THE REAL ESTATE MARKET.

BROKERAGE BRANCH COMPARATIVELY INACTIVE.

Board of Brokers Decides to Keep a Blacklist of Unfair Operators—Produce Exchange Bank to Erect a New Building From Designs by Ernest Flagg.

The brokerage transactions reported yesterday were rather few in number and devoid of features of general interest. The principal item was the purchase by a downtown bank of the fee of part of the site occupied by its building. The bulk of the private sales consisted of the ordinary run of deals in flats and tenements.

In the auction room a good attendance was brought out by the partition sale of a dozen downtown parcels owned by the Thomas Van Zandt estate. The properties were mostly of a speculative character and several available for immediate improvement fetched good prices.

Another public sale that is likely to prove attractive is to be held by R. E. Simon of L. J. Phillips & Co. next Tuesday, March 15, for the Hyman Israel estate. The offering includes a couple of valuable Bowery and Bleecker street corners, besides several East Side tenements and building sites in The Bronx.

An interesting measure was adopted by the board of governors of the Real Estate Board of Brokers. It reads:

Whereas members of the Real Estate Board of Brokers are held strictly accountable for their actions to the board, thereby guaranteeing their clients against unfair dealings.

Whereas a number of real estate operators and speculators are in the habit of taking advantage of brokers, saving commissions, and otherwise dealing unfairly;

Whereas it is one of the objects of this board to protect its members and further the interests of their clients; therefore be it

Resolved, That this board appoint a committee of five of its members to investigate charges of unfair dealings brought against operators and speculators; that when such charges are proved to the satisfaction of the committee the names of the offenders be placed on a blacklist, and that all members of the board be notified of the names placed on this list, so that, in dealing with such persons, they may do so with full knowledge of the character of the parties and at their own risk.

Private Sales.

BROADWAY.—Eleanor C. Morris has sold No. 12 Broadway, a lot, 23.6x38x irregular, on which stands the northerly portion of the old Central building, at the northeast corner of Broadway and Beaver street. The corner plot was bought from the Irving estate by the New York Produce Exchange Bank in August, 1900, for $250,000. The same institution is also the buyer of the Morris parcel. The combined properties contain 7,000 square feet. The bank intends to begin the erection, next May of a twelve story building from plans by Ernest Flagg.

GREENWICH STREET.—G. L. Lawrence has sold to Lee Gwynne Lawrence No. 544 Greenwich street, running through to No. 123 Washington street, two three-story stables on plot 25x114.

SEVENTY-FIFTH STREET.—Slawson & Hobbs have sold for a Mrs. Sheldon to a client for occupancy No. 119 West Seventy-fifth street, a four story dwelling on lot 20x102.2.

131ST STREET.—Edward N. Crosby has sold for Mrs. Eliza Smith No. 316 West 131st street, a three story dwelling on lot 16.8x99.11, to a client for occupancy.

BRADHURST AVENUE.—W. J. Huston & Co have sold for Walter S. Thompson to W. and T. Weisgerber No. 12 Bradhurst avenue, a five story flat on lot 25.2x76

EAST 136TH STREET.—McQuay & Co. have sold for Lord, Day & Lord, the five four story flats, Nos. 550, 552, 554, 560 and 562 East 136th street.

SIXTY-FOURTH STREET.—Max Steuer has sold to Frieda Hart No. 132 East Sixty-fourth street, a three-story dwelling, on lot 15x100.5, which he purchased at auction last week for $20,250.

NINETY-SECOND STREET.—Charles W. Luyster has sold to a Mrs. McCorken No. 135 West Ninety-second street, a three-story dwelling, on lot 20x100.

DEY STREET.—William A. White & Sons have sold for Clemence S. B. Fish to Harry M. Austin No. 51 Dey street, a five story business building, on lot 24x90.

FIRST AVENUE.—Lena Jacobs has sold to John Basco No. 1569 First avenue, a five story flat, on lot 25.8x67.

BROADWAY.—Max Marx has sold to John C. Rodgers the southeast corner of Broadway and 148th street, a plot 99.11x125.

101ST STREET.—John Fuchs has sold No. 219 East 101st street, a four story flat, on lot 25x100.11.

NINETY-SECOND STREET.—William Kunts has sold to Lefkowitz & Kadin Nos. 308 and 310 East Ninety-second street, two five-story flats, on plot 50x100.8.

EIGHTY-FIRST STREET.—Andrew Brose has sold to G. Goldblatt No. 516 East Eighty-first street, a five-story flat, on lot 25x102.2.

102D STREET.—Friedman Bisch has sold to Joseph Gertner and a Mr. Feuhlmann No. 209 East 102d street, a five-story flat, on lot 25x100.11.

109D STREET.—Albert Zimmerman has bought for a client No. 151 West 103d street, a five story double flat, on plot 31.3x100.11; and No. 155 West 103d street, a similar building, on plot 31.3x100.11.

MANHATTAN AVENUE.—Albert Zimmerman has bought for a client, through D. H. Scully, No. 444 Manhattan avenue, a five story double flat, on plot 33.4x95.

NINETY-EIGHTH STREET.—D. H. Scully has sold for Matthew P. Doyle to Chaimowitz & Carroll No. 27 West Ninety-eighth street, a five story triple flat on lot 25x100.11.

108TH STREET.—Charles Wynne has sold to the Ritter Realty Company 15 East 108th street, a five story flat on lot 26x100.11.

EIGHTH AVENUE.—C. F. W. Johanning has sold for Henry Marks No. 2117 Eighth avenue, a five story triple flat, with stores, on lot 25.2x100.

EIGHTH AVENUE.—C. F. W. Johanning has sold for John Wynne and Joseph Kaufmann No. 2182 Eighth avenue, a five story double flat, with stores, on lot 25x75.

107TH STREET.—Adolph Mandel has sold No. 64 East 107th street, a five story flat, on lot 25x100.11.

NINETEENTH STREET.—The Scott estate has sold to Frieda Hart No. 434 West Nineteenth street, a five story flat, on lot 25x92.

AVENUE A.—Maria Wimple has sold the six story flat, on lot 24.4x70, at the southwest corner of Avenue A and Eighth street.

115TH STREET.—William Crystal has sold to Max Rosenblum No. 60 East 118th street, a five story flat, on lot 20x100.11.

118TH STREET.—Morris Levy has sold to Israel Hoffman No. 17 West 118th street, a five story flat, on lot 25x100.11.

FRONT STREET.—Mandelbaum & Lewine have sold No. 362 Front street, old buildings, on lot 18.9x70.

FIRST AVENUE.—Meyer & Koblenzer have sold for Rosa Koblenzer No. 2334 First avenue, a five story tenement, on lot 25x100.

NINTH STREET.—Max Rubinger & Co. have sold for Frank Hillman and Joseph Golding Nos. 713 and 715 East Ninth street a six-story tenement, on plot 43x82, for about $70,000.

LEWIS STREET.—Max Rubinger & Co. have sold for David Jacobowitz No. 76 Lewis street, a seven story tenement, on lot 28x100, for about $45,000.

138TH STREET.—Shaw & Co. have sold for Mrs. Anna F Bradley to Harry Matz, two lots on the north side of 138th street, 200 feet east of Willis avenue.

FOREST AVENUE.—I. Breakstone has bought Nos. 1044 to 1048 Forest avenue, two new five story flats on plot 75x170, for about $115,000.

Miscellaneous.

S. Osgood Pell & Co. have opened a branch office at Great Neck, L. I. It will be under the management of Milton A. LeCluse, who has for the past five years been postmaster at Great Neck.

Schmeidler & Bachrach are the buyers of No. 35 Cannon street.

C. Schierloh and D. J. McDonald negotiated the sale of No. 441 West Fifty-second street to Daniel L. Korn.

Jacob L. King has turned over his renting business to the recently organized Jaking Realty Company, of which he is president.

Jacob A. King has leased for the Adams Express Company three lofts in the building Nos. 491 and 493 Broadway to the Delmel Linen-Mesh System Company for a term of years.

Emil A. Paepke has leased for Judge David R. Jaques the five story building No. 51 Whitehall street to the United Cigar Stores Company for a term of years.

Van Vliet & Place were the brokers in the sale of Nos. 210 to 214 West Eleventh street.

To-day's Auction Sales.

(At 161 Broadway, 12 o'clock.)

BY PHILIP A. SMYTH.

138th street, No. 586, south side, 98.10 feet east of Alexander avenue, 18.10x100, two story brick dwelling.

Alexander avenue, No. 205, west side, 68.9 feet south of 137th street, 16.7x75, three story brick dwelling.

Belmont avenue, east side, 157.2 feet south of Pelham avenue, 75x100, vacant.

Main street, west side, block front between Schofield avenue and Centre street, City Island, 216.54x100, two two story frame dwellings, with stores.

Sixth avenue, east side, 99 feet north of Sixty-sixth street, Brooklyn, 20x100, vacant.

Sixth avenue, east side, 79 feet north of Sixty-sixth street, Brooklyn, 20x100, vacant, executors' sale; estate of Rose T. Mosher, deceased.

BY JOSEPH P. DAY.

Fourth street, No. 288, southwest corner of Horatio street, 22x74, six story brick loft and store building; J. H. Brewster, as trustee vs. J. C. Keller et al.; Morris, S. & M., attorneys; A. J. Talley, referee; due on judgment, $41,723.79; subject to taxes, &c., $407.12.

Park avenue, No. 2038, northeast corner of 132d street, 54.4x118.10x50x134.11, except part taken for opening Railroad avenue, three story frame dwelling.

146th street, north side, being lot 73 on map of village of Melrose South, 24x108.6; Sheriff's sale of all right, title, &c., which John Slothers had on Dec. 10, 1903, or since; Lexow, M. & W., attorneys; M. L. Erlanger, referee.

BY L. J. PHILLIPS & CO.

Forty-seventh street, Nos. 311 and 313, north side, 150 feet west of Eighth avenue, 50x100.5, two five story stone front tenements; Theodore Riehl vs. John Kehoe, et al.; R. B. Kelly, attorney; Benjamin Tuska, referee; due on judgment, $2,326.72; subject to taxes, &c., on 311 $1,061.17; on 313 $1,026.50; prior mortgages on 311 are $14,000; on 313 are $22,000.

BY HERBERT A. SHERMAN.

St. Nicholas place, east side, at intersection of centre line of 153d street, 25x100.

St. Nicholas place, east side, 25 feet south of centre line of 153d street, 25x100.

Edgecombe avenue, west side at intersection centre line of 153d street, 25x100; E. H. Faye, et al.; as executor and another vs. E. O. Beale, et al.; C. E. Miller, attorney; John Hunter, Jr., referee; due on judgment, $17,853; subject to taxes, &c., $863.41.

Yesterday's Auction Sales.

BY M'VICKAR REALTY TRUST COMPANY.

William street, No. 169, west side, 22.8 feet south of Beekman street, 26.9x26.9x1.9x4.10x2.6x27.3x12.8x4x14.1x54.6, four story brick loft and store building; to L. C. Garache $39,800

Beekman street, Nos. 126 and 128, northeast side, 27.2 feet northwest of Front street, 37x35.7x28.11x25.6, two four story brick loft and store buildings; to Lowenfeld & Prager 19,050

Elm street, Nos. 143 and 145, east side, 80.7 feet south of Grand street, 50x106.8 to west side of Centre street, x 49.5x106.11, seven story brick loft, office and store building; to J. A. Weeks 64,500

Centre street, No. 212, east side, 200.6 feet south of Grand street, 24.7x44.8x28.3x42.9, five story brick loft and store buildings; to L. C. Garache 15,000

Centre street, Nos. 220 and 222, east side, 77 feet south of Grand street, 50x26.8x about 50x31.6, two five story brick loft and store buildings; to L. C. Garache 36,600

Twelfth street, Nos. 24 and 26, south side, 62.6 feet west of University place, 46.8x100.8x—x—x—x2116.10 to University place, x31.9x56.8x77.11, two two story frame, brick front tenements and five story brick tenement; to the Municipal Realty Company 80,000

Spring street, Nos. 245 and 247, north side, 57.8 feet east of West street, 26.11x30.8x35.9x30.4, two three story brick tenements; to the Whitehall Realty Company 15,000

Thompson street, Nos. 68 to 74, east side, 127.8 feet south of Spring street, 87.7x24.11x24.6x30x11.8x28.8x36.11 to street, x100.2, two four and two five story brick tenements and four three story brick tenements on rear; to Solomon Jacobs 75,000

Piers 32 and 34, East River, all right, title, &c., of Thomas Van Zandt; Rosalie Rupoli vs. Leopold Van Zandt et al.; A. D. Weekes, attorney; F. N. Goodell, referee; partition; by E. V. Kirby and W. R. Jeffers, respectively 19,400-7,450

BY JOSEPH P. DAY.

Park avenue, No. 1741, northeast corner of 121st street, 20.11x75, four story brick tenement; A. O. Larney vs. J. E. Kopetsky et al.; Forlangl, M. & P., attorneys; E. A. Maher, Jr., referee; due on judgment, $9,749.26; subject to taxes, &c., $241; prior mortgage, $15,000; to the plaintiff $20,225

BY HERBERT A. SHERMAN.

Lexington avenue, northwest corner of Fifty-seventh street, 60.3x60, five story brick flats; G. S. Hubbard as trustee, &c., vs. Morris Pinus et al.; C. N. Morgan & Son, attorneys; C. S. Simpkins, referee; due on judgment, $56,945.31; subject to taxes, &c., $2,400 ..... Adjourned to April 5

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.]

Broad st, 91, s e c, 10.6x20.4x18.10x36.8; Leonard Weill to Charles J Kreshle and ano, 2-6 interest, mtge, $11,000 ..... nom

Cannon st, 128, e s, 24x100; Henry A Kraft et al, exrs, to Julius B Fox, mtge, $15,000 ..... nom

Cherry st, 152-54, s s, 46x82; Walter J Conn to Max Zwerdling and ano, mtge, $10,000 100

Division st, 260, n s, 20.2x48x32x52; Edmund Kohn and ano to Julius Miller and ano, mtge, $9,000 100

Division st, 248, n s, 19.5x107x17.4x32; Leo Kohn to Julius Miller and ano, mtge, $15,000 100

Duane st, 127, n s, 26x75; Thomas st, 62-66, s s, 200 w Church st, 76x100x irreg; Leonard st, 45, s e, 27.8x101; Broome st, 408, s s, 20.8x56.2x irreg; Broome st, 423, s s, 21x54.11; Broome st, 491, n s, runs e 108.7x o 16.8x n 9.5x e 4x n 96.11x w 21; Metropolitan Trust Co trustee and admr, to Caleb F Bates, 1-20 part, all title 11,183

Same property; William J. A [illegible] et al, to Caleb F Bates, 2 deeds $83,500

Greenwich st, 554, w s, 25x80; Washington st, 523, e s, 25x75; Gustavus L Lawrence to Lee G Lawrence, mtge $30,000 100

Hague st, 4-6, s s, 39.10x34.11x81.2x36.1; Henry Campbell to Michael J Mahoney and ano 5,000

Ludlow st, 39, w s, 25.9x87.6x25.7x87.6; Rebecca Lipschitz to Morris Lipschitz and ano, mtge $36,000 100

Mott st, 108-108, w s, 37x100; Harry C Allen to Metropolitan Real Estate and Trust Co, mtges $77,000 ..... nom

Rivington st, s s, 25 e Norfolk st, 25x100.4; Eventetta C Whitney to Elias A Cohen ..... nom

Wooster st, 33, w s, 19.8x50; Silas H Furman to Charles A Ningert, mtge $15,000 ..... nom

Spring st, 29, 16.11x64x16.7x67.4; Henry Barbey et al, trustees, to Wilgand Weber 27,500

2d st, 312 E, runs s 75x e 19x s 31x w 67.8x n 31x e 12.6x n 75x e 36.3; Abraham L Kass to David E Kantor, mtge $42,000 o c and

Same property; David E Kantor to Augustus Prentice, mtge $55,400 ..... o c and 100

8th st, 359-361 E, 50x87.10; Aaron Miller and ano to Morris Rosenberg ..... nom

12th st, 502 E, 25x102.8; Pincus Lowenfeld and ano to David Lentz, mtge $12,000 ..... nom

16th st, 138 E, 25x103.8; Augustus Prentice to David E Kantor, mtge $25,000 ..... o c and 100

Same property; David E Kantor to Sigmund Muldberg, mtge $28,000 ..... o c and 100

EAST SIDE.

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

Lexington av, 1366, w s, 16.6x38.9; Catherine Frolwein to Timothy D Lehane, mtge $10,000 ..... $14,250

8th av, e s, 61.4 n 21st st, 22x75x irreg x irreg; Charles Scribner and ano to Robert Bridges ..... nom

Same property; Robert Bridges to Arthur H Scribner, 1-2 part ..... nom

Same property; same to Charles Scribner ..... nom

26th st, n s, 141.8 e 4th av, 20.10x98.9; Silas H Furman to Virginia D H Furman, mtges $17,511 100

26th st, 109 E, 20.10x98.9; Estelle R Cammann to Silas H Furman ..... o c and 100

27th st, n s, 182 e 5th av, 18x98.9; Clifford C Goodwin to Century Realty Co, mtge $37,000 ..... o c and 100

29th st, n s, 69 w Lexington av, runs n w, 24.8x w 31x24.8x31; Patrick J Shea to Joseph Cozzasni, mtge $7,000 ..... nom

57th st, n s, 102.5 e 1st av, 16.8x100.4; Helena Jones to Charles Richter, mtge $7,500 ..... o c and 100

74th st, n s, 213 e 1st av, 41.8x75x41.8x79.8; Samuel Wasserman to Pincus Lowenfeld and ano, mtge $8,000 ..... o c and 100

94th st, s s, 450 e 2d av, 25x100.8; Rachel Hattenbach to Isaac Brummer, mtges $15,000 ..... o c and 100

95th st, 227 E, 25x75; Johannes M Johannsen to Adolph Chopak and ano, mtge $12,000 ..... o c and 100

109th st, 326 E, 25x100; Harris Levy to Nicola Arbolino, mtges $15,000 ..... o c and 100

WEST SIDE.

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

Columbus av, n e cor 107th st, 26.2x100; William Schuster to Valentine Wille and ano, mtge $36,000 ..... o c and $100

6th av, w s, 75.8 s 44th st, 25x75; William L Turner, referee, to James J Coogan 90,000

11th av, e s, 106.11 n 26th st, 16.5x100; Henry Smith, referee, to Daniel B Butler 7,300

15th st, 36 W, 25x105.3; Realty Mortgage Co to Conrad F Kruse and ano, Mtge $80,000 ..... o c and 100

25th st, s s, 275 w 7th av, 18x78.9; Elizabeth C Fraser to William S Patten 100

34th st, n s, 250 e 9th av, 15x98.9; Adele A Stead et al to Adeline C Brown, q c ..... nom

45th st, 543-45 W, 75x100; Carrie E Deshon, indv, and ano, exrx and trustees, to Meyer Greenberg and ano 23,000

59th st, s s, 225 e 9th av, 25x100.5; Bertha Heidelberger to William Goldman, mtge $20,000 ..... o c and 100

86th st, 311 W, 20.2x100.8; Francis M Jenckes to John C Juhring, mtge $18,000 ..... o c and 100

86th st, n s, 251 e 1st av, 25x100.8; Abraham Flach to Wolf Goldman and ano ..... nom

Same property; Wolf Goldman to Abraham Fisch ..... nom

87th st, s s, 200 w West End av, 20x100.8; Hannah V Deshler to Henriette O Glatz, mtge $17,000 24,000

98th st, 42-44 W, 50x100.11; Minnie A Blanchard to City Real Estate Co, mtge $44,000

Same property; City Real Estate Co to Delia Doyle, mtge $44,000 ..... o c and 100

103d st, 155 W, 31.2x101x31.10x100.11; Elizabeth G Mortimer to Julia Randwitz, mtge $30,000 ..... o c and 100

106th st, s s, 500 w Amsterdam av, 74.11x100.11; James R Roosevelt et al, trustee, to Realty Operating Co ..... o c and 1,000

109th st, s s, 100 w Amsterdam av, 118.11x100.11; same to same ..... o c and 1,000

HARLEM.

(Manhattan Island, north of 110th st.)

Edgecombe av, w s, 194.11 s 141st st, 50x85; Henry Wendt to John Wendt, ½ part, mtges $22,000 ..... nom

Manhattan av, 444, e s, 22.4x75; Elizabeth G Mortimer to Julia Raudnitz, mtge $22,000 ..... o c and $100

Old Broadway, e s, 74.5 n 136th st, 24.11x100; Deborah Sargeant to Victor A Lever ..... o c and 100

Pleasant av, w s, 100 n 2d st, 25x100, Ottinville; Sarah A Briggs to William R Crump ..... nom

Pleasant av, w s, 100 n 2d st, 50x100, Ottinville; William R Crump to Albert H Crump ..... nom

St Nicholas av, s e cor 126th st, 25.2x90.2x262.6; Ernest F Clark to James McClanahan, mtges $19,000 ..... nom

116th av, e s, 266.1 n 107th st, runs e 100x n 72.2x n w—x s 173; Henry Campbell to Michael J Mahoney and ano, mtge $10,000 ..... nom

115th st, n s, 245 w 2d av, 25x100.11; Nicholas Strockhein to Samuel Engle, mtge $21,000 100

116th st, 308 W, 37x100.11; Henry D Cochrane to Samuel Wachtl, mtge $20,000 ..... nom

116th st, 30 W, 37x100.11; Samuel Wachtl to Louis Jacobs, mtge $20,000 ..... nom

116th st, s s, 70 w 1st av, 18.4x100; James G Andriacchio to Michael Palladino, mtges $9,000 ..... nom

118th st, 58 E, 20x100.11; J Randolph Jacobs to Clementine M Silverman, mtge $15,000 ..... o c and 100

120th st, n s, 100 w 4th av, 25x100.11; Susana Dennison to Isabella Unger, mtge, $16,000 20,500

125th st, n s, 150 e Boulevard, 25x99.11; James King to Thomas W Jeralds ..... nom

136th st, n s, 88 e 8th av, 37x99.11; Equitable Life Assurance Society to Hyman Reubenstone ..... o c and 100

138th st, s s, 325 e Lenox av, 125x99.11; Townsend Wandell and ano, trus, to Herman Cohen and ano 27,500

BRONX.

(Borough of The Bronx.)

Alexander av, 166, e s, 20x81.6; Edward C Moen, trus, and ano, to Eugene H Paul, mtge, $6,000 ..... o c and $100

Same property; The Old Colony Trust Co to same, mtge, $5,000 ..... o c and 100

Clinton av, n w s, 369.8 s w Jefferson st, 50x150; John Delahunt, ref, et al, trus, to Leslie Acker, ½ part 2,500

Same property; Charles I Apfel to same, ½ part 100

Green av, s s, 400 e Mapes av, 50x100; John G Jackson to Edw B Tompkins 850

Hughes av, e s, 175 s 183d st, 25x100; Margaret Brown to Blanche L Herbert ..... o c and 100

Morris av, 901, w s, 25x105; Charles Schaufelberger to Margaret C Ryan ..... o c and 100

Oakes av, w s, 200 n Jefferson av, 25x100; Land Co B of Edenwald to James Sutherland and ano ..... nom

Woodycrest av, e s, 468.10 s 169th st, 50x100; Warren Leslie referee to Catharine Finneron 1,575

Same property; Robert G Hazeldine to same, q c ..... nom

Woodycrest av, e s, 218.10 s 166th st, 50x100; Warren Leslie referee to James Cochrans 1,250

Same property; Robert G Hazeldine to same, q c ..... nom

Woodycrest av, e s, 618.10 s 168th st, 50x100; Warren Leslie referee to Robert G Hazeldine 1,675

Woodycrest av, e s, 418.10 s 169th st, 25x100; Warren Leslie referee to Amanda M De Graaf 775

Woodycrest av, e s, 143.10 s 166th st, 50x100; Warren Leslie referee to Elizabeth M Cochrane 2,000

Same property; Robert G Hazeldine to same, q c ..... nom

Woodycrest av, e s, 443.10 s 169th st, 25x100; Warren Leslie, referee, to Amanda M De Graaf 825

Woodycrest av, e s, 418.10 s 168th st, 50x100; Robert G Hazeldine to Amanda M De Graaf, q c ..... nom

184th st, 21 E, 25x99.11; Samuel Williams to Saul Berkowicz and ano, mtge $18,000 ..... nom

186th st, 327 E, 37x100; Solomon Boehm to Morris Gruenstein, mtge $15,000 ..... o c and 100

138th st, s s, 325 e Southern Boulevard, 18x100; Wilhelmina Israel to Frans Hempelmann, mtge $2,900 ..... o c and 100

172d st, e s, 248 s Worth av, 148.7x30x—x30; Rosa H Leonard, exor, to Elizabeth Schwarzler 150

Same property; John J Ittner to same, q c 150

Lot 894, map Elizabeth B King, City Island; Adirondack Realty Co to Tallmadge W Foster ..... nom

Lots 60 and 61, map 107 lots Hudson Park; Joseph Follini to Frank Gazzola et al, trustees, mtge $1,000 ..... nom

Lots 73 and 78, map Neff estate; Adeline Grossman to Otto M Nielson, correction deed ..... nom

Recorded Leases.

8th av, 2465; Matthew Dexheimer to James Devine, 3 yrs $720

8th av, 2216; Jacob Baumann and ano, trustees, to Bernard Baker et al, 5 yrs 2,000

7th av, 479; E F Fouquet to James F Grogan, 5 yrs 3,500

8th av, 2269; Michael J Hoffman to Philip Golisto, 5 yrs 1,500

115th st, 430 E; Joseph Roberts to Julia M Constantine, 1 yr 480

1st av, 836; August N Klep to John Gallagher, 5 yrs 1,180

2d av, 2377; Regina Spies to Philip W Reinhard, 3 yrs 780

2d av, 1794; Emil Marquardt to Louis Weiss, 5 yrs 450

Broome st, 26-8; Abraham Levy to David Silverman and ano, 3 yrs 5,800

2d av, 2457; William R Page to Meyer Norkin, 5 9-12 yrs 1,500-2,000

18th st, 55-61; 14th st, 56; Hermann Sleicken to Henry Siegel, 21 yrs 70,000

John st, 30-4; Margaret A Goodridge to the McNab and Harlem Manufacturing Co, 7 yrs 8,000

84th st, 406 E; Anna M Fischer to E Beringer, 3 yrs 1,000-1,200

Columbus av, 981; James O'Dea to William Dreecher, 3 yrs 1,800

Suffolk st, 21; Tobias Gartner to Frederick Warner and ano, 1-12 yrs 1,850

Greenwich st, 132; Augustus L Appelico to Harris Rosenblut, 3 yrs 780

82d st, 443 W; Anna B Gilson to Michael Abrams, 10 yrs 2,760

117th st, 240 E; Lucia Pape to Luigi Forisi, 5 yrs 100

John st, 56; Margaret A Goodridge to the McNab Harlem Manufacturing Co, 5 yrs 4,500

105th st, 211 E; Pasquale Caponigri to Giuseppe Guarino, 5 yrs 1,704

106th st, 203-5 E; Ignaz Reich and ano to Batista Mirabell, 3 yrs 6,000

8th st, 347 W; Carrie Teven to John Guttman, 2 yrs 680

4th av, 95; Sarah A Brevoort to George H Schrader, 5 yrs 750

30th st, 509 W; Mary A Brush, trustee, to New York Carriage Top Co, 3 yrs 1,050-1,150

100th st, 201 E; Morris Lipschitz and ano to Koppel Rosenfeld, 1-2 yrs 3,362

82d st, 447 W; Ruth A Wallace to Armspear Manufacturing Co, 19 10-12 yrs 6,000

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

[Where no interest is stated read 5 per cent.]

Broome st, 489-93; Caleb F Gates to Lawyer's Title Insurance Co, 3 yrs, 4½ per cent $60,000

Leonard st, 48; same to same, 3 yrs, 4½ per cent 50,000

Thomas st, s s, 200 w Church st; same to same, 2 yrs, 4½ per cent 50,000

Cherry st, 153-55; Max Zwerdling and ano to Walter J Cohn, due Sept. 7, 1904 6,000

Division st, 248-50; Julius Miller and ano to Edmund Kohn and ano, building loan, 1 yr, 6 per cent 16,000

Same property; same to same, 1 yr, 6 per cent 9,000

Henry street, 367, n e cor Scammel st; also, Henry st, 369; Samuel Pollak and ano to Jacob Fischel, building loan, prior mtge 80,000

Lewis st, w s, 125s Rivington st; Julius Miller to the German Savings Bank, 3 yrs, 4½ per cent 19,000

Mercer st, 51; Rose L Huggins to Bond, Mortgage & Securities Co, 1-3 part, 1 yr, 4½ per cent 1,000

Rivington st, s s, 25 s e Norfolk st; Elias A. Cohen to American Mortgage Co, 1 yr 17,000

Same property; same to same, prior mtge $16,000, 1 yr, 6 per cent 2,000

Spring st, 29, (25) n w cor Mott st; Wiegand Weber to New York Savings Bank, due June 1, 1905, 4½ per cent 15,000

2d st, 318 E; David E Kanter to Abraham L Kass, prior mtge $40,000, 3 yrs, 6 per cent 7,000

10th st, n s, 275 E 2d av; Julia Hofmann to Charles Sherman, due Jan 1, 1905, 6 per cent 3,500

10th st, n s, 275 E 2d av; Julia Hofmann to Lawyer's Title Insurance Co, 5 yrs 36,000

12th st, 526 E; David Leutin to Pincus Lowenfield and ano, 1 yr, 6 per cent 4,000

14th st, 588 E; Sigmund Muldberg to David E Kantor, prior mtge $36,000, installs, 6 per cent 8,000

EAST SIDE.

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

Lexington av, w s, 54 s 91st st; Timothy D Lehane to Emigrant Industrial Savings Bank, 1 yr, 4½ per cent 36,000

3d av, n e cor 100th st; Morris Lipschitz and ano to Morris Aalan and ano, prior mtge $25,000, installs, 6 per cent 2,500

Ludlow st, 86; same to Max Kotzen, installs, 6 per cent 2,000

26th st, n s, 151.8 e 4th av; Silas H Furman to Charles H Colton, exor and trustee, 3 yrs 15,000

Same property; same to Michael Cohn, prior mtge $15,000, 1 yr, 6 per cent 3,500

57th st, 222 E; Fanny Altschul to John A Rutherfurd, 3 yrs, 4½ per cent 11,000

74th st, n s, 213 e 1st av; Pincus Lowenfeld and ano to Samuel Wasserman, due Sept 3, 1905 2,000

95th st, n s, 75 w 2d av; Adolph Chopak and ano to Paul Chopak, 3 yrs, 6 per cent 1,000

109th st, 326 E; Nicola Arbolino to Felice Rubano, 3 yrs, 6 per cent 2,000

Same property; same to Harris Levy, due June 1, 1905, 6 per cent 500

WEST SIDE.

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

Columbus av, n e cor 107th st; Valentine Wille and ano to William Schuster, 3 yrs $4,000

6th av, 75 s 44th st; James J Coogan to John C Hart Realty Co, 3 yrs 40,000

15th st, n s, 345 e 6th av; Conrad F Kruse and ano to Realty Mortgage Co, prior mtge $40,000, 1 yr, 6 per cent 23,000

Same property; same to same, prior mtge $30,000, 1 yr, 6 per cent 19,000

24th st, 131 W; Arnold Pfenning to the Baron de Hirsch Fund, 3 yrs 43,000

Same property; same to Emma H Cannon, prior mtge $43,000, 2 yrs, 6 per cent 8,000

46th st, s s, 236 e 11th av; Meyer Goldberg and ano to Carrie E Deshon and ano, exrx and trustees, 3 yrs 10,000

48th st, s s, 175 e 11th av; same to same, 3 yrs 8,000

48th st, s s, 236 e 11th av; same to same, 3 yrs 8,000

77th st, 6-10 W; James Carlew to Title Guarantee and Trust Company, 2 mtges, 4 yrs, 4½ per cent, each 75,000

77th st, 8 W; same to same, 3 yrs, 4½ per cent 80,000

106th st, s s, 180 w Amsterdam av; Realty Operating Co to James R Roosevelt et al, trustees 12,000

109th st, s s, 300 w Amsterdam av; same to same, 1 yr 27,000

HARLEM.

(Manhattan Island, north of 110th st.)

Lenox av, n w cor 114th st; Christian Doetz to Catherine Ball, prior mtge $25,000, demand, 6 per cent $4,000

Same property; same to New York Savings Bank, due June 1, 1907, 4½ per cent 38,000

Old Broadway, e s, 74.5 n 136th st; Victor A Lever to Deborah Sargeant; 3 yrs, 4½ per cent 4,000

8th Nicholas av, s e cor 128th st; James McClanahan to David Stevenson, demand 11,100

115th st, n s, 325 e 3d av; Catherine Nastvogle to Henry Neeb, 3 yrs, 6 per cent 8,000

25th st, 69 W; Samuel Pecht to Henry D Cochrane, due April 4, 1907 6,000

Same property; Louis Jacoves to Samuel Wacht, prior mtge $26,000, due April 1, 1907, 6 per cent 4,000

36th st, n s, 84 w 8th av; Hyman Reubenstone to Equitable Life Assurance Society of the United States, 1 yr, 4½ per cent 42,000

138th st, s s, 325 e Lenox av; Herman Cohen and ano to Townsend Wandell and ano, trustees, 2 yrs 20,625

BRONX.

(Borough of The Bronx.)

2d av, s s, 350 n 2d st, Olinville; Elson E Parry to Harold D Lund, 3 yrs $2,000

Audubon av, w s, 44 n 166th st; Michael J Quinn to Tillie Weiss, 3 yrs 3,650

Creston av, s w cor Kirk pl; Michael Handy to James Lawlor, Jr, 3 yrs 640

Jerome av (Central) n w cor North st; Henry M Singhi to New York Mortgage and Security Co, 1 yr, 6 per cent 36,000

Morris av, 901; Margaret C Ryan to Charles Schaufelberger, 3 yrs 5,000

Oakcorp av (Walker st), n w s, adjoining land of McKenna & Graham; Richard D Williams to John Bussing, Jr, and wife, due July 1, 1907 5,000

White Plains av, w s, 26.2 s 12th st; William H Keating to Herman F Epple, 3 yrs 2,000

8th st, n s, being ¼ lot 353 map Wakefield; John F Hyde to Henrietta Eichler, building loan, due April 1, 1906 4,400

134th st, n s, 550 e Willis av; Albert Bielsfeld and ano to Henrietta Bielsfeld, 2 mtges, 5 years, 6 per cent, each 2,500

134th st, 21 E; Saul Berkowicz and ano to Samuel Williams, prior mtge $18,000, installs, 6 per cent 2,400

135th st, 827 E; Moritz Gruenstein to Solomon Bachm, prior mtge $15,000, 3 yrs, 6 per cent 3,000

230th st, n s, lot 254, map property Woodlawn Heights; Anna A Burton and ano to Annie C McCullough, 1 yr, 6 per cent 500

Lots 288 and 289, map part Hunt estate; Otto Nasman and ano to John G Surber, building loan, 3 yrs 3,000

Assignments of Mortgages.

Annie M Devery to Frank Betterton. Title Insurance Co to Mutual Life Insurance Co $1

New York Mortgage and Security Co to Bank for Savings 14,000

Michael Cohn to Henry C Kraft 1

Alexander Walker to Ellen L Kimball 1

Lawyers Title Insurance Co to Kingston Savings Bank, 2 assignments 88,000

Babette Jetter and ano, admrs to Rosa Muslimer 8,117

Mary C Barstow to Isabella Sprunt 1,500

Max Rotsten to Samuel Kahn and ano 1,509

Maria Demuylder to Joseph Wuytock 1

Ferdinand Kurzman to Central Realty Bond and Trust Co, assigns 2 mtges 9,400

Louis Manheimer et al to Jacob Jaffe 100

Harris Mandelbaum and ano to Guardian Trust Co, assigns 2 mtges 2,000

Bradley & Currier Co to John J Hughes 2,400

Same to Esther A Bradley 3,800

Same to George C Currier 1

Lawyers' Title Insurance Co to Mutual Life Insurance Co, 2 assignments 130,000

Title Guarantee and Trust Co to National Savings Bank of City of Albany 10,000

Same to Willford Dayton, trustee 10,000

Louis Minsky to Samuel Cantor, assigns 2 mtges 1

Same to Jacob I Berman 2,000

Same to Bernard Gordon 1

Mary A Costello to Newbury D Lawton 3,950

Henry Arnstein to Leo N Greene 5,500

Aaron Schoenfeld and ano to Sigfried Weiss 1

Davis Rosenkrantz to State Bank 1

Satisfied Mechanics' Liens.

57th st, 222 E; Hugh McCreery vs Rebecca Altschul, Feb 24, 1904 ..... $284

152d st, n s cor 8th