# THE REAL ESTATE MARKET.

## *PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.*

**The Green-Baer Syndicate Disposes of a Big Plot of Lots in Upper Harlem —Charles A. Gould Buys the Residence of Dr. John A. Fordyce in Park Avenue.**

Trading was fairly well distributed yesterday throughout the uptown flat and tenement districts. Some thirty lots in Harlem changed ownership and about half that number in The Bronx. A couple of deals in high grade dwellings were reported. The bulk of the business was in flats and tenements. A slight increase of activity was noted in The Bronx, which has so far this year failed to contribute the share of business expected from it.

Robert M. Fulton has sold for Dr. John A. Fordyce to Charles A. Gould the four story private dwelling, on lot 22x80, at the southwest corner of Park avenue and Thirty-eighth street. Mr. Gould will occupy the house.

L. J. Phillips & Co. have sold a plot of eighteen lots, fronting 225 feet on the north side of 153d street and the same distance on the south side of 154th street, 100 feet east of Eighth avenue, for the Green-Baer syndicate to Mandelbaum & Lewine, Harry Goodstein and Harry Schwitzer. Part of the property will be improved immediately. The plot is in the Horton block bought last week by the syndicate through L. J. Phillips & Co.

Lewis H. May of the Charles F. Noyes Company has sold for Jane Besthoff to Sophie Greenstein No. 60 West Ninety-fifth street, a four story dwelling, on lot 18x100.

Lalor & Beringer have sold No. 431 East Seventy-second street, a four-story tenement, on lot 25x102.2, for Annie Stark.

The estate of Francis F. Gunther has sold No. 9 East Fifty-fifth street, a four story and basement dwelling, on lot 23x100.5.

Richtmyer & Irving have sold for the estate of Sophia Fieber No. 104 East 111th street, a three story frame dwelling, on lot 17.6x100.11.

Folsom Bros. have sold for Halprin, Lewis & Diamondston to a Mr. McHeffrey the plot, 50x99.11, on the south side of 138th street 195 feet west of Fifth avenue.

Harry Goodstein has sold to Henry Schwitzer the plot, 75x199.10, running through from 138th to 139th street 425 feet east of Lenox avenue. Mr. Schwitzer will improve the property.

Philip A. Payton, Jr., has sold for August Ruff to the Mercy Seat Baptist Church the plot, 50x99.11, on the north side of 134th street between Fifth and Lenox avenues. A church will be erected on the plot.

Herman Cohen has bought the plot, 75x99.11, on the south side of 140th street 225 feet east of Lenox avenue.

Max Fertig and Sigmund Leinhardt have sold to Jacob L. Lissner Nos. 2208-10 Seventh avenue, two five story flats, with stores, on plot 50x75, adjoining the southwest corner of 131st street.

E. Levinson has bought Nos. 221 and 227 East 100th street, two four story flats, on lot 25x100. Charles Spangenberg is the owner of record.

Jacob A. Zimmerman has sold Nos. 203 and 205 West Ninety-eighth street, two five story flats, on plot 53x100. He takes in part payment No. 117 Bank street, a five story building, on lot 26x100. The owner of record is Jacob Herb.

Myer Hellman has sold Nos. 1660 and 1662 Park avenue, northwest corner of 117th street, two four story flats, on plot 50.5x72, to J. L. Buttenwieser.

Reid & Murphy havesold for Mary J. Mitchell to J. A. Munson Nos. 317 and 319 East Thirty-first street, two four story brick tenements, on lots 20x98.9 each.

The Berman Realty Company has sold for Morris Levy to a Mr. Silverman, the two six story buildings, on plot 51x109, at the northeast corner of Cherry and Pelham streets.

Joseph D. Cronin has sold for William Kelly to Adolph Miller and Louis Frankel No. 1090 Franklin avenue, a three story dwelling, with stable, on plot 32.6x166.

A. Shatzkin has sold to Harris Platkin a plot, 97x100, on 211th street east of White Plains road.

Edward Polak has sold for Marcus Nathan the plot, 100x228, on the north side of Tenth street, running through to Eleventh street, 105 feet west of White Plains avenue, Williamsbridge; for Charles Van Riper and James Le Coste No. 3662 Park avenue, a two story frame dwelling, on lot 20x86, and for Charles Van Riper and James Le Coste No. 708 East 170th street, a two story frame dwelling, on lot 21x88.

Mary C. Murray has sold to a Mr. Schwartzreich No. 142 West 113th street, a five story flat, on lot 20.5x100.11.

Marcus Nathan has sold to Mrs. M. Pullman No. 691 Cauldwell avenue, a two story dwelling, on lot 16.8x105.2.

Charles M. Anderson has sold to Peter Van Pergen No. 589 Walton avenue, a three story dwelling, on lot 18x90.

Louise Lese is the buyer of the Arnold-Constable plot on 148th street reported sold on Saturday. Charles Hoffman is the buyer of the southwest corner of Madison avenue and 125th street sold recently by the estate of Moritz Cohn. Mr. Hoffman will build two stories on the present structure. Rose Buxbaum is the buyer of Nos. 1707 and 1709 Park avenue. Siegel & Harris are the buyers of No. 502 West 133d street.

Smith & Stewart represented the United States Trust Company in the sale of No. 471 Fifth avenue and No. 4 East Forty-first street.

The dwelling on East Thirty-ninth street sold by John T. and James A. Farley was No. 36, not No. 38.

Edward Polak has sold for R. Mazziota No. 627 East 143d street, a two story building, on lot 28x100; also for J. Hertz the four story double flat No. 889 East 134th street, on lot 25x100.

### To-day's Auction Sales.

(At 161 Broadway, 12 o'clock.)

BY JOSEPH P. DAY.

Fifty-second street, No. 108, south side, 95.10 feet east of Fourth avenue, 19.2x100.5, four story stone front tenement; New York Savings Bank vs. Samuel Seiler et al; John Webber, attorney; C. A. Kalsh, referee; due on judgment, $11,596.93; subject to taxes, &c., $227.

143d street, Nos. 257 and 259, north side, 200 feet east of Eighth avenue, 50x160.11, three story frame tenement and three one story frame buildings; H. Fry Moorhouse and another vs. C. C. Sheedy et al; Wells & S., attorneys; E. E. Wise, referee; due on judgment, $10,666.26; subject to taxes, &c., $596.37.

Rogers place, No. 963, west side, 475.6 feet north of Westchester avenue, 16.3x71.9, two story frame dwelling; Lincoln Hoffman vs. Joseph Poidow et al; H. S. Ogden, attorney; G. C. Norton, referee; due on judgment, $3,129.65; subject to taxes, &c., $450.

Rogers place, No. 965, west side, 491.9 feet north of Westchester avenue, 17.1x71.9, two story frame dwelling; Cyrus Hitchcock vs. same; same attorney and referee; due on judgment, $3,129.35; subject to taxes, &c., $150.

BY HERBERT A. SHERMAN.

Lexington avenue, northwest corner of Fifty-seventh street, 60.2x40, five story brick flat; G. S. Hubbard as trustee, &c., vs. Morris Pilzus et al; C. N. Morgan & Son, attorneys; C. S. Simplins, referee; due on judgment, $56,945.21; subject to taxes, &c., $2,300.

BY BRYAN L. KENNELLY.

Fifth avenue, No. 2157, east side, 25 feet south of 132d street, 25x99, five story brick tenement; J. E. Leech as surviving executor, &c., vs. M. J. White, et al; Knevals & P., attorneys; J. P. O'Brien, referee; due on judgment, $18,452.10; subject to taxes, &c., $1,711.60.

Third avenue, Nos. 3211 and 3213, northwest corner of 162d street, 50x94.6, one and two story frame buildings; Sheriff's sale of all right, title, &c., which O. H. Geerzi had on Feb. 5, 1903, or since; James Kearney, attorney; W. J. O'Brien, Sheriff.

BY PETER F. MEYER.

Eighteth street, No. 208, south side, 175 feet west of Amsterdam avenue, 25x100, five story brick tenement; H. J. Erickson vs. W. K. Peters, et al.; Isaac & Jacob Fromme, attorneys; D. R. Daly, referee; due on judgment, $5,456.50; subject to taxes, &c., $450.60; sold subject to a prior mortgage of $25,000.

BY THE COMMISSIONERS.

At County Court House, 11 A. M.

Lots 1, 19, 20, 41, 68, 115, 116, 120, 121, 129, 130, 134 and 135 amended map of Bronxwood Park; Commissioners for loaning certain moneys of the United States of the county of New York vs. L. L. Shirmer and another; C. D. Ingersoll and C. P. Latting, commissioners; due on judgment, $6,753.36.

Lots 83 to 86 and 88, same map; same vs. M. A. Shirmer; same commissioners; due on judgment, $8,133.61.

180th street, No. 572, south side, whole front from Tiebout to Valentine avenues, 235x113.6, three story frame dwelling and two story frame stable and vacant.

Ellison avenue, northwest corner of Marrin street, 75x100; same vs. J. H. Eden and another; same commissioners; due on judgment, $23,408.89.

### Yesterday's Auction Sales.

BY JOSEPH P. DAY.

Riverside Drive No. 184, east side, 110.8 feet north of Ninetieth street, 28.9x103.6x28.5x107.6, five story brick dwelling; Dometille Dunson, as trustee, vs. J. T. Kirkpatrick et al; Lord, D. & L., attorneys; V. J. Dowling, referee; due on judgment, $83,509.08; subject to taxes &c., $906.16; to the plaintiff ..... $85,000

BY PHILIP A. SMITH.

Thirteenth street, No. 159, north side, 120 feet east of Seventh avenue, 20x103.3; three story high stoop dwelling; trustees' sale; to Herman Ludeman ..... 16,000

### Real Estate Transfers.

DOWNTOWN

*(South of Fourteenth st.)*

[The letters q c stand for quit claim deed; b and s, for bargain and sale deed; c a g, for deed containing covenant against grantor only.]

6th st, n s, 275 w Avenue A, 25x90.10; William Richter to Katharine Maeder, mtge $16,000 .. $23,150

Greenwich st, 114, w s, 22x55.10x21.8x55.10; Greenwich st, 116, 22x55.10, s w s, x 21.8x—; Greenwich st, 118, 21x52.10, s w s, x 16.8x50.1; Greenwich st, s w cor Albany st, runs s 50 x w 46.1 x s 4 x w 18.8 x e 65; Louis M Bailey to Equitable Life Assurance Society ..... nom

13th st, 508-10, 75x103.3; Robert Friedman to Giovanni Maccarrone, mtges $78,000 o c and 1-16 part of wharf, or pier, extending from w s west North River, at foot Murray st, being Old Pier No 28, with bulkhead, &c.; Frederic R Jones to Elsie D Jones, 1-16 part ..... 100

Barclay st, n s, 80.8 w Washington st, 22.8x100.3x23.11x100.5; Frederic R Jones to Elsie D Jones ..... nom

Broome st, s e cor Forsyth st, 25x87.6; Hyman B Goldberg to Harris Goldman and ano, mtge $47,000 ..... nom

Same property; Harry Goldman and ano to Louis Abramovitz and ano, mtges $54,000 .. nom

Broome st, 37, s s, 24.9x100x24.8x100; Abraham Kosower to Jacob Salmanowitz et al, mtge $22,000 ..... 100

Rivington st, s s, 25 e Clinton st, 25x65.6; Paul Hoffman to Louis Isaacs and ano, mtge $10,000 ..... nom

Dey st, 78, n e s, 25x68; Gertrude De L. Ludlam to James M Bell, mtge, $20,000 ..... 100

Avenue D, n w cor 6th st, 22.9x52; Luder Hanken to Dora Wachtel, mtge, $10,000, 100

Stanton st, 315, s s, 25x50; Jacob Salmanowitz and ano to Fannie Waller, mtge, $16,000 .. nom

Bayard st, n e cor Christie st, 31.10x49.11x31.10x49.9; Max Rollnick to Katie Selse ..... 100

EAST SIDE.

*(East of Fifth av., between Fourteenth and 110th sts.)*

100th st, s s, 250 w 3d av, 25x100.11; Henry Wendt to Joseph L Buttenwieser, mtge, $10,000 ..... $100

108th st, s s, 110 e 5th av, 200x201.10; City Real Property Investing Co to Harris Mandelbaum and ano, mtge, $170,000 ..... 100

103d st, 222 E, 25x100.9; Isaac Brummer to Sarah Makowsky et al, mtge, $9000 ..... omitted

106th st, s s, 200 e 5th av, 75x100.11; Louis Lese to Harris Mandelbaum and ano, mtge, $25,000 ..... 100

15th st, 129, n s, 114.11 e Irving pl, 12.6x103.3; Joseph B Eccleslne to Edward B Eccelsine ½ part ..... nom

Same property; Joseph F Ecclesine to same, 1-6 part ..... nom

81st st, s s, 150 w 2d av, 25.11x102.2; Frederick Lese to Herman Milgrim and ano, mtge $10,000 ..... 100

100th st, s s, 125 w 3d av, 25x100.11; Louis Lese and ano to Tommaso Coronato, mtge $15,000 ..... 100

Av A, s e cor 82d st, 25.8x98; David J King et al, exrs and trus to Anton Szllaggi ..... $1,000

45th st, n s, 180 w 3d av, 20x100.5; James A Hawkesworth to Frank J Kennedy ..... nom

Park av, e s, 76.10 n 77th st, 25.4x100; Catharine M Schwenk to Mary H Maynard, mtge $20,000 ..... 100

1st av, 1740, n e cor 90th st, 25.8x94; Edward F Hassey to Louis Finkelstein and ano, mtge $33,000 ..... 100

Lexington av, 2007-15, e s, 72.1x60; Morris Weinstein and ano to Gustav Wurtenberg, mtge $32,000 ..... 100

Lexington av, s w cor 73d st, 17.2x80; Herbert J Cochran to Alexander J Bruen, mtge $20,000 ..... 100

70th st, n s, 210.6 e Park av, 15.2x100.5; Elizabeth J Simonson to Anna T Kelly o c and 1st av, 1740, e s, 25.8x94; Louis Finkelstein and ano to Louis Ray, mtge $33,000 ..... nom

81st st, s s, 325.6 e 2d av, 24.6x102.2; Hannah Wallach to Adam H Michel, mtge $5,000 ..... 100

101st st, n s, 150 e 3d av, 25x100.11; Isaac Heifer to Charles J Kroehle, mtge $9,000 .. nom

81st st, s s, 825.6 e 2d av, 24.6x102.2; Katharina Pfost to Hannah Wallach, mtge $5,000 ..... 100

106th st, s s, 125 w 3d av, 25x100.11; Tommaso Coronato to Tommaso Coronato and ano, mtge $18,000 ..... nom

101st st, n s, 80 e Lexington av, 240x100.11; Provident Realty to Siegfried Isenberg, mtges $38,500 ..... 100

105th st, s s, 200 e 5th av, 75x100.11; Harris Mandelbaum and ano to Irving Judis, mtges $35,000 ..... 100

Avenue A, 1638, e s, 20x75; Pauline Bauto to Cornelius Daniels, mtge $9,000 ..... 100

11th st, 424 E, 25x94.8; Donato Rabilotto to Michael Farnolo, mtges $17,000 ..... 100

106th st, 161-63 E, 56.6x100.11; Karl M Wallach to Louis Randt, mtge $24,000 ..... nom

90th st, n s, 244.4 e 1st av, 25.4x100.8; Seltz Realty Co to Joseph Selferd, mtge $15,000 ..... 100

1st av, 707, w s, 19.9x70; Babetta Goldschmidt and ano exrs to Abraham Levy, mtge $8,000 ..... 15,500

76th st, 184-86 E, 50x102.2; William Prager to William Welkowitz, mtge $28,000 .. 100

101st st, s s, 150 e 2d av, 25x100.11; Frederick M Hoyt to Isaac Heifer ..... nom

1st av, w s, 25.5 n 48th st, 25x97; George F Miller to David Lerman, mtge $17,500 ..... 100

17th st, 610 E, 25x82; Adelia A Carpenter and ano exrs to Leonhard Vogel ..... 21,000

15th st, 129, n s, 114.11 e Irving pl, 12.6x103.3; Investors' Mortgage Co to John J Saunders ..... nom

102d st, n s, 237.6 w 3d av, 27x100.11; Rosa Haft to Ida Mandel, mtge $16,500 ..... 100

104th st, 49 E, 25x100.11; Rachel S Beston to William Evans, mtge $16,000 ..... 100

101st st, 50-4 E, 75x100.11; Julius A Ellis to Max Orbach et al, mtge $53,500 ..... 100

Madison av, n w cor 84th st, 25.4x100; Duncan E Cameron to Margaret S E Cameron. 100

55th st, n s, 177 e 5th av, 23x100.5; Bernhard G Guntner and ano to William C Kemp ..... 100

108th st, 18 E, 25x100.11; Isaac M Berinstein to Dora Hagedorn, mtge $2,000 ..... 100

1st av, e s, 43.10 s 70th st, 16.8x94; August Oesting to Joseph Schwartz, mtge $5,500 ..... 100

Avenue A, w s, 27.2 n 85th st, 25x94; Morris Bernstein to Myer Koch and ano, mtge $21,000 ..... 100

99th st, n s, 79 w 2d av, 26x101; John Dannecker to David Salzberg, mtge $12,500 .. 21,000

84th st, s s, 250 e 2d av, 25x102.2; George C Erreger, Jr to Edward Sick, mtge $11,000 ..... 100

1st av, s e cor 82d st, 25.8x106.6; Sarah Shibald to Joseph Moses and ano, mtge $17,000 ..... 100

WEST SIDE.

*(West of Fifth av, between Fourteenth and 110th sts.)*

102d st, 7 W, 27x100.11; Louis Keplinger to Thomas Blake, mtge $26,000 ..... 100

100th st, s s, 125 w Central Park W, 125x100.11; John Watts de Peyster to David Cohen and ano ..... 100

98th st, n s, 100 w Columbus av, 25x100.11; John Moran to Louis K Eaton, mtge $21,500 ..... 100

16th st, 431-33 W, 50.4x92; Mary E Elchorn to Alexander C Cohen and ano, mtges $24,000 ..... 100

Amsterdam av, 822-24, w s, 50.9x98.7x50.4 99.9; Fleischmann Realty and Construction Co to Raphael Steinthal and ano, mtges $52,000 ..... 100

29th st, 536 W, 25x98.9; John J Glynn to Albert E Sunderhauf, mtge $5,000 ..... nom

40th st, s s, 390 w 7th av, 20x98.9; Frances Morris to the Abyssinian Baptiste Church, mtge $15,000 ..... nom

Columbus av, s w cor 101st st, runs w 100ft s 100.11x n 31.10x n 0.1x e 68.2x n 100.10; Hyman Sonn and ano to Central Building, Improvement and Investment Co, mtge $150,000 ..... 100

6th av, s e cor 15th st, 50x80; Abraham Boehm and ano to William Kellner et al, mtge $250,000 ..... nom

70th st, s s, 236.1 w West End av, 18.2x100.5; Robert Wallace to Robert Wallace and ano, mtge $8,000 ..... nom

56th st, 417 W, 25x100.5; Minnie Gluck to Jacob Wolf, mtge $15,775 ..... 100

16th st, 226-28 W, 50x103.3; William E Good to Joseph L Buttenwieser, mtges $40,500 ..... 100

5th av, 314, w s, 24.8x100; Joseph Milbank to Frank B Martin ..... 100

Amsterdam av, w s, 25.8 s 96th st, 25x89.9; Mary L Reed and ano to Phillipp Freund, mtge $27,000 ..... 28,000

84th st, 208 W, 20x102.2; Achilles Kohn, ref, to Whitehall Realty Co, mtge $25,000 3,450

12th st, 540 E; Giovanni Maccarrone to Robert Friedman, prior mtge $39,000, installs, 6 per cent ..... 100

Eldridge st, w s, 125 s Grand st; Fannie Rosenblum to Eastern District Savings Bank of Brooklyn, 3 yrs ..... 25,000

Monroe st, 249; Robert Levy to Clotilde F Welling, prior mtge $2,000, 5 yrs, 6 per cent ..... 5,000

Avenue D, n w cor 6th st; Dora Wachtel to Luder Hanken, installs, 6 per cent ..... 10,000

13th st, 508-10 E; Giovanni Maccarrone to Robert Friedman, prior mtge $59,000, installs, 6 per cent ..... 13,000

Madison st, s s, 171 w Clinton st; Max Neisner to Henry B Wesselman, prior mtge $25,000, 3 yrs, 6 per cent ..... 4,000

13th st, 540 E; Giovanni Maccarrone to Robert Friedman, prior mtge $39,000, installs, 6 per cent ..... 13,000

Eldridge st, w s, 125 s Grand st; Fannie Rosenblum to Eastern District Savings Bank of Brooklyn, 3 yrs ..... 25,000

Monroe st, 249; Robert Levy to Clotilde F Welling, prior mtge $2,000, 5 yrs, 6 per cent ..... 5,000

Avenue D, n w cor 6th st; Dora Wachtel to Luder Hanken, installs, 6 per cent ..... 10,000

13th st, 508-10 E; Giovanni Maccarrone to Robert Friedman, prior mtge $59,000, installs, 6 per cent ..... 13,000

Madison st, s s, 171 w Clinton st; Max Neisner to United States Grand Lodge of the Independent Order of Sons Benjamin for Benefit Mutual Guarantee Fund, 3 yrs, 4½ per cent, gold ..... 100

Cherry st, 290-96, n e cor Pelham st; Morris Levy to Annie B Dexter, prior mtge $118,500, 1 yr, 6 per cent ..... 25,000

Lewis st, w s, 150 s Rivington st; Joseph Springer and wife to William J Amend, 5 yrs ..... 23,000

Same property; same to Katharina Denner, prior mtge $23,000, due Feb 1, 1906, 6 per cent ..... 1,000

Cherry st, 236; Morris Levy to John A Brown, Jr, 3 yrs, 4½ per cent ..... 28,000

Avenue D, 56-58, n e cor 5th st; Minnie Jacobs and ano to Abraham Nevins and ano, prior mtge $50,000, demand, 6 per cent ..... 18,300

6th st, n s, 275 w Avenue A; Katharine Maeder to William Richter, 2 yrs, 6 per cent .. 1,000

Avenue D, 56-58, n e cor 5th st; Minnie Jacobs and ano to Empire City Savings Bank, 3 yrs ..... 50,000

4th st, 19 W; same vs Allison Realty Co ..... 12

2d av, 2331-37; Jacob Shapiro vs Isaac Roth. 800

107th st, 64 W; Burton Glidden vs R M Hugg. 12

135th st, 260-66 W; Lena Kern vs Carl Just. 136

5th av, 172; Louis Woelfle vs Henry C Lytton and ano ..... 240

John st, 50-54; four story offices and restaurant; Mrs Margaret A Goodridge, 51 W 73d st, owner; Howard Constable, 22 E 16th st, architect, cost ..... 5,000

8d av, 2796; extension to three story dwelling and store; H Newton Hermenall, Germany, owner; A E Davis, 376 E 138th st, architect; cost ..... 2,000

to Elizabeth Lusti, mtge $16,000 ..... nom

8th av, 2203, e s, 25x75; Isaac Friedman to Samuel Levin and ano, mtge $13,625 o c and 111th st, s s, 150 e 7th av, 33.6x100.11; Belle C Greene to Herman Kratzenstein, mtge $33,500 ..... 100

7th av, e s, 25.2 n 111th st, 75.8x100; Charles E Crowell to Emma C Halliday ..... nom

Same property; Emma C Halliday to Charles E Crowell et al ..... nom

Lenox av, 467-69, w s, 50x100; Edward Nicholson to John Roth, mtge $47,000 ..... nom

114th st, 20 E, 25x100.11; Charles Garbel to Louis Dansky, mtge $18,000 ..... 100

113th st, s s, 120.3 e 7th av, 20.3x100.11; Mary C Murray by atty to Leo Schwartzreich, mtge, $20,000 ..... nom

111th st, s s, 17.6 e Park av, 17.6x100.11; Mary Rusk to John H Calder, mtge $3,500. nom

Convent av, s e cor 146th st, 99.11x25; George H Tiemeyer and ano to Katie Humma, mtge $45,000 ..... 100

114th st, n s, 295 w 5th av, 25x100.11; Lena Neuhof to Rosalie Hirshfield ..... gift

111th st, s s, 210.5 w 7th av, 33.6x100.11, Belle C Greene to Morris Osmansky, mtge $33,500 ..... 100

111th st, s s, 183.6 e 7th av, 32.11x100.11; Belle C Greene to Louis Pincus and ano, mtges $35,000 ..... 100

8th av, s e cor 112th st, 25x100; Henry Marks to Rosa Kahl, mtges $45,000 ..... 100

137th st, 667 E, 25x100; Marie Kroncke to Charles D Schmidt and ano, mtge $15,500.. 100

111th st, s s, 216.5 e 7th av, 33.6x100.11; Morris Osmansky to Joseph Rosenthal, ½ part, mtge $33,500 ..... nom

134th st, n s, 375 e 8th av, 40x99.11; Mary Ehrmann to Louis Pincus and ano, mtge $25,000 ..... nom

Amsterdam av, 1405, e s, 25x100; William H Slegman to Henry Rauh, mtge $21,000 ..... 100

113th st, 111 W, 25x100.11; Moses D Mose to Isaac Gingold and ano, mtges $22,200 ..... 100

122d st, 230 W, 34x100.11; Markus Pollak to Morris Lurie, mtge $34,000 ..... 100

115th st, 124-26 W, 50x100.11; Gustavus A Rogers and ano to Morris Friedlich, mtges $40,000 ..... 100

Washington av, e s, 80.11 s 179th st, 69.10x93.2; Robert Russell, referee, to William D Hoxie et al, exors and trustees ..... 7,100

121st st, 242 E, 27x100.11; Jennie Goldstein to Sigmund Wechsler, mtge $11,000 ..... 100

132d st, 155 W, 25x99.11; Samuel Berger and ano to Abraham H Leventhal et al, mtge $17,000 ..... nom

Amsterdam av, n w cor 78th st, 102.2x40; Ann A Pollock to Alice E Niver, mtge $90,000 ..... nom

117th st, 272 W, 25x100.11; Benjamin Harris to Isidor D Brokaw, mtge $19,000 ..... nom

Riverside Drive, 140, e s, 26.5x100; Elizabeth K Hosford to Arthur M Richmond, mtge $90,000 ..... 13,000

160th st, n s, 175 e Amsterdam av, 25x100; John W Daly to Mary G Daly ..... nom

111th st, s s, 17.6 e Park av, 17.6x100.11; John H Calder to Jacob Bluesteln, mtge $3,500 .. nom

Convent av, s e cor 146th st, 99.11x25; William Newman to George H Tiemeyer, mtge $40,000, rerecorded ..... 100

117th st, n s, 127.4 e 1st av, 16.8x100.11; Thomas McLaughlin to Esther Trilling, mtge $6,000 ..... 100

111th st, 27 E 25x100.11; Morris Lewkowitz to Louis Barnett, mtge $19,000 ..... 100

St. Nicholas av, 197, w s, 29.7x79.5x25.2x63.11; Meyer Goldberg and ano to Auguste Schattman, mtge $16,000 ..... 100

113th st, 217-19 E, 51x100.11; Henry Goldwater to James Tyroler, mtge $36,000 ..... 100

BRONX.

*(Borough of The Bronx.)*

Cauldwell av, w s, 231.3 s 156th st, 18.9x115; Edward L Parris to Louis Brandt and ano, joint tenants ..... $1,500

Plot begins at s e cor exterior line of land Spuyten Duyvil and Port Morris Railroad Co, contains 74 91-100 city lots; Jane E Johnson and ano, exors and trustees, to Guaranty Trust Co, all title ..... 18,727

Same property; Ellas M Johnson et al to same, all title ..... 37,455

Hughes av, w s, 66.11 s 182d st, 24x95; Louis Eickwort to Max Davidson and ano, mtge, $3,000 ..... nom

Lot 27 s proposed 234th st, x 150 w Church st, runs s 36x w 100x n— x e—; Frederick L Smith to Mary Grunmueller ..... nom

162d st, 759 E, 27x100; George J Strickler to Harry M Goldberg, mtge, $14,000, o c and 11th av, s s, lots 820-21 map Wakefield, 100x228; Robert Wallace to Marcus Nathan ..... nom

Same property; Marcus Nathan to Joseph Schneider ..... nom

Brown pl, w s, 60 s 134th st, 40x100; Henry M Whitehead, referee, to Caroline F Moulton ..... 8,925

Same property; Caroline F. Moulton to William S Patten, mtge, $17,000 ..... 100

167th st, s w s, 75 n Lind av, runs s w 100x e 25x s w 15x s 53.10x w 100x n 7.8x n w 89.1x n 200x e 125; Mary A Brown to Charles H Brown ..... 16,000

Park av, 3076, e s, 28.3x78.6x25x91.8; Josephine Deutsch to Julius H Haas, mtge, $12,000 ..... nom

Jennings st, s w s, 178 n w Southern Boulevard, runs s w 128.8x14.9 x n 135.11 x n e 18.8 x s e 22; Ella L Dorsett to R Clarence Dorsett ..... nom

9th st, n s, being w ½ lot 638, map Wakefield 50x114; Harris Platkin to Molly Hines ..... 1,550

3d av, e s, lot 229 map Mount Eden, 50x100; John Baron to Marie Baron ..... nom

3d av, s e cor Wendover av, 34.4x100x32.5x100; Robert C Wood to Lewis A Mitchell, mtge $36,500 ..... 100

Woodycrest av, w s, 105.10 n 162d st, runs w 199.9 x n 74.7 x e 45.3 x s e 60.11 x n 28; George K Martin to Gertrude B Martin, mtge $5,000 ..... gift

Brook av, n w s, 145.4 n 3d av, runs w 98.6 x n 24.9 x e 98.4 x s w 22.5 x s w 2.11; William H Aymar, exr and trustee et al, trustees, to Walter F Seaman ..... 19,000

Same property; Walter F Seaman to William Lechner, mtge $16,000 ..... nom

Brook av, n w s, 145.4 n 3d av, runs w 98.6x n 24.9 x e 98.4 x s w 22.5 x s w 2.11; Louise A Christian et al to Walter F Seaman, mtge $16,000 ..... nom

135th st, 556-58 E, 50x100; Ellen Kirby to Emma Kedenburg, mtge $23,000 ..... 100

Part lot 42 map Morrisania, 92 s 167th st, runs s e 40 x s 47.5 x w—x n 8; Lena P Huether et al to Henry Friedgen ..... 300

Bronx av, n w s, lots 148-54, map 211 lots Downing estate at Van Nest station, 175x99.10x175x99.6; Patrick F Christopher to Mary Brown ..... nom

Lot 53 amended map Cammann estate at Fordham Heights; John Kohrman to John C. Rodgers ..... 2,100

Cedar av, w s, 182 n 177th st, 17.10x102.4x17.11x101.2; A. Wells Stump, referee, to New York Life Insurance and Security Brook av, s w cor 147th st, 25x90; William H. Maginnis to Samuel Warren, all title, mtge $24,000 ..... 1,600

Vyse av, 1516, e s, 25x100; Charles M. Preston, receiver, to Oscar T. Norman ..... 300

### Recorded Leases.

48th st, 330 E; James J Dunn to Paul Diederich, 5 10-12 yrs ..... $325

Broome st, 312-14; Samuel Wacht to Julius Alexander, 3 yrs ..... 5,880

Elizabeth st, 113; Francesco Avosso and ano to Domenico Insbernoso, 5 yrs ..... 300

3d av, 297; 23d st, 202; Dore Leon to House & Home Co, 8 yrs ..... 500

Columbus av, 802; Thomas G Hayes to August Heines, 3 yrs ..... 2,000

Lot 49 and part lot 50, map Washingtonville; Frank L Bacon to John Rotunno and ano, 3 yrs ..... 1,500

113th st, 332 E; Abraham Kassel et al to Achille Cucci, 2 3-12 yrs ..... 1,800

14th st, 2 W; Demorest & Little to Joseph Herbst, 3 yrs ..... 4,000

138th st, 668 E; Nathan Levin to Charles Meyer, 5 yrs ..... 900

Water st, 390; estate of Joseph Harris to George Peters, 5 5-12 yrs ..... 1,100

Water st, 134 w s, August Schacht to Henry C Elbs, 3 yrs ..... 4,000

Forsyth st, 108; Louis Abramovitz and ano to Pitchenbaum Realty and Construction Co, 3 yrs ..... 5,500

10th st, 263 E; Samuel Birnbaum to Herman Rosenbaum, 3 yrs ..... 2,900

92d st, 8-10; Carl Fischer-Hansen to Alumni Association of the Training School for Nurses of New York Hospital, 5 yrs .. 10,500

BRONX.

*(Borough of The Bronx.)*

11th av, s s, lots 820 and 821, map Wakefield; Joseph Schneider to Marcus Nathan, 3 yrs, 6 per cent ..... $2,000

138th st, s s, 150 e Lincoln av; Sarah Rosenbluth and ano to Moritz L Ernst and ano, 3 yrs, 6 per cent ..... 3,000

6th st, n s, 280 e 4th av, Wakefield; Joseph George to John H Behrmann, 5 yrs, 6 per cent ..... 800

Walton av, w s, 150 n e 150th st; Silas H Jenkins to Victoria A Wilhoft, due Jan 15, 1907 ..... 5,000

10th av, n s, 105 w 4th st; Magdelina Marx and ano to James D Gagan, due June 1, 1904, 6 per cent ..... 8,500

Brook av, 877; Walter F Seaman to American Mortgage Co, 3 yrs ..... 14,000

Same property; same to same, prior mtge $14,000, 3 yrs ..... 3,000

Arthur av, e s, 58.4 n William st; John Marescа to Ann Blake, due Jan 1, 1907 ..... 2,500

Arthur av, e s, 41.8 n William st; same to Samuel Campbell, due Jan 1, 1907 ..... 2,500

Arthur av, e s, 25 n William st; same to Harriet Balcom, due Jan 1, 1907 ..... 2,500

Arthur av, e s, 25 n e William st; same to Louis Gates, prior mtges $7,500, installs, 6 per cent ..... 1,000

Marion av, w s, 200 s 198th st; Eugene H Hammond to Smith Willamson, due May 1, 1904 ..... 2,250

162d st, 759 E; Harry M Goldberg to George J Strickler, prior mtge $14,000, 3 yrs ..... 8,000

Park av, 3078; Julius H Haas to Josefine Deutsch, prior mtge $12,000, 2 yrs ..... 2,500

### Assignments of Mortgages.

Mary K Eichhorn to William Buhler, 2 assignments ..... $5,500

John C Rodgers to Manhattan Mortgage Co ..... Omitted

Frederick Lese to Johanna E Muhlker ..... 1

Mary L Walsh to United States Mortgage and Trust Co ..... 2,000

Sarah T. F Preston to Rebecca T Mathews .. 10,000

Ann A Pollack to Commonwealth Securities Co ..... 2,400

William B Lord to David Thornton ..... 4,500

Herman Fichter to Henrietta Jacobs ..... 1

Elizabeth K Hosford to John A Stewart et al, trustee ..... 60,000

Rose A Kahl to Isaac Mary ..... 1

Lena Kerner to Dora Sokolski ..... 1

Real Estate Trust Co to Lawyers' Mortgage Co ..... 18,000

Lawyers' Mortgage Co to St Mary's Free Hospital for Children ..... 16,000

Kenneth Cranford to Margaret A McKay .. 1,600

George G Strickler to Barbara Wick ..... 3,000

Louis Levin to Samuel C Boehm ..... 1

Frederick L Stahl, Jr, to John C Mayforth and ano ..... 8,000

### Mechanics' Liens.

West End av, 232; McNulty Bros vs Abraham L Erlanger ..... $250

White Plains av, 38, Bronx; John Rientsch vs Sophie Woessner ..... 140

Ridge st, 4 w cor Division st, 63.5x44.4x irreg; Ike Feldman vs Joseph Batt ..... 1,050

71st st, s s, 194 w Columbus av, 21x100.5; Holloway Bentz & Co vs Julia Hess ..... 285

126th st, s s, 125 e Madison av, 50x99.11; George Sprickerhoff and ano vs Ford C Woodward ..... 300

43d st, 127-35 W; Candee & Smith vs Robert H Spalding ..... 212

46th st, 59 W; same vs Allison Realty Co ..... 12

2d av, 2331-37; Jacob Shapiro vs Isaac Roth. 800

107th st, 64 W; Burton Glidden vs R M Hugg. 12

135th st, 260-66 W; Lena Kern vs Carl Just. 136

5th av, 172; Louis Woelfle vs Henry C Lytton and ano ..... 240

John st, 50-54; four story offices and restaurant; Mrs Margaret A Goodridge, 51 W 73d st, owner; Howard Constable, 22 E 16th st, architect, cost ..... 5,000

8d av, 2796; extension to three story dwelling and store; H Newton Hermenall, Germany, owner; A E Davis, 376 E 138th st, architect; cost ..... 2,000

to George Hotchkiss, leaseholds, machinery, &c., 1 yr, 6 per cent ..... 50,000

EAST SIDE.

*(East of Fifth av, between Fourteenth and 110th sts.)*

103d st, 222 E; Sara Makowsky et al to Isaac Brummer, due July 28, 1904, 6 per cent ..... $2,500

81st st, n s, 125 e 5th av; Marin Leti Cooper to Ambrose K Ely, 5 yrs ..... 80,000

101st st, n s, 150 e 2d av; Isaac Heifer to Chauncey B Graham, 5 yrs ..... 9,000

84th st, 20 E; Granite Realty Company to John C Gabler, 60 days, per cent, note 800

81st st, s s, 152 w 2d av; Herman Milgrim and ano to Frederick Lese, prior mtge $19,000, 3 yrs, 6 per cent ..... 3,000

106th st, s s, 125 w 3d av; Tommaso Coronato to Max J Klein and ano, prior mtge $15,000, 3 yrs, 6 per cent ..... 3,000

105th st, s s, 200 e 5th av; Harris Mandelbaum and ano to Louis Lese, prior mtge $25,000, 1 yr, 6 per cent ..... 10,000

105th st, s s, 200 e 5th av; Irving Judis to Harris Mandelbaum and ano, prior mtge $45,250, 1 yr, 6 per cent ..... 36,000

Same property; same to same, prior mtge $35,000, 1 yr, 6 per cent ..... 10,250

76th st, s s, 255 e 3d av; August Goetz to Dry Dock Savings Institution, 3 yrs, 4½ per cent ..... 9,000

3d av, e s, 75.11 s 102d st; Eliza