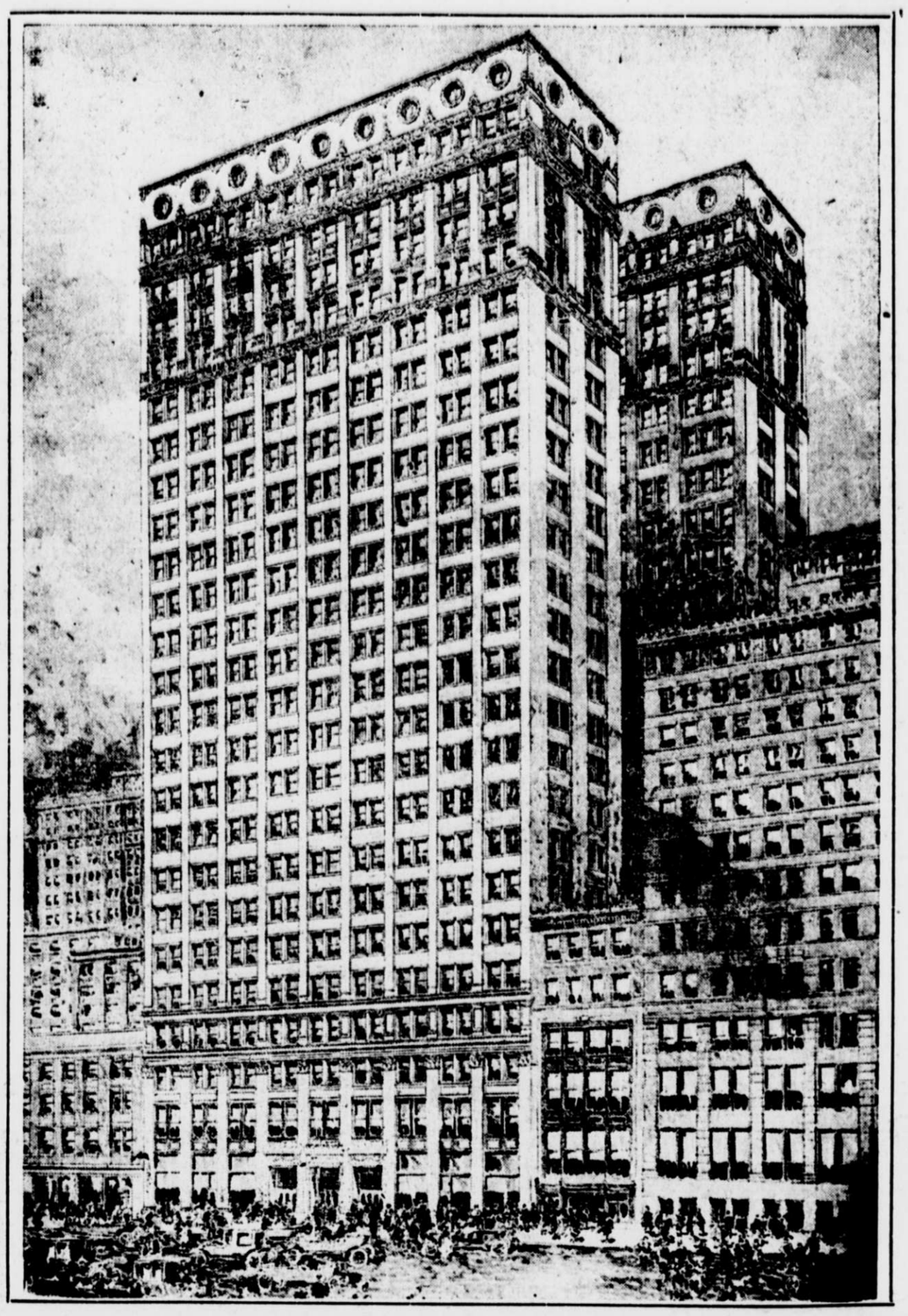

# Fire Companies Building

**80 Maiden Lane** (Near William St.) **27 Cedar Street**

***Ready April 1st, 1912***

**The Centre of the Insurance District**

**FIRE-PROOF IN FACT** Three enclosed and absolutely non-combustible stairways from ground floor to attic. All steel columns encased in solid concrete. Cement floors. Basement and sub-basement equipped with automatic sprinklers. **The Kind of Fire-Proofing which Succeeds and Protects.** Not "fire-proof" in name only, but based on the practical knowledge and experience of fire insurance companies.

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**15,000 Square Feet to the Floor.**

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**Home Offices of**

**Continental Insurance Co. Fidelity-Phenix Fire Ins. Co.**

**For Plans and Terms apply to**

**Fire Companies Building Corpn., 46 Cedar Street**

## SPECULATORS BUSY ON SIXTH AVENUE

### Rapid Buying in the Vicinity of New Retail Trade Establishments.

### DREXEL PLOT PERHAPS SOLD

### Loft Buildings in Old Wholesale Section Find Buyers—Sales of the Day in All Boroughs.

Sixth avenue real estate north of Forty-second street is taking another spurt as a result of recent big deals closed in the vicinity and because of a late increase in the number of large retail houses which are occupying buildings there. Some of the larger operators look upon Sixth avenue from Forty second to Fiftieth street as the best field for activity at this time and are reported to be negotiating for quite a number of properties not only on the avenue front but on the nearby side streets. Thus far the activity seems to be entirely professional, but since such a movement is always followed by investment buying it is to be expected that investment business will appear in this section presently if there is any money in the market.

Activity thus far has centred about Forty-eighth street, where two sales have been made. It extends south to Thirty-ninth street and north to Fiftieth street. Harris & Maurice Mandelbaum bought yesterday through Mooyer & Marston 850 Sixth avenue, northeast corner of Forty-eighth street, a four story store and flat building on lot 23.5x59.9. The Title Guarantee and Trust Company as trustee for the estate of John Slater was the seller. Last week Ennis & Sinnott, operators, bought 852 Sixth avenue, adjoining the plot sold yesterday, from the Farmers Loan and Trust Company as trustee, and the Mandelbaum firm brought from the City Real Estate Company 882 Sixth avenue, 49 feet south of Fiftieth street. Late in January H. Wahlers, a confectioner, bought his place of business at 839 Sixth avenue, between Forty-seventh and Forty-eighth streets.

SHORT LEASES ONLY.

Besides these sales quite a list of rentals are reported, and in their terms they indicate expectancy on the part of owners. There is reported, for example, the lease of 680 to 688 Sixth avenue and 59 West Thirty-ninth street; also of 637 to 641 Sixth avenue, and of 625 Sixth avenue. All of these leases are said to be for five years, with cancellation clauses.

Fourteenth street came again into the sales records yesterday through the sale of the property at 7 West. Ada G. Belt sold it to Michael H. Marks. It is a four story building on lot 25x103.3, Van Beuren leasehold. It is separated by one building from the old Van Beuren homestead.

Recent building leases in and near Beekman street in the old wholesale stove and furnace section indicate a return to the former centre of many of the firms which were prominent there before late building operations caused their removal.

The Charles F. Noyes Company has leased 109 and 111 Beekman street, a seven story and basement building, to Isaac A. Sheppard & Co. for a long term of years. The lessee manufactures and deals in stoves and furnaces and will occupy the entire building exclusively for its business. Recently the Noyes company leased 97 Beekman street to the Barstow Stove Company, another of the old time concerns.

There were no plans filed yesterday at either the Manhattan or Bronx building bureau for new buildings nor for alterations costing more than $5,000.

Details of the reported purchase of the southeast corner of Broad and Wall streets will be found in another column.

#### Manhattan Sales.

AUDUBON AVENUE.—The Monaton Realty Investing Corporation has sold 388 Audubon avenue, a two story and basement brick dwelling, on lot 18x60, between 184th and 185th streets, to a client for occupancy.

EIGHTY-THIRD STREET.—William J. Carlin has sold 161 to 165 West Eighty-third street, three three story dwellings, on plot 50.9x102.2, between Columbus and Amsterdam avenues. The property, together with 167, was sold under contract last year to Locke & Co., carriage builders, but the deal was never consummated.

143D STREET.—The Brande-Papae Company has sold for the Criterion Construction Company 617 West 143d street, a six story elevator apartment house known as the Harriet, on plot 75x99.11, between Broadway and Riverside Drive. The buyer is the Domain Realty Company.

READE STREET.—The estate of Mary A. E. Brinckerhoff has sold 154 Reade street, a four story loft building, on lot 25x52.6, near Greenwich street.

WOOSTER STREET.—Frederick J. Agate has sold to a client of Benjamin F. Feiner 175 and 177 Wooster street, a seven story loft building, on plot 50x100, between Houston and Bleecker streets.

173D STREET.—Thomas W. Seele has sold 568 West 173d street, a five story new law house, on plot 37.6x100, located 100 feet east of St. Nicholas avenue.

AVENUE B.—Harris & Maurice Mandelbaum have resold 181 Avenue B, a four story tenement with stores, on lot 17.2x71, to a buyer who will remodel the building for his own business. The sellers acquired the property last week from Adam Schuppert.

THIRD AVENUE.—Duff & Conger have sold for the Germond estate the northwest corner of Third avenue and Seventy-seventh street, three four story tenements, on plot 76.8x90, to Leonard Weill; also 173 and 175 East Seventy-seventh street adjoining, two five story tenements, on plot 60x102.2, to Dr. Augustus Milleg. The property has been held at $175,000. The buildings were erected by Wellington Germond over thirty years ago.

WATER STREET.—Jacob Frick has sold 684 Water street, southwest corner of Jackson street, a five story tenement, on lot 25.4x100.

#### Bronx Sales.

CRIMMINS AVENUE.—F. B. Chedsey has sold the plot 61x100 at the northeast corner of Crimmins avenue and Oak terrace to Hedwig Glass, who takes the property in part payment for the apartment house at the northeast corner of Franklin avenue and Jefferson place, reported sold recently.

MINFORD PLACE.—Louis Cowan and William Loeb have sold for the Jackson Associates the northwest corner of Minford place and 172d street, a five story new law house, on plot 35x100. The buyer gave suburban property in part payment.

#### Recent Buyers.

Mrs. Katherine C. Percival is the buyer of the dwelling at 222 West Seventy-first street, the sale of which by Mrs. Alice A. Robinson through Earle & Calhoun was reported recently.

Catherine Brower is the buyer of the flat at 226 East Fifty-ninth street, reported sold recently by Julius Kastner.

#### Manhattan Leases.

Frederick Fox & Co. have leased in the Herald Square Building, 141 to 145 West Thirty-sixth street, the fourth loft to the Consolidated Fireproof Materials Company, the fifth loft to the Bureau of National Literature, the sixth loft to the International Service Corporation and the seventh loft to the Kent Press and Jacobus & Rohr also leased the second loft in 11 West Fortieth street to the Steel Inner Tube Company and the third loft to Lind & Stevens, and in 60 West Forty-fifth street in conjunction with R. S. Gulden the store and basement to the Senegas Company and for Frank E. Raphael the store at 17 West Forty-fourth street to E. Fournier.

James Kyle & Sons have leased the four story and basement dwelling at 121 East Forty-fourth street to Augusta Roak for a term of years.

The Louis Becker Company has leased for George W. Wallace the three story building known as "The Wallace," on plot 50x100, at 448 West 152d street, for a term of ten and one-half years, at an aggregate rental of $32,450. Anton Euerst, the lessee, will open a musical conservatory.

Kelly & Ryan have leased the fifth loft in 220 to 230 West Nineteenth street to the Turco-American Tobacco Company; the fourth loft in 331 Bowery to L. & D. Leibowitz, the ninth and tenth lofts in 135 and 137 West Twenty-seventh street to Louis Cohen; about 6,000 feet of space in the new Masonic Hall Building, at 71 West Twenty-third street, to A. J. Cazelar; the second loft in 175 and 177 Greene street to the Atlas Hat Company; space in the Brunswick Building, 225 Fifth avenue, to S. Greenberger; the parlor store in 117 West Twenty-eighth street to Christo Harris and the store and basement in 225 Greene street to Samuel Miller & Co.

Thomas & Son have leased to Acker, Merrall & Condit for a term of years the double store at 1732 Amsterdam avenue.

Pease & Elliman leased to the Erie Railroad Company a store in the Greeley Square Hotel, at Broadway and Thirty-fourth street and a store in the Grand Hotel, at Broadway and Thirty-first street, to the Rock Island Railroad Company.

#### Brooklyn Sales.

Burrill Bros. have sold for the Kessan Realty Company the three story American basement dwelling at 619 Third street, between Eighth avenue and Prospect Park West, on lot 20x95, to a client for occupancy.

George F. Byrnes has sold for Annie Geagan the three-story flat with store, at 657 Flatbush avenue, adjoining the corner of Hawthorne street, to Anita C. Quinn.

E. Sharum has sold to a client the southeast corner of Coney Island avenue and Albemarle road, a frame dwelling, on plot 50x100x irregular; also the lot, 20x92x irregular, adjoining on the south.

E. Sharum has sold to the Armor Realty Company 662 Eighteenth street, Brooklyn, a two family house, on lot 20x100; also 3 West place, North Bergen, N. J., a brick dwelling, on lot 16x88. Property at Lakewood, N. J., and Setauket, L. I., was given in part payment.

#### Westchester County Deals.

Thomas J. O'Reilly has sold for the estate of H. D. Macdonald fifty acres at Tartsdale. The property was held at about $1,000 an acre.

Fish & Marvin have sold the Hayward property at Lawrence Park, Bronxville, to a client formerly residing in Pittsburg, Pa. It is the new owner's intention to improve the property immediately with a residence.

#### Fine Montclair Residence Sold.

Bide-a-Wee, a Colonial residence on Upper Mountain avenue, Montclair, N. J., which was formerly the home of Mrs. George W. Bostwick, has been sold by Mrs. Bostwick through F. M. Crawley & Brother to Francis F. White, of Edgemont road. It will be occupied as a residence by its new owner.

#### Country Rentals.

Pease & Elliman have rented for Mrs. Charles E. Sherman her country place known as Sunnyside, at Lawrence, L. I., to Dr. Joseph E. Winters.

Fish & Marvin have rented for the Lawrence Park Realty Company Warwick House at Lawrence Park West, Bronxville, to Thomas E. Wing of the firm of Russell & Wing.

#### Real Estate Notes.

The Harlem Property Owners Association will hold a meeting Thursday evening, February 22, at 147 East 125th street.

The reported sale of 346 Canal street is denied by the owners, Harris & Maurice Mandelbaum.

#### Sales at Public Auction.

[At 14 Vesey Street.]

BY SAMUEL MARX.

80TH ST, 512-16 E, s s, 223 e Avenue A, 75x102.2, 2 6 sty tnts and strs; Sam Vitellaro et al, vs J Rumore Realty Co et al; due, $6,898.07; taxes, &c., $3,111.46; sub to four mtgs aggregg $64,000; to the plaintiff for $66,037. 3up

BY JOSEPH P. DAY.

107TH ST, 322 E, s s, 200 w 1st ave, 25x100.11, 5 sty tnt and strs; Commonwealth Ins Co vs Maria F Caponigri et al; due, $15,734.32; taxes, &c, $2,137.26; to the plaintiff for $18,500.

49TH ST, 337-39 E, n s, 384 e 2d ave, 40x100.5, 6 sty tnt and strs; W A Sands et al vs David Lena Cohen Co et al; due, $37,021.10; taxes, &c, $1,918.13; to the plaintiff for $39,000.

[At 3156 Third Avenue.]

BY D. P. INGRAHAM & CO.

COLLEGE AVE, n e cor 163d st, 85x120, 3 4 sty tnts; Columbia Constn Co vs Frisco Realty Co et al; due, $6,873.10; taxes, &c, $652.24; to the plaintiff for $8,000.

BY JOSEPH P. DAY.

HOE AVE, 1177, w s, 67.3 e Home st, 30x45x30x68.5, 2 sty dwg; Public Bank of N Y vs Nathan Passman et al; due, $1,835.76; sub to a 1st mtge of $9,750; to the plaintiff for $10,250.

#### Recorded Transfers.

(With name and address of purchaser and attorney. When attorney's name is omitted address party of the second part.)

DOWNTOWN.

(South of Fourteenth st.)

FRONT ST, 359, s s, 25x140 to 359 South st.—Chas Gahren to Clarence Cohen, 70 W 103d st, all liens; Feb 19; $1.

DIVISION ST, 187, n s, 26.1x54.11, East Broadway, 200, n s, 104.6 e Jefferson st, 26.1x— to s s Division st, 189—Gertrude Newmark, heir Abr Newmark, to Esther Newmark, 110 St Nicholas av; all title, b & l; all liens, Feb 17; $1.

ELDRIDGE ST, e s, 112.6 s Broome st, 38.2 x87.6x38.3x87.6—Fannie Levy to Samuel Levy, 193 2d av, Feb 15; all liens; atty, Samuel Ziprie, 157 East Broadway, $100.

HOUSTON ST, 301 E, s w s, 18x52—Jno H Rodine to Pincus Lowenfeld & Wm Prager, 129 E 74th st, Feb 13; mtge, $8,000; atty, O H Sugerman, 149 Bway, $1.

AV B, 64, w s, 15.11x73.9—Nathaniel Land to Jacob Fish, 370 E 8th st, Jan 30; all liens; attys, T G Co, 176 Bway, $100.

5TH ST, 237 E, n s, 30x97—Harris Sokolski to Albert Sokolski, 801 West End av, ½-part, Feb 1; mtge, $45,000; $100.

11TH ST, s s, 265, w 2d av, 43x95—Fannie Levy to Samuel Levy, 193 2d av, Feb 15; all liens; atty, Samuel Ziprie, 157 East Bway, $100.

11TH ST, 214-216 E, s s, runs s 53 x w .06 x s 42 x w 35.11 x n 95 to str x e 36.5 to beg —Same to same, Feb 15; atty, same, $100.

EAST SIDE.

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

20TH ST, 405 E, n s, 19x68.6—Arthur J O'Hara to Cath Kemp, 405 E 20th st, Feb 17; atty, J A Foley, 261 Bway, $1.

1ST AV, e s, 50.11 n 47th st, 25x80—J G Wm Pilgrim to Angelo Legnitt, 325 E 13th st, all title, q c, Dec 1; attys, Amend & A, 119 Nassau st, $100.

49TH ST, 337-339 E, n s, 40x100.5—Aaron J Levy, ref, to Wm H Sands, 393 Madison av, and Chas E Sands, 53 W 48th st, trustees of Samuel S Sands, Feb 19; attys, Bowers & S, 31 Nassau st, $39,000.

62D ST, s, 127 e Park av, 16x67.10—Julia A Byrne to Edw F Byrne, all title, April 1, 1897; atty, Saml Riker, Jr, 46 Cedar st, gift.

78TH ST, 237 E, n s, 13.10x102.2—Magdalena Crocell to Eliz Spannhake, 233 E 78th st, Feb 19; mtge, $5,000; atty, J L Steinbugler, 1 Bway, $100.

83D ST, n s, 198 e East End av, 91x — x 106x102.2—American Bank Note Co to The 83d St Co, 555 W 110th st, Feb 15; mtge, $40,000; atty, G E Hyatt, 15 William st, $100.

WEST SIDE.

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

32D ST, n s, 200.6 e 8th av, strip 0.4x — x 0.4x100.10—Harry V Binsse et al to Penn Tunnel & T Co, 7th av, bet 31st and 33d sts, q c, Feb 8; attys, T G Co, 176 Bway, $175.

35TH ST, n s, 228 w 10th av, 75x98.9—Mary E St John to Louis A Jonas, 2 W 50th st, and ano, Feb 15; mtge, $13,000; attys, James, S & E, 170 Bway, $1.

6TH AV, 839, w s, 20x84—Eugene I Murtha to Hy Wahlers & Eliz, his wife, 839 6th av, tenants by entirety, Feb 19; attys, T G Co, 176 Bway, $1.

UPTOWN.

(Manhattan Island north of 110th st.)

ST. NICHOLAS AV, 195, w s, 29.6x82.11x25.2x 67.5—Edw J P Harrison to Wm Schenker, 157 W 143d st, q c, Feb 16; atty, S I Bitterman, 300 Bway, $225.

120TH ST, s s, 190 w 1st av, 20x100.11—Michl Stramiello to Jos Maronna, 58 Roosevelt st, ½ part, April 28, 1911; atty, A Morris, 277 Bway, $1.

124TH ST, s s, 143 w Park av, 18x100.11—Mary B Smallwood to Saml W Smallwood, Newbern, N C, Jan 30; attys, Weed, H & M, 62 William st, $13,000.

BROADWAY, n e cor 126th st, 21x42.6x37.2, gore—John C Tomlinson to Kath G Hasel, 1007 Hancock st, Brooklyn, q c, Feb 15; atty, R E Weldon, 309 Bway, $1.

LAWRENCE ST, 134, s s, 40x90.5—Thos Alexander to Cathleen Turney, 158th st and Hudson River, Feb 9; mtge, $40,000; atty, Max Marx, 128 Bway, $100.

SAME PROPERTY—Cath Turney to Thos Alexander, 14 St Nicholas pl, Feb 15; mtge, $40,000; atty, same, $100.

133D ST, 144 W, s s, 24.9x99.11—Louis Block to Fortunato D'Onofrio, 158 W 119th st, Feb 2; mtge, $28,000; attys, T G Co, 176 Bway, $1.

8TH AV, 2545, w s, 25x85—Loeb-Hill Realty Co to John H Hooper, on Main st, Belleville, N J, q c, Feb 17; atty, S T Siegel, 38 Park Row, $100.

BRONX.

(Borough of The Bronx.)

PROSPECT AV, w s, 84.n Oakland pl, 17.9x 100—Jos C Luke to Eliz Luke, 716 Van Nest av, Feb 17; atty, C H Baechler, 1126 Walker av, $100.

HULL AV, e s, 125 n Ozark st, 50x100.4—Jos C Luke to Eliz Luke, 716 Van Nest av, Feb 17; atty, C H Baechler, 1126 Walker av, $100.

HULL AV, w s, 100 s Scott av, 25x110—Emma Kelly to Philip Lindner, 201 Himrod st, Bklyn, Feb 6; mtge, $3,500; atty, E Keller, 201 Himrod st, Bklyn, $1.

HULL AV, 3079, w s, 25x110—Robt E Shaw and ano to Bertha Robinson, at Kensington Gardens, Far Rockaway, L. I; mtge, $6,650; atty, Hugo Cohn, 19 Av A, $1.

BROOK ST, 1251-1253, w s, 41.9x90—Abr Miodownick to Baruch H Hirschfeld, 1251 Brook av, Jan 5; mtge, $34,000, $1.

EAGLE AV, w s, 166.11 s Westchester av, 19.9x100—Cath E Higgins to Sinnott Co., 967 E 165th st, Jan 22; attys, T G Co, 176 Bway, $1.

ZULETTE AV, s s, 125 e Mapes av, 25x100—Emil H Lauterwasser to Chas Holdorf, 2872 Zulette av, Oct 11, 1910; atty, H C Kudlich, 299 Bway, $1.

142D ST, n s, 100 e Concord av, 44.9x100.8—Fortunato D'Onofrio to Louis Block, 78 E 96th st, Feb 17; mtge, $1,000; attys, T G & T Co, 176 Bway, $100.

VALENTINE AV, e s, 152.8 n 181st st, 20x 118—Jos S Rosalsky, ref, to Sophie Seelig, 2396 8th av, Jan 8; atty, Hy J Robert, 55 Liberty st, $7,500.

160TH ST, 823 E, 24.9x77.2—Clorinda Massagli to Kossuth Realty Co, 882 Prospect av, Feb 17; mtge, $6,250; attys, T G & T Co, 176 Bway, $100.

BURNSIDE AV, n s, 108.5 w Grand Boulevard and Concourse, 25x116.6—David Kraus to Emil W Klappert, 873 West End av, Jan 30; attys, Wesselman & K, 55 Liberty st, $100.

177TH ST, n w cor Bronx st, 62.9x40.7—Wm H Mitchell to Saml T Waldron, at Rockville Centre, L I, Feb 16; mtge, $3,500; attys, T G & T Co, 176 Bway, $100.

TIFFANY ST, 1020, e s, 100x18.7—Jas E Martin and ano to Louis Wienske, 2015 Creston av, Jan 31; attys, T G & T Co, 176 Bway, $1.

LOTS 41, 42 and 43, blk C, map Lester Park—Theresa V K Bourke to John J Delehanty, 29 Willow st, Bklyn, Feb 17; attys, Kramer & Bourke, 220 Bway, $1.

LOTS 13 to 16, 25 to 28, map lots on Grand Boulevard and Concourse s of 175th st—Concourse Impt Co to Edw J Krug, Jr, 214 Alexander av, Feb 10; address, 214 Alexander av, $100.

BRIGGS AV, n s, part lot 43, map Briggs estate, 25x210—Theresa V Keyes to Anthony V Bourke and ano, 715 Burke st, Apr 14, 1910; mtge, $4,000; attys, Kramer & Bourke, 220 Bway, $1.

GLEASON AV, s s, part lot 293, map Unionport, 50x100—East Borough Impt Co to Philip Van Kirk, 462 Mott av, Jan 29; mtge, $9,600; atty, L O Van Doren, 35 Nassau st, $100.

PART LOT 293, same map—Same to Lillie T Cooney, 500 Davidson av, Westchester county, N Y, Jan 29; mtge, $4,000; atty, M J Sullivan, Willis av and 148th st, $100.

PROSPECT AV, 1420, e s, 47.5x—Sam'l Kandell to Harry Silverman, 1744 Beck st, Feb 15; mtge, $30,000; attys, T G & T Co, 176 Bway, $100.

BLAND AV, w s, 100 n Nelson av, 50x—Land Co D of Edenwald to Kate Norton, 239 W 72d st, Feb 19; address, 239 W 72d st, $1.

#### Recorded Mortgages.

(With name and address of lender and of lender's attorney.)

DOWNTOWN.

(South of Fourteenth st.)

NORTH MOORE ST, 9, n s, 24.1x76.3x23.8x 73.2, e s—Frederic A Tanner to Francis Speir, 276 Ridgewood rd, South Orange, N J, and ano, trustee, Feb 16; 5 yrs, 5%; attys, Speir & B, 52 Wall, $50,000.

HOUSTON ST, 503 E, 20x75—Lena Gottehrer to Martha Lyons, 1134 45th st, Brooklyn, N Y, Feb 19; prior mtge, $7,500; due Aug 13, 1914; 6%; atty, Wm H Freedman, 38 Park Row, $2,000.

AVENUE E B, 64, w s, 15.11x73.9—Jacob Fish to Lawyers Mtge Co, 59 Liberty st, Feb 19; 3 yrs, 5½%; attys, L T Ins & T Co, 160 Bway, $12,000.

EAST SIDE.

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

26TH ST, s w s, lots 6, 7 and 8, Bellevue lots, 50x98.9—Ellen A Mooney to Emigrant Ind Sav Bank, 51 Chambers st, Feb 19; 1 yr, 5%; atty, M J Scanlan, 51 Chambers st, $14,000.

32D ST, 145 to 151 E, n s, 99.6 x irreg—Geo W Eccles to Theo E Lane, 165 Bway, Jan 25; prior mtge, $90,000; 1 yr, 6%; address, 165 Bway, $7,500.

1ST AV, e s, 52.6 n 47th st, 25x80—Angelo Legnitti to German Sav Bank, 157 4th av, Feb 19; 5 yrs, 5%; attys, Amend & A, 119 Nassau st, $13,000.

83D ST, n s, 198 e East End av, 91x—83d St Co to American Bank Note Co, 70 Broad st, Feb 15; 3 yrs, 5%, attys, L T Ins & T Co, 160 Bway, $40,000.

109TH ST, n s, 19.4x100.11—Gertrude R Mittleman to Mutual Alliance Trust Co, 268 Grand st, Feb 16; prior mtge, $11,000; installs, 6%; atty, E G Kremer, 1 Wall st, $52,400.

WEST SIDE.

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

23D ST, s s, 625 w 10th av, 50x98.9—Kath E Moore to American Mtge Co, 31 Nassau st, Feb 6; 3 yrs, 4½%; attys, Bowers & S, 31 Nassau st, $20,000.

28TH ST, 141-143 W, 46.7x98.9—25th Const Co to Chelsea Realty Co, 135 Bway, Feb 19; 1 yr, 6%; attys, T G & T Co, 176 Bway, $200,000.

67TH AV, 839, w s, 20x84—Henry Wahlers to Eugene I Murtha, Brownsville, N Y, Feb 19; 5 yrs, 5%; atty, W C Percy, 32 Nassau st, $30,000.

UPTOWN.

(Manhattan Island north of 110th st.)

116TH ST, 15-17 W, n s, 2 lots each, 25x100.11; two mtges, each $2,000; two prior mtges, each $24,000—Frank De Caro to Dominick Abbate, 374 W 116th st, Feb 1; 2 yrs, 6%; attys, Title G & T Co, 176 Bway, $4,000.

119TH ST, 47 W, 16x100.11—Newton Holding Co to Lawyers Mtge Co, 59 Liberty st, Feb 19; 5 yrs, 6%; attys, L T Ins & T Co, 160 Bway, $10,000.

164TH ST, n s, 250 e Amsterdam av, 25x139.6x 25.9x142.11—Thos Beatty to Commonwealth Savings Bank, 2007 Amsterdam av, Feb 17; 3 yrs, 5%; atty, Geo H Hyde, 41 Park Row, $50,000.

BRONX.

(Borough of The Bronx.)

EAGLE AV, w s, 126.8 s Westchester av, 50 x100—Sinnott Co. to Manhattan Mort. Co., 200 Bway, Feb 13; due &c as per bond; address, 200 Bway, $35,000.

SUMMIT AV, e s, 50 s 162d st, 50x95—Machanlev Realty & Constn Co. to Title G & T Co, 176 Bway, Feb 17; due &c as per bond; address, 176 Bway, $34,000.

LOT 80, map property at Unionport—Wm Heinrich to August B Entress, 533 E 149th st, Feb 17; 1 yr, 6%; atty, Chas H Baechler, 1126 Walker av, $1,000.

MONTGOMERY AV, 1745, w s, 25x100—Margt M Bezold to John Rau, 1469 Metropolitan av, Brooklyn, N Y, Feb 16; pr mtge, $6,500; due Feb 1, 1914; 6%; atty, F C Herieman, 391 E 149th st, $1,000.

ZULETTE AV, s s, 125 e Mapes av, 25x100—Chas Holdorf to Edw Regenhard, 443 Gregory av, Weehawken, N Y, Feb 15; 1 yr, 6%; atty, H C Kudlich, 299 Bway, $200.

160TH ST, 825 E, 24.9x77.2—Kossuth Realty Co to Clorinda Massagli, 819 E 160th st, Feb 17; pr mtge, $6,250; due as per bond; atty, T G & T Co, 176 Bway, $1,000.

WASHINGTON AV, n e cor Fletcher st, 36.7 x86.5—Nora Const Co. to Harry A Munroe, 460 W 145th st, Feb 16; pr mtge, $28,000; due as per bond; atty, A R Hager, 156 Bway, $6,000.

JEROME AV, e s, 50 n 175th st, 90x100—Ibrow Realty Co to Prospect Investing Co, Harrison, N. Y., Jan 8; 1 yr, 6%; atty, S W Collins, 63 Wall st, $10,000.

UNION AV, w s, 142.10 n 147th st, 157.1x100 Ibrow Realty Co to Prospect Investing Co, Harrison, N. Y., Jan 8; 1 yr, 6%; atty, S W Collins, 63 Wall st, $100,000.

ANTHONY AV, 1678, e s, 16.8x70.9—Kath Ernst to Emma Busch, 677 Eagle av, Feb 19; pr mtge, $3,500; due as per bond; atty, T G & T Co, 176 Bway, $1,500.

TIFFANY ST, 1020, e s, 25x98.5—Tillie E Sigler to Mary Ruhl, 243 Mt Hope pl, Feb 19; pr mtge, $23,000, 3 yrs, 6%; atty, F P Traulinan, 132 Nassau st, $4,000.

WILKINS AV, e s, 500 n 170th st, 50x100—Chas Herrmann & Co to John S Woodward, East Orange, N. J., Feb 19; pr mtge, $38,000, 3 yrs, 6%; attys, T G & T Co, 176 Bway, $6,000.

HOME ST, n s, 227.1 w Tinton av, 20x100—John C Damm to Anna A Schulz, 1410 Crotona Park, East, Feb 17; pr mtge, $4,200; due as per bond; atty, Geo M S Schulz, 38 Park Row, $800.

ARNOLD AV, e s, 100 s Libby st, 25x126.4—Ellen Ward to Rudolf Leuchtenburg, Castle Hill av, near Lafayette av, Feb 17; 3 yrs, 5½%; attys, L T Ins & T Co, 160 Bway, $4,000.

TRINITY AV, s e cor 158th st, 54x98.7—Polatschek Spencer Realty Co to Josephine E Carpenter, Bar Harbor, Me, Feb 19; 5 yrs, 5%; attys, W B & G F Chamberlin, 31 Nassau st, $53,000.

#### Satisfied Mortgages.

(With name and address of lender's attorney.)

182D ST, s s, 153 e Audubon av, 17x70, Dec 11, 1903—Horace & Charlotte Moran to Eagle Sav & Loan Assn; address, 186 Remsen st, Bklyn, $5,760.

164TH ST, n s, 250 e from n e cor Amsterdam av, 25x139.6x25.9x142.11, Feb 16, 1909—Thos & Margt Beatty to J B & M S Grifenhagen; attys, Mayer & Gilbert, 43 Exchange pl, $4,000.

42D ST, 2 E, mort on fixtures (c c s), Feb 17, 1910—Jordan Constr Co to Otis Elevator Co, 17 Battery pl, $2,600.

BROOK AV, 1251-1253, w s, 41.9 x irreg, Dec 29, 1911—Abr Miodownik and ano to Baruch H Hirschfeld, on premises, $2,000.

MADISON AV, 89, e s, 25.4x100, May 4, 1908—Thos Addis Emmet to Bowery Sav Bank; attys, Strong & C, 40 Wall st, $15,000.

BROADWAY, n e cor 165th st, 219.6x122.8x 283.10x268.7, Oct 8, 1909—The Realty Co of America to Franklin Pettit; address, 2 Wall st, $50,000.

SUMMIT AV, e s, 50 s 162d st, 50x95, Aug 2, 1910—Machanler Realty Constr Co to Jno P Levins; attys, Jacobs & Livingston, 132 Nassau st, $7,185.

DALY AV, s e cor 180th st, 100x51.8x100.10x 38.9, Sept 22, 1911—Krabo Ernst Realty Co to Eliz Steinmetz; atty, John A Steinmetz, 1069 E 180th st, $8,000.

MOTT ST, 196-198, e s, 50x94, Jan 23, 1908—Michele & Margherita Briganti to Joseph Korn; attys, Strasburger, E & S, 74 Bway, $1,648.19.

29TH ST, s s, 100 e Madison av, runs s 24.8 x w 38.6 x n 24.8 to s s 29th st x e 38.6, Sept 29, 1910—Thos A Emmet to Bowery Sav Bank; attys, Strong & C, 40 Wall st, $20,000.

GREENWICH ST, s w cor Barrow st, 100.3x 98.4x100x104.1, Feb 24, 1911—St John's Park Realty Co to Austin B Fletcher and ano, trustees; attys, T G Co, 176 Bway, $137,500.

MADISON AV, 93-95, s e cor 29th st, 49.4x 100x24.8x38.6x24.8x61.6, Nov 28, 1910—Thos A Emmet to Farmers' Loan & Trust Co; attys, Carter, R & Horan, 22 Exchange pl, $85,000.

155TH ST, n s, 175 e Broadway, or Boulevard, 50x99.11, Feb 15, 1907—Jos Spektorsky to Adolf Mandel; attys, Lese & C, 35 Nassau st, $13,000.

SUMMIT AV, e s, 50 s 162d st, 50x95—Apr 14, 1911—The Machanler Realty & Constr Co to N Y Trust Co; atty, Fredk A Snow, 15 Wall st, $5,000.

DALY AV, s e cor 180th st, 100x51.8x100.10x 38.9, Mar 11, 1911—Krabo Ernst Realty Co to Wm Peters; attys, Vitale & V, 53 Park Row, $3,000.

DALY AV, s e cor 180th st (same property), Nov 27, 1911—Same to Everett L Barnard et al; atty, Ed Herrman, 261 Bway, $14,000.

155TH ST, n s, 175 e Broadway, or Boulevard, 50x99.11, Feb 15, 1907—Joseph Spektorsky to Farmers' & Mechanics' Sav Bank of the City of Lockport; attys, T G Co, 176 Bway, $32,500.

NORTH MOORE ST, 9, n s, 24.1x75.3x23.8x 75.3, Dec 8, 1898—Louisa C & Samuel A Friedline to Alice W Baldwin and Sellie R Light; atty, Jno B Pine, 67 Wall st, $38,000.

MERIDIAN AV, n w s, 172 n e 183d st, 24x105.7, Feb 27, 1909—Stella Jackson to Margt L Lamarcke, gny gdn; atty, Jas C McEachern, 45 Bway, $1,500.

20TH ST, n s, 260 e 9th st, 20x92, Nov 24, 1903—Cornelia J Budd to N Y Sav Bank; atty, Jno Webber, 5 Beekman st, $9,000.

BROADWAY, 779, mtge on lease, &c, Sept 9, 1910—Minnie J Grant to Jos F Tuttle; atty, C B Augustine, 261 Bway, $7,000.

18TH ST, s s, 50 w Belmont av, 50x100, July 28, 1911—Terrace Const Co to Jas G Wentz; attys, Lexow, Mek & W, 43 Cedar st, $30,000.

114TH ST, n s, 245 w 5th av, 25x100.11, Mar 30, 1906—Frank de Caro to Domenico Abbate; attys, Roeder & R, 119 Nassau st, $6,000.

114TH ST, n s, 270 w 5th av, 25x100.11, Mar 30, 1906—Same to same; attys, same, $7,000.

PARK AV, s s, 175 s 182d st, 25x141, Feb 18, 1910—Wm Guggolz Const Co to Sophie Prager; atty, H A Gordon, 320 Bway, $2,750.

ARTHUR AV, n w cor 180th st, 25x110.11, April 12, 1906—Rosina Cifaldi & Matteo Cifaldi to Jno T Dooling; attys, Knox & Dowling, 68 William st, $2,750.

46TH ST, n s, 225 w 8th av, 20x100.5, April 15, 1909—Louis M Portley to Sarah Rosen; owner, L M Portley, 317 W 46th st, $500.

BRONX ST, at pt adj lands now or late of Ralph H Smith, 25x84x25x81, June 26, 1903—Wm H & Hannah L Michell to John Weeks; atty, Chas P Hallock, 999 E 180th st, $1,000.

80TH ST, s s, 135 e 5th av, 30x100.8, Mar 27, 1906—Edw Shaw to N Y Life Ins Co, 346 Bway, $116,000.

DALY AV, w s, 50 s 178th st, 21.4x80, July 25, 1910—Merrivale Realty Co to Wm E