# Sixteen-Story Building on Broadway Sold

## Morgenstern Brothers Syndicate Buys Structure at Pearl Street Corner; Deal Pending for Resale

## Other Trading Downtown

## Sigsbee Graham Enlarges John Street Holding and Will Improve the Site

H. L. Moxley & Co. have sold for the Central Syndicate Building Company the sixteen-story modern office building at 320 and 324 Broadway, at the northeast corner of Pearl Street, on plot 75x150, to the Morgenstern Brothers Syndicate. Baldwin H. Schupp, president of H. L. Moxley & Co., who negotiated this sale, states that the deal involved the renewal of the lease on the ground floor and basements with the Citizens National Bank for a long term at a considerable increase in rent.

This building was built by the selling company for the purpose of providing a permanent home for the bank. It has among its tenants the Arkwright Club, the Standard Textile Products Company, each occupying two entire floors; the United States Finishing Company and many other bleachery and cotton goods houses, as well as many attorneys and real estate operators. H. L. Moxley & Co., who have managed the property for many years, will be retained as the managing agents by the new owners. Negotiations for the resale of the property to a prominent investor by the same brokers are pending. The building is located one block from the proposed new court house.

**Improvement for John Street**

Charles F. Noyes Company has sold to Sigsbee Graham for the Stevens estate, represented by Louis Ehrenberg, 109 John Street for all cash. This completes Mr. Graham's purchases at this point, he having now accumulated through the Noyes company, a plot of 5,500 square feet, at the corner of John and Pearl streets, with frontages of twenty-seven feet on Pearl Street and forty feet on John Street and including properties at 239 Pearl Street, 107 and 109 John Street.

Mr. Graham has commissioned his architect to prepare plans for an eight or twelve-story office and commercial structure to be erected on the plot at the termination of the present leases. The building just purchased by Mr. Graham has been placed with the Noyes company for management. Stoddard & Mark were the attorneys who represented Mr. Graham.

**Corporation Buys in Cliff Street**

The Broadway-John Street Corporation, Elias A. Cohen, president, has bought from the Brooklyn Trust Company, 19-21 Cliff Street, a five-story building, on plot 48x100; also 243-245 Pearl Street, a five-story building, on plot 40x100. Frederick Zittell & Sons were the brokers. The premises are occupied by the Walworth Pipe Company, which is erecting its own building so that possession by the new owners can be had shortly.

**Attorneys Get Duane Street Realty**

Brown, Wheelock Company has sold for the Tyler estate, of St. Louis, to Stoddard & Mark, attorneys, the five-story building on lot 25.8x76.5 at 70 Duane Street. When the present leases expire the purchaser intends making extensive alterations in modernizing the building.

**To Enlarge Front Street Building**

The Lewis H. May Company has sold for Paul Grimm to Norman S. Reisenfeld, the three-story building, on plot 50x75, at 284 and 286 Front Street. The height of the building will be increased by four stories.

# Tall Building to Cover Site of John St. Theater

## Exchange Buffet Corp. Buys Property at 17 to 23 John St. After Years of Dickering; Old Buildings Cover Land, Some Said To Be Part of Showhouse

What little remains of the John Street theater erected in 1765 and partly destroyed in 1798 is to give way to a tall office building, which is to be erected by the Exchange Buffet Lunch Corporation on the property at 17 to 23 John Street. The theater was in the rear of the alley just east of Broadway on the north side of John Street. Some hold that the old buildings at the end of this alley and in the shadow of skyscrapers are an integral part of the same structure in which George Washington, while President of the United States, saw staged "Richard III" and "Hamlet" and productions of the period. At any rate, the oldtimers which have been occupied by watchmakers and diamond setters since Maiden Lane became the center of the jewelry trade in this city, are to be removed shortly and a modern structure erected.

The Exchange Buffet Corporation has been after the property for three years. But for some reason Manning & Trunk, real estate brokers, have been unable until yesterday to close the deal. About a year ago the owner of the Crockroft Building at the northwest corner of John and Nassau streets leased the property from the Volkering estate with the intention of improving the site with a tall addition to his corner building. Mr. Crockroft's death resulted in the property coming back to the Volkering estate. Manning & Trunk then resumed negotiations for the purchase of the land which is understood was valued by the estate at $700,000. There are about 10,400 square feet in the site. The building to be erected will be as tall as the law will permit. The street floor and the basements will be used by the lunch company.

## Buyers Attracted to East Side Apartments

### Frederick Brown Disposes of Nine-Story 62d St. House; Builder Gets 74th St. Flats

Worthington Whitehouse has sold for Frederick Brown 40 East Sixty-second Street, between Park and Madison avenues, a nine story apartment, on plot 66.4x100.5. There are two apartments of seven rooms and three baths on each floor. Sidney D. Ripley negotiated the sale.

**Builder Gets 74th St. House**

Pease & Elliman have sold for Simon Lewald three tour story apartments at 168, 170 and 172 East Seventy-fourth Street, occupying a plot 90.2x100.2, on the south side between Lexington and Third avenues. The property was sold to JaDmes C. McGuire & Co., who have erected some of the finest apartment buildings in New York.

McGuire & Co.have no definite plans at the present time for the improvement of this property.

**Sale of Hoffman Court**

The I. Lincoln Seide Company has sold for William Schuster the Hoffman Court, southwest corner of Madison Avenue and Ninety-ninth Street, a seven story elevator apartment, on plot 100.11x120. The house contains six stores. The purchasers plan to thoroughly modernize the apartments. This house has been in the seller's hands for seventeen years.

**Eufaula in New Hands**

Charles Galewaki has resold to the Plattsmouth Realty Company the six-story elevator apartment, on plot 94x108, known as the Eufaula, at 51 Hamilton Place, at the northeast corner of 139th Street.

**Broadway Corner Sale**

I. Portman has sold to a client of Morris Rapstein 655 West 177th Street, an apartment, on plot 70x98, at the northeast corner of Broadway.

**Schiff Buys in 95th Street**

Slawson & Hobbs have sold for Quincy F. Cushing to Harry Schiff, the seven-story apartment, 310 West Ninety-fifth Street, on plot 75x100.

**Two Eighty-first Street Houses Sold**

The McMorrow Brothers Company has purchased through Pease & Elliman from George Branson 316 and 318 West Eighty-first Street, two six-story apartments, on plot 100x102.

**Bank Sells 121st Street Flats**

D. H. Scully & Co. have sold to Henry Davis for the East River Savings Institution the two five-story flats at 108 and 110 East 121st Street, on lot 25x100 each.

**Upper Fifth Avenue Houses Sold**

Jacob Wiegan has bought from Joseph Shenk the two six-story apartments, on plot 75x100, at 1429 and 1431 Fifth Avenue, through E. & S. Lee.

**Other East Side Sales**

The Rafter estate has sold the five-story tenement at 424 and 426 East 123d Street, on plot 37.6x100.

The Fischer Realty Company has sold for Rose Klein to Bernhard Renzy the five-story tenement, on plot 28x100, at 47 East 124th Street.

## Reported Deal for Knox Building, on Fifth Avenue

Negotiations are well advanced, according to reports, for the leasing of the ten story Knox building at the southwest corner of Fifth Avenue and Fortieth Street to a group of builders. Title to the property stands in the name of the Farmers' Loan and Trust Company. It has a frontage of 83 feet on Fifth Avenue and 110 feet on Fortieth Street.

Coincidentally, there was ormed at Albany on Wednesday the Fortieth Street and Fifth Avenue Corporation, with a capital of $50,000, and Benjamin Mordecai and E. C. and F. G. Potter as directors. Mr. Mordecai is out of town, and E. C. Potter said yesterday that the company had not secured any property at that location.

## Wife of Late Admiral Mahan Parts With House

### Sells Dwelling in West 86th Street; Other City Homes Pass to New Owners

Welling & Koelble have sold 160 West Eighty-sixth Street, a five-story American basement dwelling, for Mrs. E. L. Mahan, widow of Admiral Mahan.

Slawson & Hobbs have resold for Daniel B. Freedman 314 West Ninety-second Street, a five-story and basement American dwelling, on lot 20x121.

Frank B. Haubert, of the office of Edward C. H. Vogler, sold for Gilbert O. Ward, of Cleveland, the three-story and basement dwelling at 161 West Ninety-first Street, on lot 17x100, to James S. Maher.

Goodwin & Goodwin have resold the three-story and basement dwelling at 102 West 121st Street, on lot 21x100.11, to S. Sakowitz.

Charles Schimmer has sold to Harry Schlesinger 220 East Seventy-ninth Street, a three-story dwelling, on lot 20x103.3.

G. F. Salzman has sold for the Manning-Bernhard Realty and Construction Company 57 East 121st Street, a three-story dwelling, to Anna Binin.

## Albany Flats on Broadway Leased by Shoe Corporation

The Albany Flats, comprising the westerly block front on Broadway, between Fifty-first and Fifty-third streets, a five-story building, with stores, on plot 201x108, has been leased by the Melville Shoe Corporation for twenty-one years, at rentals aggregating several million dollars, from the Emery estate, through William B. May & Co. The lessees operate the Ward and Rival shoe stores, and contemplate remodeling the property upon the expiration of existing leases.

## May Alter Knickerbocker Flat Into Business Building

The eleven story Knickerbocker apartment, at the southeast corner of Twenty-eighth Street and Fifth Avenue, on plot 86.10x125, has been sold by the Farmers' Loan and Trust Company to a syndicate of investors who will probably alter it into a commercial structure, with stores, at the expiration of the present leases, which have about a year to run.

W. Albert Pease jr. and M. B. Lowenthal negotiated the transaction. The Knickerbocker was erected thirty-five years ago as a co-operative apartment.

## Trading in Brooklyn

David Siegel has sold for a client of Nathan H. Stone the loft building at 258 and 260 Ainslie Street, on plot 50x100.

F. C. Sauter has sold a plot on the southerly side of Eighteenth Street, 100 feet from Tenth Avenue, to B. Picone & Sons, and the lot, 20x100, in East Eighth Street, between Avenues K and L, for the Title Guarantee and Trust Company to Edward I. Wilson.

Baffa & Dixon have sold the three-family apartment at 81 South Eighth Street to Bertha Nagler, and the two-family dwelling at 874 Driggs Avenue for Sophia Cohen.

## Buyer of 100 Lots at Yonkers Will Erect Dwelling Houses

Joseph P. Day has sold for William G. Grieb, formerly president of the Ajax-Grieb Rubber Company, 100 lots located at Nepera Park, Yonkers, to Ralph R. Mulligan who plans improving the parcels with one and two family houses, to be ready for occupancy in the spring.

Mr. Mulligan has developed numerous properties he has purchased through Mr. Day at auction sales in Yonkers.

## Druggists Get Building In Broad Street

Rice & Hill have leased to S. F. Haddad, druggist, the five-story and basement store and business building at 88 Broad Street and 17 Stone Street. The lease is for a term of twenty years at a total rental approximating more than $200,000. The tenant intends to remodel the building into modern offices.

## Operators Buy in 25th Street

Julius Bachrach has sold to operators for the Equitable Life Assurance Society and the West Mercer Corporation the two four-story buildings at 257 and 259 West Twenty-fifth Street, on plot 13.6x98.9.

## Investor Buys at Rockaway

The Lewis H. May Company has sold for the Brooklyn Trust Company, trustees, the Catherine Doherty property at 1102 Gipson Place, Far Rockaway, L. I., consisting of a dwelling and outbuildings, to William M. Tighe for investment.

## Colonial Lodge Sold

The Scarsdale Estates, Robert E. Farley, president, has sold the property known as Colonial Lodge in the Greenacres section of Scarsdale to J. W. Lenhardt.


REAL ESTATE

UNFURNISHED APARTMENTS TO LET

87TH ST., 205 WEST, THE OSBORNE, corner 7th ave., housekeeping apartment of 3 rooms and 3 baths, additional maid's room; exceptionally large rooms with high ceilings; immediate possession; $625 per month to Oct. 1 or longer. See Superintendent or telephone Circle 5420.

79TH, 112 EAST.—Elegant modern sunny apartment, two rooms; bath, dressing room.

BOROUGH OF MANHATTAN

$4,000—CASH

Buys three story and basement house, 451 West 162d st.; good investment. Full particulars, D. V. Weed, 61 Broadway.

LONG ISLAND

HOMESEEKERS

Don't wait till Spring For that home in

FREEPORT

Consult us now. Our list comprises modern homes, every requirement and convenience, costing from $7,000 to $40,000. Among them is just the one you've been dreaming about.

DON'T PUT IT OFF. COME NOW.

Or you will be doomed to disappointment.

HENRY J. McCORD, 35 Railroad Ave., directly opposite station. Phone 578. Open Sundays. Evenings by appointment.

WESTCHESTER COUNTY

YONKERS ON HUDSON

Location for a Business Man—½ acre in excellent section, beautiful dwelling with handsome fixtures throughout; everything up to date for a gentleman's home. Price $45,000.

An exquisite dwelling in refined surroundings; home of large, beautifully landscaped plot of ground; garage with chauffeur's quarters; ideal. Price, $45,000.

Caryl, South Yonkers—12 rooms and bath, all improvements, steam heat, hardwood trim; convenient location; it's a good buy. Price $14,500.

Charming Swiss Chalet type of dwelling—immediate possession, 8 or 9 beautiful rooms with all impts., hot-water heat; chance to settle at once. Price $16,500.

A handsome white stucco dwelling in beautiful Van Cortlandt—large plot, 11 large rooms, 4 baths; white enamel and mahog. any trim; should be seen to be appreciated. Price $20,000.

A gem of a home—charming place of 10 rooms, large veranda, surrounded by trees, shrubs and flowers. Location is ideal and in the best section of Park Hill. Price $13,000.

A grand old dwelling—suitable for private school or institution; unobstructed view of the Hudson and the Palisades. The property has two entrances. Price $25,000.

Quiet comfort and stability—12 large, light and airy rooms; steam heat, all impts.; large, beautiful corner plot. Purchase price may remain on mortgage. Price $20,000.

Splendidly overlooking the Hudson—11 sleeping rooms, 3 baths, open fireplaces, hot-water heat; all modern impts. A beautiful parking district; short walk to Ludlow station. Price $18,500.

One Park Hill's most desirable homes—12 rooms, 4 baths, free and clear; part may remain on mortgage; this is a real country home. Price $32,500.

A wonderful brick dwelling, South Yonkers—plot 104x254, 11 rooms, 2 baths, overlooking the Hudson; garage for 4 cars; ideal. Price $36,000.

A house of quality all through—Colonial and very attractive in every respect. It will not be overlooked if you call on one of the brokers in this location. Price $19,000.

THOS. S. BURKE,

[illegible] Ave., cor. Valentine Lane, Yonkers 5000.

REAL ESTATE

CONNECTICUT

Stamford and Vicinity, Conn.

Buy now before next spring.

Attractive shore front country home—10 acres, immediate occupancy. Complete in every respect; beautifully landscaped; outbuildings; fully stocked; fireproof garage; terms reasonable.

Grand Colonial house. Immediate occupancy—24 acres, 14 rooms, 3 baths, 5 open fireplaces, cottage with living quarters; living rooms, 4 bedrooms, garage, garden, orchards, fruits of all kinds. Terms.

Directly on the water, Shippan Point—1 acre, 11 rooms, 3 baths, garage for 3 cars, chauffeurs quarters, flower gardens, shrubbery, etc. Can be made completely furnished. Ideal and attractive.

Beautiful stone castle, 65 acres—2 brooks, 9 rooms, 3 baths, fireplaces on each floor, wonderful possibilities for gentleman's country estate.

Magnificent hollow tile construction—12½ acres, immediate occupancy, 14 rooms, 4 baths, steam heat, open fireplaces. All up-to-date impts.; garage, fire-proof, for 3 cars. It's a gem.

A real typical country home—immediate occupancy, 7 acres, 460 ft. road frontage; 14 rooms, 4 baths, large sleeping porch; other impts; garage 3 cars; gardener's cottage, 4 rooms; fruits, etc.

Colonial brick and frame house—steel beams throughout, about one acre; occupancy April 15, 1920; 12 rooms, 4 baths, 3 open fireplaces; garage 3 cars.

Attractive country place—Estate of Edwin Milton Royle, 19 acres, 20 rooms, 3 baths, all improvements, extensive gardens, lake; well wooded; garage 3 cars. Outbuildings in perfect condition. Liberal terms.

Stucco and frame dwelling—7½ acres; 16 rooms, 4 baths, 2 sun parlors, all improvements; garage, chauffeur's quarters; beautiful water views; ideal for all year round.

Large country estate—select residential section, 6½ acres, 311 ft. water front; 11 rooms, running water in each sleeping room, 2 baths; all impts.; garage 3 cars; in excellent condition; immediate occupancy.

Ideal all-year-round home—One acre, 250 ft. shore front, 12 rooms, 3 baths, all impts.; hardwood floors; barn 4 stalls, space for 4 cars, chauffeur's rooms; immediate possession.

A very pretty bungalow—Eight rooms, 2 baths, all impts., garage 2 cars; owner's privilege private bathing beach; short walk to beach; set on high lot; a bargain.

LUDLOW F. SHEPARD,

Opp. P. O., 442 Atlantic St. Phone, Stamford 2280. Stamford, Conn.


# Recorded Real Estate Transactions

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**Downtown**

JOHN ST, 12-16, s s, 59.4x50.8x55.8x53.10; 14 John St Realty Corpn to Concourse Estates, 135 Bway; mtge $175,000; attys, Eisman, L C & L, 135 Bway.....$100

FULTON ST, 205, n s, 176.1 w Church st, 24.10x78.10; Rector, etc, of Trinity Church to Arrow Holdg Corpn, 217 Bway; mtge $50,000; atty, Julius S Zieser, 277 Bway.....$100

SAME PROPERTY; Arrow Holding Corpn to Felix Fezandie, 111 West 82d st; mtge $50,000; all liens; Dec 31; atty, same.$100

PARK PL, 108--114, s w c Greenwich st, 79.4x66.4x75x27.8; Edna S Tull to 108-114 Park Place Corpn, 170 Bway; mtge $90,000; Dec 26; attys, Herman & Ernst, 170 Bway.....$100

WARREN ST, s s, 24.10 e Cottage pl, 24x70.2; Helen Katz and ano, exrs, to Independent Electrical Supply Co, 59 Warren st; mtge $30,000; Dec 31; attys, Jackson & P, 74 Bway.....$58,800

MURRAY ST, 147, n s, 25.3x92.8; Corinne deH. Moore to Herman Kornahrens, 107 Murray st; Dec 30; atty, Title Guar & T Co, 176 Bway.....$100

BROADWAY, n w c Franklin st, 50x150 to Franklin pl with right to alley; American Express Co to Transit Realty Co, 149 Church st; b and s, n s g; Dec 31; atty, Title Guar & T Co, 176 Bway.....$100

MADISON ST, 284, 22x108; Manhattan Bridge Plaza Realty Co to Saml Cohen, Paterson, N J; mtge $24,000; all liens; Dec 31; atty, Morris F Levin, 39 West st.....$1

DIVISION ST, 218-222, n e c Clinton st, runs e 64x n 67.10x w 26.10x s 90; Norman R E Corpn to 37 St Marks Place Corpn, 100 5th av; Dec 1; attys, Marks & Marks, 62 Park Row.....$100

BROOME ST, 160, n s, 25x60; Jacob Rosenthal to 330 West 95th St Corpn, 170 Bway; mtge $25,000; Nov 20; atty, Alex S Natanson, 170 Bway.....$100

CROSBY ST, 63, e s, 21.8x100; Tyler Estate to Dy Cantesano, 82 Bayard st, and ano; Dec 15; attys, Gettinger & Co, 62 Park Row.....$20,000

CARMIN EST, s s, 25 e Bedford st; Everett Realties to Ruggiero Ronga, 98 Charles st; mtge $17,600; atty, G C Young, 167 Bway; to Jos A Resig Corpn; Dec 26; attys, Feiner & M, 100 Broadway.....$1

RIVERSIDE DRIVE, n e c 114th st, runs n 76.1x e 99.7x n 25x e 100x s 100.11 to street x w 194.4 to beg; 74th st, n s, 75 w Madison av, 25x102.3; Rhona M Brill et al to Jos A Resig Corpn; Dec 26; attys, Feiner & M, 100 Broadway.....$1

115TH ST, n s, 50 w Manhattan av, 25x100.4; 350 West 115th Street Corpn to David Klinger, 243 E 14th st; mtg $15,000; Dec 29; atty, N Y T & M Co, 135 Bway.....$100

116TH ST, n s, 50 w Manhattan av, 25x100.4; J M Riehle to same; mtg 17,000; atty, N Y T & M Co, 135 Bway.....$100

119TH ST, 105 W, n s, 18.8x100.11; Mutual Life Insurance Co of N Y to Joseph N Sabrough, 5956 South Halstead st, Chicago, Ill; atty, M F Johnson, 111 Bway

BROADWAY, 2134, e s, 35 s 82th st, 82.8 x75; Shenk R & C Co, to Saml Schwartz, 36 W 111th st, and Israel Rosenthal, 130 W 111th st; mtg $22,500; Dec 31; atty, Benj Schwartz, 158 Bway.....$100

RIVERSIDE DRIVE, n e c 127th st, runs n 86.1xe146.3xs146.11xw100 to beg; College Holding Co to Shenk R & C Co, 118 W 120th st; mtg $241,000; Dec 30; attys, Morrison & S, 320 Bway.....$100

SAME property; Joseph B Bender to College Holding Co, 118 W 112th st; mtg $241,000; Dec 30; attys, same $100

130 St, 502 W, s s, 26x99.11; L Bodenheimer and ano, exrs, etc, to Chain Land Co, 945 Second, 44st st; b and s; Dec 10; atty, T G & T Co, 176 Bway.....$23,500

SAME property; Chain Land Co to Sol H Elsler 133 E 7th st; mtg $19,500; all liens; Dec 31; atty, same.....$1

LENOX AV, s w c 141st st, 99.11x120; J Fredk Wenke to Kerwood Constr Co, 574 Lenox av; mtge $157,000; Dec 31; atty, Samuel Kahan, 63 Park Row.....$1

145TH ST, 408 W, s s, 19x99.11; Max Marx to Cath Higgins, 767 Dawson st, Bronx; mtge $12,000; all liens; Dec 31; atty, Title G & T Co, 176 Broadway.....$100

152D ST, 518-520 W, s s, 41.8x99.11; E Bruckheimer to Fannie Cohen, 146 Varet st, Brooklyn; mtge $27,000; Herbert Zarkowsky, 44 Broadway, Brooklyn.....$1

160TH ST, 643-645 W, s s, 44.4x99.11; Jacob Friedland to Ruthrose Realty Corpn, 37 W 20th st; mtge $45,000; Dec 30; atty, Samuel Kahan, 63 Park Row.....$1

AMSTERDAM AV, s w c 175th st (500 W), Pennfield Realty Co to Jog B Bender Co, 20 Lenox av; mtge $210,000; Dec 26; atty, Abr P Wilkes, 63 Park Row..$100

176TH ST, 502 W, s s, 44x99.11; Regbur Realty Co to Harry Rosenberg, 19 E 115th st; mtge $40,500; Sept 30; atty, P L Shapiro, 113 Nassau st.....$100

180TH ST, 870 W, s s, 50x100; Benj Bernstein et al to Seware Realty Corpn, 350 Broadway; mtge $56,275; atty, Goldfein & W, 350 Broadway.....$1

VERMILYEA AV, 103, s s, 50 e 204th st, 50x100; Purchase Holding Corpn to Gussie G Feinberg, 28 W 116th st; mtge $34,000; Dec 31; atty, Louis Manheim, 302 Broadway.....$100

VERMILYEA AV, 153-155, s s, 150 w Isham st, 50x150; Kimmelman Leasing Corpn to College Holding Co, 118 W 120th st; mtge $57,000; Dec 30; attys, Morrison & S, 320 Broadway.....$100

SAME property; Wm J Burns to Kimmelman eLasing Corpn, 170 Broadway; mtge $44,000; Dec 30; attys, Morrison & S, 320 Broadway.....$100

VERMILYEA AV, s s, 150 w Isham st, 50x180; College Holding Co to Shenk R & C Co, 118 W 120th st; mtge $57,000; all liens; Dec 30; attys, Morrison & S, 320 Bway.....$100

ACADEMY ST, 645, c s, 100 n Vermilyea av, runs e 100x n q —x w 15x s 50; Max Goldwasser et al to Lena Tomberg, 24 Pike st, et al; mtge $45,000; Dec 12; atty, Jos S Kulkin, 154 Nassau st.....$100

**Bronx**

COLLEGE AV, 1033, w s, 22x93.6; Emma T Gesswein, extrx, to Saml Rothenberg, 967 Trinity av; Dec 31; atty, Title G & T Co, 176 Broadway.....$9,250

HOE AV, 1291-1293, w s, 50x100; Isidor Feintuch to A Arent Co, 921 Southern blvd; Dec 30; atty, W M Wechsler, 170 Broadway.....$1

CROTONA AV, 1979, w s, 16.8x90.6; also Crotona Av, 1981, w s, 16.8x95.6; trustees of Northern Dispensary of City of New York to Santina B Crisafi; Dec 1; attys, Lawyers T & T Co, 160 Broadway.....$8,000

ARTHUR AV, 2165, w s, 46x93.4; Maria Geraghty to Giovanni Vespa, 882 Kelly; mtge $8,000; Dec 30; atty, Lawyers T & T Co, 160 Broadway.....$100

TINTON AV, 763, w s, 110.7 n Westchester av, 34.6x135; Cath R Meincke to Bertha Rothman, 763 Tinton av; mtge $25,000; Dec 30; atty, Jos Gans, 299 Bway...$100

CHARLOTTE ST, 1507, w s, 27.6x100; Juliette Kahn to Joe Rothenberg, 348 E 86th st; mtge $28,500; Dec 30; atty, Burger & B, 233 Bway.....$1

SEDGWICK AV, 940, 25.6x72.6; Margt Crawley to Louisa W Travis, Dobbs Ferry, N Y; mtge $2,000; Dec 18; atty, T Connfeld, 226 W 123d st.....$100

MANFORD PL, 1427, w s, 16.6x100; Jas E McKown jr to Harry Koplitz, 251 Broome st, Newark, N J; mtge $2,500; Dec 24; atty, M Birkowitz, 74 Broadway.....$100

LIND AV, 1132, s e s, 25.9x162; Helen R Viele to Frank Silo, 1305 Shakespeare av; Dec 11; attys, Amend & A, 119 Nassau st.....$1

COLLEGE AV, 1023, w s, 20.3x84.9; Hiram Elliott to Abr C Millstein, 523 W 147th st, and ano; mtge $6,000; Dec 30; atty, Lawyers Title & T Co, 160 Bway...$100

187TH ST, 533 E, n s, 22x82.5x irreg; Mary V Dunno to Felicella Cerino, 2317 Prospect av; mtge $8,000; Dec 30; atty, Title Guar & T Co, 176 Bway.....$100

UNION AV, 948, e s, 41.7x125; Edgar Shoemaker to Joseph Markowitz, 183 Osborne av, Bklyn; mtge $20,000; Dec 30; atty, T G & T Co, 176 Bway...$100

UNION AV, 950, e s, 41.7x125; same to 1200 Seneca Av Corpn, 15 Park Row; mtge $35,000; Dec 30; atty, same...$100

HUNTS POINT AV, 854, e s, 51.4x131.11; Burnett-Weil Constn Co to Tillie Kopstein, 1126 Union av; Dec 23; atty, N Y T & M Co, 135 Bway.....$100

HEWITT PL, 814, e s, 34x100; R L S Realty Corpn to Rubin Birnbach, 858 Longwood av; Dec 31; atty, T G & T Co, 176 Bway.....$100

WESTCHESTER AV, 454, s s, 24.6x54.2; I & S Co to Ida O'Keefe, 454 Westchester av; mtge $8,500; Dec 30; atty, T G & T Co, 176 Bway.....$1

FULTON AV, 1242, e s, 20x133; Meirah Realty Co to Michael Burkowitz, 871 Longwood av; Dec 29; atty, L T & T Co, 160 Bway.....$100

136TH, 621 E, n s, 50x100; Clear Realty Co to Kathryn F Duffy, 1120 Clay av; mtge $24,000; Dec 29; atty, T G & T Co, 176 Bway.....$100

WEBSTER AV, 1275, s w c 169th st, 40x100; Israel Sulsrok et al to Max Feldman, 164 South 4th st, Brooklyn; mtg $51,000; Dec —, 1919; atty, M E Levine, 299 Bway.....$1

DAVIDSON AV, e s, 100 n Worth, 17x115; Geo D Fritz to Emma Sowdon at Wappinger Falls, N Y; mtg $4,200; Jan 22; attys, Kneeland H & H, 43 Cedar st.$1

SAME property; Emma Sowdon to John J McElligott, 619 W 175th st; Dec 31; atty, J J McElligott, 614 W 175th st.....$1

FOXHILL CT, s s, 100 e Pelham pkwy, lot 278 map Unionport; Elizabeth Schneider to Jacob Freudenmacher, 2066 Newbold av; mtg $3,500; Nov 24; atty, Title Guar & T Co, 176 Bway.....$1

SOUTHERN BLVD, w s, 240.6, s 182d st, 46.1x72.2; Carl Ullrich, 1 de la Neus to Jacob Feder, 969 Home, et al; mtg $30,000; Dec 16; atty, N Y Title & Mtg Co, 135 Bway.....$1

PARK AV, n e c 171st st, 50x80; Kiesler Realty Co to Barnet Greff, 116 Rivington st; mtge $10,000; Dec 30; atty, M Zverin 140 Rivington st.....$100

WALES AV, n s cor 156th st, 100x105.3; Wm F Lehrfeld et al, exrs, to Isidor Langner, 700 Trinity av, and ano; mtg $71,000; Nov 5; atty, N Y T & Mtg Co, 135 Bway.....$12,000

WASH AV, e s, 248 n Quarry rd, 50x100; Bessie Monufsky to Ernest Weidhaas, 408 W 42d st; Aug 20; atty, T G & T Co, 176 Bway.....$100

17TH ST, s s, 100 e Clinton av, 21.2x95; Filomena De Lorenzo to Max Stoorman, 749 Tremont av; mtg $4,500; Dec 26; atty, T G & T Co, 176 Bway.....$100

ANTHONY AV, e s, 208 n 174th st, 34x100; Anna J Schmidt to Agnes Hogan, 3715 3d av; mtg $12,000; Dec 31; atty, T G & T Co, 176 Bway.....$100

CAULDWELL AV, w s, 175 s 183th st, 18.8x115; Ray Schwartz to Annie Gordon, 1764 Prospect pl, Bkyn, and ano; mtg $6,000; Dec 30; atty, T G & T Co, 176 Bway.....$100

HOE AV, s w cor 172d st, 35x100; Fredk Stick to Jos Zwiren, 1412 Charlotte; mtg $15,000; Dec 30; atty, J Cohen, 277 Bway.....$100

GRAND BOULEVARD AND CONCOURSE, e s, 75 n 167th st, 77.1x104.10; Valentine Realty Corpn to Greenalt Realty Corpn; mtge $53,000; Nov 1919; atty, L Altschul, 255 E 174th st.....$1

VALENTINE AV, s w cor 183d st, 76.5x105; Isaac Roth to Denis O'Connor, 338 E 29th st; mtge $9,000; Dec 29; atty, Lawyers Title & T Co, 160 Bway.....$100

RYAWA AV, s e s, 581.11 s w Hunts Point av, 1158.3x374.1x irreg; also Ryawa av, s e s at n e s Farragut st, 129.6x50x irreg; Bronx Terminal Corpn to Hunts Point Dock Co, 30 E 42d st; mtge $142,420; atty, A T Cole, 30 E 42d st.....$1,346,720

LOTS 12 and 13, blk 51, map Morris Park; Ellis Smith to Archibald Best, 2034 Mohner av; mtge $4,000; Dec 30; atty, N Y T & M Co, 135 Bway; o c and $100

LOT 14, map Daily estate; Richard W Horner to Antonio Longo, 474 E 136th st; Dec 31, '19; atty, Title Guar Co, 176 Bway.....o c and $100

HUNT AV, 1710, e s, 25x100; John Oertel to Rose and Harris Plotkin, 1419 Wilkins av; mtge $4,500; Dec 26, 1919; atty, M Liebowitz, 30 Delancey st.....o c and $100

SEDGWICK AV, 940, 25.6x81.7x24.8x71.8; Louisa W Travis to Augusta E Cohnfeld, 226 W 123d st; mtg $2,500; Dec 23, 1918; atty, J Cohnfeld, 226 W 123d st.....o c and $100

QUIMBY AV, n s, 149.11 w Castle Hill av, 25x100; Anna Hoeft to Chas Pechman and Anna Cohen, 604 Oak Terrace; mtg $3,750; Dec 31, 1919; atty, G A Hefter, inc, 2215 Westchester av.....o c and $100

FOREST AV, 806, e s, 20x75; Matthew H Trost to Essie L Trost, 1017 Woodycrest av; mtg $10,000; Dec 31, 1919; atty, W R White, 1710 Municipal Building, New York.....o c and $100

BARNES AV, e s, 330 n Morris Park av, 25x82.5x25.5x87.5; Bernard Gallagher to Mayer Klapper, 237 E 124th st; mtg $4,000; Dec 31, 1919; atty, Title Guar & T Co, 176 Bway.....o c and $100

148TH ST, 420 E, s s, 25x100; Fredk Schnanfer to Hammer Realty Co, 2308 3d av; mtg $9,000; Dec 31, 1919; atty, Title Guar & Trust Company, 176 Broadway.....o c and $100

143D ST, s s, 231.6 e Alexander av, 25x100; Julia L Baker to Jennie Tackney, 855 E 135th st; mtg $5,000; Dec 31, 1919; atty, Title Guar & T Co, 176 Broadway.....o c and $100

SHERMAN AV, w s, 253.6 n 163d st, 45x100; Harris Mandelbaum et al to Louise Bauer, 892 Eagle av; Dec 24, 1919; atty, T G & T Co, 176 Bway.....o c and $100

FOX ST, 643, n s, 40.7x125; Ramsay Realty Inc to Aaron Marcus, 214 Willis av; Dec 31, 1919; atty, T G & T Co, 176 Bway.....o c and $100

FAILE ST, 969, s w c, 37x100; Bonsuc Holding Corpn to Emelie Kriegsfeld, 919 Tiffany av; mtge $41,000; Dec 31, 1919; atty, T G & T Co, 176 Bway.....$1

GRAND BLVD AND CONCOURSE, e s, 147 n 152d st, 50x100; Meyer Rappaport et al to Regbur Realty Co, 223 Bway; mtge $59,000; Dec 30, 1919; attys, Burger & B, 233 Bway.....o c and $100

WASHINGTON AV, 1651, w s, 39.11x140.1; Julius Kaufman to Harry Bersin, 2133 Daly av, & ano; mtge $20,000; Dec 31, 1919; atty, T G & T Co, 176 Broadway.....o c and $100

PROSPECT AV, w s, 29.1 n 181st st, 37x100; Louise Armstrong to Margt Meagher, 1441 Longfellow av; mtge $21,000; Dec 31; atty, Title Guar & T Co, 176 Bway.....o c and $100

WASHINGTON AV, n e cor 171st st, n 150 x e 118x s 19x w 18x s 137.11 to st x w 100 to beg; Harriet W Ayer to North Country Development Co, 69 William st; Dec 31; atty, Title Guar & T Co, 176 Bway.....o c and $100

BASSFORD AV, n e cor 183d st, 80x37.11x 80x35.6; Becky Plasterstein and ano to Jas Ryan, 405 E 170th av; Dec 31; atty, Title Guar & Trust Co, 176 Broadway.....o c and $100

SIMPSON ST, 1073, w s, 37.6x100; Isidor Hinler and ano to Pauline Goldstein, 151 Forsyth st; mtge $30,625; Dec 31; atty, Lawyers Title & T Co, 160 Broadway.....o c and $100

MANIDA ST, 853, s w s, 25x100; Bessie G Drabkin to Esrael Eisenberg, 1318 Stebbins av; mtge $7,000; Dec 30; atty, Lawyers Title & Trust Company, 160 Broadway.....o c and $100

MOHEGAN AV, 2095, s w c, 73x70; Wilbarch Co to Madaline Realty Corpn, 790 Riverside Drive; mtge $55,500; Dec 31, h1919; atty, Hy J Krinsky, 299 Broadway.....o c and $100

NORTHERN TERRACE, n s, 92.10 e from w s lot 48 on map Hudson Park, Westchester County, runs e 63.6x n 201.8x 84x s 200.4 to beg; Amelia A Thorn to Ogot M Olsen, 258 Cedar Park st; Dec 29, 1919; atty, Lawyers T & T Co, 160 Broadway.....o c and $100

LOT 69, block B, Mapes Est, 25x100; Georgianna McDonough to Israel Meyrowitz, 11 W 21st st; mtge $3,000; Dec 17, 1919; atty, Lawyers T & T Co, 160 Broadway.....o c and $100

213TH ST, 848 E, lot 989, Laconia Park; Maria Voss to Baychester Construction Co, 848 E 213th st; mtge $4,200; Dec 31; atty, C H Baechler, 1126 E Tremont av.....o c and $100

BROWN PL, 227, s s, 20x82.6; Winston H Hagen to Leonard D Hills, Amherst, Mass; June 10, 1898; atty, Alyer & C, 71 Broadway.....$1

MORRIS ST, 450, e s, 16x80; Chas H Meyer to John Neubert, 898 Eagle av; Dec 30; atty, H H Glass, 51 Chambers st.....$1

SHERIDAN AV, n e c 168th st, 169x100x 174.7x100; College Holding Co to Shenk Realtyco, 118 W 120th st; mtge $212,000; Dec 24; atty, Morrison & S, 320 Broadway.....o c and $100

PARK AV, e s, 73.3 s 172d st, 37.6x100; Frank Rzemienlewski to Nathan Frank, 1076 Bryant av, and ano; mtge $36,100; Dec 31; atty, H J Berg, 714 Broadway, Brooklyn.....o c and $100

MARIAN ST, s e s lot 299, map Washingtonville, 50x100; Adelaide A Wabst to Ida Mesch, 10 Covert st, Brooklyn; mtge $1,500; Oct 2; atty, Ida Mesch, 10 Covert st, Brooklyn.....$1

## Recorded Mortgages

**Downtown**

JOHN ST, 12-16, s s, 137 e Bway, 53.10x 55.5x50.8x59.4; p m; Dec 30; Conc