REAL ESTATE MARKET NEWS AND COMMENT

Fair Volume of Business in Sales and Leases—Dreicer Gets a Fifth Avenue Tenant.

ASTOR PROPERTY LEASED

Thirty-fifth St. Dwellings to Be Given to Trade—News From the Suburbs.

Business in real estate showed more activity yesterday than it usually does on Monday. Not only were there sales closed of several small but important properties, but there were as well a number of leases closed which have an important bearing on high grade sections of Manhattan. Probably the most important transaction of the day was the leasing of a building to be erected by Michael Dreicer on the Gallatin residence plot at the southwest corner of Fifth avenue and Fifty-third street. The lessee is a firm of decorators. Quite as important was the leasing of a group of Astor properties on East Thirty-fifth street. The houses are now used for dwelling purposes, but will be converted into business buildings.

SALES IN MANHATTAN.

MADISON AVENUE.—Frank J. Griffin has bought from the estate of Mary O'Neill 86 and 88 Madison avenue, two four story and basement dwellings on plot 49.6x95, adjoining the Hotel Seville, at the southwest corner of Twenty-ninth street. The buyer will probably improve the site with a business building.

WEST 129TH STREET.—Janet Rochelle has sold through E. A. Polak of the A. E. Polak Realty Company 30 West 129th street, a five story flat on lot 25x99, between Eighth and St. Nicholas avenues. Samuel Goldberg is the buyer. He gives in part payment the four story hotel at 164 Chelsea avenue, Long Branch. This building measures 170x100. The entire deal involved about $55,000.

WEST 93D STREET.—The five story dwelling at 252 West Ninety-third street has been sold. A Lawton Melihorn is the owner of record. The house occupies a lot 19x100.8 and adjoins the two apartment structures on plot 75.8x100 at the southwest corner of Broadway, purchased recently by the Coe estate from Walter J. M. Donovan.

CONVENT AVENUE.—James B. Gillie has sold the three story and basement dwelling at the southwest corner of 144th street and Convent avenue on lot 20x90.

WEST 127TH STREET.—The Brown-Weiss Realties has bought from Martha Traubner 145 and 147 West 127th street, a six story elevator apartment house, known as the Rosemere, on plot 50x99.11, located about 150 feet east of Seventh avenue.

THIRD AVENUE.—E. Loewenthal & Son have bought from Peter A. H. Jackson's Sons 1763 Third avenue, a five story tenement with stores, on lot 25x88.9, adjoining the southeast corner of Ninety-eighth street.

WEST 111 STREET.—Isaac Hattenbach has sold for the Reliant Leasing Company 309 West 111th street, a five story flat, on lot 33.4x100, to an investor.

BUYERS IN THE BRONX.

TREMONT AVENUE.—P. S. Treacy has sold for Henry B. Wesselman to a client of Williamson & Bryan the lot 25x100, on the south side of Tremont avenue, 225 feet west of Marmion avenue. The buyer will improve the site.

UNION AVENUE.—The McKinley Square Casino Company has bought from Sarah A. Goeller 1283 and 1285 Union avenue, two two story dwellings, on plot 33.6x114.4x irregular. The property, which abuts the McKinley Square Casino on 169th street, will be improved with a building which will be used as an addition to the casino.

W. C. T. U. BUYS IN BROOKLYN.

The Kings county Women's Christian Temperance Union has bought the three story dwelling at 206 Schermerhorn street for its headquarters. Dormitories for working girls may be installed.

The Samuel Galitzka Company has sold for the Shikerman Realty and Improvement Company to a Mrs. Duffy for investment the two story brick two family house at 564 Seventy-third street, Brooklyn.

BRONXVILLE DWELLING SALE.

F. Schuyler Lunne has sold the dwelling at 492 Rossmore avenue, Bronxville, N. Y., for M. E. Hammer to a Mr. Broadfoot, who will occupy the house.

BISCUIT COMPANY TO BUILD.

The National Biscuit Company will shortly commence work on the improvement of the block bounded by Fifteenth and Sixteenth streets, Tenth avenue and Marginal street. The company has had plans drawn by A. G. Zimmerman for a twelve story bakery building to cover the entire site, the estimated cost of the project being between $1,000,000 and $1,500,000. The ground was leased from the Bradish Johnson estate for nineteen years from May 1, 1911, at $21,250 a year net.

DYCKMAN THEATRE PLANS.

Plans have been filed by Von Beren and La Velle for the construction of a one story fireproof theatre on the west side of 207th street, 150 feet south of Vermilyea avenue and running L shaped to Sherman avenue. This structure will be of terra cotta block with a frontage of twenty-five feet on the street, where the entrance will be located. There will be no balcony and the entire seating capacity will be 1,200. The stage will be two feet below the street level and there will be thirty three rows of seats. The frontage on Sherman avenue will be 150 feet. G. L. Lawrence is the owner. The cost has been estimated at $60,000.

CLUB TAKES 57TH STREET PLOT.

The Freundschaft Society took title yesterday to the property on the north side of Fifty-seventh street just west of Sixth avenue which it contracted to buy from the estate of Flora Bernheimer a few weeks ago as a site for its new clubhouse. According to the deed of conveyance the society paid $135,000 for the property, which is 43 feet wide and 100.5 feet deep and known as 105 and 107 West Fifty-seventh street. The Bernheimer estate takes back a mortgage of $120,000 at 5 per cent. for ten years. The old Freundschaft Club is at the southeast corner of Park avenue and Seventy-second street. It was sold to Harry Levey several months ago and when the society moves will be replaced with a tall apartment house.

JERSEY CITY PLANT FOR ARMOUR

Arthur Meeker of Chicago, said to represent Armour & Co., has bought from the Halstead Bond Holding Company the Halstead Packing Company plant, a six story building on plot 400x200, occupying the block bounded by Seventeenth and Eighteenth, Monmouth and Coles streets, Jersey City, also the stable, on plot 100x125, at the northwest corner of Jersey Avenue and Sixteenth street. The property is sold subject to a mortgage of $120,000 at a per cent., payable at the rate of $30,000 a year. The sale also included the machinery and fixtures in the plant.

ASTOR PROPERTY LEASED.

Edward Margolies has leased from William Waldorf Astor of England 13, 15 and 17 East Thirty-fifth street, three four story and basement dwellings adjoining the northwest corner of Madison avenue, about which trade has been encroaching for several years. Mr. Margolies recently leased the dwelling at 11 East Thirty-fifth street, which he altered for business. He is to extend this alteration through the three houses adjoining which he has just taken. The partitions dividing the floors into rooms will be removed and the space fitted up for the accommodation of dressmakers, tea rooms and other businesses which have settled in the side streets to the east and west of the Fifth avenue shopping zone. Mr. Margolies takes the houses, he says, for twenty-one years with the privilege of three renewals, which gives him control of the property for eighty-four years. He will pay $20,000 a year. With the house at 11 he has a plot 100 feet on the street and extending back toward Thirty-sixth street 98.9 feet. Opposite is Altman's store. The alterations to be made to the dwellings will cost not more than $15,000 and will be of a temporary nature, as Mr. Margolies expects to sub-lease the 100 feet as a site for an improvement in keeping with the neighborhood and the change that has come over it in the last five years.

FIFTH AVENUE STORE LEASED.

The Tobey Furniture Company, now located at 11 to 13 West Thirty-second street, has taken a lease of the remaining unoccupied store in the Frances Building at the southeast corner of Fifth avenue and Fifty-third street, erected last year by Edward Holbrook of the Gorham Manufacturing Company. The lease is said to be for ten years at $30,000 a year.

$5,500,000 ON LORD & TAYLOR STORE.

The Title Guarantee and Trust Company yesterday advanced to E. V. and J. H. Burton $5,500,000 of the $5,500,000 to be loaned on the new Lord & Taylor Store, which is to occupy most of the block front on the west side of Fifth avenue, between Thirty-eighth and Thirty-ninth streets. The property known as 424 to 434 Fifth avenue, 1 to 11 West Thirty-eighth street, and 2 to 14 West Thirty-ninth street. The loan is for five years and will bear interest at 5 per cent. The Title company is acting for the Prudential Insurance Company of America. Title to the site was transferred yesterday to a holding company formed for the purpose of carrying through the improvements.

DWELLINGS RENTED.

Shaw & Co. have rented the three story dwelling at 354 West 123d street to Frank A. Redfort and the two three story dwellings at 242 and 246 West 121st street to Frank Masterson.

DECORATORS ON FIFTH AVENUE.

Theodore Hofstatter & Co. have closed negotiations for the leasing of a six story building to be erected by Michael Dreicer at 668 Fifth avenue on the southerly half of the Gallatin residence site at the southwest corner of Fifty-third street. The lease is for a term of twenty-one years at an aggregate rental of about $600,000. The building will be built from plans by Henry Otis Chapman. Hofstatter & Co., who are in the interior decorating and furniture business, are now located at 589 Fifth avenue. Frank D. Vellier negotiated the lease.

BUSINESS LEASES.

The Charles F. Noyes Company has leased the building at 30 Old Slip to George W. Gross for a term of years from May 1, also floors in 102 John street to F. F. O'Rourke & Co. in 175 Water street to the Cuban Cigar Manufacturing Company; in 71 Cortlandt street to W. C. Disbrow; in 124 Front street to the Franklin Lithia Springs Company, and in 72-74 Beaver street to the M. I. Stix Company.

Paul Bultmann has leased the four story building with store at 1808 Park avenue for a term of years to Sophie Levy.

Shaw & Co. have leased the store at 2 West 125th street to the New York Transfer Company, the store at 6 West 125th street to Anderson & Co., the store at 25 West 125th street to George G. Hiatt, and the store at 2379 Eighth avenue to Leake & Pierre.

A. Von Osterman has leased in the Emmet Building a large office to the Whitman Advertising Agency and with Carstens & Lonsdale space on the sixth floor to Jules Metalcon, dry goods commission merchants, and one-half of the eleventh floor to Blackman Ross Advertising Agency for a term of years.

N. Brigham Hall and William D. Bloodgood and Arthur H. Cohen have leased for a long term of years the fourth and fifth lofts in the Higgins & Seiter Building, at 9 and 11 East Thirty-seventh street to the Elite Styles Company, for many years at 27 West Twenty-third street.

Ewing, Bacon & Henry have rented to the Powers Regulator Company the ground floor at 220 East Forty-first street.

COUNTRY RENTALS.

H. Richter & Co. have rented at Rockaway Park a cottage on North Eighth avenue to L. Wolfsheim; the cottage at 44 Second avenue to N. Cohen; the cottage at 38 Second avenue to George W. Eastburne, and for Frank Baldwin two cottages on Eighth avenue, one to T. Paul and the other to I. Fisher; also at Belle Harbor for S. Treat a cottage on Henley avenue to T. Lawrence and for Austin C. Kernan a cottage on Montauk avenue to I. Mouquin.

H. Goldschmidt has rented for Mrs. Thomas F. White her house at Cedarhurst and Central avenue, Cedarhurst, L. I., to Howard A. Knudson for a term of years; also the Weston Cottage on Summit avenue to Louis Esas for the season.

Herman Frankfort has rented to Marcus Loew for Joseph Cassidy his country home, containing five acres, situated at Wave Crest, Far Rockaway.

BROKERAGE NOTES.

The McVickar, Gaillard Realty Company negotiated the recent sale of the six story apartment house at 605 to 609 West 142d street for George A. Turley to the New York Real Estate Security Company.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

(AT 14 VESEY STREET.)

By Joseph P. Day.

Madison ave, 2904, w s, 80 s 128th, 19.11x60, 4-sty dwlg, Jas Phillips, Jr, tr, agt Lillian Maginn et al, due, $10,885.28; taxes, etc, $226.93; to the plaintiff for $10,500.

120th st, 239 E, n s, 160 w 2d ave, 25x100.11, 5-sty int and stores; House of Mercy agt L S H Harper et al; due, $16,171.86; taxes, etc, $377.34; to the plaintiff for $14,950.

(AT 3208 THIRD AVENUE.)

By Joseph P. Day.

Prospect ave, 1398, s e c Jennings, 19.7x58.11x irreg; 3-sty int and stores; A G Gerster agt Liberty Brewing Co et al; due, $11,044.67; taxes, etc, $1,329.89; to the plaintiff for $12,500.

LIS PENDENS.

CRESTON AV, e s, 20.1 n 197th st, 20.1x95; Clinton av, s w cor 181st st, 94.6x19.1; two actions—Hannah B Orrell agt Analla Pirk et al (foreclosure of two mortgages); atty, M S Lynch.

FRANKLIN ST, 178 and 180—Carrie B Towne agt Channell Relaty & Const Co et al (foreclosure of mortgage); atty, E Herrmann.

GOLD ST, 62 and 64—Union Trust Co of N Y agt Chas A McMann et al (foreclosure of mortgage); attys, Miller, King, Lane & Trafford.

DELANCEY ST, 136—Frank Heltzner agt Sarah Groscky et al (action to foreclose mechanic's lien); atty, R Pilsbaldck.

MANHATTAN AV, 527—Andrew T McKegney agt Henry acker et al (foreclosure of mortgage); atty, H A Brann, Jr.

182D ST, 554 to 556 W—Amelia Macdona agt Augusta E Mohr et al (foreclosure of mortgage); attys Cary & Carroll.

UNIONCLIFF AV, w s, 44610 s Sedgwick av, 25x100—Margaret E Jones agt Hertha Dieffenbach et al (foreclosure of mortgage); atty, W D Cameron.

MAIN ST, e s, 126.5 s Scofield av, 111.8x75.8—Marie Reinbolt agt Thomas F Murray et al (foreclosure of mortgage); atty, H G K Heath.

84TH ST, 268 to 272 W; 116th st, 301 to 309 W; 8th av, 2153 to 2171; 117th st, 300 to 304 W; 114th st, 351 W; 34 av, 3118 and 3120; 10th av, 134; 121st st, 164 W—Caroline W Frame agt Frederick P Forster (notice of attachment); attys, Jetmore & Jetmore.

154TH ST, s s, 131.9 w Av St Nicholas, 20x99.11—Manhattan Life Ins Co agt Brown-Weiss Realties et al (foreclosure of mortgage); attys, Rapallo & Kennedy.

163D ST, 463 W; 61st st, 232 E—Ambrose M Steinert agt Henry N Steinert et al (partition); atty, H A Knox.

Lawyer Accused of Grand Larceny.

Frank C. Baker, a lawyer of 115 Broadway, was arraigned yesterday on a charge of grand larceny and gave $2,500 bail. The complaint against Baker is A. C. Granger of 120 Broadway, who charges that Baker got $100 from him by fraud.

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.)

GREENWICH ST, s w cor Morris st (111½-113), 25.4x156.11 to e s Wash st (39.8x26x157.9); Water st, 36, n s, 21x53.6x22.10x53.1; Coenties Slip, 29, w s, 26.9x45.6x27.4x45.3; 8th ave, 610, e s, 25.3x75—Robt H Van Cortlandt to Augustus Van Cortlandt, Jr, Garden City, L I, 2-9 parts, b & s, Feb 28; attys, Philbin, B, M & B, 52 William st.....$100

GREENWICH ST, 38, w s, 24.10x77.6x24.10x——same to same, 1-3 part, b & s, Feb 28; attys, same.....$100

HARRISON ST, 10, n s, 25.8x87.6—Alfred C & Hy S Rowland to Daniel W Whitmore, Mt Vernon, N Y, Dec 24, 1912; atty, Frank M Tichenor, 38 Park row.....$100

MADISON ST, 311, n s, 26.6x87.4—David Keane et al, to John Meyer, 318 Hudson st; mtg $20,000, Feb 26; attys, A & H Bloch, 99 Nassau st.....$100

LAFAYETTE ST, 184, w s, 25x100 (foreclosure, Sept 11, 1912), Manton M Wyvell, ref, to Jas E March, 235 Lafayette st; Mar 1; atty, L T I Co, 160 Bway.....$5,500

ALLEN ST, 129, w s, 25x87.6—Harris Schwartz to Meyer Ellenbogen, 755 Driggs av, Bklyn; mtg $27,000, Feb 25; atty, I Lowenbraun, 116 Nassau st.....$100

PRINCE ST, 24, s s, 23.6x104x22.9x109.9; Prince st, s s, 47.6 e Mott st, 24x109x23.8x111.7—Vincenzo Clelo & uno to Carlo Taiffe, 25 Monroe st; mtg $44,000, all liens, Feb 24; atty, Jos Y Giambalvo, 26 Court st, Bklyn.....$5,500

HOUSTON ST, 46.48 E, n s, 42.4x68.5x41.4x64.2—Clara Voelcker et al, exrs, Anna Unger, to Stevens & Co, 46 E Houston st, mtg $30,000, Mar 1; atty, L T I Co, 160 Bway.....$85,000

MACDOUGAL ST, 139, w s, 24x86—Angelo Alpi to Jennie E Belardi & ano, 137 Macdougal st, Mar 4; atty, T G Co, 176 Bway.....$100

BLEECKER ST, 118, s s, 25x75—Sarah Lauterstein to Bleecker Lumber Co, on premises, mtg $12,000, Mar 1; atty, T G Co, 176 Bway.....$1

East Side.

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

51ST ST, 128-30 E, s s, 40.2x71.10x irreg—Mary B. Hughes to Isse Koch, 522 Rio Drive, mtg $16,000, all liens, Mar 3; atty, T G Co, 176 Bway.....$100

64TH ST, s s, 292 W Park av, 20x100.5—Mary L and Clement R Woodin to Hannah W, wife Wm T Blodgett, Fishkill, N Y, mtg $40,000, Jan 29; atty, L T I Co, 160 Bway.....$1

68TH ST, n s, 125 e Mad av, 25x100.5—Gertrude R Hoyt to Marshall J Dodge, Lawrence, L I, mtg $30,000, all liens, Feb 28; atty, L T I Co, 160 Bway.....$1

AV A, e s, 25.2 s 8th st, 25.2x75—Ino H F Bullwinkel and ano, exrs, Caroline A Bullwinkel to A Bloch, 2-3 part, and H Bloch 1-3 part, 911 Park av, Mar 3; attys, Amend & A, 119 Nassau st.....$100

PARK AV, 980, n w cor 88th st (73 E), 25.8x87.2—Josephine Ditlemer et al, to Jacob Mayers, 73 E 92d st, mtg $32,750, Mar 3; atty, T G Co, 176 Bway.....$100

2D AV, 1763, e s, 25x83.9 (foreclos Sept 29, 1911), Wm Klein ref to Hy H Jackson, 63 E 92d st; avg $18,000, Mar 28, 1912; atty, S H Jackson, 106 Lex av.....$6,000

SAME PROPERTY—Hy H Jackson to E Loewenthal & Son, inc, 1347 Boston rd, mtg $18,000, Feb 28.....$100

100TH ST, 215 E, n s, 25x100.11—John C Gulick, ref, to Sarah McCauley, 318 E 92d st, Mar 1; atty, L I Co, 160 Bway.....$11,600

100TH ST, 217 E, n s, 25x100.11—Same to same, Mar 1; same atty.....$11,605

West Side.

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

15TH ST, s s, 273.4 w 7th av, 249x86.6—Ethel N Waterbury and ano, 225 W 14th st, to Cath L de St Just and ano, mort $8,000, Feb 7; atty, L T I Co, 160 Broadway.....$100

25D ST, n s, 325 w 8th av, 142.4x58.6x irreg—Peter J Coppel to Isabella, his wife, 335 W 23d st, all liens; atty, Edgar P Foster, 132 Nassau st.....$100

26TH ST, s s, 72 w 10th av, 24x148.1; 10th av, s s, 98.9 s 26th st, 49.4x72—Edmonds Putney to McCabe Hanger Mfg Co, 425 W 25th st, mort $30,000, Mar 1; atty, T G Co, 176 Broadway.....$1

38TH ST, 64 W, s s, 20.10x98.9—Mary A Quinlin to Frank Hedley, Yonkers, N Y, all liens, Feb 26; attys, Merrill & Rogers, 100 Broadway.....$100

38TH ST, 62 W, s s, 20.10x98.9—Lawyers Realty Co to same, Yonkers, N Y, b and s, Mar 3; attys, same.....$100

38TH ST, 9 W, n s, 25x98.9; 38th st, 11 W, n s, 25x98.9—Eugene Lucas to 38th & 39th Sts Co, 54 William st, e & f, Feb 1, atty, T G Co, 176 Broadway.....$100

SAME PROPERTY—38th & 39th St Co to Frank V Burton, Newburgh, N Y, and Jno H Burton, Woodmere, L I, Feb 28; atty, same.....$1

38TH ST, 7 W, n s, 25x98.9—Same to same, Feb 28; atty, same.....$1

39TH ST, 10 W, s s, 22x98.9—Eugene Lucas to 38th & 39th St Co, 54 William st, c & g, Apr 14, 1912; atty, T G Co, 176 Broadway.....$100

SAME PROPERTY—38th & 39th St Co to Frank V Burton, Newburgh, N Y, and Jno H Burton, Woodmere, L I, Feb 28; atty, same.....$1

39TH ST, 8 W, s s, 22x98.9—38th & 39th St Co to Frank V Burton, Newburgh, N Y, and Jno H Burton, Woodmere, L I, Feb 28; atty, same.....$1

50TH ST, 337 W, s s, 51.4x48.11—Hebrew Orphan Asylum to Albert Rosenbaum, 2434 8th av, a l q c, Feb 28; atty, Wm C Wolf, 132 Nassau st.....$1,000

48TH ST, s s, 242 e 10th av, 25x100.8—Geo Schuchman to Howard, Inc, 438 W 48th st, $25,000, all liens, Mar 3; atty, H H Holbert, 1511 2d av.....$100

57TH ST, n s, 163 w 6th av, 43x100.5—Max E Bernheimer, exr, &c, Flora Bernheimer to Freundschaft Society of N Y, 160 E 72d st, Dec 31, 1912; atty, T G Co, 176 Bway.....$133,000

81ST ST, 156-58 W, s s, 37.6x102.2—Ino H Rhoades et al, exrs, Lyman Rhoades, to Gertrude A Vanderbeck, 149 W 126th st, mtg $32,000, Feb 27; attys, Dulon & Roe, 41 Park row.....$42,000

81ST ST, n s, 256.3 e Amsterdam av, 18.9x102.2—Anne S Kissam to Gertrude A Vanderbeck, 149 W 126th st, all liens, Feb 28; attys, same.....$100

81ST ST, s s, 256.3 e Amsterdam av—Gertrude A Vanderbeck to Wesley Realty Co, 2615 Bway, b and s, Mar 3; attys, same.....$100

100TH ST, n s, 200 e West End av, 25x101.10—Nameoki Club to Joanna M O'Rourke, 2347 Bway, mtg $22,000, Feb 28; atty, T G Co, 176 Bway.....$100

162D ST, 308 W, s s, 18x100.11—Jno R Blair to Jas H Nimmons, 208 W 102d st, Dec 5, 1911; atty, T G Co, 176 Bway.....$1

162D ST, 310 W, s s, 18x100.11—Jas McEveine to Jas B Nimmons, 208 W 102d st, mtg $15,000, Nov 10, 1911; atty, T G Co, 176 Bway.....$100

BROADWAY, s e cor 167th st, 112.1x76.1x100.11x125—Manhattan Freehold Co and ano to Lewis B Curtis, Bridgeport, Conn, mtg $237,500, all liens, Mar 3; atty, L T I Co, 160 Bway.....$100

Uptown.

(Manhattan Island, north of 110th st.)

111TH ST, 309 W, n s, 33.4x100.11—Reliant Leasing Co to Eliz Held, 61 E 95th st, mtge $31,500, Mar 1.....$100

112TH ST, 244 e 5th av, 19x100.11—Samuel Jacobs to Lena Krupp, 15 E 111th st, b and s, all liens, Feb 6; atty, H A Harrison, 320 Bway.....$100

113TH ST, 20 E, n s, 25x100.11—Thos F English to Annie D Wallace, Matteawan, N Y, mtge $17,500, c a g, Feb 24; attys, McLaughlin & S, 15 William st.....$100

113TH ST, 363 E, n s, 24x50—Louise Withey to Diego Salatino, 316 E 113th st, mtge $7,650, Feb 28; atty, T G Co, 176 Bway.$1

31D AV, s e s, 50.5 s 122d st, 100x75.8 x irreg—Degelman Realty Co to Andrew Davey, 321 W 105th st, all liens, Mar 3; atty, Jno A Hardiman, 27 William st.....$100

BROADWAY, n e cor 122d st, 100.11x100—Geo A Schroeder to N Y R E Security Co, 42 Bway; mtge $188,000, Mar 3; atty, L T I Co, 160 Bway.....$100

CLAREMONT AV, e s, 100 n 125th st, 40x100—Rebecca Goldsmith to N Y R E Security Co, 42 Bway; mtge $39,000, Feb 12; atty, L T I Co, 160 Bway.....$100

131ST ST, s s, 235 e Lenox av, 37x99.11—Thos P Kelly to Rachel Luongo, 355 E 184th st, mtge $43,750, Feb 28; attys, Appell & Taylor, 30 W Bway.....$1

135TH ST, 37 W, s s, 38.7x99.11—Nels Gross to Louis J Meader, 244 W 99th st, mtge $48,000, Feb 25; atty, T G Co, 176 Bway.....$100

8TH AV, 2721, w s, 25x75—Jennie F Levy to Mary E McKernan, 229 W 135th st, mtge $20,000, all liens, Mar 3; atty, Vincent Gilroy, 280 Bway.....$100

168TH ST, 514 W, s s, 25x95—Gustave Levinson to Julius Fischel, 851 10th av, mtge $20,250, Feb 28; atty, T G Co, 176 Bway $1

14TH AV, w s from 214th to 215th sts & bounded w by Bronx River, contains 3 1441.000 acres wlits a t to land under water, plot begins at stake in line of fence bet lands of Childs & de Rivera at pt 75 w 14th av, runs s 259.0x w 389.5 to original h w m on e s Hudson River x n 259.11x e 382.3 to beg, being w part lot 23 map Samuel Thomson, contains 2 201-1,000 acres, with a t to land u water, subject to rights of way, wharfage &c of city of N Y, &c—Mitchell A C Levy to Frank M V Wagoner, 30 Evergreen pl, East Orange, N J, all liens, Mar 1; attys, Lachman & G, 35 Nassau st.....$130,000

Bronx.

(Borough of The Bronx.)

HUGHES AV, n w cor 187th st, 70x170.11 to Arthur av, a 25x irreg—Arthur H Murphy et al to Mary E Conion, 700 Tremont av et al, q s, mtge $6,000, Feb 27; atty, Geo M S Schulz, 38 Park row.....$1

SAME PROPERTY—Arthur H Murphy & ano exrs Bridget Murphy to same, mtge $6,000, Feb 27; atty, same.....$200

SOUTHERN BLVD, 1678, e s, 40x100—Reliable Steel Co to Emma I Wanner, 895 W 177th st, mtge $37,500, Feb 25; atty, H N Steinert, 206 Bway.....$1

BEACH AV, n s, lot 79 map East Morrisania, 50x100—Jonathan D Hyatt to John Gribben, mtge $700, May 1, 1872; atty, S Williamson, 364 Alexander av.....$1,425

227TH ST, 810 E, 25x114—Geo Killan to Jacob Ratz, 4538 Richardson av, Mar 3; mtge $2,800; atty, O E J Heinstadt, 682 E 223d st.....$100

IRVINE ST, 891, w s, 20x50—Adolph Lowy to Matilda Lowy, 901 Irvine st, Aug 28, 1912; atty, C H Friedrich, 35 Nassau st.....$100

155TH ST, 765 E, 20x82.4—Israel Liebsohn to Arthur O Burger, 758 Beck st, Feb 7, mtge, $4,500; atty, C H Friedrich, 35 Nassau st.....$100

JACKSON AV, 726, e s, 18.9x87.6—Saml Bowitz to Henry Freiberger, 433 E 86th st, Feb 28, mtge, $5,000; atty, D Freiberger, 350 Bway.....$100

BEAUMONT AV, e s, 72.6 s 183d st, 20.6x—Thos H Roff to Saran Browning, 2286 Beaumont av, Mch 1, mtge, $3,750; atty, T G & T Co, 176 Bway.....$100

144TH ST, n s, 65.4 w Morris av, 50x100.8—Thos H Roff to Chas McConnell, 241 E 144th st, Mch 1, mtge, $7,000; atty, T G & T Co, 176 Bway.....$100

HOE AV, w s, 175 s 172d st, 25x100—Wm R Sanders to Burdick Realty Co, 507 E Tremont av, Mch 1, mtge, $2,000; atty, T G & T Co, 176 Bway.....$100

GARDEN ST, s s, 190.5 w So Blvd, 16.8x100—Inland Holding Co to Wm R Sanders, 2053 Anthony av, Mch 1, mtge, $5,500; atty, T G & T Co, 176 Bway.....$100

WHITE PLAINS RD, e s, 63.8 n 216th st, 25.2x80.1—Fanny J Stephens to Fredk P Ballard, 3708 White Plains av, Mch 1, mtge, $5,000; atty, T G & T Co, 176 Bway.....$100

ALEXANDER AV, n e cor 140th st, 100x100—Ida P Clark to James Baird, 535 W 113th st, ½ part, Feb 28, mtge, $15,000; atty, Wm C Davidson, 280 Bway.....$1

WEBSTER AV, w s, 175 s Woodlawn rd, 50x——German Real Estate Co to August Groech, 307 E 10th st, Mch 1; atty, Emil Hermann, 391 E 149th st.....$100

BATHGATE AV, e s, 53.5 n 175th st, 50x100—Geo M Cuddeback to M E Butcher, 124 New York av, Bklyn, mtg $79,000, Mar 1; atty, Woodford, B & B, 1 Madison av.....$100

13TH ST, s s, 105 E 4th av, 25x114, Wakefield—Isador Cohn, ref, to Geo Killain, 4025 Barnes av, Feb 28; atty, C E J Heinstadt, 682 E 223d st.....$3,850

WATSON AV, n s, 355 w Olmstead av, 25x108—Elise Bentz to Phelan Bros Const Co, 1019 Webster av, mtg 3,000, Feb 28; atty, L T I & T Co, 160 Bway.....$500

LOT 36, map Lobbanon Park, mtg $500, lots 4 to 6, map Harrington Estate, mtg $2,000—Phelan Bros Const Co to Elsie Bentz, 1953 Chatterton av, Mar 1; atty, L T I & T Co, 160 Bway.....$100

WILLIS AV, 209-211, w s, 50x96—Henry Bosch, Dwyer & Carey Const Co, 906 E 176th st, Mar 1, mtg $40,000; atty, F X Kelly, 500 Willis av.....$100

175TH ST, 793 E, Clinton av, 1812-1828—Morris Shalita to Adolph Landeker, 67 W 90th st, Mar 3, q c; atty, Inter-Lity Ld & Sec Co, 5 Beekman st.....$1

SAME property—Adolph H Landeker to Inter-City Ld & Sec Co, 5 Beekman st, Feb 28; mtg $89,400.....$100

216TH ST, s s, 300 e Bronxwood av, 25x100—Tris J Taffe to Wm Rippey, 927 E 180th st, Apl 12, 1910.....$100

SIMPSON ST, n e cor 163d st, 100x110—American Real Estate Co to Podgur Realty Co, 931 So Blvd, Mar 3; atty, Max Stern, 64 Wall st.....$100

SOUTHERN BLVD, 1825-9, w s, 64.10x——Carey Const Co to Henry Boach, 209 Willis av, Mar 1, mtg $17,250; atty, Geo A Steinmuller, 1511 3d av.....$1

MORTGAGES.

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

Downtown.

(South of Fourteenth st.)

HARRISON ST, 46, w s, 21x75—Frances F Murray to Ella M. Hebard, 75 Macon st, Bklyn; due, July 3, 1914, 5½ p c, Mar 1; atty, L T Ins & Co, 160 Bway.....$3,250

JACKSON ST, w s, 24.9, w Cherry st, 24.11, Cherry st, n w cor Jackson st, 100x25.1—Victor Rosenzweig to Jacob S Danielson, 665 Lexington av, Feb 24, due, Aug 27, 1914, 6 p c; atty, H J & L Cohen, 220 Bway.....$800

SAME property, same to Daniel Doher, 23 Morningside av; due, Aug 25, 1914, 6 p c, Feb 24; atty, same.....$600

WASHINGTON ST, 466.470, w s, 70x100, also plot begins 60 from s s Canal st x100 from w s Washington st runs s 24x w 20 and n 24x e 20—Lesbro Co to Carolyn S Foster, Mt Vernon, N Y, pr mtg $65,000, 5 yrs, 6 p c, Mar 1; atty, Keith & Co, 61 Cedar st.....$14,000

HOUSTON ST, 46.48 E, 42.4x68.5—Stevens & Co to Clara Voelcker et al, exrs, S E 98th st, Mar 1, pr mtg, $30,000, install 5 p c; atty, Amend & A, 119 Nassau st.....$45,000

BLEECKER ST, 118, s s, 25x75—Bleecker Lumber Co to Sarah Lauterstein, 342 E 77th st, Mar 1, pr mtg, $12,000, 5 yrs, 6 p c; atty, Cohen & Son, 61 Park row.....$4,000

MACDOUGAL ST, 139, w s, 24x86—Jennie F Belardi and ano to Emigrant Ind Sav Bank, 51 Chambers st, Mar 3, 1 yr, 5; Atty, R & E J O Gorman, 51 Chambers st.....$10,000

SAME property, same to Angelo Alpi, 139 Macdougal st, pr mtg, $10,000, due as per bond Mar 3; atty, T G & T Co, 176 Bway.....$4,000

AV B, 207, e s, 24.1x93.2—Tillie D Goodman to Jonas Weil and ano, 21 E 83d st, Mar 3; demand, 6 p c; Atty, Weil & M, 5 Beekman st.....$1,000

East Side.

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

51ST ST, 128-130 E, 40.2x——Isse Koch to Farmers Loan & T Co, 22 William st, Mar 3, 3 yrs, p c as per bond; attys, Geller, R & H, 22 Exchange pl.....$40,000

55TH ST, 60 E, s s, 18x100.5—Jas A Hawes to Hudson Mort Co, 135 Bway, Mar 1; due Dec 14, 1912, 6 p c; attys, Merrill & R, 100 Bway.....$4,000

68TH ST, n s, 125 e Madison av, 25x100.4—Marshall J Dodge to N Y Trust Co, 26 Broad st, Mar 3, 3 yrs, 4½ p c; atty, L T Ins & T Co, 160 Bway.....$55,000

PARK AV, 724, e s, 25.2x——Henry de L Oppenheimer to S Trust Co, 45 Wall st, 3 yrs, 4½ p c, Mar 3; attys, Stewart & S, 45 Wall st.....$50,000

AV A, 1670, e s, 25.2x75—Adolph Hoch and ano to German Sav Bank, 157 4th av, Mar 3, 5 yrs, 4½ p c; attys, Amend & A, 119 Nassau st.....$12,000

AV A, 1668, e s, 25.2x75—Same to same, Mar 3, 5 yrs, 4½ p c; attys, same.....$12,000

AV A, 1666, e s, 25.2x75—Same to same, Mar 3, 5 yrs, 4½ p c; attys, same.....$12,000

83D ST, 111 W, n s, 16.4x irreg—Mary J & Jas W Edwards to Margaretha Eggers, 101 W 83d st, pr mtg $13,000, Mar 1, 1 yr, 6 p c; atty, Title G & T Co, 176 Bway.$2,000

3D AV, 1763, e s, 25x83.9—E Loewenthal & Son, Inc, to Hy H Jackson, 63 E 92d st, Mar 1, 2 yrs, 6 p c; atty, Stephen H Jackson, 106 Lexington av.....$6,000

100TH ST, 215-17 E, n s, 50x100.11—Sarah McCauley to Harry Hardesty, at 63d and Oxford sts, Phila, Pa, Mar 1, 3 yrs, 5½ p c; atty, Lawyers T I & T Co, 160 Broadway.....$19,000

West Side.

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

26TH ST, s s, 72 w 10th av, 25x148.1; 10th av, w s, 98.9 s 26th st, 49.4x72—McCabe Hanger Mfg Co to Edmonds Putney, 116 W 73d st, Mar 1, pr mtge, $30,000, due as per bond; atty, T G & T Co, 176 Bway.....$19,000

38TH ST, w s, 62-64 W, 41.8x98.9—Frank Hedley to Fairfield Holding Co, 100 Bway, Mar 3, 3 yrs, 5½ per cent; atty, Merrill & R, 100 Bway.....$127,000

5TH AV, n s, 424-434, w s, 148.1x——Frank V Burton & ano to Title Guar & T Co, 176 Bway, Mar 1, 5 yrs, 5 per cent.$5,500,000

55TH ST, n s, 313 W, 18x100.5—Mary C O'Brien to Crescent Star Realty Co, 211 E 55th st, Mar 3, pr mtge, $14,000, due as per bond.....$1,000

57TH ST, n s, 100 w 6th av, 43x100.5—The Freundschaft Society of City of N Y to Max E Bernheimer, 39 W 72d st, Mar 1, due Feb 1, 1923, 5 per cent; atty, T G & T Co, 176 Bway.....$120,000

81ST ST, s s, 256.3 e Amsterdam av, 56.8x——Wesley Realty Co to Germania Life Ins Co, 50 Union sq, Mar 3, due as per bond; atty, Dulon & R, 41 Park row.....$165,000

Uptown.

(Manhattan Island, north of 110th st.)

111TH ST, 309 W, 33.4x100.11—Eliz Held to Reliant Leasing Co, 132 Nassau st, Mar 1, pr mtg, $29,000, due as per bond; atty, A Leichter, 132 Nassau st.....$2,500

113TH ST, 105-109 E, 42.8x100.11—Saml Cohen to Ames Nostrand Realty Co, 1400 5th av, Mar 3, pr mtg, $50,000, due Nov 3, 1914; atty, J A Krohn, 1400 5th av.....$2,000

117TH ST, 303 E, n s, 24x50—Diego Salat