way to the Stutz Motor Car Company; also to the Wasson Piston Ring Company a portion of the eighth floor in the Randall Building at 136-50 West Fifty-second street, and to C. S. Peets space in the Motor Mart, Broadway and Sixty-second street.

The United States Trust Company has leased the cafe and restaurant privileges in the Hotel Normandie, Broadway and Thirty-eighth street, to John Kennedy.

Frederick Southack and Alwyn Ball, Jr., have leased the first loft in 510 Broadway to Rosenzweig Bros.; the store loft in 394 Broadway to Kleban, Milner & Co., and the building 799 Broadway, Brooklyn, to the Hanover Shoe Company.

Klein & Jackson have leased for a term of years the twelfth floor in the building at the southwest corner of Twentieth street and Fourth avenue to Stroheim & Romann, and the eleventh floor to the Stead & Miller Company of Philadelphia. Carstein & Linnett were the brokers in both leases.

COUNTRY RENTALS.

Frederick P. Jones has rented at Long Beach, L. I., for Rosa Cella a cottage on Walnut street to Julia E. Henes and the Byrne cottage on Broadway to Mrs. J. L. Barker.

The Lewis H. May Company has leased at Edgemere, L. I., for M. J. Mulqueen a cottage on Wave Crest avenue to B. J. Ludwig, and for Mrs. Lucy Markey a cottage on Sea View avenue to D. C. Goldenberg.

Walter F. Chappell has rented through Edward P. Hamilton & Co. the W. S. Lawson property at Bernardsville, N. J., adjacent to the estates of C. Ledyard Blair, Percy R. Pyne, C. Blair Mitchell and Judge John F. Dillon.

Pease & Elliman have sublet for George D. Yeomans to Charles G. Moller the house known as Marigolds, owned by Samuel F. Hinckley, and situated on Ocean avenue, Cedarhurst, L. I.

REAL ESTATE NOTES.

Bernard Smyth & Sons negotiated the sale of the plot at the southwest corner of Eleventh avenue and Fifty-sixth street for the Rudolph Wallach Company to George W. Alger, reported yesterday.

BUILDING GAINS IN MARCH.

Increase Over Last Year in All but Office Structures.

The total number of new buildings for which plans were filed during the month of April past was 101, costing $14,495,175, as against eighty-six the same month last year, costing $13,016,100, showing a gain of fifteen in the number of buildings and $1,079,075 in moneys involved.

Greatest gain is shown in tenement house construction, there having been plans filed for twenty-five of this class during last month, costing $2,238,000, as against thirteen, costing $1,155,000 the same month last year. There were plans filed for six private dwellings costing $241,500 last month, as against two costing $155,000 the corresponding month last year. Plans were filed for two hotels costing $550,000 last month, as against none the same month last year. Loft construction shows a gain also, there having been plans filed for twenty-two last month costing $5,425,000, as against twelve the same month last year costing $2,788,000. The only class of construction that shows a decided loss is that of office buildings; although the number remains the same, the loss in amount is $4,365,000.

The report as compiled by Statistician James W. Spencer is as follows:

Classification.	April, 1912. No. of Bldgs.	Est. Cost.	April, 1911. No. of Bldgs.	Est. Cost.
Dwellings over $50,000	2	$170,000	2	$155,000
Dwellings between $20,000 and $50,000	2	55,000		
Dwellings under $20,000	2	18,500		
Tenements	25	2,238,000	13	1,155,000
Hotels	2	550,000		
Stores, lofts, &c., over $50,000	20	5,375,000	11	2,768,000
Stores, lofts, &c., bet. $15,000 and $50,000	2	50,000	1	20,000
Office buildings	6	3,120,000	6	7,485,000
Manufactories and workshops	4	1,675,000	4	696,000
Schoolhouses			1	120,000
Churches			2	70,000
Public buildings, municipal	4	372,000		
Public buildings, places of amusement, &c.	12	441,300	11	562,400
Stables and garages	4	19,750	7	170,000
Other structures	16	12,625	28	34,700
Totals	101	$14,095,175	86	$13,016,100

TORRENS LAW LIMITATIONS.

Court Shows It Is Not Effective in Correcting Faulty Titles.

Justice Crane of the Supreme Court handed down a decision in Brooklyn yesterday refusing to register a title under the title registration law, more popularly known as the Torrens law. The decision was based on the fact that the title contained certain flaws which the law is incompetent to correct.

Walter Lindner, solicitor of the Title Guarantee and Trust Company, in commenting on this decision, which was rendered in the case of Crabbs vs. Hardy, said: "It had been contended in this case by the attorney for the plaintiff that the title ought to be registered under the law if no one appeared and showed that his interests were being cut off by such registration. Judge Crane said the registration law is not for the purpose of registering bad titles or by the judgment of the court giving to the plaintiff a title which he does not have. It was never intended to be a means of curing defects or clearing title. There are other kinds of action at law for this purpose.

"It is the duty of the court to examine carefully the chain of title as set forth in the examiner's certificate and accompanying proofs, and if it appears that the title is questionable, refuse its registration, leaving the parties to another action to cure the defect."

The Judge then showed certain defects in the title and on this account refuses to register it.

RECORDED LEASES.

MADISON AV, 1561, str and basement—Jos Heymann to Morris Stumpf, on premises, 5 yrs from May 1, 1912 ..... $1,575

WEST ST, 126, all—John Bain, Jr, et al to Wm J Vance, 360 Greenwich st, 5 yrs from May 1, 1912, attys, Shiland & H, 149 Bway $2,500

AV A, 1555, store and part basement, &c—W F Heller to Philipp Weindorf, 1555 Av A, 5 yrs from May 1, 1912; atty, Geo J Rhodius, 80 Wall st $1,260

MULBERRY ST, 44, store floor—Maddalena Gallo to Giuseppe De Santis, 44 Mulberry st, 5 yrs from May 1, 1912; attys, Holtzmann & S, 35 Nassau $1,500

137TH ST, 7-9 E, all—David Hershfield, Inds and exr, to Nathan Bender and ano, 272 4th av, 3 yrs from Mar 1, 1912; atty, Jos J Scallion, 80 Maiden lane $3,200

137TH ST, 15 E, all—Max Kalter to Nathan Bender, 272 4th av, 3 yrs from Apr 30, 1912; atty, Jas J Scallion, 80 Maiden $1,350

MORRIS AV, 841, store, &c—Saverio Rosato to Wm Elvers, 838 Eagle av, 5 yrs from May 1, 1912; atty, Ebling B Co, 789 St Anns av $1,020

47TH AV, 50, store and basement—Leo J Keshner to Morris Kramer, on premises, 5 yrs from May 1, 1912; atty, Louis Julien, 140 Nassau st $1,080

BILLS AV, 210, store floor—Christian Lund and ano to Wm Balwin, on premises, 2 yrs from Oct 1, 1910; attys, C Cook & Co, 1512 Boston rd $1,500

EAST 20, East Broadway, 158, all—Max Lipschitz to Heinrich Rosenblatt and ano, 32 E Houston st, 3 yrs from May 1, 1912; atty, Saml Zasuly, 116 Nassau $5,526

MECHANICS' LIENS.

BROADWAY, 683-685, and Mercer st, 230-32 W Biker, trus, agt 683-685 Broadway, owner, Harry Fischel; atty, Geo Wolf $212.55

EAST 17th st, 25x103—Noonan & Price agt Coffey Realty Co, owner; Geo A Bird, contractors $279.31

BRONX AV, 1432, Sam Karger agt Dora Lewis, owner, Jacob Levy, contractor $30

MANHATTAN ST, 73—Margaret F McSorley to Jacob Buchsbaum, owner; Walter G Carpenter, contractor $67.50

BRONX AV, 703-705—Adolph Huppert agt Louis Lisner, owner, Benjamin Stern, contractor $20.33

EAST AV, w s, 50 s 180th st, 50x100—Title Co agt Isaac Strip and Rachel Kurzrok, contractors and owners $200

BEACH ST, 2—Edward Moore agt James Turner and contractor $123.82

CHESTER AV, 2309-13—Louis Marks agt Const Co, owner and contractor $1,000

EAST 138th st, 150 e Amsterdam av, 150x100—Dominick Peloso agt Joseph H Davis owner and contractor $1,322.76

EAST 138th st, 125 e storningside av, 150x100—James Dowd agt Joseph H Davis owner and contractor $12,500

EAST 56th st, 36 W—Harry Chalmowitz agt Realty Co, owner and contractor $78

SATISFIED MECHANICS' LIENS.

EAST 17th st—Noonan & Price agt Coffey Realty Co et al, May 6 ..... $563.16

EAST 138th st, 130 e Fordham road—Noonan Realty Co et al, May 6 ..... $554.38

Louis Lonap, agt, Loeb Mill Co et al, Feb 19, 1912 ..... $288.25

MAY PROPERTY—Hyman Baumgarten, Eng Kitt et al, Mar 9, 1912 ..... $33.80

WEST SIDE HOUSES SOLD.

Flats and Building Plots Find Buyers in Day's Transactions.

WEST 48TH STREET.—J. B. English and J. C. Hough & Co. have sold for Caroline A. J. Frederick and others to Edmund K. Jordan 150 West 48th street, a three story and basement dwelling, on lot 18.9x100.

WEST END AVENUE.—Earle & Calhoun have sold for Lillie J. Earle 864 West End avenue, a four story and basement dwelling, on lot 20x92, between 102d and 103d streets, to William J. Harahan.

EAST 47TH STREET.—The Kayell Realty Company has sold 220 East 47th street, a five story tenement, on lot 19x100.5.

EAST 120TH STREET.—The Allwin Realty Company, Adolph Humpfuer, president, has sold for Mrs. Mary A. McCarthy the five story flat at 66 East 120th street, between Park and Madison avenues, on lot 26x100.11, to a client for investment.

WEST 44TH STREET.—St. Clement's Church has sold 423 to 427 West Forty-fourth street, old buildings, on plot 50x100.5.

BRONX SALES.

BARRY STREET.—Mary Ellen Quinlan has bought from Thomas J. Goodwin the plot, 45x100, at the corner of Barry street and Worthen avenue. The parcel was recently sold at auction by the James L. Wells Company. Joseph P. Fallon was the broker in the present deal.

UNION AVENUE.—Charles Kuntze has sold for Mrs. Singerman 1136 Union avenue, a three story tenement, on lot 20x100, to Jacob Littau.

BROOKLYN SALES.

Robert Frith has sold for the Reigor Company 435 State street, a three story and basement brick dwelling, on lot 20x100, to Robert Francis; also sold for Mary McDermott 407 State street, a three story and basement frame dwelling, on lot 25x100, to Noah Kahan, who will erect on the site a four story flat.

Charles E. Rickerson has sold for Mrs. J. P. Felt 825 Carroll street, a four story and basement dwelling, to Frank Doughterty.

WESTCHESTER DWELLING SOLD.

The Allwin Realty Company, Adolph Humpfner president, has resold for a client a dwelling on plot 50x105, on Lawn avenue, Elmsford, Westchester county, which the same brokers recently sold for Harry Friedenthal.

FIFTH AVENUE CORNER CONVEYED.

Frank C. Schlitt of 495 Ocean avenue, Jersey City, took title yesterday from William P. Dixon, executor for the estate of Josiah M. Fiske, to the property at the southeast corner of Fifth avenue and Seventieth street, 33.5x175. The consideration was $100. Mr. Schlitt gives back a purchase money mortgage for $560,000 for five years at 4½ per cent. Mr. Schlitt reconveyed the property to the Philips Realty Company, subject to the same mortgage. The Philips Realty Company's office is at 24 Broad street, where William P. Phillips has an office.

RECENT BUYERS AND LESSEES.

The Value Realty Company is the buyer of the lot 25x100, at the northwest corner of Southern boulevard and Jennings street, reported sold recently. A two story moving picture theatre will be erected. The M. Morgenthau, Jr., Company was interested as broker.

Louis Cerlian, ladies' tailor, is the buyer of the dwelling at 36 West Fifty-sixth street, the sale of which by Anna B. Kellogg, through Edgar A. Manning, was reported recently.

Lady Duff Gordon is the lessee of the two residences at 37 and 39 West Fifty-seventh street, which Bainbridge Colby leased last month. The properties will be altered suitably and will be occupied by the lessee as a dressmaking establishment. The two houses occupy a plot 58.4x100.5, on the north side, 262 feet east of Sixth avenue.

RESULTS AT AUCTION.

PUBLIC OFFERINGS YESTERDAY IN MANHATTAN AND THE BRONX.

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

21ST ST, 135 E, n s, 213 w 3d av, 27x98.9, 4 sty dwlg; exrs' sale, estate of Mary C Hoffman, deceased; to Charles Bull, for a party in interest, for $73,000.

22D ST, 142, e s, 230 w 3d av, 20x98.9, 3 sty dwlg; vol sale; to Charles Bull, for a party in interest, for $24,000.

8TH AV, 462, e s, 24.8 n 33d st, 24.8x100, 4 sty tnmt with store; vol sale; bid in at $71,000.

68TH ST, 31 W, n s, 325 w Central Park W, 20x100, 4 sty dwlg; exrs' sale, estate of Helen R Mitchell, deceased; to M O Russ for $90,000.

61ST ST, 154 E, s s, 160 e Lexington av, 19x100.5, 4 sty dwlg; vol sale; bid in at $30,000.

62D ST, 50 E, s s, 135.4 w Park av, 16.8x100.5, 2 sty stable; exrs' sale, estate of William Buchanan, deceased; withdrawn; sold at private sale.

69TH ST, 14 E, s s, 120 w Madison av, 30x100.5, 4 sty dwlg; exrs' sale, estate of Mary J Buchanan, deceased; to Frank X O'Donnell for a client for $180,000.

80TH ST, 55 to 59 W, n s, 30 e Columbus av, 62.6x100.8, three 4 sty dwlgs; vol sale; bid in at $112,000.

GREEN INN HOTEL, Gallice, N. J., with large frontages on Ocean and Railroad avs; also cottages and bungalows; voluntary sale; bid in at $20,000.

AV B, 224 225, w s, 68.11 s 14th st, 42.2x95, six story tnmt and strs; exers sale; bid in at $49,500; also

CHERRY ST, 294, n s, 83.1 e Jefferson st, 25x103.9x irreg, five story tnmt; exers sale; bid in at $17,000.

CHERRY ST, 308, n s, 258.1 e Jefferson st, 25x80, five story tnmt and str; exers sale, estate of Joseph Larchan, deceased; bid in at $18,000.

37TH ST, 220, s s, 328.10 w 2d av, 21.2x92.1, three story dwlg, Emile Wollman vs Martha Wolfman et al; Marcus Kaufman, atty; Sol Tekulsky, ref; due, $4,574.67; taxes, &c, $190.53; subject to a prior mtge of $13,500; to the plaintiff for $15,623.

HOPKINS AV, w s, 125.1 n Pierce av, Long Island City, 56.7x100.10, vacant; exers sale; also

HOPKINS AV, w s, 175 n Pierce av, Long Island City, 25x100.10; exers sale; also

MARION ST, e s, 231.2 n Pierce av, Long Island City, 75x100.10; exers sale, estate of Henry E Nesmith, deceased; to parties in interest for $1,140.

[At 3208 Third Avenue.]
By Joseph P. Day.

137TH ST, 348 E, s s, 181.6 e Alexander av, 25x100, four story tnmt; M. C. Stewart vs M P Hoyt et al; Butts & V, attys; D J Foz, ref; due, $10,624.31; exrs, &c, $1,030; readvertised for May 15.

134TH ST, 279 E, n s, 120.3 e Morris av, 23x100, one story bldg; W B Sammis vs Carlina Spallone; W E Sammis, atty; P G Ullman, ref; due, $4,112.79; taxes, &c, $215.22; to the plaintiff for $6,400.

RICHARDSON AV, 4544, e s, 330.3 s 240th st, 33.1x151.4, Wakefield; C D Edmondston vs W W Penfield et al; Carrington & P, attys; J J Rooney, ref; due, $4,242.93; taxes, &c, $265.60; to the plaintiff for $3,000.

TRINITY AV, 427, w s, 46.1 s 160th st, 40x102.1 5 sty tenmt; Saml J A Morris vs Seattle Realty Co et al; action 1; Gross & S, attys; G G Battle, ref; due, $8,983.01; taxes, &c, $1,200; sub to a prior mtge of $27,000; to the plaintiff for $34,000.

TRINITY AV, 423, w s, 86.1 s 160th st, 40x102.1, 5 sty tenmt—Same vs same; action 2; same atty; same ref; due, $8,963.01; taxes, &c, $1,200; sub to a prior mtge of $27,000; to the plaintiff for $34,000.

TRANSACTIONS RECORDED.

TRANSFERS.

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

DOWNTOWN.

(South of Fourteenth st.)

CATHARINE ST, 65, e s, 14x79.8—Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth st or 68 William st, May 3 ..... $100

MARKET ST, 72, e s, 23.9x90.8—Estate I A Lustgarten to Wm Lustgarten, 113 Forsyth st or 68 William st, May 2 ..... $100

ROWERY, 10, w s, 17x79.10—Estate I A Lustgarten to Wm Lustgarten, 113 Forsyth st or 68 William st, May 2 ..... $100

GOERCK ST, 59-65, w s, 100x100—Estate I A Lustgarten to Wm Lustgarten, 113 Forsyth st or 68 William st, May 2 ..... $1

SHERIFF ST, 77, w s, 15x50—Estate I A Lustgarten to Wm Lustgarten, 113 Forsyth st or 68 William st, May 3 ..... $100

ORCHARD ST, 162, e s, 25x87.6—Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth st or 68 William st, May 2 ..... $100

BEDFORD ST, 23-27, w s, 59.8x75—Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth st or 68 William st, May 2 ..... $100

WASHINGTON ST, w s, 75 s Harrow st, 25x100—Ella J Winters to Jno F Corbett, 88 Bedford st, mtg $15,000, May 4; atty, T G & T Co, 176 Bway $100

6TH AV, 21, w s, 17.6x100—Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth st or 68 William st, May 2 ..... $100

AV C, 175, w s, 23.8 s 11th st, 23.8x65—Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth st, and ano, May 2; atty, Wm Lustgarten, 68 William st $100

11TH ST, s s, 193 e Av B, 25x94.9, Av B, 215-17, n e cor 13th st, 49.9x88—Lena Jacobowitz to Rachel Fedack, 316 E 14th st, Apr 27; address 316 E 14th st $100

EAST SIDE.

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

4TH AV, 251-5, n e cor 20th st, 69x90—Chas Brogan, Inc, to Leo M Klein, 1715 Grand av, and ano, mtg $595,000, May 6; atty, Title G & T Co, 176 Bway $100

4TH AV, 251-5, n e cor 20th st, 69x90—Leo M Klein et al to Louis M Starr, 128 E 70th st, and ano, May 4, mtg $475,000; atty, Title G & T Co, 176 Bway $100

28TH ST, 332 E, s s, runs s 101.1 x n w — x n 98.2 to st x e 25 to beg, mtg $23,250; 38th st, s s, 200 w 1st av, runs s 100.9 x e 25.2 x n 104 to st x w 25 to beg, mtg $17,000; 95th st, 207-9 E, n s, 54x100.8, mtg $36,250—Louis Oppenheim to Theo I Jacobus, 336 E 50th st, 44-100 parts, h and s, Apr 30; attys, Arnstein, Levy & P, 128 Bway $1

LEXINGTON AV, n w cor 58th st, 20.5x irreg x100.5x107—Retail Coal Exchange to Bernard Turkel, 131 E 58th st, May 1; atty, L T Co, 160 Bway $100

60TH ST, n s, 225 w 1st av, 25x100.5—Esther Greenberg and ano to Manhattan Maternity and Dispensary, a corpn, 327 E 60th st, mtg $13,000, May 7; attys, Strong & Cadwalader, 40 Wall st $100

5TH AV, s e cor 70th st, 33.5x175—Wm P Dixon, exr, Josiah M Fiske, to Frank C Schlitt, 495 Ocean av, Jersey City, all liens, May 3; atty, L T I Co, 160 Bway $100

SAME PROPERTY—Frank C Schlitt to Philips Realty Co, 24 Broad st, mtg $560,000 and all liens, May 7; same atty $100

75TH ST, 239 E, n s, 26.8x101.7, with all title t ostrip 0.7 wide in rear—Vincenzo Perniciaro to Giovanni Giordiano, 237 E 75th st, ½ part, all liens, May 6; atty, E M Vickers, 192 Bway $100

75TH ST, 237 E, n s, 26.8x101.7, with all title to strip as above—Same to same, ½ part, all liens; attys, Polizzi & Co, 192 Bway $100

81ST ST, n s, 448 e Av A, 25x102.2—John F Buchholtz to Meta S Gells, 584 E 165th st, mtg $12,000, May 6; atty, John F Buchholtz, 536 E 148th st $100

SAME PROPERTY—Meta S Gells to Lena Buchholtz, 536 E 148th st, mtg $12,000, May 6; same atty $100

83D ST, s s, 255 e 5th av, 29x102.2—Mary T, wife of Alex Thain, to Mortimer P Thain, h and s, Mar 25, 1909; atty, Alex Thain, 38 Park row $1

SAME PROPERTY—Mortimer P Thain to Mary T, wife of Alex Thain, 38 Park row, h and s, Mar 25, 1909; same atty $1

WEST SIDE.

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

5TH AV, 806, w s, 28.2x112.4 to 1126 Bway—Louis M Starr et al to 206 5th Av Co at 149 Bway, May 3; atty, T G Co, 176 Bway $100

50TH ST, 325 W, n s, 19.2x100.5—Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth st or 68 Wm st, May 3 ..... $1,000

50TH ST, n s, 271.8 w 8th av, 19.2x100.5—Estate I A Lustgarten to Wm Lustgarten, 113 Forsyth st or 68 Wm st, and ano, May 2 ..... $100

52D ST, 29 W, n s, 17x100.5—Wm H and Mary Markham, individually and as hrs to Geo B Markham, to Kalima Realty Co, 52 Bway, mtg $53,500, May 6; atty, Robert W Crawford, 52 Bway $1

62D ST, 205 W, n s, 25x100.5; 62d st, 201 W, n s, 25x100.5; 62d st, 203 W, n s, 25x100.5—Wm Guttenberg to Michael Gutenberg, 28 6th av, mtg $24,000, May 1; atty, Isidore Frey, 261 Bway $100

WEST END AV, s w cor 73d st, 24.4x95—Ellie F Moffitt to National Nassau Bank, 5 Beekman st, mtg $67,000, May 7; attys, Dennis & Buhler, 149 Nassau st $100

80TH ST, 211 W, n s, 25x102.2—Claus H Steffins to Anna C Steffins, 211 W 80th st, mtg $25,000, Dec 16, 1910; atty, Arthur O Ernst, 170 Bway $100

81ST ST, n s, 212.5 w Amsterdam av, 37.7x102.2—81st St Co to Leo M Klein, 1715 Grand av, and ano, mtg $47,500, May 4; atty, Title G & T Co, 176 Bway $100

81ST ST, n s, 212.5 w Amsterdam av, 182.8 to Hway x102.2x181.7x102.2—Leo M Klein et al to Minna M Coester, 1224 St Marks pl, Bklyn, mtg $367,500, May 4; same atty $100

SAME PROPERTY—Minna M Coester to Chas Brogan, Inc, 415 4th av, mtg $432,500, May 6; same atty $100

UPTOWN.

(Manhattan Island, north of 110th st.)

8TH AV, 2116-18, e s, 40x80—Geraldine B Boochever to Etta Kaufman, 200 W 119th st, q c, Oct 19, 1910; atty, Geo Boochever, 87 Nassau st $1

CONVENT AV, n e cor 128th st, 225x266.7x irreg—Minnie A and Elias A Cohen to Louis Golde, 2170 Bway, q c, Mar 30; attys, Manheim & M, 302 Bway $1

CONVENT AV, n e cor 128th st, 225x275.1x irreg—Louis Golde to Manchester Const Co, 223 Wooster st, b and s, May 6; same attys $100

131ST ST, s s, 267.6 e 8th av, 17.8x99.11—Marie Volk to Nareouth Realty Co, 26 Nassau st, mtg $9,500, Apr 29; attys, Miller & H, 20 Nassau st $1

138TH ST, 522-8 W, s s, 100x99.11—Isidor Bear to Rose Simon, 524 Kelly st, mtg $122,500, ½ part, Apr 30 ..... $100

176TH ST, s s, 100 w Amsterdam av, 44x99.11—Cath G Burke and ano, trustees Francis P Burke, to Mary A Thornton, 3429 White Plains av, mtg $40,000 and all liens, May 4; atty, T I Co, 135 Bway $100

BRONX.

(Borough of The Bronx.)

LOT 338, map Van Nest Park—Orrin Huse to Gustave Muller, 590 Van Nest av, Apr 9; atty, T G Co, 176 Bway $100

MARPLE AV, e s, lots 93 and 95, map Wm S Duncan at Williamsbridge, 50x100—Antonio Guzzetta to Rosaria Pollina, 2153 2d av, Apr 24; atty, C Lo Casto, 241 E 108th st $1

4TH ST, s s, 249 w Av C, 50x102, Unionport—Jakob Pedersen to Oscar A Pedersen, Gifford st, near Balcom av, Apr 29, ½ part; attys, Knox & D, 68 William st $100

150TH ST, n s, 100 e Courtlandt av, 25x118.5—Elisabetha Wucherpfenning to Andreas Kleeman, 362 E 150th st, May 7; atty, F Freese, 2029 5d av $1

SAME PROPERTY—Andreas Kleeman to Elisabetha Wucherpfenning, 362 E 150th st, May 8; same atty $1

CAULDWELL AV, w s, 60 s 156th st, 20x55—Paolo Ghiaglardo to Rosalia Cologano, 729 Cauldwell av—Aug 14; atty, Vito Colgano, 729 Cauldwell av $1

148TH ST, 526 E, 24.9x100—John F Buchholtz to Meta S Gells, 584 E 165th st, mtg $10,000, May 6; address 526 E 148th st $100

SAME PROPERTY—Meta S Gells to Lena Buchholtz, 536 E 148th st, May 6, mtg $10,000; address 536 E 148th st $100

125TH ST, 726, e s, 25x100—Fanny Gruen to Jonas Weil, 21 E 52d st, May 2; atty, J J Weil, 5 Beekman st $100

RYER AV, e s, 100 s 180th st, 25x104.7—Lillian Heffernan to Chas Heffernan, 2988 Ryer av, Oct 20, 1910, mtg $7,500; atty, Thos H Ray, 43 Exchange pl $100

LOTS 16 to 26, 83 to 87, Map 143, lots Paul estate—Frank Hitzenhammer to Caroline Kaufmann et al, 141 W 127th st, Apr 15; atty, Lindsay, K & P, 27 William st $1

SAMUEL ST, centre line at w line land Saml Ryer homestead, runs s 127.3x e 30.3x n 1.4.5x w 42.11—John J McCarty et al to Pasquale D'Auria, 670 E 156th st, May 6; attys, Elias F Morgan, 320 Chambers st $3,000

MIDDLETOWN ROAD, n s, 76 e Broadway, 76.2x110.7—Tekla Martenson to Ida C Patterson, 1238 Beach av, May 6, mtg $1,000; atty, T G & T Co, 176 Bway $100

ROEHLING AV, n s, 100 e Mayflower av, 25x100—Fred Hoch to Ellen Ward, 1731 Pelham road, May 6, mtg $3,000; atty, T G & T Co, 176 Bway $100

BRYANT AV, w s, 150 n Jennings st, 25x100—Value Realty Co to Taxpayers Realty Co, 1203 Franklin av, Apr 24; atty, Abe Forrman, 1123 Bway $100

LOT 138, Map S Cambreleng et al—Charlotte Towner to Bronx Development Co, 391 E 149th st, Apr 12, mtg $2,000; atty, T G & T Co, 176 Bway $100

SYLVAN AV, w s, Lots 1 and 2, Blk 3, Map Sheridan & Segrave, 24.8x100.8—John H Hormann et al to Helena Berk, 166 6th av, mtg $2,000, May 6; atty, T G & T Co, 176 Bway $100

FOX ST, e s, 243.7 n Longwood av, 33.4x100—Fox st, e s, 276.8 n Longwood av, 33.4x100—Winnie Realty and Const Co to Carrie Boley, 117 W 141st st, Apr 30, mtg $35,000; atty, T G & T Co, 176 Bway $100

142D ST, n e cor Wales av, 25x124.5—Julius Figliuolo to Josephine Pfriemer, 248 E 52d st, May 6; atty, T G & T Co, 176 Bway $100

142D ST, n s, 25 e Wales av, 25x111.6—Mary E B Frank to Josephine Pfriemer, 248 E 52d st, May 6; atty, T G & T Co, 176 Bway $100

WALES AV, w s, 100.8 n 142d st, 43.2x110—Jas B Arthur to Ward Bread Co, Southern Boulevard and St Mary st, May 1; attys, Olin, C & P, 24 Nassau st $100

WALES AV, w s, 145.11 n 142d st, 25.1x—Jas B Arthur to Ward Motor Vehicle Co, Concord av and St Mary st, May 1; attys, Olin, C & P, 24 Nassau st $100

MORTGAGES.

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

DOWNTOWN.

(South of Fourteenth st.)

WEST ST, 126, leasehold—Wm J Vance to Saranac Realty Co, 149 Bway, demand ..... p attys, Shiland & Hedges, 149 Bway $2,481

BROADWAY, n w cor Worth st, 55.5x—Cora M Bramwell and ano to Title Guar & T Co, 176 Bway, Apr 26, mtg $325,000, due as per bond; address, 176 Bway $35,000

EAST BROADWAY, 44, n s—Clarence B Conger to Herbert T Conger, at Espanola, New Mexico, Apr 19, 1899, due July 1, 1902, 4½ p c; atty, A S Hager, 60 Wall st $24,000

ORCHARD ST, 24, e s, 24.11x88—Israel B Shlachtezki to Marks Kissbaum, 113 E 91st st, May 6, due as per bond; address, 113 E 91st st $5,000

PRINCE ST, 20 and 22, s s, 41.8x irreg—Michele or Michl Volini to Bertha C Herrfeldt, 136 W 96th st, May 6, due Nov 1, 1912, 6 p c; atty, Theo Sattler, 147 4th av $15,000

2D ST, 69 E, 22.9x101.5—Jacob Finkelstein to Simson Wolf, 22 E 81st st, May 7, 5 yrs, 5 p c; attys, Wolf & K, 203 Bway $28,000

ST MARKS PL, 41, n s, 28.8x34.4—Little Cohn to Title Guar & T Co, 176 Bway, May 7, due as per bond; address, 176 Bway $6,000

EAST SIDE.

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

MADISON AV, s e cor 42d st, 25.9x—Archibald M Maclay, exr, to Greenwich Sav Bank, 246 5th av, May 7, prior mtg $160,000, due as per bond; atty, B Aymar Sands, 31 Nassau st $65,000

48TH ST, 319 E, 25x100.5—Gaetano Lopes et al to Antonio Garoppolo, 1118 1st av, Apr 9, prior mtg $15,000, 5 yrs, 6 p c; atty, Gaetano Lopes, 649 1st av $4,000

LEXINGTON AV, 663, e s, 20x80—Angelo Saxon Realty Co to Woodlawn Cemetery, 20 E 23d st, May 2, 5 yrs, 4½ p c; atty, L T Ins & T Co, 160 Bway $21,000

LEXINGTON AV, n w cor 49th st, 20.5x80—Bernhard Turkel to Lawyers Mtg Co, 59 Liberty st, May 1, 5 yrs, 5 p c; atty, Lawyers T I & T Co, 160 Bway $85,000

SAME PROPERTY—Same to Retail Coal Exchange of City of N Y, 144 Barrow st, prior mtg $5,000, May 1, instal s p c; atty, Wm C Reilens, 55 John st $15,000

5TH AV, s e cor 70th st, 33.5x175—Frank C Schlitt to Wm P Dixon, exr, 29 W 45th st, May 7, 5 yrs, 4½ p c; atty, L T Ins & T Co, 160 Bway $560,000

79TH ST, 335 E, 27.10x102.2—Schlossman Realty Co to Susanne Wichalik, 1464 1st ave, May 7, 3 yrs, 6 p c; atty, Lewkowitz & S, 73 Nassau st $1,000

MADISON AV, n w cor 102d st, 50x98—Madison Amusement Co to Saml Marcovici, 25 E 99th st, May 3, due as per bond; atty, E F Fuchs, 320 Bway $4,000

MADISON AV, s w cor 105th st, 50.11x70—Jacob Morgenroth and ano to Carrie S Weiss, Haven av and 179th st, May 7, prior mtg $40,000, 3 yrs, 6 p c; atty, L T Ins & T Co, 160 Bway $5,000

MADISON AV, e s, 50.11 n 106th st, 50x100—Jacob Morgenroth and ano to Carrie S Weiss, Haven av and 179th st, May 7, prior mtg $35,000, 3 yrs, 6 p c; atty, L T Ins & T Co, 160 Bway $5,000

WEST SIDE.

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

17TH ST, 230-4 W, s s, 75x84—Nelson Bldg Co to Seymour Realty Co, 25 Broad st, prior mtg $115,000, Apr 30, due Feb 1, 1913, 6 p c; attys, Kurzman & F, 25 Broad st $20,000

5TH AV, 206, w s, 28.2x112.4—206 Fifth Av Co to Emigrant Ind Sav Bank, 51 Chambers st, May 6, 5 yrs, 5 p c; atty, Joe E Owens, 189 Montague, Bklyn $250,000

28TH ST, s s, 145.6 w 8th av, 23x98.9—Philip Goldberg to Lawyers Mtg Co, 59 Liberty st, May 6, 5 yrs, 5 p c; attys Lawyers T Ins Co, 160 Bway $28,000

28TH ST, 214-18 W, s s, 50x98.9—Milton Mayer and ano to Title G & T Co, 176 Bway, May 6, due, &c, as per bond; address, 176 Bway $40,000

10TH AV, w s, 81.9 s 38th st, 20.8x75—Patk Walsh to John Murray, 542 W 29th st, Mar 14, 3 yrs, 6 p c; address 542 W 29th st $2,600

46TH ST, 151 W, 23x100.4—Magdalena C Baettenhaussen to Equitable Life A Society of N Y, 165 Bway, May 7, due June 1, 1915, 4½ p c; atty, Alexander & G, 165 Bway $15,000

55TH ST, 350-8 W, s s, 100x144.7x101x158, Brentmore Realty Co to Albany Savings Bank, Albany, N Y, May 6, 5 yrs, 4½ p c; atty, Title Ins Co, 135 Bway $218,000

81ST ST, n s, 212.5 w Amst av, 182 to Hway x102.2x181.7x102.2—Minna M Coester to Leo M Klein, 1715 Grand av, and ano, prior mtg $367,500, May 6, due as per bond; atty, Title G & T Co, 176 Bway $65,000

BROADWAY, n e cor 81st st, 102.2x181.7—Chas Brogan, Inc, to State Realty & Mtg Co, 11 Pine st, May 6, prior mtg $65,000, 1 yr, 6 p c; address 11 Pine st $25,000

96TH ST, 130 W, s s, 25x100.8—James M Stewart to Chas M Cannon, 323 West End av, and ano, exrs, May 6, due as per bond; atty, Wilfrid N O'Neil, 135 Bway $20,000

UPTOWN.

(Manhattan Island, north of 110th st.)

122D ST, 210 E, 25x100—Planet Realty Co to Manhattan Mtg Co, 200 Bway, May 6, due as per bond; address, 200 Bway $16,000

ST NICHOLAS AV, s w cor 192d st, 200x100—Almeda Const Co to Bertram N Marcus, 121 E 65th st, due Aug 26, 1913 — p c, May 6; attys, Bloomberg & B, 5 Beekman st $10,000

BRONX.

(Borough of The Bronx.)

MANIDA ST, s w s, 558.1 s e Garrison av, 25x100—Meehan Bldg Co to Mary M Baab, 164 E 83d st, May 6, 5 yrs, 5 p c; attys, Thrall & B, 45 Wall st $5,000

OGDEN AV, w s, 100 s 162d st, 50x90—Mary Fitzpatrick to Broadway Savs Inst, 5 Park pl, May 7, 1 yr, 5 p c; atty, R B Kelly, 150 Bway $1,000

LOT 27, Map Hunts Point Realty Co—Bernard J Brown to Manhattan Mtg Co, 200 Bway, May 6, due as per bond, address, 200 Bway $20,000

LOT 338, Map Van Ness Park—Gustav Muller to Orrin Huse, at Middleburgh, N Y, Apr 30, 3 yrs, 5 p c; attys, Arrowsmith & Dunn, 261 Bway ..... $