IN the REAL-ESTATE MARKET

ENLARGES HOLDINGS AT BATTERY PARK

Chesebrough and Thorne Buy Additional Parcels Adjoining Site for Big Building They Will Erect.

LANCASHIRE APARTMENT HOUSE FIGURES IN A TRADE

William H. Chesebrough and Oakleigh Thorne have added to their historic Battery Park holdings, on which site they plan to erect a large commercial building. Through Francis Guerlich, of Horace S. Ely & Co., they purchased yesterday from the United States Trust Company and Morgan J. O'Brien, trustees of the estate of Herman Wronkow, the property at No. 5 State street, comprising a plot 25x116 feet, extending to Nos. 18½-20 Pearl street, where there is a frontage of 40 feet in all, making about 6,700 square feet.

The same interests have purchased from the German Lutheran Emigrant House Association another old landmark at No. 1 State street, which property comprises a lot fronting 28 feet on State street and has a depth of 116 feet. With the parcels already acquired from the Coles and Overing estates, these purchases give the buyers a combined plot of approximately 20,000 square feet, having a frontage of 136 feet on State street, 121 feet on Whitehall street and 40 feet on Pearl street.

The J. J. Steindler Company has sold the Lancashire, an eight story modern apartment house on West 85th street, adjoining the northeast corner of Riverside Drive, and occupying a plot 75x98.9 feet. The buyer is the Lancashire Corporation, recently formed. The property has been held at $325,000. A small plot at Edgemere, L. I., was taken in part payment. The Lancashire was acquired by Mr. Steindler four years ago and has always been well tenanted.

Edgar A. Levy, who is preparing to erect a twelve story apartment house on the site of the old Freundschaft Club, at the southeast corner of Park avenue and 72d street, yesterday purchased from the estate of Sarah Goldenberg the private dwelling No. 116 East 72d street, to protect the east light of the new building. The site just secured measures 18.9x102.2 feet and was purchased through the Douglas Robinson, Charles S. Brown Co.

Other sales announced follow.

21ST STREET—A. M. Janpole, president of the Napoleon Construction Company, sold the new 12 story commercial structure at Nos. 25, 27 and 29 West 31st street to the Rutgers Realty Company. The structure occupies a plot 58.4x98.9 feet and was completed last February.

104TH STREET—Brooks & Momand have sold for Bern Budd No. 157 East 104th street, a four story flathouse, on lot 25x100 feet.

103D STREET—Annie F. Shardlow has sold to J. J. Falahee Nos. 134 and 136 West 103d street, two five story flathouses, on plot 38.1x104.10 feet, between Columbus and Amsterdam avenues. Mr. Falahee also owns the southwest corner of Columbus avenue and the adjoining houses at No. 102 to 106 West 103d street.

118TH STREET—A. H. Levy has sold for the Realty Realization Company No. 217 East 118th street, a four story tenement house, on lot 18.9x100.11 feet, to Sebastiano Benanti.

54TH STREET—A. W. Miller & Co. have sold for the trustees of the Amity Baptist church No. 308 to 312 West 54th street, 75 feet front and running through to 53d street. The property consists of a church edifice, with gymnasium in the basement, and the Amity building, now used as a clinic hospital and kindergarten. The purchasers are the trustees of the Greek Orthodox Church.

131ST STREET—L. & G. Lowenstein have sold the five story flathouse No. 454 West 131st street, on plot 26x99.11 feet, to an investor.

SECOND AVENUE—The Hospital Estates, a holding company for the Presbyterian Hospital, sold No. 1842 Second avenue, a five story tenement house, on lot 25x100 feet, to the M. F. & S. Realty Company.

BROADWAY—The New York Real Estate Security Company has acquired from the Adquite Realty Company the six story Hazleton Court apartment house, 80.5x100 feet, No. 2690 to 3103 Broadway.

BUY LOTS FOR $150,000

Lively Buying Announced in Long Island City.

Four important real estate transactions were consummated yesterday in Long Island City, in which the consideration was about $150,000, and three of the sales were direct results of the commencement of work on the Astoria extension of the dual transit system.

John Greer sold a block fronting on Pierce avenue, between 7th and 8th streets, to the New York Telephone Company, comprising about twenty lots, for $47,000.

Richard B. Olcroft, jr., sold to a Manhattan syndicate, of which Joseph Fleishman is the head, a plot 75x120 feet on the east side of Second avenue along the line of the Astoria extension for $14,600. Through the Gateway Realty Company, of which George E. Payne is president, Mr. Olcroft purchased for $45,000 eighteen lots on the east side of Fifth avenue, near Jamaica avenue. District Attorney Mathew J. Smith of Queens purchased from the same company and immediately adjoining sixteen lots for $40,000.

MISCELLANEOUS LEASES.

Albert B. Ashforth, Inc., has closed leases in the Frances Building at the southeast corner Fifth avenue and 63d street to David G. Carmichael, Prentiss & Hauser, Daniel O. Pierce and Herbert Baer.

M. & L. Hess have leased for the Hess Building Company, to the Universal Silk Mill, formerly of No. 486 Broadway, 2,000 feet of space on the seventeenth floor of the Hess Building, at Fourth avenue, southwest corner of 26th street.

Herbert A. Sherman has leased No. 36 East 63d street to Dr. G. R. Pisek.

Pease & Elliman leased the store at No. 50 East 63d street to George Thompson, also No. 36 West 45th street to Mrs. Bertha D. Cousey for a term of years.

Ewing, Bacon & Henry leased offices in the Architects' Building, Park avenue and 40th street, to John Swenson Granite Company and Robert W. Hanson.

John N. Golding leased to Davis & Sanford Co., photographers, the top floor in the new Scribner Building, No. 599 Fifth avenue, for a term of years, at an aggregate rental of $45,000.

The Cross & Brown Co. has leased space in the Heidelberg Building, No. 1465 Broadway, to Utleys, Inc., The National Fair Exposition, Inc., and to Saul Osder.

HILLSIDE (N. J.) HOUSES SOLD.

The W. J. Rich Development Company sold a semi-stucco house to John Randolph Thornton French for $6,500, on Magnolia avenue, Hillsdale Estates, Hillsdale, N. J.; also a stucco house, on a plot 50x112 feet, to F. D. Livingston.

WESTCHESTER SALES.

The Anderson Realty Company sold for Samuel Gibson to Jeannette Riker, a dwelling house on a plot 75x199 feet, in Sheridan avenue, Mount Vernon, and for Jeannette Riker her dwelling house on a plot 40x80 feet, at No. 422 Homestead avenue.

Shaw & Co. sold six lots at Fisher and Colden avenues and two lots on Summit avenue, 100 feet south of Colden avenue, White Plains.

Dr. William West, of this city, has enlarged his country estate, near Peekskill, through the purchase of the adjoining estate, known as the G. A. Geiger place. The sale was negotiated by Frank B. Goodliffe.

Brooks & Mourand has sold for Bern Budd property No. 346 Warburton avenue, Yonkers, being a three-story dwelling house on lot 50x100 feet.

BROOKLYN SALES.

Frank A. Seaver sold the sixteen family brick flathouse, 40x88x100 feet, No. 268 67th street, Bay Ridge, for Emily H. Wilhelm to an investor.

David Meyer sold for M. Supple to P. J. Carley the southwest corner of Fifth avenue and 61st street, vacant; also for P. S. Bogart and Maria de Nyse plots on both sides of 76th street, between Sixth and Seventh avenues, to P. J. Carley.

Brooks & Momand have sold for Sarah L. Chapman No. 1425 St. Mark's avenue, a four story flathouse, on lot 29x100 feet.

Charles E. Rickerson has sold No. 589 4th street, a three story and American basement dwelling house, to F. H. Herrfeldt, and rental of No. 589 2d street, a three story and American basement dwelling house, to H. M. De Lanoie.

LONG ISLAND LEASES.

W. K. Macdonald reports rentals at Woodmere: Furnished cottage on Elm street to Edwin Goodman; unfurnished house on Wycoff Place to a Mr. Wormser for two years; for George D. Horton his furnished house on Oak street to a Mr. Speigelberg, and for J. Reed his unfurnished house on Central avenue to J. S. Tunmore for one year.

S. Osgood Pell & Co. leased for Roland B. Conklin his house on Lloyds Harbor, Long Island, to Rankin Johnson, president of the Trenton Traction Company, and for W. L. Moffit his country place at Port Washington, Long Island, for the summer to Waldemar Schmidtmann, of Berlin, Germany.

$300,000 EDGEMERE CREST DEAL.

The Amundsen Realty Company, M. Morgenthau, president, represented by James Frank, sold to the S. & L. Construction Company, represented by Morris Cooper, seventy-five lots, fronting on the Atlantic Ocean, known as the Harriman Court property, adjoining the Grove Club, at Edgemere Crest, Far Rockaway, L. I. The lots will be immediately improved with fourteen cottages and two large hotels. The investment will aggregate more than $300,000. The Lewis H. May Company negotiated the sale.

NEWPORT COTTAGE LEASED.

De Bois & Eldridge have sub-rented for the estate of Mrs. Thomas Hitchcock the Fairchild villa, in Bellevue avenue, and the Cliffs, known as New Lodge, at Newport, R. I., to Leonard M. Thomas, of New York, for the coming season.

BUYS STATEN ISLAND HOUSE.

Cornelius G. Kolff has sold for the estate of Cornelia Ahrens to Mary D. Daly a 2½-story frame house on plot 33x100 feet, at No. 53 Fifth avenue, Fort Hill, Staten Island.

REALTY NOTES.

The M. F. & S. Realty Company is the buyer of the tenement No. 409 East 52d street, the sale of which by the Hospital Estates was reported recently.

The H. D. Baker Company has removed its offices from No. 170 Broadway to No. 135 Broadway.

Frank Tilford acquired title to another house on West 43d street. From Rosie Stern and another he bought the four-story building on lot 25x100.5 at No. 543. A few days ago he secured from various owners the adjoining buildings at Nos. 545 to 551, and now controls a plot with a frontage of 125 feet on 43d street and 50 feet on 44th st.

Alderman Samuel Marx, real estate broker and auctioneer, has removed his offices from No. 261 Broadway to the Woolworth Building.

Isidor Kempner has opened an office at No. 787 Amsterdam avenue, near 148th street, for the transaction of a general real estate and insurance business.

IN THE AUCTION MARKET.

The following transactions were recorded yesterday at the Real Estate Exchange salesroom, No. 14 and 16 Vesey street:

By Joseph P. Day.

11TH ST, 57 and 59 East, n s, 302.9 ft w of Broadway; 54x103.3; 10 sty loft and store building; sold to the plaintiff for $175,000.

76TH ST, 431 East, n s, 415 ft e of 1st ave, 25x102.2; 4 sty tenement; sold to the plaintiff for $10,000.

By Henry Brady.

LUDLOW ST, 179, w s, 124 ft s of Houston st, 23.10x87.10; 3 sty tenement and stores and 3 sty rear tenement; sold to the plaintiff for $18,000.

RECORDED LEASES.

(With name and address of lessee.)

AUDUBON AVE, n e cor 177th st, store, etc; Inter-City Land and Securities Co to Abr Settel; 5 yrs from May 1, 1913; $1,500; address, premises.

AMSTERDAM AVE, 50, store; Cath Cook to Charles Cook; 5 yrs from March 1, 1912; $840; address, 52 Amsterdam ave.

BROOME ST, 211, store; Wm L Cahn to Joe Price; 5 yrs from April 1; $2,220; address, 211 Broome st.

HOUSTON ST, 313 East, all; Dora Miller to Samuel Goldberg; 3 yrs from May 1, 1913; $1,320; address, 313 East Houston st.

MONROE ST, 18, store, etc; Luigi Torreggiani to Giacomo Sammarco; 3 yrs from May 1; $600; address, 18 Monroe st.

PLEASANT AVE, 520, cor store; Solomon Jacobs to Samuel Fortgang; 8 yrs from May 1, 1913; $1,320; address, 520 Pleasant ave.

SUFFOLK ST, 161, w s, 25x100, the land; Alice Leaman and ano to Fanny Gruen; 21 yrs from May 1, 1913; taxes and $950; address, 116 East 90th st.

SUFFOLK ST, 163, w s, 25x100, the land; same to same; 21 yrs from May 1, 1913; taxes and $950.

1ST AVE, 2036, store; Raffaela De Grazia to Jos Cittarella; 5 yrs 1 month from April 1, 1913; $1,500; address, 2036 1st ave.

1ST AVE, 2276, all; Helen L Morris to Vincent Cancro; 3 yrs from May 1, 1914; $960; address, 453 East 114th st.

3D AVE, 1704, store; Herman Wiebke and ano to Bertha Tigner; 3 yrs from May 1; $1,500; address, 1704 3d ave.

14TH ST, 302 East, store; Henry Herrmann and ano to Sotiris Tsororos; 5 yrs from May 1, 1913; $1,200; address, 302 East 14th st.

31ST ST, 25 to 29 West, 3d loft; Napoleon Construction Co to Morris Frank; 2 yrs 9 mos from May 1, 1913; $3,000; address, 29 West 31st st.

47TH ST, 315 and 317 West, all; Anna W H Nichols to Wendell L Nichols; 19 yrs from May 1, 1913; $19,800; address, Brookline, Mass.

127TH ST, 176 East, 2d loft; Max Rosenblum to Frederick Feuss; 3 yrs from June 1; $1,000; address, 64 East 125th st.

132D ST, 249 West, all; Annie Sugarman to Thomas E Gibbons; 1 yr from May 1, 1913; $600; address, 276 West 132d st.

156TH ST, 417 and 419 East, all; Bronx Torrens Land Co to Arthur Cahn; 6 yrs from May 1, 1913; $2,200; address, 912 Forest ave.

RECORDED TRANSFERS.

(With name and address of purchaser and attorney.)

MAY 1.

Manhattan.

AUDUBON AVE, n e 78.8 ft s of 175th st, 19x73; Elizabeth V Irwin to Joseph Brucker, 536 West 175th st; May 1; $100; attorneys, Irwin & Orr, 205 Broadway.

AMSTERDAM AVE, w s, 25 ft s of 179th st, 75x100; The Debenture Corp to Vallee View Court Co, 334 5th ave; July 1, 1912 (mtg $87,000); $100.

BROADWAY, 2400 to 2415, s w cor of 89th st (252 and 254 West), 100.8x80; Edwin A Cruikshank to Leo M Klein and ano, 1701 Grand ave; April 23; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

BROADWAY, s w cor of 89th st, 100.8x132; Leo M Klein et al to Oceanic Investing Co, 49 Wall st; b and s, c a s, May 1; $100; same attorney.

CHRISTOPHER ST, 179, 63.6x22x irreg; Frank Meier to Carl Oehaf, Leonia, N J; ½ part; April 15; $1; attorneys, Cass & Appel, 68 William st.

CATHARINE ST, 73, n e cor of Hamilton st, 18x50; Mary Smith to Ellen Brown, 191 St Mark's ave, Brooklyn (mtg $9,000); April 30; $100; attorney, M J Scanlan, 51 Chambers st.

ESSEX ST, 11, 25x87.6; Leopold W Harburger, ref, to Bertha Halmovitz, 1576 5th ave (foreclosure April 11); April 30; $29,500; attorney, William H Chorosh, 51 Chambers st.

FORT WASHINGTON AVE, n w cor of 161st st, 162.2x118.5x99.11x140; Sinbar Realty Co to Hilliard Construction Co, 2885 Broadway (mtg $47,500); April 30; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

GRAND ST, 59, 22x67; Alice Fuchs to Herrman Harris; 64 West 126th st (mtg $16,000); April 29; $1; address, 933 Broadway.

LEXINGTON AVE, n e cor of 129th st, 100.11x49.11; John Volz to Samuel Roseff et al, 11 Park ave, Mount Vernon, N Y (mtg $40,000); April 29; $100; attorneys, Krakower & Peters, 309 Broadway.

PARK ROW, 31, s e s, 24x108.6, to n w s of Theatre Alley x 26.1x97.2; Claire R Phillips to George J Gould, Edwin Gould, Howard Gould and Helen M Shepard, Tarrytown, N Y, exrs and trusts, ½ part; all title; April 30; $100; attorney, Daniel H Taylor, 165 Broadway.

PARK AVE, n w cor of 112th st, 100.11x25; Joseph S Scott and ano to Abraham Lipshitz, 19 West 112th st (mtg $20,000); May 1; $35,800; attorney, Title Guarantee and Trust Co, 176 Broadway.

PARK AVE, s w cor of 93d st, 100.8x165, Charter Realty Co to Chelsea Realty Co, Inc, 135 Broadway (mtg $120,000); April 28; $100; attorney, New York Title Insurance Co, 135 Broadway.

PARK AVE, n e cor 40th st, 98.9x151; Fortieth Street Co, Inc, 101 Park ave, to Architects Office, Inc, 101 Park ave (mtg $1,776,000); all liens; c a g; May 1; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

PEARL ST, 208, s e cor Fletcher st, 15.1x35.9x13.9x36.9; Pearl st, 206, e s, 20.3x28x21.5x28.8; Pearl st, 240, s e cor Burling Slip, runs e 22.6x s e 54.4x w 20.6 to Slip x n w 57.5 to beginning; Pearl st, 242, s s, 22.8x51.2x29.11x54.4; Burling Slip, 3, e s, 21.2x40.4x21x41.5; Valerie Cooper and ano to estate of H V B Frankel, Inc, 20 Vesey st (mtgs, $21,000 on first two parcels and $46,000 on last three parcels); April 29; $1; attorney, Morris Cooper, 20 Vesey st.

PARK AVE, s e cor 85th st, 25.6x82.2; Amos R E Pinchot to Dorothea T S and Amelia C Fape, 100 East 85th, trustees John W Pope; all title; q c; Feb 5; $1; attorney, Gaylord N Smith, 60 Broadway.

RIVERSIDE DRIVE, 552, e s, 75x — St-verson & London Construction Co to Alphonse Montant, 17 West 109th st; April 30 (mtg $190,000); $100; attorneys, Butts & Vining, 51 Chambers st.

WASHINGTON ST, s w cor Morton st, 56.3x irreg to Greenwich st x75.4x188.9; Charles Laue to Falcon Realty Co; April 30 (mtg $70,000); $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

WATER ST, 412 to 416, runs n 120.9 to s s Cherry st (143 x w 25x s 60.4x w 50.3x s 60.5 to Water st x e 75.2 to beginning; Mary O Borden and ano to J Pitman Co, Inc, 292 Franklin st; April 28; $100; attorneys, Butts & Vining, 51 Chambers st.

WALL ST, 29, s w s, begins at 31 Wall st, runs w 31.11x s w 57.9x s e 19.8x s w 14.6x s e 11.4x n e 71.10 to beginning; Interior lot, at line bet lands of A J Drexel and Mechanics' National Bank, 579 s w Wall st, runs s w 9.1x s e 17.6x n e 5.1x n w 16.10 to beginning; Wall st, s s, 42 on st x 108 on s e s along land formerly of Charles Crooke, on n w s along land formerly of Stephen Collins, 72.6x w 9.9x s e 42.3x48.6 in rear; Wall st, s s, a strip 0.8 wide, opposite a 24 in party wall bet bldg of said bank at 31 and 33 Wall st and the Mills Bldg at 35 Wall st, runs 106.7x e 0.8x n 106.7x at x w 0.8 to beginning; all the above now known as 29 to 33 Wall st; The Mechanics and Metals National Bank to Drexel Building Corporation, 15 Broad st; all liens; April 30; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

2D AVE, 2269, 20x90 (foreclosure April 9), Charles A Hickey, ref, to Charles Boutillier, 140 East 36th st; April 29; $9,000; attorney, Seth B Robinson, 1 Liberty st.

5TH AVE, 680, 48.3 ft s of 54th st, 52.1x75x irreg; Eliza O Webb to John D Rockefeller, jr, 13 West 54th st; all liens; April 30; $1,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

5TH AVE, e s, 63.2 ft s of 120th st, 37.8x100; Intercity Land and Securities Co to Marie R Winters, Port Washington, Long Island (mtg $49,500); April 23; $100; attorney, Thomas J Brady, 29 Nassau st.

2D ST, 308, 22x46.10; Jacob Waldfogel to Isidor Mendelsner, 150 West 124th st (mtg $8,750); April 30; $100; attorney, Hugo Cohn, 19 Avenue A.

13TH ST, n s, 248 ft w of 6th ave, 20.6x irreg; John F O'Neil et al, exrs, to the Salvation Army, 120 West 14th st; April 29 (mtg $11,500); $100; attorney, New York Title Insurance Co, 135 Broadway.

16TH ST, 608 East, 25x100.5; Rebecca Wolkenberg to Martha A Squire, 312 State st, Brooklyn (mtg $18,250); April 16; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

SAME PROPERTY; Martha A Smith to Clara S Dean, 764 Beck st (mtg $18,250); April 21; $100; attorney, same.

19TH ST, 405 and 407 East, 40x92; Emil Herbert et al to Walter Herbert, 405 East 19th st; 4-5 part; all title; April 30; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

20TH ST, 414 and 416 East, 40x92; Janette A Nealis to Thomas Farley, 240 East 27th st (mtg $12,000); April 30; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

19TH ST, 405 and 407 East, 40x92; Walter Herbert to Charles A and Sophia Bendy, 405 East 19th st, tenants by entirety, b and s; April 30; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

22D ST, 49 West, 24x98.9; Alphonse Montant et al to Perfect Holding Co, 320 Broadway; April 30; $5,000; attorneys, Kantrowitz & Esberg, 320 Broadway.

29TH ST, 236 East, 20x98.9; Santo Fiumifreddo to Angelo Leguite, 64 Mulberry st (mtg $16,800); all liens; April 30; $1.

35TH ST, 534 West, 4 sty brk, 25x98.9; Peter F Kane to Ellen Downey, 552 West 35th st (mtg $10,000); April 30; $1; attorney, H Cook, 38 Park Row.

39TH ST, 311 East, 5 sty brk, 25x98.9 (foreclosure April 30); Sampson H Weinhandler, ref, to Hecker-Jones-Jewell Milling Co, 267 Produce Exchange Building (mtg $4,000); April 30; $5,000; attorneys, Sullivan & Cromwell, 49 Wall st.

39TH ST, s s, 125 ft e of 3d ave, 12.10x98.9; John J Egan to Anna Egan, 323 East 41st st; all liens; April 30; $100; attorney, Ellis V Levy, 280 Broadway.

39TH ST, s s, 137.10 ft e of 3d ave, 12.2x98.9; same to same; all liens; April 30; $100; attorney, same.

44TH ST, s s, 225 ft w of 10th ave, 25x100.5; Emil Herbert et al to Walter Herbert, 405 East 19th st; 4-5 parts; April 30; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

SAME PROPERTY; Walter Herbert to Emil and Carrie Herbert, 514 West 44th st; April 30; $100, same attorney.

48TH ST, 317 East; 5 sty brk, 25x102.2; Philip Fiumefreddo to Angelo Legniti, 64 Mulberry st (mtg $19,500); April 30; $1.

48TH ST, 507 West; 5 sty brk, 25x100.5; Melvina S Joiner to Gardner Realty Co, 115 Broadway (mtg $21,500); Feb 24; $1; attorney, M E Joiner, 115 Broadway.

50TH ST, 31 East, 16.4x100.5; Emanuel Lowinson to Lowinson Realty Co, 5 Beekman st; all liens; April 3; $100; attorneys, Bloomberg & Bloomberg, 5 Beekman st.

51ST ST, 348 West; 3 sty brk, 12.6x100.5; Joseph E Ergens-Chaefter to John A Wyeth, 244 Lexington ave (mtg $6,000); all liens; April 30; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

52D ST, 409 East; 4 sty brk, 18.9x96x—x99.6; Hahnemann Hospital, New York, to Karl R Finestone, 860 Southern Boulevard; b and s; $100; attorneys, De Forest Brothers, 30 Broad st.

57TH ST, s s, 475 ft w of 5th ave, 25x100.5; William M Martin to Florence and Charles J Mathews; ¼ part, Harold C Mathews ¼ to Prellincourt M Martin 1-12 part, Florence C Martin 1-12 part, and Edith C Mossman, South Norwalk, Conn, 1-12 part; all liens; April 11; $1; attorney, George J Gillespie, 20 Vesey st.

SAME PROPERTY; Harold C Mathews to Charles T Mathews, 20 West 57th st; ¼ part; all title, all liens; April 14; $1; same attorneys.

SAME PROPERTY; Florence C Martin and Edith C Mossman to Florence Mathews, 30 West 57th st; all title; all liens; April 11; $100; same attorney.

61ST ST, 125 West; 4 sty brk, 20x100.5; John S Hynes, ref, to Edw H Broudman, 151 West 61st st; May 1; $13,500; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

64TH ST, 303 to 315 East; 1 sty brk, 100x100.2x101.2x121.9; William J Sloane and Babette Moller to Sloane & Moller, Inc, 316 East 65th st; April 30; $48,000; attorneys, Deyo & Bauendorf, 111 Broadway.

64TH ST, n s, 125 ft w of West End ave, 25x100.5; Eugene Goll to John J Finnerty, Croton-on-Hudson, N Y; April 30; $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

66TH ST, 68 East; 4 sty brk, 20x100.5; bill of sale of bldgs on leased ground; Alice G Demorest to Elbridge T Gerry, Bellevue ave, Newport, R I; b and s; April 24; $25,000; attorneys, Harris & Towne, 258 Broadway.

73D ST, 416 East, 5 sty brk, 25x102.2; Frederic E Klein et al, exrs, etc, to Vaclav Nemecek, 342 East 72d st (mtg $15,000); all liens; April 21; $23,000; attorney, Title Guarantee Co, 176 Broadway.

73D ST, 416 East, 5 sty brk, 25x102.2; Flora Klein to Vaclav Nemecek, 342 East 72d st (mtg $15,000); q c; April 28; $1; attorney, Title Guarantee Co, 176 Broadway.

75TH ST, 15 West, 4 sty brk, 22x102.2; Frederick M Stein to Beatrice B Stein, 15 West 75th st (mtg $32,500); all liens; c a g; April 29; $1; attorneys, Kendall & Hart, 233 Broadway.

80TH ST, s s, 50x102.2; Rosario Sagumina to Santa Rumore, 516 East 80th st (mtg $20,000); April 29; $1; attorney, J Rumore, 2089 2d ave.

81ST ST, 149 West, 4 sty brk, 122.3x102.2; Julius Sachs to Blanch B Yates, 79 West 104th st; all liens; April 30; $100; attorney, Title Guarantee Co, 176 Broadway.

85TH ST, 353 West, 8 sty brk, 75x102.2; J J Steindler Co to the Lancashire Corpn, 15 Broad st (mtg $215,000); May 1; $100; attorney, Lawyers Title Insurance Co, 160 Broadway.

86TH ST, 124 and 126 East, 5 sty brk, 51.6x102.2; Alexander Herzog to Mendel Herzog, 944 Park ave; all liens; April 29; $100,000; attorney, Jacob Powel, 271 Broadway.

89TH ST, 258 West, 4 sty brk, 16x100.8; Nathaniel Doyle to Minna M Coester, 1339 Prospect pl, Brooklyn (mtg $10,000); all liens; April 30; attorney, Lawyers Title Insurance Co, 160 Broadway.

89TH ST, s s, 193 ft e of West End ave, 52x100.8; Minna R Coester to Leo M Klein, 1715 Grand ave, and Samuel Jackson, 1701 Grand ave; April 30; $100; attorney, same.

94TH ST, 316, e s, 25x100.8, Henry J Schiffer to George Sauer, 602 East 84th st (mtg $3,000); April 7, $100.

95TH ST, 164 West, 3 sty brk, 17x100.8; Maria L James to William Colgate, 5 East 82d st; April 22; $100; attorney, Title Guarantee Co, 176 Broadway.

99TH ST, 54 and 56 East, 6 sty brk, 37.3x100.4; Shenk Realty and Construction Co to Gussie Linderauer, 38 West 116th st (mtg $45,000); April 30; $100; attorney, M N Krakower, 320 Broadway.

103RD ST, 307 East, 5 sty brk, 25x100.11; Joachim Spiro and ano to Regina Spiro and Minnie Hirsch, 205 West 118th st (mtg $22,750); April 29; $100; attorney, A J Hirsh, 65 Nassau st.

109TH ST, 321 East, 5 sty brk, 25x100.11; Teresa Tuzzo to Henry Elias Brewing Co, 403 East 54th st (mtg $11,000); April 30; $1; attorney, Title Guarantee Co, 176 Broadway.

111TH ST, s s, 245.6 ft w of 5th ave, 99.6x23.11x irreg; Samuel Roseff et al to John Volz, 131 East 86th st (mtg $72,000); April 30; $100; attorney, Title Guarantee Co, 176 Broadway.

111TH ST, 228 and 240 East, 6 sty brk, 40x100.11; Emanuel Lowinson to Lowinson Realty Co, 5 Beekman st (mtg $41,000); all liens; April 3; $100; attorneys, Bloomberg & Bloomberg, 5 Beekman st.

115TH ST, 125 and 127 East, 6 sty brk, 43.7x100.11; Clarence A Weill to Wenare Holding Co, 30 Lenox ave; all liens; April 30; $100.

115TH ST, 125 and 127 East, 6 sty brk, 43.7x100.11; Mary Ehrmann to Clarence A Weill, 8 Van Nest pl; Dec 2, 1912; all liens; $100.

118TH ST, 217 East, 18.1x100.5; 4 sty brk; Realty Realization Co to Sebastiano Benanti, 213 East 111th st; April 28 (mtg $11,000); $100.

119TH ST, 236 and 238 East, 6 sty brk, 35x100.10; Emanuel Lowinson to Lowinson Realty Co, 5 Beekman st (mtg $38,500); April 3; $100; attorneys, Bloomberg & Bloomberg, 4 Beekman st.

148TH ST, s s, 125 ft e of Boulevard, 100x99.11; Sarah Friedman and ano to Ellie T Williams, 263 West 93d st (mtg $90,000); April 30; $100; attorney, Lawyers Title Insurance Co, 160 Broadway.

151TH ST, s s, 121.9 ft w of St Nicholas ave, 20x99.11 (foreclosure April 20); R Harold Bagnell, ref, to Manhattan Life Insurance Co, 66 Broadway; April 30; $15,000; attorneys, Rapallo & Kennedy, 66 Broadway.

The Bronx.

ANTHONY AVE, n w cor of 179th st, 17.11x92.10; Annie C Williams to M Carl Lewine, 1985 Anthony ave; April 30; $1; attorney, Lawyers Title Insurance Co, 160 Broadway.

ALEXANDER AVE, e s, 80 ft s of 141st st, 20x80; Eugene J McGuire to Ella McGuire, 314 Alexander ave; April 29; $100; attorney, D L O'Reilly, 258 Broadway.

BECK ST, 764, e s, 25x100; Clara S Dean to Rebecca Wolkenberg, 96 Ave C (mtg $8,500); April 15; $100; attorney, Title Guarantee Co, 176 Brogdway.

CRESTON AVE, 2311, w s, 18.9x117.6; Hans W Goetze to Smith Williamson, 564 Alexander ave (mtg $7,000); March 1, 1912; $100.

DAWSON ST, 774, e s, 25x100, George F Johnson to Ellen Timoney, 774 Dawson st; April 30; $1; attorney, Title Guarantee Co, 176 Broadway.

DAWSON ST, 774, e s, 25x100; Ellen Timoney to Frederick F Shaut, City Island, N Y; April 30 (mtg $7,000); $1; attorney, F E Silverman, 239 Broadway.

FAILE ST, w s, 155 ft s of Aldus st, 50x100; American Real Estate Co to Fram Building Co, 1210 Evergreen ave; April 28; $100; attorney, A H Mittelmann, 44 Cedar st.

HOFFMAN ST, 2406, e s, 20x117.11; Charles H Lockwood to Smith Williamson, 564 Alexander ave (mtg $2,500); April 22, $100.

HEATH AVE, 2882, e s, 20.2x100.5; Warren Leslie, ref, to Thomas M Crowley, 568 Greene ave, Brooklyn; April 30; $5,000.

HEATH AVE, 2880, e s, 20.2x100; same to same; April 30; $5,000.

LOT 385, map Van Nest Park; Elizabeth Newell to John J Newell, 609 Van Nest ave; Dec 7, 1912; $1; attorney, T Power, 2758 Walker ave.

LOT 136, map part Hunt estate, Van Nest Station; Annie Dain to Frederick W Spahlhols, 205 East 41st st; May 1 (mtg $3,500); $100; attorney, Charles H Baechler, 1129 Westchester ave.

LOTS 163 and 165, map Koch homestead; Margaret Berrian et al to John J Neller, 1744 2d ave; April 30; $1; attorney, L G Mapes, 1469 Williamsbridge road.

LAMPORT AVE, s s, 250 ft w of Fort Schuyler road, 25x100; John T Canavan, ref, to Sidney B Hickox, 2246 Gleason ave; May 1; $2,000.

LOT 48, map Hunter estate; Edw L Parris, ref, to James R Strong, Short Hills, N J; April 30; $1,000.

LOT 236, map 422 lots Haight estate; George Hublitz to George Robb, 1920 Pilgrim ave; April 30; $100; attorneys, Hildreth & Palmer, 34 ave and 148th st.

LOTS 2 and 3, block 6, map Whitehall Realty Co; Sebastiano Benanti to Realty Realization Corporation, 1400 5th ave; April 28 (mtg $4,250); $100.

LOTS 271 and 272, 294 and 295, map part Hunt estate; Range Realty Co to Joseph P Melnitz, 1656 Wallace ave (mtg $4,162.92); April 30; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

MARMION AVE, w s, 140 ft s of 176th st, 50x146; Elizabeth A Heaney to P J Dwyer Building Co, 906 East 176th st; April 30 (mtg $4,500); $1; attorney, F X Kelly, 500 Willis ave.

PINE ST, e s, 563.9 ft n e of Bayard st, 18.9x167; Charles H Lockwood to Smith Williamson, 564 Alexander ave; April 22, $100.

PLOT lying n of n s streets conveyed in liber 76, page 228, bet 170th st and Cromwell ave; Merle I St John to Frederick Grantmuck, 407 Edgecombe ave; q c; April 28; $1.

PLIMPTON AVE, s w cor of 170th st, 75x100; Kath Merk-l to John P Leo, 765 St Nicholas ave; May 1 (mtg $5,250); $100; attorneys, Dalton & Loos, 41 Park Row.

THIERIOT AVE, e s, 100 ft s of Ludlow ave, 200x—; M M Michaels, Inc, to Leonora Klinger, 319 4th st, Brooklyn; Feb 1; $100; attorney, Noble S Nelson, 177 Montague st, Brooklyn.

UNION AVE, n e cor of Home st, 43x—; Charles Barthen and ano, exrs, to Theresa J M Schneider et al, 329 East 90th st; May 29, 1912 (mtg $7,000); $1; attorneys, Amend & Amend, 119 Nassau st.

SAME PROPERTY; Lawrence T Schneider and ano to Thomas H Houghtaling, 170 East 90th st; March 13 (mtg $2,000); gift; attorneys, same.

UNION AVE, e s, 40 ft n of 166th st, 40x100; Harry Levy to Sophie Prager, 1044 Forest ave; April 30; $1; attorney, H A Gordon, 320 Broadway.

WEBSTER AVE, w s, 175 ft n of Bedford Park Boulevard, 50x120.11; Anletta & Co to Bronx Investment Co, 100 Broadway; April 30 (mtg $32,000); $1; attorneys, Merrill & Rogers, 100 Broadway.

3D AVE, 3968, e s, 24.9x99.6; Emanuel Lowinson to Lowinson Realty Co, 5 Beekman st; April 3 (mtg $15,000); $100; attorneys, Bloomberg & Bloomberg, 5 Beekman st.

3D AVE, e s, 439 ft n of 174th st, 0.10x100; John Johnston to Co-Free Realty Co, 367 East 169th st; q c; April 21; $1; attorney, J Freeman, 99 Nassau st.

144TH ST, n s, 859 ft e of Willis ave, 37.6x100; Robert J Moorhead to Lena Pabls and ano, Flushing, L I; April 30 (mtg $30,500); $100; attorney, Title Guarantee Co, 176 Broadway.

146TH ST, 452 and 454 East, 37.9x—; Edw M Burghard to Emma Schwartz, Tarrytown, N Y (mtg $35,000); April 30; $100.

167TH ST, s s, 100 ft w of Prospect ave, 40x100; Cloth Co to Hamilton Holding Co, 149 Broadway; April 30 (mtg $35,000); $1; attorneys, Arnstein, Levy & Pfeiffer, 128 Broadway.

SAME PROPERTY; Rack Realty Co to same; q c; April 26; $1; attorneys, same.

168TH ST, 762 to 768 East, s w s, 75x125; Lena Pabls and ano to Robert J Moorhead, 415 East 140th st (mtg $13,500); April 30; $1; attorney, Title Guarantee Co, 176 Broadway.

RECORDED MORTGAGES.

(With name and address of grantee and attorney.)

Interest 5 per cent unless otherwise stated.

Manhattan.

AVE D, 21, s e s, 16x75; Henry Krauss to Isidore Berger, 434 East Houston st (prior mtg $12,700); April 29; demand, 6 per cent; $2,500; attorney, Title Guarantee and Trust Co, 176 Broadway.

AUDUBON AVE, e s, 78.8 ft s of 175th st, 16x73; Joseph Brucker to Elizabeth V Irwin, 1670 Lexington ave; May 1; 5 yrs; $5,000; attorney, John V Irw