In the Real Estate Market

Investors Purchase Upper Broadway New Apartment

Donald Court, a Ten Story Structure, Assessed at $550,000.

BUSINESS BUILDINGS ON EAST SIDE SOLD

One on the Bowery and Another in Front St.—Other Sales Announced.

The Charles P. L. Huston Company, Inc., has sold for Donald Robertson the new ten story apartment house known as Donald Court, at the southwest corner of Broadway and 179th st., to a group of investors. This building was completed only last November, and though containing sixty-five apartments, ranging from four to six rooms, and seven stores, it is entirely rented with the exception of five apartments and one store. The property is assessed at $550,000.

Two parcels on the lower East Side figured in the trading announced yesterday.

Jacob Finkelstein sold for Friedman & Mishkind to the Leppen Construction Company the three story building 338 Bowery, 17x100x25x irregular, for approximately $35,000. The premises are about 75 feet north of Bond street. The new owner will largely improve the property and use it for his own business.

The Douglas Robinson, Charles S. Brown Company has sold for the Ronalds estate (William H. Sage and Alfred R. Conklin, executors) to William H. Douglas 106 Front st., a four story building, on a lot 20.8x73 feet, leased to one tenant. This property has been in the Ronalds family for many years, and this is the first transfer in over 100 years. Mr. Douglas has purchased the property for investment. He is the owner of 104, adjoining, and now controls a plot with a 100-foot frontage.

Pease & Elliman have sold for Heilner & Wolf to a client 135 West 67th st., a five story apartment house. The buyer is an investor.

The John J. Tully Construction Company has sold to investors 1503 Charlotte st. and 1468 Wilkins ave. Each of the houses is four stories high and measures 37.5x100 feet. They have been bought by clients of Alexander Selkin and David Mintz, the brokers, who sold the row to Mr. Tully, for the Fleischmann Realty Company, last week, and who also negotiated the resales of eight of the nine houses disposed of by Mr. Tully.

Henry Brady has sold for Samuel A. Teets 507 Eighth ave., a four story flat-house, on lot 20.3x95 feet, near 35th st., to a client of James A. Lynch, attorney.

The Benenson Realty Company has sold the plot, 50x114 feet, on the west side of Bathgate ave., 100 feet south of 175th st., to a builder for improvement.

BIG INCREASE IN BROADWAY RENTAL

Hatter Pays $8,500 for Store, Against $2,000 When First Taken—Other Business Leases.

The Charles F. Noyes Company has leased to Truly Warner for fourteen years the northerly store of the Smith Gray Building, at Broadway and Warren st., 12.6x60 feet, at an aggregate rental of $119,000. The Truly Warner business was started in the same premises in 1902, at which time his annual rental was $2,000, as against $8,500 in the lease just made. This lease indicates a 425 per cent increase in store values at the point.

The M. Rosenthal Company has leased for Mandelbaum & Levine the entire building at 525½ Sixth ave. to Max's Busy Bee Restaurant for a term of years.

The Cross & Brown Company leased space at 18 East 41st st. to the Newspaper Advertisers' Publishing Company; also to D. J. Boylan, Jacob A. Zimmerman, Julius Tishman & Sons, International Peace Forum, Smith, Hauser & MacIsaac, Inc.; Henry D. Winans, James Brite and Edwin Outwater.

John Miller leased 210 East 60th st. for Mrs. Rose Abrams to John Lintner and 157 East 65th st. for the Cruikshank Company to Ignatz Sacher.

Louis Schrag leased the eighth loft in 130 and 132 West 21st st. to J. Simpson for a term of years.

The Gotham Waist Company leased the sixth story, containing about 10,000 square feet, at 37 to 43 West 26th st. for five years.

The Gaines & Drennan Company leased the store and basement 54 West 23d st. to C. B. & J. Warner, Inc., and the second loft in 23 West 23d st. to F. W. Reichenbacker. Both firms are wholesale cut glass and china merchants.

Joseph F. Feist & Co. have leased for George Reichard the three story loft building 537 West 42d st. to the B. D. Q. Transfer, Express and Storage Company for the term of three years.

Tucker, Speyers & Co. have leased at 39 and 41 West 38th st. the tenth floor east to Neaderthal & Co. and the seventh floor east in conjunction with Mayo J. Abrahamson to Mitneck & Jacobson; at 29 to 33 West 38th st., in conjunction with M. & L. Hess, space to the Fashion Fur Company; space at 286 Fifth ave. to F. W. C. Hayes; at 12 and 14 West 37th st., space to Solomon & Altman in conjunction with Cross & Brown.

Some Auction Sales To-day.

In the Exchange Salesroom, 14 and 16 Vesey st., to-day, Bryan L. Kennelly will sell at auction at executor's sale for the estate of William M. Tallman the home and stable property at North Plainfield, N. J., on the north side of Tappan ave., near Cedar ave. He will also sell the two four story dwellings located at 346 and 348 West End ave., near 76th st., and 546 West 48th st., near Eleventh ave., a three story tenement house, with a two story stable in the rear.

Apartment Leases.

Tucker, Speyers & Co. have leased an apartment at No. 741 Fifth ave. to Schulte & Smidt, and in conjunction with John N. Golding an apartment to Adolph Hecht.

Pease & Elliman leased an apartment for the Montana Realty Company at No. 121 East 52d st., to Kurt Schindler.

Malcolm E. Smith & Co. leased for the Montana Realty Company to Dr. Foster Kennedy an apartment at No. 375 Park ave.

FACTORY LAW CHANGES

Amendments to Measure Suggested by Real Estate Board

The second bill looking to the amendment of the labor laws suggested by the Real Estate Board of New York and signed by Governor Glynn provides for a number of important changes in buildings used as factories. A summary of these amendments is as follows:

Openings in elevators and hoistways can be provided with a gate of suitable height instead of a six-foot gate, as formerly required.

Fire escapes erected on buildings constructed before October 1, 1913, of five stories or less in height, need not comply with the new laws as to the cutting down of openings to the floor, and the construction of such openings is to be governed by the present law applicable to fire escapes.

Persons operating factories are now compelled to look after the ventilation instead of the owner.

Persons operating factories are now compelled to provide dressing and emergency rooms instead of the owner.

Water closets may have suitable ducts leading to the outer air, as well as windows.

Long Island Rentals.

The Lewis H. May Company has leased as follows: At Arverne, for S. Mosbacher, cottage on Meredith ave., to Mayer Stern; for William Amerman, cottage on Alexander ave., to Henry Plaut; for S. & L. Construction Co., cottage on the Boulevard to D. Hollander. At Edgemere, for M. J. Mulqueen, cottage on Rochester ave., to Mrs. Rose Block; for Mrs. H. E. Allen, cottage on Cheever ave., to E. L. Bromson; for S. & L. Construction Co., cottage on Dickerson ave., to Edward Baruch. At Rockaway Park, for Louis W. Werle, cottage on South West End ave., to Julius Abramson; for William Mackenzie, cottage on North West End ave., to Hugo Baer. At Belle Harbor, for Phyllis Rapelje, cottage on Suffolk ave., to Abraham Cohen, and for Christine Wood Bulwinkle, cottage on Montauk ave., to Morris Meyer.

Loans on Property.

William A. White & Sons obtained the building loan of $200,000 for the Adroit Building Company, for the twelve story loft at 32 and 34 East 31st st.

William F. Baker obtained a mortgage for $80,000 for the 114th Street and Seventh Avenue Construction Company, Max Weinstein, president, on the three five story apartment houses, west side of Prospect avenue, 125 feet north of 167th st.

Smith & Phelps have placed for the Cedar Construction Company a first mortgage loan of $33,000 for three years at 5 per cent on the five story 50-foot apartment situate on the south side of 159th st., beginning 100 feet west of Elton ave.

Newport Cottage Rented.

De Blois & Eldridge leased for George R. Fearing his Sheldon cottage, on Narragansett ave. and Annandale road, Newport, R. I., to Mrs. William S. Kernochan, of New York, for the season.

IN THE AUCTION MARKET.

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

By M. Morgenthau, Jr., Co.:

MADISON AVE, 1302 to 1308, s w cor of 97th st, 100.11x103.4x103.4x81.1; two 6 sty flats and stores. Sold to the plaintiff for $176,025.

By Joseph P. Day.

131ST ST, 205 West, 125 ft w of 7th ave, 17.8x99.11; 3 sty dwlg. Sold to the plaintiff for $7,000.

125TH ST, 543 West, n s, 175 ft e of Broadway, 25x99.11; 5 sty tenmt and stores. Sold to the plaintiff for $20,000.

134TH ST, 102 West, s s, 100 ft w of Lenox ave, 25x99.11; 5 sty tenmt and stores. Sold to the plaintiff for $12,000.

By J. H. Mayers.

117TH ST, 536 East, s s, 354.11 ft e of Pleasant ave, 18.1x100.10; 3 sty dwlg. Sold to the plaintiff for $3,500.

By Henry Brady.

9TH ST, 226 East, s s, 245 ft w of 2d ave, 21x75; 4 sty tenmt and stores. Sold to the plaintiff for $15,000.

At The Bronx Exchange:

By Joseph P. Day.

BRONX PARK EAST, e s, 50.1 ft s of Waring ave, 50x116.4x50x115.1. Sold to Ralph L. Riess for $2,570.

OLINVILLE AVE, e s, 150 ft n of Mace ave, 100x139.1x101.7x120.9. Sold to Bertha Levy and William Lichtenfels for $1,000.

CRESCENT AVE, 614 to 618, s w cor of Hughes ave, 128.6x105.3; 3 & 4 sty tenmts and stores. Sold to the plaintiff for $31,000.

233D ST, 776 East, s s, 65.2 ft e of Barnes ave, 18.9x100. Adjourned to April 23.

By D. Phoenix Ingraham & Co.

MARMION AVE, 2017, w s, 39.1 ft s of 179th st, 36x78.2; 4 sty brk tenmt. Sold to the plaintiff for $18,900.

By Daniel Greenwald.

WHITLOCK AVE, 832 to 844, e s, 431 ft s of Tiffany, 156x90; 4 & 5 sty tenmts. Sold to the plaintiff for $10,100.

RECORDED LEASES.

(With name and address of lessee.)

APRIL 21.

Manhattan.

RUTGERS PL, 28, store and basement; John A Anger to Harry Sindler, 241 Clinton st; 5 yrs from May 1, 1914; $1,320.

1ST AVE, n w cor of 3d st, all; Morris Friedman to Julius Kaplan, 654 East 4th st; 6 yrs from May 1, 1914; $2,400.

1ST AVE, 2201, n store; Amello Manguso to Toromella Cologero and ano, 31 Bedford st; 2 yrs from May 1, 1914; $564.

ESSEX ST, 80-82, all; E W Realty Co to Annie Kirschenbaum, 82 Essex st; $9,184; attorney, Samuel Hoffman, 320 Broadway.

AMSTERDAM AVE, 1764, store and cellar; Peter Sackman to Caroline S Barg, 530 West 136th st; 5 yrs from May 1, 1914; $1,065; attorney, Edw M Burghard, 111 Broadway.

11TH AVE, e s, 250 ft s of 175th st, 89.8x100; all; L B Eskesen to Essanee Amusement Co, 5 Beekman st; 22 yrs from completion of bldg; $6,500; attorney, Title Guarantee Co, 176 Broadway.

45TH ST, 49 West; top floor; Ferdinand J Fullaytar to John Benzar, 221 West 106th st; 3 yrs from May 1, 1914; $1,400; attorney, Ernest Schaefer, 111 Broadway.

65TH ST, 31-33 West; all; Sarah K Hunter to Leopold Weiss, 2523 7th ave; 5 yrs from April 1, 1914; $6,500.

1ST AVE, n e cor 123d st, 28x75; all; Adolph G Austin et al, indiv and trus, to Cornelius J Reilly, 397 Pleasant ave; 6 yrs from July 1, 1918; $1,320.

COLUMBUS AVE, 740; cor store and basement; Chas Greenberg to Jos Davidson, 926 So Boulevard; 4 yrs 6 mos from March 1, 1914; per month $233.34; attorney, S Honig, 280 Broadway.

PIER foot of West 39th st; wharfage; City of N Y to Michael J Shachy, 409 West 145th st; 10 yrs from Nov 1, 1914; $1,890; attorney, Corpn Counsel, Hall of Records.

PIER NO 43, East River; wharfage; City of N Y to Catskill & N Y Steamboat Co, on premises; 7 yrs 9 mos from March 5, 1914; $7,533 33; attorney, same.

PIER foot of East 35th st; all; City of N Y to Central Delivery Co, 322 East 47th st; 5 yrs from May 1, 1914; $5,000; attorney, same.

PIER NO 26, East River; with platforms &c; City of N Y to D L & W R R Co, 90 West st; 10 yrs from completion of impts; $20,781 33; attorney, same.

111TH ST, 212 to 218 West; 2 houses; Belmont Realty Corpn to Marcus Greenberg, 218 West 11th st; 3 yrs from May 1, 1914; $13,600; attorney, M S Weekes, 31 Broadway.

AVE D, 75, store and front cellar; Hy W Berg to Ehling Brewing Co, 760 St Ann's ave; 3 yrs from May 1, 1914; $1,200.

3D AVE, 1847; all; Isadore Cohen to Harry Levine, 427 Claremont parkway; 5 yrs 6 mos from April 1, 1914; $1,080; attorney, Ehling Brewing Co, 760 St Ann's ave.

FT WASHINGTON AVE, 15 to 21; all; Solomon L Pakas to Louis Schlechter, 217 West 110th st; 5 yrs from April 1, 1914; $24,500; attorney, L E Schlechter, 220 Broadway.

48TH ST, 19 East; all; Alfred J O'Donovan to Hy B Simmons, Massapequa, L I; 21 yrs from Oct 1, 1914; $8,500; attorney, Wm A P Phipps, 352 West 59th st.

The Bronx.

BOSTON RD, 2021, frame dwlg; David L Phillips to Charles D Angelo; 3 yrs from Sept 15, 1913; $840 to $960; attorneys, Lauter & B, 857 Washington ave.

WILKENS AVE, 1334, store; Minnie Badt to Theodore Krainin, 960 Prospect ave; 5 yrs from May 1, 1914; $1,080.

FREEMAN ST, w s, 60 ft e of Stebbins ave, east store; Freeman-Stebbins Co, Inc, to John Tarantino, 879 Freeman st; 5 yrs from completion of bldg; $300.

RECORDED TRANSFERS.

(With name and adress of purchaser and attorney.)

APRIL 21.

ALL right, title and interest of the 28th and 29th sts Crosstown R R Co in and to all its property, franchises of every nature and description whatsoever, including equipment and personalty, and all lands, buildings and real estate in New York and elsewhere; railroads, routes, rights, etc, and particularly the following railroads and franchises: 42d st, near ferry landing, North River, runs to 11th ave, to 24th st, to 10th ave, to 26th st, to 9th ave, to 28th and 29th sts, and in East and West 28th and 29th sts to 1st ave, to East 24th st, to Ave A, to 23d st and to ferries at East 23d st, East River; also, from East 28th st on 1st ave to 34th st and 33d sts and to ferry at East 34th st and East River; also, from 9th ave and West 29th st to 10th ave, to West 28th st to 11th ave, to 34th st, to 13th ave, to West 14th st and North River, with tracks, switches, equipment, stations, rolling stock, machinery, etc; John W Hamer, Beverly, N J, et al; bondholders' reorganization committee to Mid-Crosstown Railway Co, 43 Exchange Place (mtg $1,500,000); all liens; April 14; stock, $150,000; attorneys, Evarts, Choate & S, 60 Wall st.

CANNON ST, 61, w s, 27x100; Ignatz Lablang to Rebecca Fuchs, 160 Tompkins ave, Brooklyn (mtg $23,000); 42-100 right, title and interest; March 10; $100.

CATHARINE ST, 53 and 55, e s, 48.2 ft n of Monroe st, 25x105.1 (foreclosure April 20); Harold P Coffin, ref, to Robt McGill, Hoboken, N J (mtg $33,000); April 20; $5,000; attorneys, Elkus, G & F, 170 Broadway.

CHAMBERS ST, 87, n s, 24.4x150 to s s Reade st (69); Chambers st, 89, n s, 25x75; Reade st, 71, s s, 25x75; Interstate Land Holding Co to H L Judd Co, 87 and 89 Chambers st, b and s; April 17; $100; attorney, Title Guarantee Co, 176 Broadway.

FORT WASHINGTON AVE, 38, n e cor 186th st, 102.2x124.3x99.11x102.8; Saranac Const Co to L & D Realty Corporation, 3785 Broadway (mtg $205,000); all liens; April 20; $100; attorneys, Weschler & K, 141 Broadway.

FULTON ST, 55, n e cor Cliff st, runs e 81.11x n w 50.5x s 12.6x s e 59.10x w 61.8 to n s Fulton st x s 21.11 to beg; Chas Y Beach to Violet Beach, 3-5 part, Ella Beach, 1-5 part, Peekskill, N Y, and Emma B Thayer, 1-5 part, Monadnock, N H (mtg $36,000); Jan 29, 1910; $1; attorney, W H Whiting & Co, 41 Park Row.

GREAT JONES ST, 46, n s, 166 ft w of Bowery, 23.3x87.11; Etagloc Holding Co to Wm J Stich, 1842 Bryant ave (mtg $36,500); c a g; April 20; $1; attorney, Title Guarantee Co, 176 Broadway.

SAME PROPERTY; Wm J Stich to Etagloc Holding Co, 58 William st (mtg $36,500); c a g; April 20; $1; attorney, Title Guarantee Co, 176 Broadway.

HOUSTON ST, n s, 118 ft w of Ave C, 22x65.9; Nathan Herrman to Hannah J Herrman, 135 East 60th st, 1-18 part, b and s; April 20; $1; attorney, Chas A O'Neil, 293 Broadway.

WASHINGTON ST, 297, s e s, 27.1 ft s of Reade st, 27.5x48.1x24.6x56.7; Seaman Lichtenstein, jr, and ano, exrs Seaman Lichtenstein, dec'd, to John R Everitt, 149 Belmont ave, Jersey City; April 14; $30,000; attorney, Title Guarantee Co, 176 Broadway.

WEST END AVE, n e cor 105th st, 100.11x150 to w s Broadway x 109.4 to 105th st x192.3 to beg; West 82d St Realty Co to Lawrence C Phipps, 1154 East Colfax ave, Denver (mtg $1,000,000); April 20; $1; attorney, Title Guarantee Co, 176 Broadway.

7TH AVE, w s, 49.11 ft n of 135th st, 50x100; Saranac Construction Co to L & D Construction Co, 3785 Broadway (mtg $84,000); April 14; $100; attorneys, Weschler & K, 141 Broadway.

7TH AVE, w s, 75.11 ft n of 123d st, 50x100 (foreclosure April 14); Chas H Murray, referee, to Manhattan Savings Institution, 644 Broadway; April 14; $78,200; attorneys, Rapallo & Kennedy, 66 Broadway.

16TH ST, n s, 200 ft w of Union place, 50x92; Hyman Hein et al to George Holding Co, a corporation (mtg $24,000); Oct 10, 1913; $100; attorney, H. Hein, 2 W 88th st.

22D ST, 229 E, n s, 225 ft w of 2d ave, 25x98.9; Edwin E Butler and ano, executors, etc, of Elias Butler to Wm J Leonard, 442 E 136th st; all liens; Feb 26; $100; attorney, Title Guarantee Company, 176 Broadway.

SAME PROPERTY; Wm J Leonard to Mary A Thornton, 500 W 143d st; all liens; April 21; $100; attorney, same.

47TH ST, 307 E, n s, 82.8 ft e of Avenue C, 25x98; Gussie Prager to Jacob B. Prager, 309 E 4th st; quit claim; Feb 10; $1.

44TH ST, s s, 100 ft e of 9th ave, 25x100.4; Margaretha A Engelhardt to Adam Grein, 326 W 44th st (mtg $14,000); all liens; April 21; $1; attorney, W M Powell, 7 Wall st.

49TH ST, 541-545 W, n s, 175 ft e of 11th ave, 75x100.5; Chas M Cauldwell et al, executors of Eliz M Cauldwell, to Thos J McKeon, 232 E 25th st; one-half part (mtg $50,000); April 17; $30,000; attorney Title Guarantee Co, 176 Broadway.

SAME PROPERTY; Caroline C Foote to same; one-half part (mtg $50,000); April 17; $1; same attorney.

SAME PROPERTY; Thos J McKeon to Wm Lustgarten & Co, 68 William st (mtg $50,000); April 20; $1, same attorney.

51ST ST, 421 E, n s, 202.4 ft e of 1st ave, 16.4x100.5; Goldberg & Greenberg, Inc, to Julius Friedman, 84 Chrystie st; all liens; April 20; $100; address, 134 W 56th st.

58TH ST, n s, 220.6 ft w of 8th ave, 104.6x100.5; William R Hearst to Veronica Realty Corporation, 140 Nassau st; April 20; $100; attorney, Clarence J Shearn, 140 Nassau st.

58TH ST, n s, 325 ft w of Amsterdam ave, 25x100.5; same to same; April 20; $100; attorney, same.

58TH ST, n s, 350 ft w of 8th ave, 25x100.5; same to same; April 20; $100; attorney, same.

58TH ST, n s, 375 ft w of 8th ave, 21.5x100.5; same to same; April 20; $100; attorney, same.

58TH ST, n s, 417.10 ft w of 8th ave, 42.10x100.5; same to same; April 20; $100; attorney, same.

58TH ST, n s, 396.5 ft w of 8th ave, 21.5x100.5; 59th st, s s, 375 ft e of 9th ave, 100x100.5; same to same; April 20; $100; attorney, same.

59TH ST, s s, 475 ft e of 9th ave, 50x100.5; same to same; April 20; $100; attorney, same.

8TH AVE, n e cor of 58th st, 40.8x—; same to same; April 20; $100; attorney, same.

BROADWAY, e s, bounded n by 66th st x e x Central Park West x s by Grand Circle; same to same; April 20; $100; attorney, same.

103D ST, 79 West, n s, 75 ft w of Manhattan ave, 30x100.11 (mtg $28,500); 123d st, n s, 175 ft e of Amsterdam ave, 50x100.11 (mtg $62,000); Mabel and Florence A Briner to Briner R & C Co, 452 West 145th st; April 20; $1; attorney, Albert Zimmerman, 206 Broadway.

99TH ST, 210 East, s s, 185 ft e 3d ave, 27x100.11; Morris Sturm to Jos Weiss, 246 East 87th st; ½ part; March 16; mtg $21,000; $1; atty, A W Levy, 60 Wall st.

113D ST, s s, 69 ft of 3d ave, 26x100.11; Jno Focarile to Hy Steindler, 772 St Nicholas ave, q c, all liens; April 11; $1; attorneys, C P & W W Buckley, 141 Broadway.

Same property; Hy Steindler to Leybuck Co, 141 Broadway (mtg, $14,400), all lines; April 18; $1; attorneys, same.

117TH ST, s s, 24 ft w Lexington ave, 16.2x100.11; Goldberg & Greenberg, Inc, to Julius Friedman, 84 Chrystie st; April 20; $100; attorneys, Goldberg & G, 184 West 26th st.

120TH ST, s s, 141 ft e of 7th ave, 16.8x100.11; Grace M Pruden to Cornelia H G Blaine, 156 West 121st st (mtge $15,000); April 21; omitted; attorney, E A Acker, 289 Broadway.

122D ST, n s, 75 ft e of 7th ave, 15.8x100.11; Chas H Stanton to Margt D Hopper (mtge $18,000); June 15, 1908; $1; attorneys, Joline T & R, 54 Wall st.

123D ST, 423 East, n s, 256.8 ft e 1st ave, 18.3x100.11 (foreclosure, April 6); Jas J Golden, ref, to Chas Corn, 3631 3d ave; April 21; $2,500; attorneys, Eisman L C & L, 135 Broadway.

136TH ST, 141 West, n s, 456.6 ft w of Lenox ave, 18.6x99.11; Arnold Rau, jr, to Wilhelmina, his wife; 141 West 136th st (mtge $7,000); April 21; $1; attorney, Edw J McGuire, 51 Chambers st.

138ST ST, 76 West, s s, 85 ft e Lenox ave, 16.8x99.11; Millie Schwarz to Dora Friedus, 254 Pennington ave, Passaic, N J (mtge $7,500); Jan 20; $100; attorney, Edw A Isaacs, 55 Liberty st.

136TH ST, s s, 302.6 w of 7th ave, 17.6x99.11; Florence M Westcott to Louis M Bailey, 113 St John's pl, Brooklyn, b and s; April 16; $1; attorneys, Alexander & Co, 165 Broadway.

137TH ST, 106 West, 100 ft w of Lenox ave, 25x99.11; Millie Schwarz to Morris Steinberg, 531 West 151st st, all liens; April 20; $100; attorney, Edw A Isaacs, 55 Liberty st.

137TH ST, 102 West, s s, 75 ft w of Lenox ave, 25x99.11; Hyman Straus to Bessie Zouwden, 927 Baldwin ave, Jersey City, N J (mtge $28,250); April 20; $100; attorneys, Morrison & S, 320 Broadway.

Same property; Bessie Zuowden to Solomon Gunner, 2016 85d st, Brooklyn (mtge $26,500); April 20; $100; attorneys, Kingshine Realty Co, 44 Court st, Brooklyn.

145TH ST, 452 West, s s, 110 ft w of Convent ave, 16x99.11; Magdalena Briner to Briner Realty & Const Co, Inc, 452 West 145th st (mtge $8,000); all liens; April 20; attorney, Albert Zimmerman, 206 Broadway.

The Bronx.

BARNES AVE, e s, being lot 769, map of Laconia Park, 26x112; State Savings Bank to Francesco Bracco, 2610 Barnes ave; April 20; $11,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

BEACH AVE, w s, 150 ft n of Randall ave, 25x100; Classon Realty Co to Academy Building Co, 2565 Westchester ave; April 6; $100; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

CENTRAL AVE, e s, 729.8 ft s of Kingsbridge Road, 16.8x100.6; Sigmund Ernst et al to John J Byrnes (mtg $3,000); $100.

CHISHOLM ST, w s, 165.3 ft s of Freeman st, 47.3x irreg; Adavine Construction Corporation to Joseph Sonsin Co (Inc), 1344 Bristow st (mtg $4,500); April 20; $100; attorney, Louis S Harris, 233 Broadway.

FULTON ST, s e s, 33x151.5; lot 104, map of Washingtonville; Mathilda Legnori to Carrie Leonard, 4532 Richardson ave (mtg $2,000); April 20; $1.

LOT 23, map Ruser Estate; Emmanulo Miano to Joseph Cargiano and ano, 322 East 155th st; April 19 (mtg $535); 1.

LOT 122, map part Schieffelin Estate; Jacob Goldstein to Bendheim Construction Co, 128 Broadway; April 17 (mtg $495); $100; attorney, L S Marx, 128 Broadway.

LOT 1, Blk 27, map Morris Park, Morris Park Estates to Henry F Kroger, 489 Lenox ave; March 31; $1; attorney, Lawyers Title Insurance Co, 160 Broadway.

PURDY ST, 1604, lot 418, map St Raymond's Park; North Bronx Realty Co to John D McCarthy, 161 West 36th st; April 20 (mtg $5,000); $100; attorneys, Kramer & B, 220 Broadway.

ST PETER'S AVE, 1702, being lot 21, map Maclay ave Realty Co; Wilgus Realty Co to Sadie Docteroff and ano, 1733 Unionport rd; April 15 (mtg $4,000); $1; attorney Title Guarantee and Trust Co, 176 Broadway.

140TH ST, 361 East, n s, 16.8x100; Josephine S Gibney and ano, exrs, to William T Piers and ano, 361 East 140th st; April 15; $5,500; attorney, Title Guarantee and Trust Co, 176 Broadway.

174TH ST, n s, 100 ft w of Townsend ave, 24.10x irreg; E Louise Sheafer et al to J Romaine Brown, 340 Convent ave; ¾ part; Nov 24, 1913; $100; attorney, 299 Madison ave.

SAME PROPERTY; Lesley G Sheafer and ano, exrs, to same; ¼ part; Nov 24, 1913; $927 50; same attorney.

RECORDED MORTGAGES.

(With name and address of purchaser and attorney.)

Interest 5 per cent unless otherwise stated.

APRIL 21.

Manhattan.

FORT WASHINGTON AVE 15 to 21, —x—; Solomon L Pakas to Louis Schlechter, 217 West 110th st (prior mtg $212,000); April 9; 5 yrs, 4 per cent; $5,000; attorney, L E Schlechter, 220 Broadway.

GREAT JONES ST, n s, 166 ft w of Bowery, 23.1x—; William J Stich and Angie M Booth, at Great Neck, L I (prior mtg $27,000); April 20; 2 yrs, 6 per cent; $9,500; attorney, Title Guarantee Co, 176 Broadway.

HESTER ST, s s, 44.2 ft e of Orchard st, 29.9x—; Moses Mann to Title Guarantee and Trust Co, 176 Broadway; April 21; due as per bond; $10,000.

LEXINGTON AVE, s e cor 67th st, 100.8x170; East 67th Street Apartment Building Corporation to Seamen's Bank for Savings in the City of New York, 76 Wall st; April 21; 5 yrs; $450,000; attorneys, Cadwalader, W & T, 40 Wall st.

SAME PROPERTY; same to William J Taylor, 823 Park ave (prior mtg $450,000); April 21; due as per bond; $132,000; attorney, H W Thomas, 43 Cedar st.

ST NICHOLAS AVE, e s, 100 ft s of 175th st, 89.8x100; L B Eskesen to Title Guarantee and Trust Co, 176 Broadway; April 15; 5 yrs; $52,500.

WASHINGTON ST, 297, s e s, 27.5x48.1; John L Everitt to Title Guarantee and Trust Co, 176 Broadway; April 20; due as per bond; $18,000.

WEST END AVE, w s, 65 ft n of 75th st, 20x75; Jennie C Bradley to Title Guarantee and Trust Co, 176 Broadway; April 21; due as per bond; $25,000.

22D ST, w s, 225 ft w of 2d ave, 25x98.9; Mary A Thornton to the Church of Holy Communion, 326 6th ave; April 21; 3 yrs; $10,000; attorney, Title Guarantee Co, 176 Broadway.

44TH ST, s s, 100 ft e of 9th ave, 25x100.4; Margaretha A Engelhardt to Franklin Savings Bank, 658 8th ave; April 21, 3 yrs; $1,500; attorney, W M Powell, jr, 7 Wall st.

48TH ST, 117 West, 18.9x100.5; Katharine F Reynard to Joseph J Chamberlain, jr, 1655 East 118th st (prior mtg $19,000); April 20; due as per bond; $3,000; attorney, Title Guarantee Co, 176 Broadway.

77TH ST, s s, 138.8 ft e of 2d ave, 18.4x102.2; Leon Keschner to Lawyers Title Insurance and Trust Co, 160 Broadway; April 3, 5 yrs; $6,000.

81ST ST, s s, 120.8 ft e of 5th ave, 20.5x102.2; Caroline L Fellowes to Bankers Trust Co, trus, 16 Wall st; April 17; due as per bond; $45,000; attorney, Title Guarantee Co, 176 Broadway.

113TH ST, 322 West, s s, 103.4 ft e of Manhattan ave, 16.8x100.11; Michael Quinlivan to Patrick Quinlivan, 2113 8th ave; Jan 1; 5 yrs, 5½ per cent; $3,000; attorney, P J O'Beirne, 132 Nassau st.

129TH ST, s s, 25 ft w of Lexington ave, 20x99.11; Jacob Meurer to George W Hindmarsh, 208 West 135th st; April 9; 3 yrs; $5,000.

130TH ST, n s, 131.3 ft e of 5th ave, 18.9x99.11; Henry P Kiddle et al, exr, to Jane Kiddle (prior mtg $3,000); Jan 2, 1895; due Jan 1, 1898; $6,000; attorneys, Kiddle & Margeson, 115 Broadway.

The Bronx.

BARNES AVE, e s, 26.5x112x25x103.4, being lot 769, map Laconia Park; April 20; due as per bond; $8,000; attorney, Title Guarantee and Trust Co, 176 Broadway.

SAME PROPERTY; same to State Savings Bank, 60 Broadway (prior mtg $8,000); April 20; due Oct 20, 1916; 6 per cent; $2,000; attorney, same.

BEACH AVE, w s, 150 ft n of Randall ave, 25x100; Academy Building Co to Wooster Beach, 2555 St Raymond's ave; April 21; 3 yrs, 5½ per cent; $3,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

CENTRAL AVE, e s, 729.8 ft s of Kingsbridge road, 16.8x166.6; John J Byrnes to Junius J Pitman, 2341 Andrews ave; April 20; instals, 6 per cent; $750; attorney, Title Guarantee and Trust Co, 176 Broadway.

CHISHOLM ST, 1291 and 1293, w s, 30x irreg; Hermann Leisman to William G Doig, 321 Washington ave, Brooklyn; April 30; 3 yrs, 5 per cent; $9,000; attorney, George F Harriman, 90 West st.

CHISHOLM ST, w s, 165.3 ft s of Freeman st, 45x irreg; Joseph Sonsin Co to Adavine Construction Corporation, 73 Nassau st (prior mtg $3,500); April 20; due July 25, 1914; 6 per cent; $850; attorneys, Kantrowitz & E, 320 Broadway.

CLAY AVE, e s, 1047.6 ft w of 169th st, 98.2x136.5; Sikora Realty Corporation to Rockland Realty Co, 509 Willis ave; April 20; 1 yr, 6 per cent; $84,000; attorney, Title Guarantee Co, 176 Broadway.

DALY AVE, 1980, e s, 225.7 ft n of 177th st, 25x46.1; John Quinn to William H Sage and ano, trus, 512 5th ave; April 20; 3 yrs, 5½ per cent; $3,500; attorney, William H Sage, 156 Broadway.

FOX ST, e s, 656.11 ft n of 165th st, 20.5x100; J C Gaffney Construction Co to Estelle Best; July 8, 1910; 5 yrs, 5 per cent (re-recorded from July 9, 1910); $8,000; attorneys, Arrowsmith & D, 261 Broadway.

KELLY ST, 878 and 882, e s, 68.11 ft s of Intervale ave, 76x100; Thomas H Roff to Catherine Rohrssen, 8 Gouverneur Pl; April 20 (prior mtg $54,000); due, etc, as per bond; $2,500; attorneys, Karz & N, 3025 3d ave.

PLOT 37 and part plot 76, map Arden property; Etta G Dupont to Clifford C Moore, 263 West 81st st; July 24, 1912; 1 yr, 6 per cent; $1,000; attorney, L E Warren, 261 Broadway.

ST PETER'S AVE, 1702, being lot 21, map Avenue Realty Co; Sadie Docteroff and ano to Wilgus Realty Co, 120 Westchester sq (prior mtg $4,000); April 15; due as per bond; $475; attorney, Title Guarantee and Trust Co, 176 Broadway.

TOWN DOCK RD, s s, 25 ft w of Welcor, 25x100; Andrea De Malo and ano to Otavio Verrando, 753 West 29th st; April 16; 5 yrs, 6 per cent; $3,500; attorneys, London & D, 55 Liberty st.

140TH ST, 361 East, n s, 16.8x100; Wm T Piers to Josephine S Gibney, extrx, 934 Grant ave; April 15; 3 yrs; $4,500; attorney, Title Guarantee and Trust Co, 176 Broadway.

156TH ST, 962 East, s s, 25x100; Maria W Alexander to Lawyers Title Insurance and Trust Co, 160 Broadway; April 21; 5 yrs; $7,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

SATISFIED MORTGAGES.

(With name and address of lender and attorney.)

APRIL 21.

BEACH (Tinton) AVE, n e cor 147th st, 200x100; Jan 17, 1913; Grossman Brothers & Rosenbaum to Joshua Silverstein, 808 West End ave; $6,000; attorneys, Morrison & Schiff, 320 Broadway.

DALY AVE, e s, 66.4 ft s of 179th st, 88.6x100; May 17, 1902; Gretchen Kreinser to Oswald and Augusta Elfer; $5,000; attorney, Charles P Hallock, 999 East 180th st.

DEANE PL, e s, 25 ft s of Pierce ave, 25x100; April 12, 1906; Jacob and Beckie Cohen to Alvah W Burlingame, jr, exr; $2,800; attorney, Herbert S Ogden, 82 Beaver st.

HENRY ST, 163, n s, 21.8x75; Aug 9, 1904; Congregation Lubovitz Winlesen, Inc, to Jacob Cohen; $2,000; attorneys, Manheim & M, 302 Broadway.

LOT 5, parcel 12, map sub-division property W B Ogden, Highbridge; June 7, 1907; August B Cederberg to Charles Howland, exr (satisfied without production of mtg by order Supreme Court); $1,225; attorneys, Murray, P & H, 37 Wall st.

LOT 202, map Union Hill, Powel estate, 25x157.10; Jan 3, 1906; Maximilian Kuehn to Daniel Wassler, exr, 107 East 112th st; $2,000.

OLIVER ST, 50, e s, 23x100; March 4, 1880; Alexander Boyd to May H Leonard, Toronto, Can (satisfied of record without production of mtg by order Supreme Court April 17, 1914, Justice Vernon M Davis); $17,000; attorney for petitioner, Hiram M Kirk, 130 Fulton st.

PROSPECT AVE, w s, 25 ft s of Oakland pl, 25x100; Sept 24, 1906; Fortunata and Filomena De Lorenz to George W Moore; $1,500; attorney, Lawyers Title Insurance Co, 160 Broadway.

THOMPSON ST, 25, w s, 62 ft n of Grand st, 39x100; April 28, 1905; Moses and Sidonia Feltenstein et al to Samuel Wacht; $13,000; attorneys, Arnstein & L, 128 Broadway.

TIMPSON PL, e s, 166.8 ft n of 144th st (St Joseph's st), 17.5x95.5x16.8x100.8; April 23, 1908; William G and Matilda E Schaff to Elizabeth Gifford; $2,800; attorney, Ernest Hall, 64 William st.

WOODLAWN RD, w s, 319.10 ft s of Van Cortlandt ave, 25x100; April 3, 1906; Lou