NEWS OF THE REAL ESTATE MARKET

Cafe Martin the Best Property in the Budget of Reported Sales.

WHOLESALE SECTION DEALS

Activity Along Western Border of Manhattan, Where Several Sales Are Made.

Aside from the negotiations for the sale of the Café Martin property on Broadway, Fifth avenue and Twenty-sixth street, there was not much interest in yesterday's real estate market which affected high class properties. Details of the Café Martin deal will be found in another column, as also will the description of the new Japanese clubhouse on West Ninety-third street, and the sale by Charles Steele of his residence on West Forty-ninth street.

Further reports were heard yesterday of the improvement to be made on the east side of Greenwich street, from Cortlandt to Fulton streets, by the Hudson and Manhattan companies, mention of which was made yesterday. William G. McAdoo says he knows nothing of the contemplated building operation, but persons who are unusually well informed stated that the McAdoo interests were now engaged in obtaining options on all the parcels which they do not own and were buying up leases. It was said that one lease that was sought was held at $75,000.

Owners of property in the old wholesale section between Chambers and Fourteenth streets will find food for thought in several transactions reported yesterday. Properties in this neighborhood were offered in the auction room and were reported under negotiations by private contract.

Joseph P. Day sold the five story building at 537 Broadway from the auction block to the Ess Eff Company for $132,200. It is assessed for purposes of taxation at $210,000. It was a sale of the Wemple estate holdings. Mr. Day also sold 444 and 446 Pearl street to the William H. Whiting Company for $70,500. It is assessed at $65,000. These are old buildings of the kind that big wholesale firms have been vacating lately to take up new quarters in the more modern structures through the new wholesale section uptown.

The Charles F. Noyes Company on the other hand announces that negotiations are pending for the lease of the Tefft-Weller Building on Broadway between Worth and Pearl streets, with a frontage of 75 feet on Broadway, to one tenant, and that if the present negotiations are successful the contemplated building operation, by which a sixteen story structure was to have been erected, will be indefinitely postponed. The Tefft-Weller Building has been vacant since that firm went out of business several years ago. Part of the building fronting on Pearl street is to be renovated and remodelled at once. The Noyes company announced that 552 Pearl street will have a new store front, elevators, fireproof stairs and general interior alterations.

Manhattan Sales.

TENTH AVENUE.—Richard E. Thibaut, incorporated, manufacturers of wall paper, have bought from Josephine E. Carpenter the six story factory building which they now occupy at the southwest corner of Tenth avenue and Thirty-seventh street on plot fronting 98.9 feet on the avenue by 150 feet on the street. The seller has owned the property since 1892.

181ST STREET.—Pauline P. Dinkelspiel has sold to August Oppenheimer the six story elevator apartment house known as the Chancellor at 720 West 181st street, on plot 100x129.3x irregular. The house figures in a trade for the block front on the west side of Macomb's place between 155d and 154th streets, 228x85x200x195, reported sold recently.

SEVENTEENTH STREET.—E. H. Ludlow & Co. have sold for the McLellan estate 256 West Seventeenth street, a three story building on lot 17.4x80. The buyer is the St. John's Park Realty Company (James H. Cruikshank and W. D. Kilpatrick), which recently acquired 254, adjoining, and now controls a frontage of thirty-five feet. A fireproof building will be erected on the site.

FIFTY-THIRD STREET.—F. W. Herbert, interior decorator, has bought from Frank Dobson, through the Frederick T. Barry Company, 314 and 316 East Fifty-third street, a five story loft building on plot 29x100.5. After extensive alterations the purchaser will occupy the building.

Bronx Sales.

SOUTHERN BOULEVARD.—A. G. Bechman has sold for William Landgrebe to Charles W. Roux 1098 Southern boulevard, a five story flat on plot 35x100.

MATILDA STREET.—The estate of Henry Plumer has sold the plot 50x100 on the east side of Mathilda street 200 feet from 240th street.

219TH STREET.—F. Shafter has bought 719 East 219th street, a two story two family house on lot 23x114.

STEBBINS AVENUE.—The Sinnott Company has sold the southwest corner of Stebbins avenue and 164th street, a three story two family house.

Manhattan Leases.

Gustave Britt has leased for the estate of William P. Woodcock 2d 128 Lexington avenue to Richard Thielemann; 341 West Twentieth street for Cornelia J. Budd to Lilly Guerst; 239 West Fourth street for George Jeremiah to John Langer, and 323 West Twelfth street for M. B. Miller to Annie Doyle.

Douglas L. Elliman & Co. have leased for the Seventy-sixth Street and Park Avenue Company (Frederick Johnson, president) apartments in the new building at 840 Park avenue to Wilfrid Powelson and Clinton H. Crane; also a large duplex apartment in 830 Park avenue to Mrs. McCoekry Butt.

The Cross & Brown Company has leased for the W. R. H. Martin Trust a suite of offices on the seventh floor of the Marbridge Building, northwest corner of Broadway and Thirty-fourth street, to the Aluminum Cooking Utensil Company of Pittsburg for a term of years for their New York headquarters.

To Enlarge a Fifth Avenue Building.

Frederick B. Keeler, architect, has filed plans for increasing the size of the seven story building at the southwest corner of Fifth avenue and Thirty-ninth street by adding five stories, thereby making it a twelve story edifice, at an estimated cost of $100,000. Michael Dreicer is the owner.

Big Garage on Convent Avenue.

W. C. Thompson, architect, has filed plans for a two story fireproof auto garage on the northwest corner of Convent avenue and 129th street for the Central Building Improvement and Investment Company, of which Hyman Sonn is president. It will have a frontage of 199.10 feet on the avenue by 253.1 on the street. The cost has been estimated at $50,000.

Abattoir for West Side.

John J. Lawlor, architect, has prepared plans for the construction of a nine story reenforced concrete abattoir which is to be erected at 621 to 627 West Thirty-ninth street on a plot 100x98.9 feet. It is to be built for Joseph Stern & Sons and will be the first of a series of such buildings intended to be erected by the firm on property owned by Charles E. Appleby and located in the blocks bounded by Eleventh and Twelfth avenues, Thirty-ninth and Forty-first streets. The Turner Construction Company has been awarded the contract for the new building.

Bronx Building Plans.

The plans filed in the Borough of The Bronx comprise a five story brick factory, 96x51.6 feet, on the east side of Stebbins avenue 108.9 feet north of Freeman street for the Tremont Iron Works at a cost of $50,000 and a two story brick shop, 149.6x201.8 feet in the Van Nest railroad yard south of Van Nest avenue and east of Matthews avenue for the New York, New Haven and Hartford Railroad Company at a cost of $70,000.

Apartment Houses for Brooklyn.

William G. Morrisey in conjunction with Maurice G. Straus has sold a plot of ten lots at the southeast corner of Bay Parkway and Benson avenue to the Brill Construction Company, which will erect two five story apartment houses on the site.

Country Leases.

The Lewis H. May Company has leased at Far Rockaway for S. N. Decker a house on Central avenue to Morris D. Koppel; for Fred Maples a cottage on Crescent street to Henry Lipschutz; at Cedarhurst, for Louisa Players a cottage on Atlantic avenue to Murray Leonhardt.

Mooyer & Marston have leased for John Langdon Evring his estate on the country road at Islip, L. I., to Phillip McFadden for the summer season.

Real Estate Note.

Irving I. Lewine was interested with S. H. Stone and Moses J. Wolf in the purchase of the five four story flats, on plot 100.5x95, at the southeast corner of Sixth avenue and Fifty-fifth street from the Solomon G. Solomon estate.

Albert Van Loan, formerly of Van Loan & Lange, is now associated with the Ernestus Gulick Company.

Country Rentals.

Herbert A. Sherman has rented for Stuyvesant Wainwright his new house at the corner of Highland road and Mendota avenue, Rye, N. Y., for a term of years to Franklin M. Warner; also for Richard T. Wainwright his brick house and garage at Milton Point, Rye, N. Y., to John L. Cutler.

The Lewis H. May Company has leased for the estate of A. E. Wolf the large house at Broadway and Neilson avenue, Far Rockaway, in the Eiseman-Wolf Park, to Mrs. Gerson Hyman, who will occupy same for a year round home.

Sales at Public Auction.

[At 14 Vesey Street.]

BY JOSEPH P. DAY.

BROADWAY, 537, w s, 75.2 ft n of Spring st, 37.3x200.2 to Mercer x37.4x200.2, 5 sty loft and store bldg; to Ess Eff Realty Co for $132,200.

PEARL ST, 444-5, e s, 193.7 ft s of Park row, 49.11x103.8x50x100.10, 5 sty bldg; M E Hayward vs C M Wemple et al; partition; to William H Whiting & Co for a client for $70,500.

ELEVENTH AV, 418-28, n e cor 35th st, 98.9x70x irreg, four 4 and one 5 sty tnts and stores; to the defendant for $50,000.

47TH ST, 632, s s, 525 ft w of 11th av, 115x41 to Hudson River, 1 sty bldg; to Thomas & John Miller for $21,000.

47TH ST, w s, whole front, bet 12th and 13th avs, 531.2x32.10x528.6x30.11, 1 sty bldg.

47TH ST, W, s e cor 12th av, 185x32.10x32.10x169, 1 sty bldg; Thos Miller, Jr, vs J W Cochran et al; partition; to Thomas & John Miller for $23,000.

215TH ST, W, n e cor Col av, 50x99.11, vacant; Lawyers' Title Ins & Trust Co vs Max Marx et al; due, $8,027.06; taxes, &c, $780.25; withdrawn.

114TH ST, 212 E, s s, 164.7 ft e of 3d av, 18x100.11, 3 sty clubhouse; Ethel Turnbull vs Morris Fogel et al; due, $7,829.52; taxes, &c, $164.02; to Louis Kaplan for $8,025.

BY J. H. MYERS.

2D AV, 1844, e s, 50.8 ft n of 95th st, 25x100, 5 sty tnt and stores; A M Goebel vs Elias Goodman et al; due, $19,536.72; taxes, &c, $657.77; to the Sphere Realty Co, a party in interest, for $20,000.

BY D. P. INGRAHAM & CO.

90TH ST, 409 E, n s, 169 ft e of 1st av, 25x100.8, 5 sty tnt; Cesare Americli Steriel Svornost vs Bohemian Slovonian Realty Assn Pragne et al; due, $8,033.59; taxes, &c, $479.94; sub to a prior mtg of $15,000; to the plaintiff for $18,250.

Recorded Transfers.

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

DOWNTOWN.

(South of Fourteenth St.)

CENTRE ST, 71, w s, 18.3 s Worth st, 20x40.8x20x41.10—Chas T Fisher et al, heirs, &c, Jos C Fisher, to Eliz M Fisher, widow, East Front st, Red Bank, N J, all liens, Feb 23; attys, Weeks Bros, 45 William st, $100.

SAME PROPERTY—Eliz M Fisher to Augustus Sharboro, Neck rd, Gravesend, Bklyn, all liens, Feb 29; attys, same, $100.

CHERRY ST, 174, w s, 25x114x112, e s—Hy Horowitz to Giovani Lordi, 26 ist pl, Bklyn, all liens Feb 6; address (2), 62 Mulberry st, omitted.

CHERRY ST, 270, w s, 26.1x114—Abr Kommel to Eva Kommel, 158 E 78th st, Feb 26, mtge, $20,000; atty, A A Mayper, 115 Bway, $1.

RIVINGTON ST, s s, 45.8 e Columbia st, 18.1x56—Jacob Greenbaum to Isidore Greenbaum 273 Rivington st, Dec 15, 1911, mtge, $7,500; attys, Greenbaum & Rosenberg, 220 Bway, $1.

SHERIFF ST, 85, w s, 25x100—Roman B Zalieis, to Gabriel Goldstein, 585 W 178th st and one ½ part, A T Feb 28, mtge, $20,500; atty, E J Kleinfeld, 44 W 18th st, $1.

BOND ST, 46, n s, 27x100—Julius H Seymour, ref to John Lynn, 141 W 11th st, Feb 29; atty, L T Ins & T Co, 160 Bway, $50,000.

ST MARKS PL, 105x105½, n s, 37.6x97.10—Pincus Lowenfeld et al to Jacob Reitman, 161 Ludlow st, Feb 29, mtge, $35,000 & all liens; atty, B Kronenberg, 98 Nassau st, $100.

10TH ST, 31-33 E, n s, 44.5x94.9—Susanna S Minturn to 20 W 36th St Co, 1182 Bway, Feb 29, mtge, $130,000; atty, Nicholas Aleurikoff, 93 Nassau st, $1.

WASHINGTON ST, 785, e s, 25x82.10—Emerance K Ager to Terminal Realty Co, Sept 14, 1908, mtge, $9,000; atty, Millard F Johnson, 111 Bway, $100.

EAST SIDE.

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

PARK AV, n e cor 52d st, 184.9x200.10x irreg—Mary E Bannon to Montana Realty Co, 135 Bway, correction deed; mtge, $550,000, Feb 26; attys, Stoddard & M, 135 Bway, $100.

SAME PROPERTY—Montana Realty Co to Montana Const Co, 135 Bway, mtge, $550,000, Feb 28; attys, same, $100.

53D ST, 316 E, s s, 29x100.5—Frank Dobson to Fred W Herbert, 148 E 53d st, mtge, $12,000, Feb 29; atty, Jas S McDonough, 80 Wall st, $100.

LEXINGTON AV, e s, 643, 25x100—Fannie Grossmayer to Ida Grossmayer, 701 Mad av, ½ part, all title, Feb 29; atty, Frank M Tichenor, 38 Park row, $100.

61ST ST, 413 E, n s, 20x92—Jacob Marx to Frank Sowers, at White Plains, N Y, mtge, $13,000, Jan 27; atty, Richards & R, 141 Bway, $100.

2D AV, 1322, e s, 25x74—Isidor Kempner to Estelle his wife, 151 E 81st st, mtge, $23,350, Feb, 19; attys, D Kempner & Son, 17 W 42d st, $1.

74TH ST, 164 E, 18.9x102.2—F G Hinsdale to Martha M Hinsdale, Aug 30, 1905; atty, Geo Waddington, 79 Wall st, $35,000.

75TH ST, 436 E, s s, 25x102.3—Arthur G Stiles, ref, to Isaac D Levy at Cedarhurst, L I, Feb 29; atty, Bandler & H, 42 Bway, $21,100.

76TH ST, 330 E, s s, 25x102.2—John A Baumann to Eduard Rusterholz, 1860 Lex av, mtge, $9,000, Feb 28; atty, Meighan & N, 38 Park row, $1.

78TH ST, 166 E, 25x102.2—Jonas Kahn to Herman C Miller, 152 E 87th st, Feb 29, mtge, $21,000; atty, Salter & S, 140 Nassau st, $100.

86TH ST, 117-19 E, n s, 40x100.8—Louisa M Shaefer to Rose M O'Brien, 729 Park av, mtge, $35,000 and all liens, Feb 29; atty, T I Co, 135 Bway, $100.

89TH ST, 220 E, 25x100.8—Fanny Gruen to Benj M Ernenstein and ano, 60 W 95th st, Feb 27, mtge, $25,500; atty, Gruenstein & Mayer, 220 Grand st, $100.

3D AV, 1861, s e cor 103d st, 20.10x85—Howard Carroll to Caroline S Carroll his wife, 4 E 64th st, mtge, $21,000, Feb 24; atty, E M & P Grout, 111 Bway, $1.

WEST SIDE.

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

22D ST, 121 W, n s, 23.6x98.9; 22d st, 123 W, n s, 21x98.9—Anne L Goldsmith to R R Piza Mendes, 99 Central Park West; Dec 19, 1911; mtge $55,000; atty, L Hubner, 5 Beekman st, $1.

27TH ST, 248-249 W, 75x98.9—Augustus R Reynolds et al to Ida I. Kron, 430 W 56th st, Feb 27 atty, L T Ins & T Co, 160 Broadway, $1.

33D ST, n s, 225 e 7th av, 25x98.9—Fredk W Fieder, Jr, to Union Mtge Co, 158 Broadway, Feb 27; attys, Merritt & R, 128 Broadway, $1.

36TH ST, 25-26 W, n s, 65x98.9—20 West 36th Street Co to Susanna S Minturn, 109 E 21st st, Feb 27, mtge $500,000; attys, Stewart & S, 45 Wall st, $1.

11TH AV, 484, e s, 26x100—John Arnold to Susanna Orth, 484 11th av; mtge $29,000, Oct 11, 1910; attys, November & Jaffe, 170 Broadway, $100.

51ST ST, n s, 525 e 11th av, 40x100.5—Wm B Gehringer to Martha L Feig, 226 W 113th st; mtge $28,000, Feb 29; attys, Houghton & M, 220 Broadway, $100.

64TH ST, e s, 270 w Columbus av, 28x100.5—Adolph Altman to Elsa M Stout, White Plains, N Y; mtge $14,000, Feb 29; atty, M F Johnson, 111 Broadway, $100.

71ST ST, 233 W, n s, 16x102.2—Kath C Percival to Edwd J Welcoughney, 113 W 103d st; mtge $22,000, Feb 29; atty, F A Snow, 15 Wall st, $100.

71ST ST, 231 W, n s, 16.8x102.2—Angela McDonnel to Ewd J Moloughney, 113 W 103d st; mtge $10,000 and all liens; Feb 29; atty, same, $100.

71ST ST, 235-37 W, n s, 33x102.2—A L Mordecai & Son to Edw J Moloughney, 113 W 103d st; mtge $39,500, Feb 29; atty, same, $100.

71ST ST, n s, 397 e West End av, 99.8x102.2—Edw J Moloughney to A Campagna Const Co, 2000 W 118th st, Feb 29; atty, F A Snow, 15 Wall st, $100.

77TH ST, n s, 412.6 w Columbus av, 17.6x102.2—Dora M Well to Helen Bookman, 144 W 77th st; Feb 29, mtge $28,000; atty, L T Ins & T Co, 160 Broadway, $100.

86TH ST, n s, 175 e Columbus av, 25x102.2—Central Bldg Impt & Investment Co to Herbert H Sonn, 2345 Broadway; mtge $17,500, Feb 26; address, care of E Meyer, Jr, & Co, 7 Wall st, $1.

RIVERSIDE DRIVE, n e cor 99th st, 105x168.6—Highwood Realty & Const Co to Orb Realty Co, 60 Wall st, Feb 9; attys, Pressinger & N 60 Wall st, $1.

UPTOWN.

(Manhattan Island, north of 110th st.)

118TH ST, 210-14 E, s s, 45x100.11—Jos A Richter to Martin Grossman, 68 Lenox av; mtge $57,000 and all liens; Feb 27; atty, Sam'l B Pollak, 43 Park row, $100.

118TH ST, 203 E, n s, 24.2x100.11—Anna Bentzen to Amelia C Schaefer, Sea Cliff, L I; all liens; Feb 6, atty, T I Co, 160 Bway, $1.

SAME PROPERTY—Amelia C Schaefer to Ernest A Tappert, 546 W 153d st; mtge, $13,500 and all liens; Feb 27; atty, same, $1.

3D AV, s w cor 129th st, 24.11x100—Anna M Mullen to Kath L Fish, 1947 7th av; ½ part mtge, $35,000; Feb 28; atty, A L Phillips, 99 Nassau st, $100.

131ST ST, s s, 267.11 e 7th av, 32x99.11—George F Underhill to Jno H Wynn, 686 Sackett st, Bklyn; mtge, $50,500; Jan 31; atty, E Sharum, 170 Bway, $100.

163D ST, 535-41 W, 155x99.11—Placid Realty Co to Fred W Crandall, 356 W 145th st; Feb 28; atty, T G & T Co, 176 Bway; mtge, $175,000, $100.

AMSTERDAM AV, w s, 116 n 172d st, 37.6x100—Conrad Sauer to Franz J Micel, 475 W 143d st; mtge, $49,500; Feb 28; attys, Wesselman & K, 55 Liberty st, $100.

BRONX.

(Borough of The Bronx.)

137TH ST, 358 E, s s, 35x100—Bertha Stern to Anna Sugarman, 204 W 120th st; mtge, $14,000; Jan 31; atty, J Sugarman, 204 W 120th st., $1.

CATHERINE ST, e s, 400 s Westchester av, 76x100—Wm D Miller to Frank Sowers at White Plains, N Y; Dec 28, 1911; atty, Richards & R, 141 Bway, $1.

LOT 92 and part lots 40 & 41, map Washingtonville, also gore lot C, map So Washingtonville—Frank B Doughty to Frank Sowers at White Plains, N Y; Dec 29, 1911; atty, Richards & R, 141 Bway, $1.

203TH ST, s s, lots 452 and 453, map, G F & H B Opdyke, 52.4x127.2—Sophia A O Betz to David G Baird at Elizabeth, N J; mtge, $2,000, Feb 11, 1908, $1.

COLUMBUS AVE, s s, 75 w, Hancock st, 25x100—Louis Cohen to Giovanni Riva, 1711 Garfield st; mtge, $3,000, Feb 27; atty, A H Vitale, 2015 Boston rd, $100.

LOTS 98 TO 103, map, Undcliff Terrace—Undercliff Realty Co to Clinton Holding Co, 132 Nassau st; mtge, $11,500, Nov, 20, 1911, $100.

TIEBOUT AVE, nw cor, 187th st, 104.11x100—Wm Meldrum to Edw Earl at Montclair, N J, Oct 18, 1911; atty, Duer S & W, 43 Wall st, $1.

AQUEDUCT AVE, e s, 25.11 n Nortn st, 25.4x66.1—Arthur W Kinerim to Alex Knierim, 2350 E Aqueduct ave, Feb 27; $1.

LOT 22, map Bronxwood Park—Gaetav E Larsen to Annie C Hirth, 3038 Tryer, Jan 26; mtge, $6,500; atty, Wm D Cameron, 154 Nassau st, $100.

HONEYWELL AVE, 2023, w s, 25x140,—Tacobald Specht to Henrietta Specht, 2023 Honeywell ave, Feb 29; atty, Edw Miehling, 253 Bway, $100.

HOFFMAN ST, w s, 29.6 s 188th st, 25x96.11—Pasquale Di Meola to Gaetano Cilento, 2106 Bathgate ave, Jan 29; $1.

219TH ST, 719 E, 23x114 Emma N Palsk to Fred'k Schafer, 346 E 139th st, Feb 28; mtge, $2,800; atty, T G & T Co, 176 Bway, $100.

CORLEAR AV, s s, 100 n 236th st, 52x——Lou Dash to city of N Y, July 11; atty, Joel J Squier 90 West Broadway, $1.

3D AV, 3820, e s, 25x100; 3d av, 3818, e s, 25x100—Chas Petroll to John Wilbur, 1958 Madison av Feb 28; atty, E Louis Jacobs, 31 Nassau st, $100.

DECATUR AV, s w cor 198th st, 153.3x101.10—Jos J O'Meara and ano to Milton Bros Corp—Corona, L I, Feb 28; pr mtge, $10,000; atty T G & T Co, 176 Broadway, $100.

TINTON AV, 1231, w s, 20.8x110—Rae Brooks to Flora Wollheim, 1225 Tinton av, Feb 29; mtge, $6,000; atty, T G & T Co, 176 Broadway, $100.

165TH ST, 596, s w cor Cauldwell av, 20x95—Theresa Singer to Henry Fischer, 1029 Boston rd, Feb 28; mtge, $8,000; atty, T G & T Co, 176 Broadway, $100.

EASTERN BAY, e s, 205 s fr centre line Prospect st, runs w 1410.10x5 e 171.5x e 1340.7x n 150—East Bay Land & Impt Co to Joshua S Piza, 161 W 75th st, Feb 26; atty, L T & T Co, 160 Broadway, $100.

SAME PROPERTY—City Equity Co to same; atty, same; Feb 26, $100.

KELLY ST, w s, 252.11 s Westchester av, 87.6x100—Broadway & Cathedral Parkway Co to Lewis Harris, 115 So 4th st, Brooklyn, Feb 29; atty, Cohn Bros, 64 Wall st, $100.

BRIGGS AV, 2580, e s, 19.2x86.10—Neilson Bros Corpn to Annie Neilson, 2380 Briggs av, Feb 26; mtge, $8,500; address, 328 W 145th st, $1.

LAFONTAINE AV, s w cor 179th st, 97.5x100—John Becker to Tully Const Co, 953 Whitlock av, Feb 27, mtge, $11,000; atty, Hugo S Mack, 7 Nassau st, $100.

3D AV, n w s, part lot 63, map Morrisana—Philipp Hill to Franklin Ave Co, 301 E 149th st, Feb 26; atty, L T Ins & T Co, 160 Bway, $100.

INTERVALE AV, 1010, e s, 37.6x100—Tully Const Co to John Becker, 1763 Clay av, Feb 29, mtge, $31,000; atty, L T Ins & T Co, 160 Bway, $100.

MECHANICS ST, s s, adj land William G Livingston, runs s 135x w 70xn 137.8x e 20—Eliz Cameron to Chas Frizel, 1010 E 178th st, Feb 2; atty, T G & T Co, 176 Bway, $1.

152D ST, s s, e ½ lot 580 map Melrose South, 25x115.2—Herman Lakritz to Ludwig Friedrich, 971 Amsterdam av, mtge, $26,000, Feb 28; atty, T G & T Co, 176 Bway, $100.

187TH ST, 564, s s, 26 E Prospect av, 34.2x70—Herman Benz, to Dudley S Macdonald, 163 W 78th st, Feb 29, mtge, $15,000; atty, Max Stern, 64 Wall st, $100.

SIMPSON ST, 963, w s, 42x110—Podgur Realty Co to Herman Benz, 219 E 57th st, Feb 29, mtge, $35,000; atty, Robert D Ireland, 68 William st, $100.

Recorded Mortgages.

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

DOWNTOWN.

(South of Fourteenth St.)

SUFFOLK ST, 76, e s, 25.8x100—Morris Jacoby to Albert F Hagar, 54 W 40th st, Feb 29, 5 yrs, 4½%; atty, L T Ins & T Co, 160 Bway, $27,000.

EAST SIDE.

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

53D ST, 316 E, 29x100.5—Fred W Herbert to Frank Dobson, 603 W 146th st, Feb 23, prior mtge, $12,000, due as per bond; atty, Martin & H, 265 Bway, $8,000.

74TH ST, 164 E, 18.9x102.2—Martha M Hinsdale to Louis J de Milhau, 19 W 12th st, Feb 20, 3 yrs, 4½%; atty, Geo Waddington, 79 Wall st, $11,000.

76th st, 330 E, s s, 25x102.3—Eduard Rusterholz to John A Baumann, 1859 Lexington av, Feb 28, due, &c as per bond; attys, Meighan & N, 38 Park row, $9,000.

1ST AV, w s, 76.7 s 82d st, 25.7x67—Anna Bacso to Dry Dock Sav Instn, 341 Bowery, Feb 23, due as per bond; atty, F M Tichenor, 38 Park row, $14,000.

94TH ST, 217 E, 45x100.8—John H Parker to North River Savings Bank, 31 W 34th st, Feb 24, due as per bond; atty, Bayles & S, 37 Liberty st, $10,000.

1ST AV, 2047, w s, 30.3x79—Saml Lewis to Title Guar & T Co, 176 Bway, Feb 29, due as per bond; atty, T G & T Co, 176 Bway, $10,000.

WEST SIDE.

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

17TH ST, n s, 375 w 9th av, 37.5x92; 18th st, s s, 375 e 10th av, 25x92—Geo F Drew to Union Square Sav Bank, 20 Union square, Feb 28, 5 yrs, 5%; atty, Nash & Jones, 63 Wall st, $4,500.

21ST ST, 107 W, 20x98.9—Alex M Pell to Esperanto Mtge Co, 37 Liberty st, 2 yrs, 6%, Feb 29; atty, Jas C Levy, 37 Liberty st, $3,000.

27TH ST, 248-249 W, n s, 75x98.9—Ida L Kron to Lawyers Mtge Co, 59 Liberty st, Feb 29, 3 yrs, 5%; atty, L T Ins & T Co, 160 Bway, $40,000.

SAME PROPERTY—Same to Carrie Patenande, at Keansburg, N J, Feb 29, prior mtge, $60,000, 3 yrs, 6%; atty, W F Peacock, 34 Pine st, $5,000.

38TH ST, s s, 200 w 9th av, 227.9x98.9—Conrad Hubert to N Y Savings Bank, 81 8th av, Feb 29, due as per bond; atty, Webber & W, 71 Beekman st, $100,000.

64TH ST, 128 W, 23x100.5—Elsa M Stout to Adolph Altman, 780 Riverside Drive, Feb 29, prior mtge, 14,000, 3 yrs, 5½%; atty, S A Singerman, 35 Nassau st, $9,000.

71ST ST, n s, 397 e West End av, 69.8x102.2—A Campagna Const Co to City Mtge Co, 15 Wall st, Feb 29, demand 6%; atty, F A Snow, 15 Wall st, $265,000.

SAME PROPERTY—Same to Edw J Moloughney, 113 W 103d st; Feb 29, prior mtge $265,000, due Sept 1, 1913, 6%; atty, same, $35,365.

90TH ST, 146 W, 18.4x92.3x13.4x81.6—John A Marcato to Rutherford Realty Co, 34 Nassau st; Feb 28, 5 yrs, 5%; attys, Wells & S, 34 Nassau st, $7,500.

UPTOWN.

(Manhattan Island, north of 110th St.)

130TH ST, 50 E, 16.10x99.11—Fannie Braun to Citizens Savings Bank, 56 Broadway, Feb 29, 5 yrs, 4½%; attys, Pirsson & Beall, 31 Liberty st, $6,000.

140TH ST, 469 W, 18x99.11—Margaret D Forney to Seamen's Bank for Savings in City of N Y, 76 Wall st; Feb 29, 5 yrs, 5%; attys, Strong & C, 40 Wall st, $14,500.

AMSTERDAM AV, n e cor 166th st, 26x100—Daniel Coffey to Emigrant Ind Sav Bank, 31 Chambers st; prior mtge $25,000, 3 yrs, 5%; Feb 28; attys, R & E J O'Gorman, 31 Chambers st, $21,000.

AUDUBON AV, s w cor 174th st, 100x55—Stratford Bldg Impt Co to David L Phillips, 35 Riverside Drive; mtge $66,000, 3 yrs, 5%, Feb 28; attys, Ferriss, R & S, 165 Broadway, $20,000.

LOTS 24-25, map land estate Chas M Connelly, 12th ward—Norah Fitzgerald et al, heirs to Bridget A Troy, 126 Madison av; March 17, 1911, 5 yrs without interest; atty, F J Sullivan, 245 Broadway, $4,000.

ELLWOOD ST, w s, 225 n Nagle av, 125x100—Fredk A Goetze to Gertrude S Simpson, 355 W 144th st; prior mtge $7,000, Feb 27, 3 yrs, 6%; atty, Stanley H Molleson, 42 Broadway, $2,500.

ELLWOOD ST, n e s, 200 n w Nagle av, 50x100—Fredk A Goetze to Agnes L Lester, 40 Hamilton terrace; Feb 27, 3 yrs, 6%; atty, Stanley H Molleson, 42 Broadway, $4,000.

BRONX.

(Borough of The Bronx.)

FOREST AVE, 1102, e s, 18.6x102.8—Elmer T Buffington to Ella M Corke, 756 E 163d st Feb 29, pr mtge, $4,350, 3 yrs, 6 per cent; atty, A Knox, 195 Bway, $700.

LOTS 22 TO 25, map, 118 lots Baychester Realty Co, Nathan Pewkowitz to Benj Levine, 314 E 99th st, Feb 28; pr mtge, $1,500, install 6 per cent; atty, Irving Levine, 325 Bway, $500.

187TH ST, 764 E, 34.2x70—Dudley S MacDonald to Herman Benz, 219 E 57th st, Feb 29, due as per bond; atty, R D Ireland, 68 William st, $3,000.

BRYANT ST, e s, 125 n 172d st, 25x100—Cornelius O'Keeffe to Manhattan Mtge Co, 200 Bway, Feb 29, due as per bond; address, 200 Bway, $1,000.

LOTS 72 & 73, amended maps, Adee Park—Madison Trust Co to Abraham Saffir, 219 Pulaski st, Bklyn, Feb 27, due as per bond; atty, S T Stern, 41 Park Row, $300.

LOTS 74 & 75, same map—Same to Our Realty Co, 814 St Ann's Ave, due as per bond, Feb 27; atty, same, $369.

167TH ST, s s, 100 w Prospect ave, 40x100—Clofi Co to Fannie Epstein, 70 W 119th st, Feb 29 5 yrs, 5 per cent; atty, Cohen & S, 61 Park Row $29,000.

SO BOULEVARD, n e cor, 187th st, 115.6x82.10x100x148.8—Winter & Co to Jacob Bros Co, 589 W 39th st, Feb 28, demand 6 per cent; atty Lawyers T I & T Co, 160 Bway, $10,000.

COSTER ST, e s, 420 s Spofford ave, 20x100—Hunts Point Estates Corp to Wolcott G Lane, 353 W 83d st, Feb 26, due March 20, 1915; 5 per cent; atty, Miller K L & T, 80 Bway, $6,000.

LOT 85, map, part 3 Lot G Hunt Estate Fred'k G Durr to Mary E Ezner, 319 E 63d st, Feb 28; 3 yrs, 5½ per cent; atty, Geo McCausland, 41 Park Row, $3,000.

MINNEFORD AVE, 289, w s, 240x116 City Island—Henry J Weaver to Truman A Jewell, 161 Schofield st, Feb 29; demand, 6 per cent; address 161 Schofield st, $3,000.

KELLY ST, w s, 252.11 s Westchester ave, 87.6x100—Lewis Harris to Broadway & Cathedral Parkway Co, 103 Park ave; 3 yrs, 5 per cent, Feb 29; atty, Ferris R & S, 165 Bway, $15,000.

LOTS 44 TO 47, amended map, Adee Park—Michael J Mack to Clara S Dean, 764 Beck st, Feb 26; pr mtge, $2,000; due as per bond; atty, C C Dean, 3d ave and 148th st, $211.

Satisfied Mortgages.

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

97TH ST, 232 E, s s, 25x100.11, Dec 5, 1900—Hy T Folsom to American Mort Co; attys, Bowers & S, 31 Nassau st, $5,500.

AV B, w s, 164.6 n 10th st, 25x70, Feb 28, 1907—Ignatz & Anna Eisner to N Y Life Ins Co; atty, L T I Co, 160 Bway, $24,500.

ELLWOOD ST, at pt in e l thereof, 300 s e from e l Sherman av, 100x250, June 14, 1905—Peter A Peterson to the Security Bank of N Y; atty, Lewis S Marx, 128 Bway, $6,000.

SAME PROPERTY, Nov 9, 1904—Sarah V Baker to Wm. E Wheelock, exr; attys, Duer, S & W, 43 Wall st, $8,000.

100TH ST, 231 E, s s, 25x75, Jan 3, 1905—Louis Wexler to Rebecca Davis; atty, L Wexler, 232 3d av, $3,000.

SULLIVAN ST, 50 n w s 46 n Watts st, 20.2x61.9x21.4x61, April 14, 1904—Michael & Theresa Balletto, et al, to Jno Malatetas; atty, Wm E Cook, 309 Bway, $10,000.

MAPES AV, w s, 78 s 182d st (C B S), mort on fixtures, March 15, 1911—Jno Violante to Hudson Mantel & M Co; atty, T G Co, 176 Bway, $501.

LOTS 107 to 110, map 1187, Kingsbridge Real Estate Co's auction, sale map of May 28, 1907; July 10, 1907—. . Holtz to Corporate Mort Co; atty, Hy D Patton, 55 Liberty st, $2,380.

99TH ST, 146 W, s s, 15.4x81.6x15.4x82.3, Jan 9, 1905—Henrietta & Rebecca Solomon to Oscar B Marcuse; attys, Wells & Snedeker, 34 Nassau st, $5,500.

LOT 476, map 318 Gleason property, 24th ward, Sept 27, 1910—Otto R & Elisa Thielhart to Wm Bianchi; atty, M Gintsler, 5 Beekman st, $2,000.

76TH ST, 330 E, s s, 25x102.2, Feb 6, 1908—Jno A & Mary Baumann to Mary A Miller; attys, Meighan & N, 38 Park row, $4,000.

34TH ST, 142 E, s s, runs s 14 x 129.6 x s e 60.8x n 58.1 to c l blk bet 33 d & 34th sts x w 13x n 98.9 to ss 34th st x w 20 to beg, Feb 17, 1904—Carl & Louise Damschinsky to Allan Marquard, et al, extrs; attys, Everett, Clark & B, 79 Wall st, $18,000.

81ST ST, n s, 227.1 w 2d av, 27.1x102.2, Jan 7, 1910—Hannah Haslacher to Leo Benjamin; atty, Aaron H Schwarz, 130 Fulton st, $3,000.

MARION (formerly Hull) AV, 366.9 n e from n e s Bedford Park Boulevard (formerly E 200th st), 70x220, March 10, 1911—Christian H & Annie Werner to Enoch C Bell, 509 Willis av, $3,000.

10TH ST, s s, 100 w 1st av, 25x92.4, May 16, 1904—Abraham Bernstein to M H Bunze; atty, Abr A Silberberg, 258 Bway, $8,500.

3D AV, w s, 101.3 n 173d st, 25x119.10x25.1x122.3, June 30, 1904—Samuel Slomon to Sydney Slomon; atty, Milton Mayer, 52 William st, $5,500.

FORDHAM AV, w s, 126.5 n 173d st, 25x120.8x25x123.2, June 30, 1904—Samuel Slomon to Sydney Slomon; atty, Milton Mayer, 52 William st, $4,000.

3D AV, n w s, cor 161st st, runs n 33.3x w 140x s 35.11x e 139.5 to beg, Jan 20, 1903—Jno C Heintz and ano to Caroline C Hettinger; attys, Bailey & Sullivan, 135 Broadway, $22,000.

CHERRY ST, 104, n s, 25x114, Aug 1, 1906—Hannah King to Giovanni Assetta; atty, G Lordi, 62 Mulberry st, $8,000.

130TH ST, 30 E, s s, 16.10x99.11, Nov 17, 1902—Fannie Braun to the Citizens Sav