TO BUILD HOTEL ON RIVERSIDE DRIVE

Small Structure First of Its Kind to Be Erected Near 102d Street.

SAGE FOUNDATION'S HOME

Plot Bought for It on Lexington Avenue —In the Auction Room—Loft Building in Good Trade.

Riverside Drive is about to have its first hotel. Plans are being drawn by Craig Severance for a twelve story structure to be erected at 294 Riverside Drive for the estate of Clara M. Baumgarten, which has practically closed negotiations to lease this property for a term of twenty-one years with two renewals, upon completion of the intended improvement. The building will be of brick with a façade of brick with trimmings of Indiana limestone, the cost of which is estimated at $100,000. The plot on which the hotel is to be erected is an exceptionally small one, having a frontage of 25 feet and a depth of 107.7 feet, but it is favored with unusual conditions for the preservation of light on all sides for an inside lot.

The property is now covered by a five story dwelling, one of a row of four. Adjoining the plot on the north side is the Rockledge Hall apartments, occupying the south corner of 102d street, with a frontage of seventy-six feet on the drive.

SAGE FOUNDATION BUILDING.

The Sage Foundation is to have a home of its own on Lexington avenue at Twenty-second street, and as a site for the building the directors of the Foundation have purchased a large plot at the southeast corner. Details of this transaction, which was negotiated by the Douglas Robinson, Charles S. Brown Company, will be found in another column.

AUCTION ROOM BUSY.

Interest in the real estate market yesterday was in the auction room, where the first sale this season of properties belonging to old estates was held by Joseph P. Day. There was an exceptionally good crowd present, and though the results in the main were satisfactory the prices were not especially high, and would indicate that most of those present at the sale, including many of the active operators and speculators of the city, were out for bargains. Interest centred in the property at the southwest corner of Broadway and Fiftieth street, a two story building on plot 50x127 feet. At $598,000 this parcel was knocked down to a builder who represented one of the owners. Several of the properties were sold to outsiders. The results are given elsewhere.

LOFT BUILDING SALE.

Of leading interest at private sale was the purchase by the Brown Realty Company of 28 and 30 East Tenth street from Mary B. Hughes and Annie G. Boullon. The property comprises a twelve story loft building on plot 46x92 between Broadway and University place. The building was put up about three years ago and has been held at $400,000. The transaction is said to have involved the trading in, in part payment, of the northwest corner of Central Park West and 108th street, two seven story elevator apartment houses on plot 100.11x100.

For the purpose of erecting a large apartment house on the east side of Park avenue between Fifty-second and Fifty-third streets the Montana Construction Company obtained a loan of $2,000,000 from the New York Life Insurance Company. The site is that of the old Steinway piano factory. Plans for the new building were filed recently.

URGES SUBWAY ACTION.

William C. Demorest, president of the Realty League, yesterday forwarded to Mayor Gaynor and to the Public Service Commission a letter expressing the approval of the league of the proposals of the Interborough Rapid Transit Company dated February 27, 1912, and requested on behalf of its members, who are very large taxpayers, that they be ratified.

MANHATTAN LEASES.

The Charles F. Noyes Company has leased for Frederick J. Agate the entire building at 269 South street, to K. Dorfman & Son; also the store and basement in 356 Pearl street for Mrs. Josephine Gooch to John Elliott, and the ground floor of 52 John street for Charles B. Van Valen to Bauer & Docter. All of these leases are for five years.

James Kyle & Sons have leased the four story and basement dwelling at 135 East Fifty-eighth street, for a term of years to Mrs. Sofie Setellius.

S. Osgood Pell & Co., have leased the store in 10 East Forty-sixth street, opposite the new ballroom of the Ritz Carlton, to Arthur Ackerman & Son for a term of years at an aggregate rental of over $100,000. The lessees are among the oldest established firms in England in the publishing of sporting prints, having been located for eighty-three years on Regent street, London.

Frederick Southback & Alwyn Ball, jr., have rented the buildings at 272 and 274 Water street, containing about 60,000 square feet, to the New York Waste Paper Company for a term of years; the building at 364 Washington street, corner of North Moore street, to the General Drug Company for ten years.

Wright Barclay has leased for Theodore M. Price and Harold Moore to The Lane Curiosity Company, the building at 35 East Twenty-eighth street; also to the New York Engraving Company a loft in 53 East Eleventh street, to Joseph Hunter a loft in 53 East Eleventh street, and with Horace S. Ely & Co., to Selma Newhouse the building at 104 East Twenty-ninth street.

Ward & Platt have leased the tenth floor of the Mecca Building at Forty-eighth street, Seventh avenue and Broadway, to Arthur Tams for a term of years.

The Cross & Brown Company has leased a suite of offices on the eleventh floor of the new United States Rubber Building, at Broadway and Fifty-eighth street, to Ambrose B. Stannard.

Pease & Elliman have leased in conjunction with Horace S. Ely & Co. a garage at 111 West Thirty-seventh street to William A. Scott.

COUNTRY RENTALS.

Payson McL. Merrill has leased for Mrs. Henrietta B. H. Pierson her property on Cedarhurst avenue, Lawrence, L. I., for the summer season to Frank L. Polk.

Pease & Elliman have rented for Henry C. Southwick his country residence at the northwest corner of Magnolia and Beach avenues, Larchmont, N. Y., to W. L. Jacobi for a term of years.

Charles E. Burroughs has leased a dwelling on the William K. Vanderbilt, jr., estate, known as Deepdale, at Lakeville, L. I. He will open a private school to teach botany and geology.

The Rockaway Park Realty Company reports the following rentals at Rockaway Park: For Mrs. A. Hennessy, her house on Second avenue, to L. Rettenberg; for Mrs. L. Durez, her cottage on Tenth avenue, near Washington avenue, to Alfred Selgas; for Conrad Seidenberg, his cottage on Sixth avenue, to H. W. Flashman; for Mrs. M. Gillespie, her cottage on the corner of Ninth avenue and the Ocean, to J. L. Greenbaum; for H. De Vos, his cottage on Seventh avenue to Louis Stadtholz; for John Maerz his cottage on Eighth avenue, to L. Spellman; for M. Berlin his cottage on the corner of Washington and Seventh avenues to A. Strauss; for Andre Champollion, his cottage on North Ninth avenue, to I. D. Bachmann, and for N. Castine, his cottage on Rockaway avenue, Belle Harbor, to Charles Connor.

NEW LOFTS FOR 28TH STREET.

Frederick C. Zobel, architect, has filed plans for the construction of a twelve story fireproof store and light manufacturing building on the north side of Twenty-eighth street 223.10 feet east of Seventh avenue and known as 141 and 143 West. It will have a frontage of 44.9 feet and a depth of 90 feet. The Twenty-fifth Construction Company, of which George Felt is president, is the owner of record. The cost has been estimated at $180,000.

MORE STORES FOR AUTOMOBILE ROW.

Michael and Mitchell Bernstein, architects, have filed plans for putting the stores in the two seven story apartment houses, on the northeast corner of Broadway and Fifty-third street, on the sidewalk level and other interior improvements at an estimated cost of $24,000. The Broadway and Fifty-third street Company is the owner of record.

A STABLE FOR THE BRONX.

The only plans filed in the Borough of The Bronx, were for a three story brick stable, 54x112, on the east side of Brook avenue, 338.2 feet south of 167th street, for Edward J. Buizen, at a cost of $35,000.

ST. CLEMENS TO HAVE NEW CHURCH.

F. J. Schwarz, architect, has filed plans for a three story brick and stone fireproof church and parish school for St. Clemens Church, of which the Rev. Dr. Joseph Letanche is pastor. It will be located on the south side of Fortieth street 101.8 feet west of Ninth avenue and known as 406 to 412 West. It will have a frontage of 54.6 feet and a depth of 92.10 feet with an extension. The façade will be brick and stone in the Gothic style of architecture. The features of the new edifice will be a large assembly hall with a stage at one end in the basement, the church proper occupying the first and choir floors. The second story will contain class rooms for boys and girls. On the third floor will be a recreation room, chapel, large dormitory, kitchen and dining room. The cost of this new edifice has been estimated at $46,000.

GYMNASIUM FOR SEMINARY.

Louis E. Jallade, architect, has filed plans for a one story gymnasium for the Theological Seminary. It will be erected on the northwest corner of Claremont avenue and 120th street. The frontage on the avenue will be 123.6 feet and on the street, 53.6 feet. It will be fireproof, the facade being of stone in the Gothic style of architecture. W. W. Carman is the owner of record. The cost has been estimated at $30,000.

TO ENLARGE HOME FOR AGED.

Raymond and Almirall, architects, have filed plans for building a five story rear extension to the five story Home for Aged, at 129 to 149 West 106th street, and 122 to 142 West 107th street, for the purpose of installing new toilet facilities. The Little Sisters of the Poor is the owner of record. The cost of making this sanitary improvement has been estimated at $15,000.

SOME RECENT BUYERS.

The Locust Farms Company is the buyer of the property at 458 and 460 Tenth avenue, the sale of which by Henry Kimbel, through Ames & Co., was reported yesterday. Frederick Fox & Co., were associated as brokers in the transaction.

Paul T. Zizina is the buyer of 113 and 115 West Seventy-first street, reported sold recently by Earle & Calhoun and Frank R. Houghon. The buyer will erect an eight story apartment house on the site.

NEW BOARD MEMBERS.

John F. Doyle, Jr., William H. Mills and Philip B. Jennings have been elected members of the Real Estate Board of Brokers.

SATISFIED MECHANICS LIENS.

WESTCHESTER AV, 2311-2315—Wm G Kinney agt Glover Construction Co et al, March 4, 1912, $213.75.
58TH ST, s s, 250 ft w of 11th av—Ronald McAdam agt Thedford Eliz Co et al, Dec 1, 1911, $2,091.
57TH ST, n s, 100 ft w of 11th av—Browne & Tindel agt same, Dec 1, 1911, $260.
WESTCHESTER AV, 2311-2315—Paul Daniel agt Glover Construction Co et al, Feb 15, 1912, $710.
NEWTON AV, e s, 169.7 ft s of 256th st—National Fireproofing Co agt Henry Kless et al, June 13, 1911, $182.44.
6TH AV, n w cor 30th st—Centurian Concrete Steel Co agt Greeley Square Amusement Co et al, March 4, 1912 (by bond), $4,118.73.

MECHANICS' LIENS.

BROADWAY, n w cor 46th st, 47.8x103.3—Chas W Barnett agt Madrid Co, lessee and contractor; Emily E Ward & John B Mantell, trustees, &c, owners, $57.95.
116TH ST, 75-79 E—Annie Wiederman agt Max Heller & Samuel Edelstein, owners; Katz & Dages, contractors, $135.
BURKE ST, n e cor Wallace av, 100x100—Pizzuiello Co agt Madison Construction Co, owner; Indiana Cut Stone Works, contractor, $300.
19TH ST, 151-153 W—Reisler Heating Co agt 151 West 19th St Co, owner and contractor, $3,275.
BROOK AV, e s, 104.7 ft s of 159th st, Alberta Bischner, Inc, agt St Peter & St Paul's Roman Catholic Church, owner, $1,475.
AUDUBON AV, s e cor 170th st, 25x96—Harry Wolfson et al agt Morris Simon Construction Co, owner; Simsky & Gold, contractor, $172.
142D ST, 605 W—Same agt Emkaar Realty Co, owner; Simsky & Gold, contractor, $398.
WATER ST, 314-316—Fordham Stone Renovating Co agt McAuley Mission, owner; Donald Mitchell, contractor, $2,413.
32D ST, 9 West—David Fessler vs Margaret I Hoyt, owner; Timothy D Healy and Healy's Restaurant Co, lessees; Frank Seery, contractor, $125.
BATHGATE AV, n e cor 191st st, 164x55—Candee, Smith & Howland Co vs Fordham University owner; Thomas J Reilly Co, contractor (renewal), $1,288.95.
BROOK AV, e s, 104.7 ft n of 159th st, 85x135—same vs St Peter's and St Paul's Roman Catholic Church, owner; Thomas J Reilly Co, contractor (renewal), $3,886.33.
FULTON AV, 1465 to 1469—Alfred S Hoyd vs Morris Frankel, owner and contractor, $72.80.
4TH AV, s w cor 20th st, 70x100—Timothy T Kieley et al vs John Doe, owner; Frank Dobson Co, contractor, $75.
NORTHERN AV, 63—John Bergfalk vs Kiely Construction Co, owner and contractor; Martin Weschler, contractor, $159.50.
170TH ST, 514 West—Mollot Bros vs Morris Simon Construction Co, Morris Simon, owners and contractors, $764.
BATHGATE AV, n e cor 191st st, 164x55—John Pinches Co vs Fordham University, owner; Thomas J Reilly Co, contractor (renewal), $4,211.72.

LIS PENDENS.

50TH ST, n s, 140 ft e of Madison av, 50x100.5—Germania Life Ins Co agt Anna K G Pearsall et al (foreclosure of mortgage); attys, Dulon & Roe.
CARPENTER AV, s e cor 235th st, 27x105; Carpenter av, n e cor 234th st, 25x105—Northern Bank of N Y agt Max Germansky et al (amended foreclosure of mortgage); attys, Breed, Abbott & Morgan.
RAILROAD AV, n s, adj land of William Adee runs n 141.6\frac{1}{2}x w 100x s 144.9x e 100 to beg Railroad av, n s, adj land of Thomas Gore, runs n 145.4x s w 60x s 147.6x n e 60 to beg; 3d st, s s, 50 ft e of Washington av, 50x100; Union av, n e s, intersec n w s New Haven Railroad av 50x87—Commercial Finance Co et al agt Wm A Mallett et al (foreclosure of mortgage); atty, C W H Arnold.
AMSTERDAM AV, w s, 259.10 ft n of 175th st, 199.10x100, Hudson Mortgage Co agt Gingold Realty Co et al (foreclosure of mortgage); atty, E A Landauer.
BRADHURST AV, 126—Henry Walz agt Bertha Levy et al (foreclosure of mortgage); attys, Apgell & Taylor.
82D ST, 331 E—Wolf Hertz Obtarsh agt Joseph Rosenzweig et al (action to set aside transfer, &c); atty, J Sapinsky.
145TH ST, s s, 389.7 e Willis av, 37.6x100; 145th st, s s, 436.2 e Willis av, 37.6x100—Henry Green vs Christian Jacobs et al (action to set aside two deeds); atty, J W Bryant.
FRONT ST, 359, and South st, 382—Auguste Gahren vs Clarence Cohen et al (foreclosure of mortgage); atty, A Cohen.
LOT 88, s ½, map of Arden property, Bronx—Walter W Taylor vs Leo Levinson et al (foreclosure of mortgage); attys, De La Mare & Morrison.
LOT 63, s ½ lot 1, map of Arden property, Bronx—Same vs Edw M Salvatore et al (foreclosure of mortgage); attys, De La Mare & Morrison.
LOTS 355, 356, 373, 436 and 437, map of Arden property, Bronx—Same vs Chas C Watkins et al (foreclosure of mortgage); attys, De La Mare & Morrison.
LOTS 460 and 461, map of Arden property, Bronx—Same vs Speculative Realty Co et al (foreclosure of mortgages); attys, De La Mare & Morrison.
BLOCK 39, map of Pelham Park, Bronx—Same vs same (foreclosure of mortgage); attys, De La Mare & Morrison.
LOTS 125, 340, 357, 358, 363, 366, 371, 372 and 471, map of Arden property, Bronx—Same vs Spencer Blake Realty Co et al (foreclosure of mortgage); attys, De La Mare & Morrison.
LOTS 86 and 504, map of Arden property—Walter W Taylor vs Oscar D Weed et al (foreclosure of mortgage); attys, De La Mare & Morrison.
167TH ST, s s, 100 ft w of Amsterdam av, 25x85—Chas D Edmonston vs Chas P McKenna (foreclosure of mortgage); attys, Carrington & Pierce.
SETON AV, w s, 325 ft s of Randall av, 75x100—Peter L Brokaw vs Seton Construction Co et al (action to foreclose mechanics lien); atty, F Eder.
RIVERSIDE DRIVE, s e cor 97th st, 107.6x71.11x irregl—Mitchell B Bernstein vs Monomoy Co et al (foreclosure of mortgage); attys, Kurzman & Frankenheimer.
132D ST, n s, 150 ft e of 8th av, 15x99.11—John J Bradley et al vs Harry C Burdick (notice of attachment); atty, D J Gladstone.
116TH ST, 11-13 West—Daniel A Doran et al vs Mitral Realty & Construction Co et al (action to declare deeds void); atty, S B Pollak.
LOT 19, block 2816, sec 11, tax map of Borough of The Bronx—Elway Co vs Mary M Kelley et al (foreclosure of tax lien); atty, H Swain.
119TH ST, 15 West—Rosine Massett vs Nathan Rubenstein et al (foreclosure of mortgage); attys, Baylis & Sanborn.

Business Troubles.

Sidney V. Morris, law clerk of 471 West Twenty-second street has filed a petition in bankruptcy with liabilities $87,027 and assets $27 in an accident insurance policy. There are only three creditors, the receiver of the American Trust Company, Philadelphia, $58,000 principal and interest as a bond and mortgage on which the court has decreed that there is now due $11,512; estate of Jacob F. Ellwanger, Philadelphia $29,000 on bond and mortgage, and Royal C. Colman, $27.

SIXTH AVE. CORNER RESOLD.

Operators Sell Post Office Building on West 116th Street.

SIXTH AVENUE.—Ennis & Sennott have resold to George Ehret 852 Sixth avenue, northwest corner of Forty-eighth street, a four story building on lot 22x55.9. Maurice W. Halpin was the broker.

116TH STREET.—Arnold, Byrne & Baumann have sold for Lowenfeld & Prager 232 and 234 West 116th street, a two story taxpayer, on plot 50x100.11. The building is occupied by Post Office Station I.

146TH STREET.—The Scheer-Ginsburg Construction Company has sold St. James Palace, a six story elevator apartment house, on plot 100x100, at 543 to 545 West 146th street, between Broadway and Amsterdam avenue. The buyer is John H. Bodine, who gives in part payment the plot, 125x100, on the north side of 110th street, 250 feet east of Lenox avenue.

FORTY-THIRD STREET.—William J. Roome & Co. have sold for the estate of James H. Brush 536 to 542 West Forty-third street, old buildings, on plot 50x100.5. The buyer will erect a building on the site, which, it is understood, has been leased from the plans to a coffee importing concern.

132D STREET.—George Devries of Brooklyn is reported to have sold 554 West 132d street, a five story triple flat, on lot 25x99.11.

THIRTIETH STREET.—M. & L. Hess have sold for the Twenty-fifth Construction Company to the Realty Holding Company 133 West Thirtieth street, an old building, on lot 21x98.9x irregular. The purchasing company owns adjoining property and now controls a plot with a frontage of 260 feet in Thirtieth street, adjoining the northwest corner of Sixth avenue, which is improved with a theatre.

BROOKLYN SALES.

Henry Newman has sold the three story and basement three family dwelling at 314 Sixth street to an investor.

Joseph P. Day has sold at Manhattan Beach Estates a plot 100x100 at the corner of Hampton and West End avenues to S. Feeds.

SALE AT SHORT HILLS.

Henry Drouet of Manhattan has purchased a dwelling on plot 100x200 feet on Lakeview avenue near Hobart avenue, Brantwood, Short Hills, N. J. Roche, Craig & Wiley were the brokers.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

[At 14 Vesey Street.]
By Joseph P. Day.

BROADWAY, 1627-1629, s w cor 50th st, 50.5x127.10x irreg, three 3 sty bldgs; vol sale; to George Crawford, representing a party in interest, for $598,000.
49TH ST, 124, s s, 265 w 6th av, 20x100.5, 4 sty dwlg; exrs' sale; to the Ess Eff Realty Co for $42,500.
50TH ST, 116, s s, 200 w 6th av, 16.8x100.5; 2 2 sty garages; exrs' sale; to J. J. Sullivan for $22,600.
TRACT of 94.47 acres with mansion and outbuildings at Hempstead, L. I.; exrs' sale; adjourned to April 16.
MORTGAGE of $100,000 at 4½ per cent, due on Sept 4, 1913, covering 60 Laight st; exrs' sale; estate of R E Dietz; withdrawn.
4TH ST, 387, n s, 90 w Lewis st, 15x21.1, with strip 2.6x75x22.6x irreg at rear; vol sale; to Louis Israel, for a client, for $5,000.
MELROSE AVE, n w cor 163d st, 44.6x163.8x irreg, 2 and 3 sty dwlgs; exrs' sale; estate of Bryan Duffy, to Thomas J Quinn for $11,000.
64TH ST, 211, n s, 175 w West End ave, 25x100.5, 2 sty frame bldg; exrs' sale; estate of Catharine H Cashman; to Alfred M Rau for $9,500.
97TH ST, 48, s s, 340 e Columbus ave, 20x100.11, 4 sty dwlg; vol sale; bid in at $22,000.
PRINCE ST, 13-15, n e cor Elizabeth, 39.7x81.3x36.3x74.6, 5 sty tenmt and stores; C W McKeon agt H M Cregan et al; partition; to David Baum for $67,250.
98TH ST, 64 W, s s, 100 e Columbus ave, 25x100.11, 5 sty tenmt; J E Cameron agt Kingsley Realty Co et al; due, $27,109.05; taxes, etc, $1,723.38; to the plaintiff for $28,000.

[At 3156 Third Avenue.]
By Joseph P. Day.

KELLY ST, e s, 149.2 n 167th, 100x116.11x100.7x106, two 5 sty flats; Mona Bluthenthal agt Longfellow Realty Corpn et al; due, $16,946.20; taxes, etc, $609; sub to prior mtg, $64,000; to the plaintiff for $75,000.
TIEBOUT AV, 2337-2339, w s, 298.6 s 184th st, 50.1x115, two 2 sty dwlgs; G E Buckley agt Nathan B Levin Co et al; due, $1,651.92; taxes, etc, $351.11; sub to two mtgs aggregating $7,000; to the plaintiff for $8,000.

By Herbert A. Sherman.

SIMPSON ST, 1128, e s, 175 n 167th st, 40x100, 5 sty tenmt; J T Barry agt P C Uhlig et al; due, $8,643.65; taxes, etc, $772.61; sub to mtg, $25,000; withdrawn.

By Bryan L. Kennelly.

LONGFELLOW AVE, 1534, on map 1532, e s, 125 n 172d st, 25x100, 2 sty dwlg; G S Edgell et al, trs, agt Longfellow Construction Co et al; due, $6,568; taxes, etc, $111.96; to the plaintiff for $5,000.

TRANSACTIONS RECORDED.

TRANSFERS.

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

DOWNTOWN.
(South of Fourteenth st.)

WATER ST, 379, s s, 16.2x80.3—Mary Brown to Peter Brown, 45 Rutgers st, et al, Mar 11; atty, E S Klausner, 29 Henry st, $100.
RIVINGTON ST, 5, s s, 28.9x79.10x22.6x99.11—Thos Rosson to Rocco M Marasco, mtge $37,275 and all liens, June 23, 1909; attys, Merrill & R, 128 Bway, $100.
5TH ST, 321 E, n s, 25x87—Hyman Felt to City of N Y, Mar 11; atty, Arch R Watson, Hall of Records, $23,000.
12TH ST, s w cor Washington st, 44x80—Robt & Wm Biggert, exr, Susan Biggart to Tippett Realty Co, 220 Bway, Mar 11; attys, Martin & H, 265 Bway, $26,500.

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

58TH ST, 144 E, s s, 20x80.5—Lillian E Bates to Israel O Blake, 995 Mad av, mtge $21,000, Mar 12; atty, Philip Carpenter, $11 Bway, $1.
60TH ST, 347 E, n s, 25x100.5—Seal Realty Co to Sarah Gluck, 442 W 164th st, all liens, Mar 6; atty, Samuel Bitterman, 309 Bway, $100.
60TH ST, 347 E, n s, 25x100.5—Sarah Gluck to Seal Realty Co, 74 E 92d st, mtge $15,000, Mar 11, $100.
64TH ST, 4 E, s s, 30x100.5—Chelsea Realty Co to Howard Carroll, 4 E 64th th, mtge $150,000 and all liens, Feb 21, 1910; atty, E M P Grout, 111 Bway, $100.
SAME PROPERTY—Howard Carroll to Caroline S Carroll, his wife, 4 E 64th st, b s & c a g, Feb 27, 1912; atty, same, $100.
75TH ST, 231 E, n s, 25x102.2—Solomon and Rose Hudes to Ida H Hudes, 15 E 99th st, ½ part, all title, all liens, Nov 2, 1911; atty, J Hahn, 124 Rivington st, $1.
1ST AV, 1572, e s, 25.6x106.6—Mary Kraemer, exrx, Minnie B Heidenfeld, to Samuel Davis, 168 Lenox av, mtge $10,000, Feb 19; atty, Aaron H Schwarz, 130 Fulton st, $24,500.
SAME PROPERTY (1572)—Mary Kraemer et al to same, mtge $10,000, Feb; atty, same, $100.
PARK AV, 1050, w s, 25x80.11—Anna C Wiener to Ella L Murphy, 19 W 26th st, Bayonne, N J, Mar 12; attys, Stoddard & M, 135 Bway, $1.
SAME PROPERTY—Ella L Murphy to Harris Mandelbaum, 12 W 87th st, mtge $29,000, Mar 12; same atty, $100.
91ST ST, n s, 190 e Mad av, 19.8x100.8—Louise P Sanchez to Eugene Sanchez, 63 E 91st st, mtge $16,000, Mar 12; atty, C V Schmidt, Jr, 1503 St Nicholas av, $1.
101ST ST, 48 E, s e cor Mad av, 25x25.11—Abra Levine to Fannie Gell, his daughter, 48 E 101st st, all liens, Mar 12, $1.

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

28TH ST, n s, 467 w 5th av, 21.6x98.9—Margt P Barker to Eli B Springs, 34 E 32d st; Mar 11; atty, L T I Co, 160 Broadway, $1.
38TH ST, 33 W, n s, 21.6x98.9—Francis J Quinlan to Eli B Springs, 34 E 32d st; all liens; Mar 11; atty, same, $1.
68TH ST, 236-38 W, s s, 50x100.5—Mary A McHugh, individ and executrix Jno J McHugh to Thos F Devine, 327 W 85th st; Mar 12; atty, T G Co, 176 Broadway, $100.
69TH ST, n s, 125 e Columbus av, 20x100.5—Jno MacGregor and ano, heirs Robt S MacGregor to Gregor A MacGregor, as trustee, Brooklyn, rerecorded from June 23, 1908; mtge $25,000 and all liens; June 20, 1907; atty, T G Co, 176 Broadway, $1.
SAME PROPERTY and all other r, t and i in estate of Robt S MacGregor—Same to same, as trustee, deed of trust; June 20, 1907; atty, Same, $1.

UPTOWN.
(Manhattan Island, north of 110th st.)

111TH ST, 253 W, n s, 36x100.11, with all title to alley on n s to 8th av—Annie E Mingus to Fannie Druck, 225 W 110th st; mtge $49,000, and all liens; Mar 7; atty, Louis H Levien, 320 Broadway, $1.
MORNINGSIDE AV, e s, 75.3 s 115th st, 42.8x46.8x38.11x79.4—Max Ambers to Simon Anhalt, 6 Morningside av; Mar 6; attys, Sparborg & Co, 10 Wall st, $1.
PARK AV, 1674, s w cor 118th st, 25.5x89.6—Sophia Mayer to Fannie M Korn, 911 Park av; mtge $17,000; Mar 11; attys, Weil & Mayer, 5 Beekman st, $100.
ST. NICHOLAS AV, 191, w s, 31.8x88.6x27x71.11—Mary C. Lott to Julia Klemt, 239 W 126th st; mtge $21,000; Mar 5; attys, Elfers & A, 277 Broadway, $100.
120TH ST, 118 E, s s, 25x100.10 (foreclosure March 5, 1912)—Harry W Mack, ref, to Kath Ellas, 352 E 50th st; Mar 11; atty, T G Co, 176 Broadway, $20,400.
137TH ST, 286 W, s s, 15.6x99.11—Louis Kean to Louis Kean, a corp; mtge $14,000; Dec 5, 1907; attys, Lewkowitz & S, 73 Nassau st, $1.

BRONX.
(Borough of The Bronx.)

BRYANT AV, 1480, e s, 20x100—Max Hirsch to Rose Hertz, 860 Freeman st et al; mtge $8,000; Feb 19; atty, E Hertz, 320 Broadway, $1.
8TH ST, s s, 125 w Av D, 25x108, Unionport—Gustav Killenberg to John Pirner, 2066 Black Rock av; mtge $3,500; Mar 9; atty, C H Baechler, 1126 Walker av, $100.
EDGEWATER RD, w s, 647.7 n Westchester av, 25x100—Chas Miller to Amalie H S Millholland, 3 E 94th st; mtge $6,000; Mar 11; atty, L S Quackenbush, 78 E 96th st, $11.
SOUTHERN BOULEVARD, w s, 86 n 185th st, 45.6x100—Cioffi Co to Ernestine Malino, 1363 Stebbins av; mtge $34,000; Mar 11; atty, H Loewenthal, 1347 Boston rd, $100.
LOTS 115, 119 and 120, Map McGraw estate—Antonio Galiani to Agnes C Murray, 1805 McGraw av; Mar 11; atty, L S Quackenbush, 78 E 96th st, $100.
LOTS 357 to 360 and 366 to 368, Map Adee Park—Warren Realty & Const Co to Paul W Malik, n w cor Barnes av and 205th st; mtge $10,000; Mar 11, $100.
HOE AV, 1228, e s, 50x100—Ernestine Malino to Cioffi Co, 1116 Intervale av, Mar 11; mtge $10,000; atty, T G & T Co, 176 Bway, $100.
WOODYCREST AV, 1220-1222, e s, 75x100—Michael M McDermott to Geo Larsen, 1220 Woodycrest av, Mar 2, mtge $5,500; address 1220 Woodycrest av, $100.
WASHINGTON AV, e s, 322.8 s 175th st, 52.8x120—3d Av Bldg Co to Rebecca Isear, 21 E 117th st, Mar 12, mtge $68,500; attys, Morrison & S, 320 Bway, $1.
WALTON AV, 6 s, 102.11 n Tremont av, 100x100—Geo S Hornblower, ref, to August Schumacher, 1651 1st av, Mar 12, mtge $10,000; atty, Robt S Patterson, 45 Bway, $3,925.
3D AV, e s, 66 n Tremont av, 25x93.5—Peter McGlynn to Charlotte McGlynn, 4218 3d av, Mar 12; address 4218 3d av, $1.
LONGFELLOW AV, 1409-1411, w s, 75x100—Adolph Trube to Peter Doerr, 519 W 135th st, Feb 3; atty, M F Johnson, 111 Bway, $100.
HALL PL, e s, 163.1 s 167th st, 20x——Paul Jones, ref, to Mary Leinbacher, 2265 Grand Boulevard and Con, Mar 8; address 2265 G B and Concourse, $1,500.
LOTS 9 & 13, Blk 51, Map Sect 1 Morris Park—Morris Park L & Dev Co to Wm J McCleary, 658 E 161st st, Feb 15; atty, T G & T Co, 176 Bway, $1.
SPUYTEN DUYVIL AND PORT MORRIS R R, n w s, at n e s land conveyed by Morris Cooper, May 27, 1905, 60.5x——Michael Foncellino to Stevenson Supply Co, 84 William st, Jan 31; attys, McKelvey & F, 84 William st, $1.
JACKSON AV, 823, w s, 18x75—Sophia A O Betz to David G Baird, Elizabeth, N J, July 16, 1908, mtge $5,500; address Elizabeth, N J, $100.
135TH ST, 617 E, 40x100—Louis Sander to Mary R Sander, 982 Prospect av, Feb 5, mtge $35,500; address 982 Prospect av, $100.
MORRIS AV, 556, e s, 25x70.3—Nicholas Diorio to Antonio Diorio, 556 Morris av, Mar 11, mtge $5,500; atty, C C Levenson, 912 Brook av, $100.
2D AV, s s, e ½ Lot 402, Map Wakefield—Alice M Staker to Fraternal Land & Security Co, 305 W 40th st, Mar 7, mtge $4,500; atty, L T Ins & T Co, 160 Bway, $100.
TIEBOUT AV, 2470, e s, 31x100—Chas Muller to Hugo J Mischo, 262 E 200th st, Mar 9, mtge $16,000; atty, H Cohn, 19 Av A, $1.
SAME PROPERTY—Hugo J Mischo to Chas Muller, 474 W 141st st, Mar 9, mtge $16,000; atty, H Cohn, 19 Av A, $1.
KELLY ST, e s, 107.3 n 165th st, 24x100—John Blumers to Martha Lemmon, 138 W 117th st, Mar 8; atty, T G & T Co, 176 Bway, $100.
SAME PROPERTY—Martha Lemmon to Normal Const Co, 661 Tinton av, Mar 11, mtge $2,000; atty, T G & T Co, 176 Bway, $100.
POTTER PL, s s, 866.4 e Valentine av, 100x43.10—Mary A Campion to Francesco Gigliano, 15 E 204th st, Feb 14; atty, J J Campion, 15 Dey st, $100.
CLINTON AV, e s, 193.2 n McKinley Square, 102.11x48.11—Max Kohre to McKinley Square Theatre Bldg Corpn, 41 Canal st, Bronx, Mar 8, mtge $120,000; atty, Sami Zipris, 157 East Bway, $100.
WASHINGTON AV, n w cor 173d st, 25x90—Francis J McCooey to Frank Frisch, 1210 1st av, Mar 11, mtge $29,000; atty, L T Ins & T Co, 160 Bway, $100.
TRINITY AV, e s, 100 s 158th st, 5x98.6—Frank D Hadley et al to Polatschek-Spencer Realty Co, 818 E 161st st, Jan 26; atty, T Ins Co, 135 Bway, $1.

MORTGAGES.

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

DOWNTOWN.
(South of Fourteenth st.)

BROAD ST, 109 & 111, 66.4x——Ernest Figge to Mary A Nichols, Rye, N Y, Mar 11, 5 yrs, 4½ p c; atty, L T Ins & T Co, 160 Bway, $95,000.
CHURCH ST, 315 & 317, e s, 49.7x——; Lispenard st, 38, s s, 25x44.4—Ess Eff Realty Co to Broadway Savings Instn, 5 & 7 Park pl, Mar 12, due Ma 1, 13, 5 p c; atty, R B Kelly, 170 Bway, $14,000.
ALLEN ST, 185, w s, 24.4x——; Isaac Corsun to Rebecca Guggenheimer, 3 W 73d st, Mar 12, 5 yrs, 5 p c; atty, T G & T Co, 176 Bway, $17,000.
SAME PROPERTY—Same to Tillie Jacobson, 3810 Bway, Mar 12, prior mtge $18,300, 3 yrs, 6 p c; attys, Sternberg, J & P, 309 Bway, $2,000.

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

LEXINGTON AV, s e cor 40th st, 37x87—Fredk H Mattiage to Bowery Savings Bank, 128 Bowery, Mar 11, 5 yrs, 4½ p c; atty, L T Ins & T Co, 160 Bway, $15,000.
45TH ST, s s, 150 e 5th av, 25x100.5—Margaret H Trevor to Farmers Loan & Trust Co, 22 Wm st, Mar 12, 3 yrs, p c as per bond; attys, Geller, R & H, 22 Exchange pl, $100,000.
60TH ST, 347 E, n s, 25x100.5—Sarah Gluck to Edith L N Collins, 645 St Mark av, Bklyn, Mar 11, 3 yrs, 5 p c; atty, Lawyers T I & T Co, 160 Bway, $15,000.
62D ST, 224 E, 20x70—Salve Regnia Council No 216 of the Knights of Columbus to Emigrant Ind Sav Bank, 51 Chambers st, Mar 12, 5 yrs, 5 p c; atty, M J Scanlan, 51 Chambers st, $9,000.
1ST AV, 1572, e s, 25.6x106.6—Saml Davis to Theresa Sidenberg et al, exrs, 48 W 55th st, Feb 19, 5 yrs, 5 p c; atty, A Erdman, 35 Nassau st, $17,500.
1ST AV, 1572, e s, 25.6x106.6—Saml Davis to Anna Davis, 1100 Franklin av, Mar 11, prior mtge $17,500, 3 yrs, 6 p c; atty, Ernst N Adler, 1506 1st av, $3,500.
PARK AV, 1050, w s, 25x80.11—Ella L Murphy to Anna C Winter, 7 W 124th st, Mar 12, 3 yrs, 5 p c; atty, Adam Wiener, 320 Bway, $29,000.
102D ST, s s, 395 e 1st av, 50x100.11—Fredk Dammann et al to Henry Z Baum, Jersey City, N J, Feb 28, prior mtge $8,000, due as per bond; address, Jersey City, N J, $1,000.

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

37TH ST, 130 W, 23.6x98.9—130 W 37th St Co to Rutherford Realty Co, 34 Nassau st, Mar 11; due May 1, 1917, 6 p c; attys, Wells & S, 34 Nassau st, $6,000.
69TH ST, 59 W, n s, 20x100.5—Gregor A MacGregor, trus, to Amy A C Montague, 152 E 87th st; prior mtge $28,000; Mar 9; due Sept 9, 1912, 6 p c; atty, T G & T Co, 176 Broadway, $2,500.
93D ST, 42 W, 37.6x100.8—Auguste Gahren to German Savings Bank, 157 4th av; Mar 11; 3 yrs, 4½ p c; atty, Meyer Auerbach, 42 Broadway, $35,000.
95TH ST, 131 W, n s, 18x100.8—Mary F Scully to Maud E Hewitt, 100 W 77th st; Mar 11; 3 yrs, 5 p c; atty, T G & T Co, 176 Broadway, $13,000.

UPTOWN.
(Manhattan Island north of 110th st.)

120TH ST, 118 E, s s, 25x100.10—Kath Ellas to Fannie Falk, 1070 Madison av; Mar 1; due as per bond; atty, K Richd Wallach, 149 Broadway, $14,000.
LENOX AV, s e cor 123d st, 90.10