TRANSACTIONS IN THE REAL ESTATE MARKET

Sale of a Small 30th Street Building Best of Yesterday's Deals.

STILL MOVING TO 5TH AVE.

Dempsey & Carroll Now to Go —Big Garage to Be Built on East 102d Street.

Business in the real estate market yesterday reached about the lowest point of activity recorded this summer. There were not more than four or five sales reported from all Manhattan and The Bronx. From Brooklyn come reports of steady buying of small residence properties of low cost, which brokers over there say is the result of a constantly growing demand from residents of Manhattan for cheaper accommodations than can be found on this side of the East River.

In Manhattan the best transaction had to do with the property at 20 West Thirtieth street which operators sold to a speculator. It is a four story building converted for business uses. There were no important building operations forecasted through plans filed with the Bureau of Buildings, but in the leasing branch of the market the forthcoming removal of another old firm from Twenty-third street was announced in the leasing by Dempsey & Carroll, stationers, of the store and basement in 431 Fifth avenue, north of Thirty-eighth street.

OTHER MANHATTAN SALES.

WEST 30TH STREET.—Bing & Bing have resold 20 West Thirtieth street, a four story building on lot 27x98.9. The building was formerly a dwelling but some time ago was altered for business use. It is between Fifth avenue and Broadway and was taken by the present sellers in part payment for the Rosmond Court, a seven story apartment house at 424 to 430 West 119th street which they sold recently to Henry M. and Harriet W. Holly. The buyer in yesterday's transaction, who is a client of J. Romaine Brown & Co., gave in trade a country estate of thirty-five acres at Garrison-on-the-Hudson. This property will be resold.

EAST 30TH STREET.—Senior & Stout, Inc., have sold for the Malone estate to a client for investment 157 East Thirtieth street, a three story and basement dwelling, on lot 20x67.9, adjoining the northwest corner of Third avenue.

AVENUE A.—Victor Levy has bought the six story tenement at 1239 Avenue A, on plot 40x100, from M. Birney. L. Halperin was the broker.

SALES IN THE BRONX.

ANTHONY AVENUE.—The D. H. Jackson Company has bought from Andrew Gunlach the plot 75.11x89, on the east side of Anthony avenue, running through to Carter avenue, situated 105 feet south of 174th street. Charles Kuntz and J. Lowenthal negotiated the deal.

BROOKLYN TRANSACTIONS.

E. J. and H. J. Byrne have bought from the Moran Realty Company 113 and 115 Bedford avenue, two four story tenements.

The Gill estate has sold to Walter Rogers 512 Lorimer street, a two story dwelling. The buyer will occupy the house.

W. L. Mallison has purchased from S. J. Flash 487 Ninth street, a four story flat.

The five story tenement at 67 Columbia place has been sold to an investor by Van Vlack Bros. & Furey.

The Realty Associates have sold 1659 to 1665 East Seventh street, two and one-half story, semi-detached houses, on plots 40x100 each.

Jacob A. Felter has sold the four story Clinton apartment at 90 and 92 Greene avenue, at the southwest corner of Vanderbilt avenue, on a plot 2x74.

B. J. Sforza has sold for Leonard Lawlor 1232 Seventy-third street, a nine room cottage, on plot 40x100.

SALES ON STATEN ISLAND.

Samuel Ginsberg has sold for Adolph Mandel to Samuel Wallach the plot 115x150 at the southwest corner of Egbert and Washington avenues, Grant City, Staten Island. The same broker has also sold to Wilbur E. Pryor a lot on Washington avenue, near South avenue, Mariner's Harbor, Staten Island.

BUY EAST ELMHURST LOTS.

Dr. Morris Solot has bought from Helen D. King, through J. P. Sloane, a plot 40x110 at Bayshore terrace, East Elmhurst. The same broker has sold for Edwin Conklin to Henry Davis the plot, 100x100 on Pennsylvania avenue at the corner of Arlington terrace.

RECENT BUYERS.

Richard R. Masten is the buyer of the plot 66x135 on the north side of 180th street, 132 feet west of Prospect avenue, the sale of which by the estate of Mary A. Same was reported Monday.

PARK STREET APARTMENTS.

Matthew Del Gaudio, architect, has filed plans for the construction of a four story fireproof apartment house and store on the south side of Park street 53.7 feet east of Mulberry street. It will have a frontage of 19.4 feet and a depth of 43.6 feet, and have accommodations for five families. Bartolomeo Gauzza is the owner of record. The cost has been estimated at $10,000.

TO BUILD BIG GARAGE.

On the plot 250x100.11 on the south side of 162d street, beginning 100 feet east of Fifth avenue, to which the New York Transportation Company took title last week they will build a garage, service building and repair shops for the use of the fifth avenue stage coaches. James C. McGuire & Co. will erect the building.

ALTERATION TO ENGINEERS CLUB.

An important alteration is to be made to the Engineers Club, situated on the south side of Fortieth street, 470 feet west of Fifth avenue, according to the plans filed with the Manhattan Bureau of Buildings by Architect Beverly S. Zborne. The alteration consists of building a fireproof mezzanine gallery at one end of the banquet room for use of the musicians. It has been estimated that it will cost $20,000 to erect.

BRONX TENEMENT PLANS.

Plans filed for new buildings in the Borough of The Bronx comprise four five story tenement houses, 45x100 each, on the east side of Hoe avenue, 150 feet south of 169th street, for the Fox Square Building Company, of which William Oppenheimer is president, at a total cost of $200,000. Two five story brick tenement houses, 25x90 each, on the west side of Morris avenue, between Elsmere place and Fairmount place, for the Reliable Construction Company, Israel J. Wolf president, at a cost of $70,000; a five story tenement house, 100x43, on the south side of Whitlock avenue, 100 feet south of Tiffany street, for the Tiffany Company, Charles N. Graham president, at a cost of $50,000; a four story tenement house, 25x55, on the north side of 239th street 80.2 feet west of Bronx Plains road, for Grace Pandolfo at a cost of $12,000, and a five story brick tenement house, 50x115, on the northwest corner of Pond place and 197th street, for the William Kaufman Construction Company at a cost of $60,000.

APARTMENT FOR OCEAN PARKWAY.

Shampan & Shampan are preparing plans for a four story brick apartment building to be located on the east side of Ocean avenue south of Cortelyou road, Brooklyn, for the Tip Top Realty Company, as owners. The building will be of brick and stone construction and facade of Elizabethan style of architecture and trimmed with Indiana limestone with Hanover red and green brick background laid up in Flemish bond with one-half inch raked joints.

TO BUILD AT MORRIS PARK.

Moore, Hahn & Moran, who recently bought five lots on Mulliner avenue, Morris Park, at foreclosure, will erect on the plot five one and two family dwellings.

ANOTHER FIRM FOR FIFTH AVENUE.

Dempsey & Carroll, stationers and printers, for many years located in the old fashionable shopping centre in Twenty-third street between Fifth and Sixth avenues, have decided to locate in the new shopping district along Fifth avenue. Through Mark Rafalsky Co. the firm has leased for a long term of years the store and basement in the building at 431 Fifth avenue, which is between Thirty-eighth and Thirty-ninth streets. The rental to be paid by the lessees is $200,000. The owner of the property is Walter E. Maynard. The removal of the firm from Twenty-third street is considered another backward step for that thoroughfare as a high class shopping street.

$300,000 APARTMENT LOAN.

Moore & Wyckoff have placed through the Title Guarantee and Trust Company a building loan of $300,000 on the new nine story and basement fireproof apartment house to be erected at 121 to 129 East Fifty-third street, on plot 97x100.5, by the 118 East Fifty-fourth Street Company.

MANHATTAN LEASES.

Denzer Bros. have leased for the Sixth Avenue Realty Company for a long term of years at an aggregate rental of $85,000 the store and basement at 531 Sixth avenue, adjoining the corner of Thirty-second street, to Simon Lindau; also with Barnett & Co. to the Newark Shoe Company the store and basement at 2296 Third avenue, adjoining the southwest corner of 125th street.

Albert B. Ashforth and F. R. Wood & W. H. Dolson Company have rented a loft at 8 and 10 West Forty-fifth street for a term of years to Thomas Vaughn, a tailor.

The United Stores Realty Company has leased from the Hawes estate the store in the building at the southeast corner of Broadway and Eighteenth street for a term of years, beginning October 1. The same company has subleased the store at the northwest corner of Liberty and Church streets to Mark Harris.

The Thomas Addis Emmet Realty Company has leased the fifth floor in the Emmet Building at Madison avenue and Twenty-ninth street to Alfred H. Goldstone, now at 1178 Broadway. Arthur E. Von Ostermann was the broker.

John V. S. Oddie and Horace S. Ely & Co. have rented a suite of offices in the Charles Building at Forty-third street and Madison avenue to Dr. Andrew J. Asch, dentist, for a term of five years from October 1.

Leroy Coventry has rented 48 West Ninetieth street for a term of years for Edward Schafer to W. W. Cockley.

H. Frankfort has leased to Albert Rau for five years H. M. Toch's residence and garage on McNeil avenue, near Broadway, Far Rockaway.

DWELLINGS RENTED.

Shaw & Co. have leased the following dwellings: 40 West 119th street to the Avon Club; 136 West 129th street to Frank Masterson; 4 West 128th street to Ella L. Millard; 14 West 131st street to W. Simons, and 118 West 131st street to Emil Kun.

REAL ESTATE NOTES.

George W. Gustus, for several years connected with the offices of Pease & Elliman, has associated himself with the offices of Royal Scott Gulden.

RESULTS AT AUCTION.

PUBLIC OFFERINGS YESTERDAY IN THE BRONX.
(AT 3208 THIRD AVENUE.)
By Joseph P. Day.

SOUTHERN BLVD, 594, s s, 225 e St. Ann's av, 100x138.2x100x115.7, 3 sty dwlg—D W Smyth vs Henry Brinckman et al; due, $2,302.44; taxes, &c, $850; sub to two mtges aggregating $11,500; to the plaintiff $14,000

TRANSACTIONS RECORDED.

TRANSFERS.

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

Downtown.
(South of Fourteenth st.)

FRONT ST, 148, 20.2x69.10x23x69.4, s w s—Alpin I Dunn to N B Cook Oil Co, on premises, mtg $16,000, July 29; atty, F H Field, 135 Bway $1

BROAD ST, 46-52, w s, 169.10 s Exchange pl, runs s 80.3x w 111.10x74.6 to e s New st (48-52) x n 64.5x e 49.10x n 43.7x e 110.9 to beg—Empire Realty Co to Fifty Broad St Co, 516 5th av, mtg $600,000 and all liens, Aug 5; atty, T G Co, 176 Bway $100

BROADWAY, e s, 66.5 n Exchange pl, runs e 63.4x n 0.8x e 45.7 to w s New st x n 0.11½x w 66.4x s 0.8x w 60.6 to Bway x s 0.11½ to beg, being strip n of n wall of 60 Bway—Downtown Bldg Co, 60 Bway, to Jno E Roosevelt, Sayville, L I, Alfred E Schermerhorn, 24 W 11th st, Lameson Cotting, 23 E 79th st, and Hy D Cooper, 29 W 76th st, trustees, will of Jno E Schermerhorn, c. a. g, Aug 5; attys, Roosevelt & Kobbe, 44 Wall st $1

BWAY, 60, n e cor Exchange pl; Bway, e s, adj above as to encroachments, &c—Same to same, Aug 5; attys, same $1

CROSBY ST, 97, e s, 25.3x66—Gross & Herbener to Geo F Johnson, Hanover township, Morris county, N J, b and s, Aug 5; atty, L T I Co, 160 Bway $100

CANNON ST, 188, w s, 20x100—Martin Goldfarb to Marcus Rosenthal, all liens, Nov 8, 1909; atty, Samuel Marcus, 299 Bway $100

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

16TH ST, 332-35 E, n s, 44.9x92—Morris Stalewitz to Jennie Benjamin, 315 E 6th st, mtg $58,400, Aug 1; attys, Roeder & R, 119 Nassau st $1

2D AV, e s, 72.2 n 23d st, 26.6x100—Jennie Benjamin to Morris Stalewitz, 1293 Fulton av, mtg $23,000, July 31; attys, Manheim & M, 302 Bway $100

53D ST, 331-33 W, n s, 34.11x42.4x39.7x47.4—Nellie Scott to Jas E J Martin, 287 Clinton st, Bklyn, all liens, Aug 6; atty, same $1

LEXINGTON AV, w s, 20.5 n 55th st, 20x73—Florence L, wife Wm H Reid, to Gertrude A Vanderbeck, 149 W 126th st, mtg $15,000, July 8; atty, T G Co, 176 Bway $100

LEXINGTON AV, w s, 20.5 n 55th st, 20x73—Gertrude A Vanderbeck to Maurice Mandelbaum, 12 W 117th st, mtg $22,000, Aug 5; attys, Stoddard & M, 128 Bway $100

73D ST, 120 E, s s, 18.9x102.2 (foreclosure July 19)—Edw L Parris, ref, to Jos Shaeffer, Cambreling av and Grote st, mtg $30,000, July 23; attys, Steiner & P, 309 Bway $4,000

SAME PROPERTY—Jos Shaeffer to Hy A Peterson, 32d st, Bklyn, mtg $30,000, q c, July 30; attys, same $1

3D AV, 1793, e s, 25.2x105—Bluma, wife, and Hyman Greenberg to S & L Const Co, 767 Lexington av, mtg $27,950, Aug 5; atty, Morris Cooper, 20 Vesey st $1

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

27TH ST, 422 W, s s, 24.7x98.9—Lena Clark, trustee for Bessie E Levy, to Bessie E Levy, 109 W 129th st, mtg $22,000, q c, part, b and s, Aug 2; atty, Max J Pinkelstein, 165 Bway $1,250

29TH ST, 323 W, n s, 22x98.9—Alonzo C Robinson to Frederic Poffet, 328 W 29th st, July 3; atty, L T I Co, 160 Bway $100

50TH ST, 446 W, n s, 27.9x100.5—Maurice Goodman, ref, to John F Herrmann, 445 W 50th st, Aug 5; atty, T G Co, 176 Bway $15,850

SAME PROPERTY—Anna Michel et al to same, q c, July 3; atty, same $1

53D ST, 331 W, n s, 17.7x42.4x19.10x44.9—Ella H Briggs to Nellie Scott, 947 Woodycrest av, mtg $2,000 and all liens, May 31; atty, T G Co, 176 Bway $1

55TH ST, 73 W, n s, 17.6x100.5—Chas E Brown et al, exrs, &c, Lewis B Brown, to N J Title Guarantee & Trust Co, $3,850, Montgomery st, Jersey City, sub trustee, L H Brown, b and s and confirmation deed, July 19 .....$1

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

116TH ST, 6 E, s s, 25x100.11x irreg—Anna E Jones to Pauline Erdman, 173 E 93d st, Aug 1; atty, F E Yung, 391 E 149th st $1

115TH ST, 460 E, s s, 20x100.11—E Arnstein et al, exrs Leopold Hutter, to Irene N Collord, 199 Lexington av, mtg $6,500 and all liens, June 24; attys, Bowers & Sands, 31 Nassau st $6,600

117TH ST, 312 W, s s, 26.3x100.11—Harry Siegel to Abr Liebhoff, 1531 Av A, mtg $15,000 and all liens, Aug 5; atty, Sigmund Solomon, 309 Bway $100

133D ST, 66 W, s s, 25x99.11—Minnie L Wielins to Chas, her husband, Morris av, Englewood, N J, mtg $16,000, all title, Aug 2; attys, Salter & Steinkamp, 140 Nassau st $1

8TH AV, 2660, e s, 25x100—Thos Scholes to Thos Scholes and Annie, his wife, 321 W 137th st, all liens, Aug 5; atty, Geo A Hampton, 884 Amsterdam av $100

KINGSBRIDGE RD, n w cor 171st st, 132.11 x201.1x irreg—Geo F Johnson to Gross & Herbener, 558 W 158th st, mtg $80,000, all liens, b and s and c. a. g, Aug 5; atty, L T I Co, 160 Bway $100

Bronx.
(Borough of The Bronx.)

WEBSTER AV, 3528, e s, 18x74.3—Wm H Peck, ref, to Fredk W Fieder, 551 W 160th st, Aug 5; attys, Merrill & R, 100 Broadway $5,000

WEBSTER AV, 3540, 3544, 3546, 3548 and 3550, e s, 5 lots, each 18x74.3—Wm H Peck, ref, to Fredk W Fieder, 551 W 160th st, Aug 5; attys, Merrill & R, 100 Broadway .....5 deeds, each $5,200

WEBSTER AV, 3538-3540, e s, 36x74.3, Webster av, 3544-3550, e s, 72x74.3—Fredk W Fieder to Bronx Investment Co, 100 Broadway, mtge $28,200, Aug 5; attys, Merrill & R, 100 Broadway $100

WEBSTER AV, n e cor 184th st, 125.11x98.4x121.4x92.2—Ericson Realty Co to Lillian B Rogers, 138 E 31st st; mtge $10,000, Aug 5; atty, T G Co, 176 Broadway $1

CRESTON AV, s e s, 83.8 n e Bush st, 38x77.8x32.4x88.7—Frank A Scherer to May E Sandalls, 231 W 93d st; mtge $7,000, Aug 1, 1912; atty, L T Co, 160 Broadway $100

LAFONTAINE AV, w s, 18.6 n 178th st, 37.6x100—Anna Koch to Irving G Schreyer, 1126 Popham av; mtge $32,000, Aug 5; atty, L Wendel, Jr, 277 Broadway $100

CROTONA AV, s e cor Crotona Park S, 107.1x irreg—Isidor Polinsky to Meyer Polasensky, 1442 Charlotte st, ½ part; mtge $13,000, Aug 6; atty, J Freeman, 115 W 42d st $100

ST ANNS AV, w s, 31.6 n 156th st, 26.6x irreg—Helen S Leube to Michael A Busch, 946 College av; mtge $13,800, July 31; atty, T G Co, 176 Broadway $100

GRANT AV, e s, 200 n Valentine av, 25x187—John H Judge, ref, to Eliz Schmidt, 1984 Webster av, Aug 6; atty, L T Co, 160 Broadway $2,800

PARK AV WEST, w s, 93.8 n 182d st, 18x86.6 x18x85.10—Eagle Savings & Loan Co to Maria Perfetto, 4467 Park av West, Aug 6; atty, T Ins Co, 135 Broadway $1

LOT 183, map Washingtonville—Albert J Pearson to Rebecca Caterson, 4741 Matilda st, July 23; atty, C E Watson, 3830 White Plains av $100

4TH ST, n s, 25 w line bet lots 648 and 610, map Wakefield, 25x114—Chas Johnson to Lena Johnson, 723 E 218th st, July 3; atty, R Hickox, 3839 White Plains av $100

LOT 45, map Sebastian F Meyers and ano, Westchester, 25x150—Tillie E Tenety, exr, to Dora Frank, 123 W 115th st, July 31; atty, J Levinson, 238 E 138th st $100

LOT 138, map Paul estate—Florence Rissel to Edw L and Arthur Russell, 449 State st, Brooklyn; mtge $1,200, Aug 1; atty, F B Mullin, 192 State st, Brooklyn $1

LOT 160, amended map Gleason propty, dated Mar 18, 1904—Mary E Burrell to Chas W Miller, 272 Alexander av; mtge $4,000, Aug 5; atty, T G Co, 176 Broadway $100

LOTS 23 to 26, map Willis estate No. 1108—Michael A Busch to Helen S Leube, 943 Union av, Aug 5; atty, T G Co, 176 Broadway $100

LOTS 23 to 25, map W F Duncan at Wimsbridge—John B Lazzari to Montrose Realty Co, 135 Broadway, July 18; atty, T Ins Co, 135 Broadway $1

LOTS 13 and 14, map Daily estate No. 957—Victoria D'Andrea to Ike Melnik, 1854 Wallace av; mtge $1,200, Aug 5; atty, Chas H Boeschler, 1126 Walker av $100

LOT 740 e White Plains rd and 515 n Morris Park av, 30x100—Ike Melnik to D'Andrea Constn Co, 1126 Walker av; mtg $5,500, Aug 6; atty, C H Baeckler, 1126 Walker av $100

LOT 590 e White Plains rd and 595 n Morris Park av, 25x100—Same to same, mtg $5,000, Aug 6; atty, same $100

LORILLARD PL, w s, 47.11 s 188th st, 32.8x90—Sol Tekulsky, ref, to Alrick H Man, trus, Richmond Hill, Bor of Queens, June 11, 1912; atty, L T Co, 160 Bway $2,000

SAME PROPERTY—Alrick H Man, trus, to Salvatore Casolaro, 2297 1st av, July 29; atty, same $4,200

FAILE ST, e s, 250 n Lafayette av, 87.6x100—Nathan S Hart and ano, trus, to J F M Co, 815 Hunts Point av, Aug 5; atty, L T Co, 160 Bway $5,425

FAILE ST, e s, 237.6 n Lafayette av, 77.1x101.10—Nathan S Hart and ano, trus, to Michael Meehan, 953 Whitlock av, Aug 5; atty, L T Co, 160 Bway $5,425

WHITTIER ST w s, 100 n Lafayette av, 307.10x irreg—Nathan S Hart and ano, trus, to J F M Co, 815 Hunts Point av, Aug 5; atty, L T Co, 160 Bway $5,850

HUNTS POINT AV, s e cor Gilbert pl, 25.8x irreg—Nathan S Hart and ano, trus, to J F M Co, 815 Hunts Point av, Aug 5; atty, L T Co, 160 Bway $6,600

HOFFMAN ST, w s, 104.7 s 188th st, 50x96.11—Auletta & Co to Amelia Auletta, 17 1st st, Yonkers, N Y, Aug 5; mtg $44,650; atty, J E Duross, 100 Bway $1

OGDEN AV, n e cor 168th st, 74.10x89.2—John F Kaiser to August Kellermann, 1061 Ogden av, mtg $15,000, Aug 5; atty, T G Co, 176 Bway $100

WEST FARMS RD, s e cor Commonwealth av, 27.8x102.10x25x90.11—John Reyelt to John Wholey, New Dorp Lane and 5th st, Bor of Richmond, Aug 1, mtg $9,600; atty, T G Co, 176 Bway $100

MORTGAGES.

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

Downtown.
(South of Fourteenth st.)

BROAD ST, 46-52, w s, runs s 80.3x w 111.10 x74.6 to e s New st, 48 to 52 x n 64.5x e 49.10x n 43.7x e 110.9 to beg—50 Broad St Co to Empire Realty Corpn, 290 Broadway; pr mtge $600,000 and bldg loan $1,550,000, due May 1, 1921, 6 p c, Aug 5; atty, T G Co, 176 Broadway $378,000

SAME PROPERTY—Same to N Y Life Ins Co, 346 Broadway, 5 yrs, 6 and 5 p c, Aug 5; atty, T G Co, 176 Broadway $1,550,000

GREENWICH ST, 309-313; Reade st, 151-153, leasehold—Heermance Storage & Refrigerating Co to Fidelity Trust Co, 1 Hudson st; due Jan 1, 1927; supplemental to mtge $50,000, recorded Jan 23, 1912; July 26; atty, R G Perry, 55 John st $1

HENRY ST, 238, w s, 22x100—Geo Kaplan to Lucius H Beers, Westhampton Beach, and ano as trus, 5 yrs, 4½ p c, Aug 5; attys, N Y Lend, D & L, 49 Wall st $19,500

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

LEXINGTON AV, 358, w s, 19.4x25—Harry L Gagin to Title Guar & Trust Co, 176 Broadway; due, &c, as per bond, Aug 1 .....$5,000

LEXINGTON AV, 658, w s, 20x73—Gertrude A Vanderbeck to Mary B Ripley, indiv and guardian, at Hempstead, L I; due Aug 1, 1913, 4½ p c, Aug 5; atty, T G Co, 176 Broadway $22,000

62D ST, 53 W, s s, 20 w Second av, 17x100.5—John F Kelahan to John Vesey, 220 E 61st st, 5 yrs, 5 p c, Aug 6; atty, F M Tichenor, 38 Park row $9,000

80TH ST, s s, 348 e Av A, 50x102.2—Martin Gennus to David Weingarten, 135 Central Park West; due, &c, as per bond, July 24; atty, W P Buckley, 60 Wall st $6,000

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

29TH ST, 323 W, n s, 22x98.9—Frederic Poffet to Alonzo C Robinson, Rue Scribe, Paris, France, due, &c, as per bond, Aug 5; attys, Bowers & S, 31 Nassau st .$12,200

40TH ST, 218 W, n s, 25x98.9—Ludin Realty Co to N Y Savings Bank, 81 8th av, due, &c, as per bond, Aug 6; attys, Webber & W, 7 Beekman st $36,000

44TH ST, 149-151 W, n s, 32.10x100.4—Frances M Barnes to Emigrant Ind Sav Bank, 51 Chambers st, pr mtg $80,000, 5 yrs, 5 p c, Aug 5; attys, R & E J Gilchrist, 51 Chambers st $5,000

50TH ST, 446 W, n s, 27.9x100.5—John F Hermann to N Y Savings Bank, 81 8th av, due, &c, as per bond, Aug 5; atys, Webber & W, 7 Beekman st $10,000

SAME PROPERTY—Same to Anthony Kuhn, 447 W 50th st, 5 yrs, 5 p c, pr mtg $10,000, Aug 5; atty, T G Co, 176 Bway $4,000

53D ST, 331 and 333 W, n s, 34.11x42.4x39.7x47.4—James E J Martin to Geo B Lauck, 2421 85th st, Bklyn, comtee, due, &c, as per bond, Aug 6; atty, T G Co, 176 Bway $10,000

SAME PROPERTY—Same to Nellie Scott, 867 Woodycrest av, pr mtg $10,000, 3 yrs, 6 p c, Aug 6; atty, T G Co, 176 Bway $3,000

9TH AV, 807½ and 809, w s, runs w 100x s w 5.2x s e 108.10 to 9th av x n 33.2—Aida A Anderson to Title Ins Co, 135 Bway, due July 31, 1915, 5 p c, July 18; atty, T I Co, 135 Bway $13,500

56TH ST, 238 and 240 W, n s, 45x100.5—Fredk J Kelly to Columbia-Knickerbocker Trust Co, 60 Bway, 3 yrs, 4¾ p c, Aug 5; atys, Roelker, B & S, 62 William st $75,000

56TH ST, 238 and 240 W, n s, 45x100.5—Fredk J Kelly to Judith W Richardson, at Brookline, Mass, pr mtg $75,000, due May 1, 1913, 6 p c, Aug 5; atty, W Roby, 34 Nassau st $22,620

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

113TH ST, 18 E, s s, 18.9x100.11—Florence C Mills to Annie Carter, 243 W 123d st, 3 yrs, 5 p c, Aug 5; atty, F M Tichenor, 38 Park row $12,000

116TH ST, 432-34 E, s s, 35.5x100.11—Frank Garofalo to Katharine M Field, Greenwich, Conn, 4 yrs, 5 p c, Aug 2; atty, F L Field, Stamford, Conn, Box 706 .....$5,000

138TH ST, 160 W, s s, 16.8x99.11—Ella Anderson to Commonwealth Sav Bank, 2007 Amsterdam av, 3 yrs, 5 p c, Aug 6; atty, F H Hyde, 41 Park row $6,000

ST NICHOLAS AV, 524, s s, 19.6x100—Gresham Holding Co to Burlock E Pitkin, exr, 60 Hamilton terrace, due, &c, as per bond, Aug 1; atty, T G Co, 176 Broadway $12,000

KINGSBRIDGE ROAD, n w cor 171st st, runs n 201.1 to 172d st x w 100 x irreg—Gross & Herbener to Geo F Johnson, Hanover Township, Morris county, N J, prior mtg $80,000, due Aug 11, 1914, 5 p c; attys, Ferris & S, 165 Bway $62,500

Bronx.
(Borough of The Bronx.)

LOTS 87 and 88, map Lohbauer Park—Ellen McDonough to Augusta Scheuerman, 333 E 69th st, 2 yrs, 6 p c, Aug 5; attys, A & C E Hally, 2069 Westchester av $500

EAGLE AV, w s, 378.4 s Westchester av, 50x100—McGlade Bldg Co to City Real Estate Co, 176 Bway, due, &c, as per bond, Aug 5; atty, T G Co, 176 Bway $38,000

WEBSTER AV, 3544-48, e s, 3 lots, each 18x74.3—Fredk W Fieder to Francis G Lloyd, 157 E 71st st, and ano, trustees, 3 yrs, 4½ p c, Aug 5; attys, Merrill & R, 100 Bway .....3 mtgs, each $4,700

WEBSTER AV, 3538-40 and 3550, e s, 3 lots, each 18x74.3—Fredk W Fieder to John Hyslop, 4 Riverside terrace, 3 yrs, 4½ p c, Aug 5; attys, Merrill & R, 100 Broadway .....3 mtgs, each $4,700

BERRIAN AV, n w s, 350 n e Elizabeth st, 50x100, Berrian av, s e s, 200 n w 2d st, 50x100—Mary A Kerr to John F Kerr, due June 11, 1910, 5 p c, June 24, 1909; atty, Chas B O'Neill, 353 W 22d st $2,825

PARK AV WEST, w s, 93 s 182d st, 18x86.6 x18x85.10—Maria Perfetto and ano to Eagle Savings & Loan Co, 188 Remsen st, Bklyn, instals, 6 p c, Aug 5; atty, Title Ins Co, 135 Bway $4,250

LORILLARD PL, w s, 47.11 s 188th st, 32.8x90—Salvatore Casolaro to Alrick H Man, trustee, 245 Church st, Richmond Hill, N Y, 1 yr, 6 p c, July 29; atty, L T Co, 160 Bway $3,800

134TH ST, n s, 165 e St Ann's av, 17x100—Caroline J Schane to Christian F Schane, exr, 585 E 134th st, due, &c, as per bond, Aug 5; attys, A & H Block, 99 Nassau st $4,000

ODEN AV, n e cor 165th st, 74.10x89.2—August Kellermann to John F Kaiser, 1 Villa st, Mt Vernon, N Y, prior mtg $15,000, 5 yrs, 6 p c, Aug 5; atty, T G Co, 176 Bway $7,500

SO BOULEVARD, n w cor 144th st, runs n 48.1x w 101.8x n 50x w 100 to Wales av x s 98.1 to 144th st x e 201.11 to beg—Ella W Lester to Union Square Sav Bank, 20 Union Sq, 5 yrs, 5 p c, Aug 6; atty, E M Scudder, 59 Wall st $9,000

HUNTS POINT AV, s e cor Gilbert pl, 25.8x 113x25x119.2—J F M Co to Nathan S Hart and ano, trus, 44 Morningside av W, 3 yrs, 5 p c, Aug 5; atty, L T Co, 160 Bway $4,620

FAILE ST, e s, 237.6 n Lafayette av, 77.1x 101.10x98.3x100—Michael Meehan to Nathan S Hart and ano, trus, 44 Morningside av W, 3 yrs, 5 p c, Aug 5; atty, L T Co, 160 Bway $3,797.50

FAILE ST, e s, 250 n Lafayette av, 87.6x100—J F M Co to Nathan S Hart and ano, trus, 44 Morningside av W, 3 yrs, 5 p c, Aug 5; atty, L T Co, 160 Bway $3,797.50

LOTS 228 to 241, amended map 1131 Adee Park—Tommaso Giordano to Emily A Hall, 3567 White Plains av, 3 yrs, 5 p c, Aug 5; atty, L T Co, 160 Bway $4,500

LOTS 250 to 263, same map—Same to same, 3 yrs, 5 p c, Aug 5; atty, same $4,500

GRANT AV, e s, 200 n Valentine av, 25x187—Eliz Schmidt to Mary D Mathewson, 2024 Creston av, 3 yrs, 5 p c, Aug 6; atty, L T Co, 160 Bway $2,500

LOT 133, map 143 lots Paul estate—Edw Lee Russell and ano to Florence Russell, 449 State st, Bklyn, prior mtg $800, due, &c, as per bond, Aug 1; atty, F B Mullin, 192 State st, Bklyn $400

227TH ST, s w cor Arlington av, 70.4x240, Geo H Lesley to Joseph Atz, 805 W 113th st, due Jan 29, 1914, 6 p c, July 29; atty, J Atz, 30 Church st $1,100

CHARLOTTE ST, 1423-1425, w s, 40x100—Dettinger Const Co to Julius Siegbert, 139 Riverside Drive, et al, exrs, 4 yrs, 5 p c, Aug 5; attys, James, L & E, 170 Bway $29,500

LOTS 23, 24 and 25, map Williamsbridge land W F Duncan—Montrose Realty Co to John B Lazzari, Bronx Boulevard and 210th st, Williamsbridge, 3 yrs, 5 p c, July 18; atty, T I Co, 135 Bway $4,000

225TH ST, n s, 50 w Barnes av, 55x100—Michael Rusoski to Mary Duncan, 357 W 55th st, 3 yrs, 5½ p c, Aug 5; atty, L T Co, 160 Bway $6,000

WHITTIER ST, w s, 100 n Lafayette av, 307.10x——J F M Co to Nathan S Hart, 44 Morningside av W and ano, trus, 3 yrs, 5 p c, Aug 5; atty, L T Co, 160 Bway .$4,095

SATISFIED MORTGAGES.

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

30TH ST, 7 W, n s, 175 w Fifth av, 25x98.9, Mar 22, 1907—Edw S and Caroline A Atwater to T G & T Co, 176 Broadway $40,000

11TH ST, n s, 50 w Fourth av (part of lot 453, map Wakefield), 55x100, Feb 5, 1909—Michael and Franciska Rusoski to Mabel Bedient; atty, L T I Co, 160 Broadway $4,000

LOTS 228 to 241 inclusive, amended map 1,131, Adee Park, Aug 6, 1908—Tillie Weisberger to Tomaso Giordano; attys, Kelly & Quinn, 271 Broadway $2,180

225TH ST (formerly 11th), n s, 50 w from n w cor Fourth av, 55x100, Sept 18, 1908—Michael and Franciska Rusoski to Mabel Bedient; atty, Edw Keeler, 132 Nassau st $1,000

ELEVENTH AV (now St Nicholas), s e cor 172d st, 95x175, map 898, Jumel estate, n of 159th st, Feb 6, 1905—Albert Cavanagh to the Mutual Life Ins Co, 32 Nassau st $56,000

JEROME AV, s e cor 179th st, 50x100, Apl 24, 1906—Solomon and Sarah Jacob to T G & T Co, 176 Broadway $5,000

NINTH AV, 807½-809, n w s, 75.5 s w 54th st, runs n w 100x s w 5.2x s e 103.10 to n w s av x n 33.2 to bag, Dec 1, 1899—Wm, Jr, and Anna M Kiel to Margt A Jackson, extrx; attys, Bowers & Sands, 31 Nassau st $12,000

BROAD ST, 46 to 52, w s, 169.10 s of s e cor Exchange pl (New st, 48-50), runs s 80.3 to s e cor premises, 52 Broad st, said cor being 74.4 n of n w cor Beaver st x w 111 to s w cor said premises x again w 74 to pt on New st (e s) 222 n Beaver st x 22 along e s New st 64.5 to n w cor premises 48 New st x e 49.10 to a cor x n 43.7 to n w cor 46 Broad st x e 110.9 to beg, Sept 1, 1904—Hy Newton and Sevilla Heineman, Jacob W and Fanny T Riglander to the Bank for Sav in City of N Y; attys, Woodford, B & B, 1 Madison av $600,000

ACADEMY ST, w s, 100 n Post av, 50x100, June 1, 1909—Walter N MacAdam to Herman Kahn; atty, Chas Heymann, 132 Broadway $1,500

50TH ST, 445 W, n s, 27.9x100.5, Oct 20, 1885—Eliz and Jacob Michel to N Y Sav Bank; atty, Jno Webber, 7 Beekman st $8,500

GREEN AV, n s, 100 w Mapes av, 75x100, Nov 2, 1911—Geo and Mamie Costar to Benenson Realty Co; attys, Elfers & A, 277 Broadway $1,000

THIRD AV, 317, e s, 18.6x61, 24th st, 204 E, s s, 36.7x74, all r t and int, Apl 30, 1904—Amanda M Worrell to Carrie F and Jas Hallock, admrs; atty, T G Co, 176 Broadway $5,000

SAME PROPERTY, Nov 18, 1904—Same to same $1,000

88TH ST, n s, 231 w Central Park West, 18x100.8, July 19, 1895—Fanny M Crowley to Hertie M B Green, trust for H Sylvia A H Green; atty, T G Co, 176 Bway $16,000

10TH AV, w s, 25.1 s from s w cor 48th st, 25.1x100, Dec 15, 1909—Theo and Minna Miller to Theo Miller as admr; atty, Frank H Field, 135 Bway $3,302.50

56TH ST, n s, 100 e 6th av, 22x100.5, Nov 21, 1911—Fredk J and Helen Kelly to Jas Ellison; atty, Robt D Green, 220 Bway $500

56TH ST, s s, 162 e 8th av, 23x100.5, Jan 30, 1911—Fredk J Kelly to Christine F Seckel; atty, J Hardy, 265 Bway .$30,000

56TH ST, 238-240 W, s s, 140 e 8th av, herein fore described, Sept 20, 1911—Same to Annie E Copeland; atty, Roelker, Hufham & Sliger, 62 William st $3,000

122D ST, 249 W, n s, 218.4 e 8th av, 17.8x100.11, April 21, 1910—Esther Zwisohn to Nathan Glass