaney, 153 East 113th st; 1-3 part; Feb 21; $500; attorney, G Goodman, 546 Broadway.

LOT 16, revised map Seneca Park, 20x97.5; Herman H Isch to William Giehl, 3350 Eastchester rd (mtg $4,450); Jan 28; $1; attorney, E Rolph, 535 East 177th st.

SAME PROPERTY; William Giehl to Jacob Cotter, 2359 Baychester ave; Feb 17 (mtg $4,450); $100; same attorney.

LOT 243, map Forster & Schmitt; Henry Forster to Hannah Nyden, 259th st and Riverdale ave; Feb 24; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

PARKER AVE, s w s, 50 ft n w of Rose pl, 2 lots; Parker ave, s w s, gore A, map Daily estate; Christian Broschart to Paul G Decker, 1653 Zerega ave; Feb 21; $100; attorney, Frank Gass, Westchester.

SWINTON PL, e s, 150.11 ft n of Eastern Boulevard, 27.3x92.5; John R Peterson to Andrew J Swanson, 200 West 145th st; Feb 26; $100.

ST MARYS ave, w s, 200 ft n of Central ave, 50x100; St Marys ave, w s, 275 ft n of Central ave, 200x100xirreg; Lawrence ave, e s, 25 ft s of Central ave, 75x90; Rudolf Leuchtenburg to Alice V Conklin, 1451 Minford pl; Feb 26; $100; attorney, F Gass, Westchester.

SETON AVE, w s, 350 ft s of Randall ave, 25x100; Mt Vernon Trust Co to Marie M Neuweiler, 952 Freeman st; Feb 25; $160; attorney, A F Geschedt, Mt Vernon, N Y.

TEE TAW AVE, 2460 to 2464, e s, —x—; Samuel I Goldberg to Edna A Patton, 2470 Webb ave; Feb 26 (mtg $4,500); $250; attorney, Hy D Patton, 27 Cedar st.

UNIONPORT RD, e s, 145 ft n of Morris Park ave, 25x71.5; plot begins 440 ft w of White Plains rd and 145 ft n of Morris Park ave, 25x75; Irene Tafuri to Anthony Tafuri and ano, 1817 Amethyst st; Feb 15; $100; attorney, J M E Krasyer, 44 Court st, Brooklyn.

VYSE AVE, w s, 275 ft n of Jennings st, 75x100; Adela M Harrington to Hargton Building Co, 1478 Vyse ave (mtg $10,200); Sept 13, 1912; $100.

WALKER AVE, lot 139, second map of Neill estate, with a r to strip bet West Farms rd and Walker ave; Edward A Schill to Domestic Realty Co, 28 West 22d st (mtg $3,400); all liens; Feb 27; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

3D AVE, e s, 389.9 ft n of 174th st, 25x100; Francis W Judge, ref, to Co-Free Realty Co, 620 East 168th st; Feb 10; $14,200; attorney, Jacob Freeman, 115 West 42d st.

179TH ST, n s, 150.4 ft w of Crotona ave, 20.3x—; Anna Seelig to Arthur Erber, 153 East 79th st; Feb 27 (mtg $1,800); $100.

RECORDED MORTGAGES.

(With name and address of grantee and attorney.)

Interest 5 per cent unless otherwise stated.

Manhattan.

CHRISTOPHER ST, 23 and 25, n s, 40x—; the Paulward Co to Title Guarantee and Trust Co, 176 Broadway; Feb 27; due as per bond; $16,000.

ESSEX ST, 167, w s, 25x87.6; Joseph Kleinberg to Emilie Macher, East Rutherford, (prior mtg $81,000); Feb 26; 1 yr, 6 per cent; $1,000; attorney, J Macher, 54 Maiden Lane.

MADISON AVE, 296 and 298, 48x64.7; James C Colgate to Bank for Savings, 250 4th ave; Feb 21; 3 yrs, 4½ per cent; $185,000; attorneys, Strong & Cadwalader, 40 Wall st.

WEST ST, 224, leasehold; Daniel F Connolly to Melville H Bearns, 95 Joralemon st, Brooklyn; Feb 20; demand, 6 per cent; $3,000; attorney, M H Bearns, 10 Hubert st.

2D AVE, e s, 84.2 ft s of 113th st, 41.8x100; Basonio Construction Co to John B Harrison, New Rochelle, N Y; Feb 24; demand; — per cent; $3,000; attorneys, Stewart & Shearer, 45 Wall st.

3D AVE, 594, 19.3x76; Maurice G C Goodman to John A Bensel and ano, exrs, 1967 Broadway; due as per bond; Feb 25; $11,800; attorney, Title Guarantee and Trust Co, 176 Broadway.

5TH AVE, s w cor of 26th st, 56.5x134.1; Echo Investing Corpn to Metropolitan Life Insurance Co, 1 Madison ave; Feb 27; due March 1, 1918; 6 per cent; $1,300,000; attorneys, Woodford, Bovee & Butcher, 1 Madison ave.

9TH ST, 240 and 242 East, 45.2x46.8; Julius Hesse to Fannie Shapiro, 240 East 9th st (prior mtg $28,000); Feb 26; 3 yrs; 6 per cent; $8,000; attorneys, Steinor & Peterson, 309 Broadway.

16TH ST, s s, 177.5 ft e of Irving pl, 25x103.5; Gertrude E Kellogg to Greenwich Savings Bank, 246 6th ave; Feb 27; due as per bond; $500; attorney, B A Sands, 31 Nassau st.

16TH ST, 427 West, 25x92; Public Service Realty and Mortgage Co to Patrick G Tighe, 124 Park ave, Yonkers, N Y; Feb 25; due April 1, 1917; 5 per cent; $11,000; attorney, P L Ryan, 220 Broadway.

19TH ST, 31 West, 25x92; Morris Shalita to Adolf H Laudeker, 67 West 90th st; Feb 27 (prior mtg $57,600); 2 yrs; 6 per cent; $1,700; attorneys, Taylor & Fatt, 132 Nassau st.

42D ST, s s, 325 ft west of 7th ave, 75x98.9; Dunmore Realty Co to Poughkeepsie Savings Bank, at Poughkeepsie, N Y; 5 yrs; Feb 27; $35,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

82D ST, 122 to 128 East; 3 sty brk, 75x102.2; Prentenac Realty Co to Union Dime Savings Bank, 701 6th ave; Feb 27; due as per bond; $10,000; attorneys, Woodward, Bovee & Butcher, 2 Madison ave.

120TH ST, 416 East; 5 sty brk, 25x100.10; Herman C Gissel to Title Guarantee and Trust Co, 176 Broadway; Feb 27; due as per bond; $12,000.

SAME PROPERTY; same to Caroline Miller, 28 West 27th st; Feb 27; 3 yrs; 6 per cent; $6,000; same attorney.

157TH ST, 563 West, 25x99.11; Merwin Realty Co to Winifred Kaltenbach, 150 Alta ave, Yonkers, N Y; Feb 26; 5 yrs; 5 per cent; $10,000; attorney, Edward P. Mowton, 92 Liberty st.

215TH ST, s s, 275 ft e of 9th ave, 195.2x—; John L Miller et al to Frank W Blauvelt, 66 St Nicholas ave; 3 yrs; 5½ per cent; Feb 27; $25,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

The Bronx.

CYRUS PL, s s, 91.7 ft w of 3d ave, 37.6x100; Casolaro Fasany Co to James G Wentz, 325 West End ave; demand 6 per cent; Feb 26; $24,666; attorney, Title Guarantee and Trust Co, 176 Broadway.

FINDLAY AVE, 1258, e s, 16.8x100; Abraham Shenfeld to Thornton Brothers Co, 1320 3d ave (prior mtg $3,000); Feb 24; due, etc, as per bond; $1,300; attorney, Title Guarantee and Trust Co, 176 Broadway.

HONEYWELL AVE, w s, 184.3 ft s of 180th st, 22x140.3; Tri Borough Holding Corpn to James A Donegan, 520 East 145th st (prior mtg $5,000); Feb 18; due March 31, 1914; 6 per cent; $9,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

LOT 123, map Hecta Vyse estate; Daniel Augustus Realty Co to Samuel Ritterman, 122 West 114th st (prior mtg $8,000); Feb 24; 1 yr; 6 per cent; $1,250; attorney, Joseph G Abramson, 30 Church st.

LOT 284, map Benson estate, Throg's Neck; Xavier Burr to Lena Farkas, 2450 Allen ave; Feb 25; due as per bond; $200; attorney, R W Arnold, 120 Westchester sq.

OLD BOSTON ROAD, s s, 275 ft e of Elizabeth st, 25x101.5; Pellice Di Pietro to Joseph Iatommaso, 2445 Holland ave; Feb 24; 4 yrs; 6 per cent; $1,000; attorney, Chas L Liman, 3221 White Plains ave.

ST ANN'S AVE, 160, n e cor of 155th st, 25x100; John P Indorf to Emigrant Industrial Savings Bank, 51 Chambers st; Feb 27; 5 yrs; 6 per cent; $7,000; attorney, Wm C Cox, 51 Chambers st.

SETON AVE, w s, 350 ft s of Randall ave, 25x100; Marie M Neuweiler to Mount Vernon Trust Co, Mount Vernon, N Y; Feb 25; 3 yrs, 5½ per cent; $3,500; attorney, A F Geschedt, Mount Vernon, N Y.

SAME PROPERTY; Marie M Neuweiler to Josephine Fuss, 952 Freeman st; Feb 25 (prior mtg $3,500); 3 yrs, 6 per cent; $800; attorney, Leonard J Laughlin, 302 Broadway.

TINTON AVE, w s, 79.9 ft s of 163d st, 18.4x95; Henry De Vivo to Joe Bartolo, 923 Tinton ave; Feb 25; 2 yrs, 5 per cent; $4,047.

VALENTINE AVE, e s, 104.8 ft n of 194th st, 40x97.10; John J Tully Co to City Mortgage Co, 15 Wall st; Feb 26; demand, 6 per cent; $218,000; attorney, F A Snow, 15 Wall st.

3D AVE, e s, 414.10 ft n of 174th st, 25x100; Co-Freer Realty Co to V E Macy and ano, trus, Ossining, N Y; Feb 24; 3 yrs; $10,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

SATISFIED MORTGAGES.

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

FEBRUARY 27.

Manhattan.

LEXINGTON AVE, 803, n e cor 62d st, 19.6x70; Nov 23, 1909; Corner Realty Co to Hudson Mortgage Co; $5,000; attorney, New York Title Insurance Co, 135 Broadway.

LEXINGTON AVE, 1738, 24.11x100; July 21, 1908; Simon Bleier to Samuel Hess; $8,000; attorney, Louis Hess, 271 Broadway.

SULLIVAN ST, 156 and 158, 41.1x56.6x40.5x 86.6; Jan 8, 1907; Domenico and Annie Abbate et al to James E Thompson, guardian; $29,000; attorneys, Stewart & Shearer, 45 Wall st.

WASHINGTON ST, 435, 30.1 ft s of Desbrosses st, 24.9x80.2x24.10x80.1; Feb 18, 1910; Ann E Dingman (formerly Walker) to Ellen M Smith; $1,200; attorney, E J Dunphy, 3 Broad st.

8TH AVE, s w cor 26th st, 60.6x185.7x56.5x 134.1; May 7, 1912; Fifth Avenue and Twenty-sixth Co to City Real Estate Co; $776,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

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