20 STORY BUILDING ON 5TH AVENUE SOLD

Corner at 31st Street Disposed Of in Trade at Valuation of $2,200,000.

OUT OF TOWN BUYER

Sellers Were Bondholders in Defunct Company and Bought Property for Protection.

Bondholders of the defunct Improved Property Holding Company and the Fifth Avenue Investing and Improvement Company are about to realize on their investment through the sale of the twenty story building at the northeast corner of Fifth avenue and Thirty-first street. The buyer is an out of town resident, who is taking the property as an investment and in the belief that lower Fifth avenue values have not reached their highest point and that the property is bound to increase in value. In part payment for the structure New York property was given.

The value of the Fifth avenue property is placed at $2,200,000. The bondholders paid $2,190,000 for it. That is, they bid $740,000 over a mortgage of $1,450,000 at auction sale of the property last June. Title to the building was taken in the name of the 303 Fifth Avenue Company, with Campbell Carrington of the Assests Realization Company as president.

The building was erected by Henry Corn, who bought the corner in 1909. The dwellings on the site were soon after removed and the construction of the big office building started. The structure is 56.9 feet along Fifth avenue and 150 feet on Thirty-first street. The F. A. O. Schwartz Company, importers of toys, is the largest tenant, occupying the store and other space in the building.

LAND FOR SUBWAY CONNECTION.

Henry Lewis Morris has sold to the city of New York through the Public Service Commission a plot fronting 120 feet on the east side of Gerard avenue and 55.18 feet on the west side of Walton avenue, beginning 104.71 feet north of 146th street. It is 234.3 feet deep on its southerly line and irregular on the north. The price was $38,000. The property was acquired for the purpose of providing space for a connection between the present subway and the Lexington avenue subway now under construction.

MANHATTAN SALES.

WEST 36TH STREET.—Senior & Stout have sold 332 West Thirty-sixth street, a five story building on lot 25x100, to a client for investment.

WEST 140TH STREET.—Daniel B. Freedman has sold to Dr. Eugenie R. Eliscu 516 West 140th street, a three story and basement dwelling, on lot 15x99.11, between Amsterdam avenue and Hamilton place. Dr. Eliscu is the present tenant and will continue to occupy the house.

WEST 141ST STREET.—Arnold, Byrne & Baumann have sold for the Nagrom Realty Company to B. Winters 469 West 141st street, a four story and basement dwelling, on lot 18x99.11, between Convent and Amsterdam avenues.

BRONX PROPERTY SALES.

HOLLAND AVENUE.—John A. Steinmetz has sold for S. R. Waldron 3552 Holland avenue, a three family house on lot 50x100, to D. Israel, who gave two lots near 236 in part payment.

MORRIS AVENUE.—John A. Steinmetz has resold 2306 Morris avenue, a three story brick dwelling on lot 18.6x117, near 183d street. The River Realty Company is the seller.

BROOKLYN DWELLING BUYERS.

Joseph F. A. O'Donnell has bought the property at 265 Washington avenue, running through to Hall street, from Leubine Catraine. It comprises a four story dwelling on a plot 50 feet wide and 200 feet deep. Mr. O'Donnell has a buyer for the property and contracts for its resale will probably be signed to-day.

Henry Agar, with Wright & Aston, has sold for Max B. Smith the four story flat at 266 Linden avenue. The buyer gave in exchange the two three story dwellings at 984 and 986 Bedford avenue and a corner plot at Maplewood, N. J. The same brokers have resold the two Bedford avenue houses for Mr. Smith; also sold for Louis Grimes the three story dwelling at 408 Putnam avenue.

Gilbert Elliott reports the following transactions: Two five story brick apartment houses, with stores, at 256 Seigel street and 233 Moore street, each on a plot 25.6 by 100 feet; four four story double flats with stores at 366 to 372 Ralph avenue, each on a lot 25 by 90 feet; twenty-four two story and basement brick dwellings, 1 to 24 Cleveland place, a private street between Baltic and Butler streets; four four story double brick apartments on plot 88 by 100 feet at the northwest corner of Smith and Pacific streets, known as 100 to 108 Smith street and 267 to 271 Pacific street; the four story double brick steam heated apartment at 89 Kingston avenue on lot 26.9 by 100 feet; three three story brick flats at 1700 to 1704 Pacific street on lot 20 by 107.2 feet each, and 715 Avenue K, a nine room cottage, on a plot 40 by 100 feet.

MAUDE ADAMS A BUYER.

Maude Adams Kiskadden has added ten and one-half acres to her estate on Portion avenue, Lake Ronkonkoma, L. I., by the purchase of the Norman Henry Jay property.

BROADWAY MOTOR SHOWROOM.

Plans have been filed for the construction of a five story automobile showroom, with stores, on the ground floor at the southeast corner of Broadway and Seventy-sixth street. It will be a fireproof building of brick with a frontage of 127.8 feet on Broadway and 107.8 feet on the street by irregular. Amos R. E. Pinchot is the owner. Walter Hastell is the architect, and has estimated the cost at 175,000.

UPTOWN DRY GOODS STORE.

The L. Werthelmer Department Stores, Inc., has leased from Charles C. Marshall through Leopold Weil, the structure to be erected at 617, 619 and 621 West 181st street, near St. Nicholas avenue, from plans by Buchman & Fox. The 181st street store will be the corporation's third and largest in this city.

Folsom Bros. have leased the store at the northwest corner of Thirty-fourth street and Lexington avenue to Dr. Charles M. du Gay, druggist; also the parlor floor store in the same building to Dr. B. B. Bromberg, dentist; also the two stores in 140 East Thirty-fourth street to Herrmann's Seed Store, also the second loft in 31 West Twenty-sixth street to Denker & Proges, and the houses at 64 and 66 West Eleventh street to Enrico & Pagliari.

N. Brigham Hall and William D. Bloodgood have leased space in 99 and 101 Fifth avenue to Julius Kornfeld, the Hand Embroidery Company, Lagfeld Bros. & Co., Louis Sittner and Blaskopf & Co.

The Cross & Brown Company has leased the store at 100 West Thirty-second street to William Veilmann, and space in 396 Broadway to I. Steinberg and G. Rosenstein, the Platt and Mascheck Company, J. Rosenblatt & Sons and Morris Anderson.

NEW REFRIGERATING PLANT.

Sea Food to Be Stored in Establishment on Lower Water Street.

The Charles F. Noyes Company has leased for a forty-two year term for Thomas Burt McGuire, who was represented by his attorney, William Beverly Winslow, the eight story fireproof building at 299 to 305 Water street, covering lot 50x72, and for James F. Cosgrove for a similar term the three story building at 282 Front street adjoining. The aggregate rental of the combined premises is about 300,000, and the lease is the most important one negotiated in the East Side section near the Brooklyn Bridge for the past ten years.

The lessee is the Fulton Market Refrigerating Company. Nearly $100,000 will be invested by the tenant for installing a modern refrigerating plant for the freezing and storage of fish and sea foods. This company, which was recently incorporated, will be under the control and management of prominent wholesale fish dealers. George M. Prest, attorney, of Fuller & Prest, represented the lessee.

Clement H. Smith has leased for Mary A. Langbein 2003 Boston road for ten years to Charles Meyer and Charles Klussmann at a rental of $30,000.

NEW BROADWAY THEATRE.

Moving Picture House to Be Built in Long Acre Square Section.

Madison Grant, who owns the property at 1599 and 1601 Broadway with an L to 215 and 217 West Forty-eight street is having plans prepared by Thomas W. Lamb for a theatre where moving pictures will be shown. The property has a frontage of 30.3 feet on Broadway and 39 feet on Forty-eighth street while the other lines measure 123, 93 and 130.9 feet respectively. In addition to the entrance on Broadway provision has been made for a store 10 feet wide, while on the second floor the entire width, 30 feet, will be given over to another store.

PATERSON ESTATE SOLD.

PATERSON, N. J., Jan. 5.—David V. Proskey has sold the Ralph A. Ritchie estate, at Park avenue and Summer street, to James T. Siminster of Montclair, the price paid being $80,000. On the property are a homestead and barns.

CITY DWELLINGS RENTED.

James E. Barry & Co. have leased for Judge Samuel Greenbaum the four story dwelling at 706 St. Nicholas avenue to Surrogate John P. Cohalan.

The Pawnee Democratic Club has leased from Dora A. Schwaneke a two story dwelling on the west side of Jackson avenue between 156th and 158th streets.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

[AT 14 VESEY STREET.]
By Joseph P. Day.

1ST ST, 56 E, n s, 250 w 1st av, 20.8x100.4x25.3x100, 6 sty tnmt and store—State Bank vs Hyman Berkowitz et al; due, $10,195.70; taxes, &c, $1,700; pr mtge, $26,000; to the plaintiff.....$27,000

By Samuel Goldsticker.

MADISON ST, 350, s s, 216 e Scammel st, 23.6x95.1, 5 sty tnmt and stores—A W Cahn vs David Kotler et al; due, $6,417.23; taxes, &c, $647.46; first mtge $17,500; to the plaintiff.....$18,357

[AT 3208 THIRD AVENUE.]
By Joseph P. Day.

147TH ST, 729 and 731 E, n s, 80 e Jackson av, 37.6x79, 4 sty tnmt—Minnie Meyer vs Twyford Realty Co et al; due, $19,078.50; taxes, &c, $300.11; to Henry Keim, a party in interest.....$18,000

134TH ST, 728 and 730 E, s s, 303 w Willow av, 26x106.11, two 3 sty tnmts and stores—T F Holtorf vs Henry Brinckmann et al; due, $2,225.20; taxes, &c, $327.94; pr mtge, $5,000; to the plaintiff.....$6,700

By Henry Brady.

WASHINGTON AV, 1331, s w cor Halsey pl, 25.4x104.5x25x108.5—E C Jones vs F A Bartnett et al; due, $2,178.91; taxes, &c, $500; to Abraham S Gold.....$3,300

ASSIGNMENTS OF MORTGAGES.

Manhattan.

BERNHEIMER, BELLE G, et al, trustees Jacob S Bernheimer, to Title G & T Co.....$19,000

ZODEK, ABR, et al, admr, to Jennie Metz.....$20,000

N Y TITLE INS CO to Jos Wenner.....$12,000

LAWYERS MTGE CO to Edw A Morrison, trustee, and ano, trus.....$22,500

RECTOR, &c, CHURCH OF ASCENSION to Lawyers Mtge Co.....$38,000

LA ROCHE, ANNA F, exr, to Louis F La Roche.....$30,000

KAMIONER, LEE, exr, to Minnie Leweck $1

WILLIAMS, LEIGHTON and ano, trus, to Abr S Underhill.....$14,000

MUTUAL LIFE INS CO OF N Y to East River Sav Instn.....$143,000

BLACK, EDW E, to Edw S Clark.....$75,000

LEHMAN, SIGMUND M, to Edward S Black.....$75,000

FARMERS LOAN & T Co to Woodlawn Cemetery.....$22,000

TITLE G & T CO to Bennett J King.$15,000

ROSENSTEIN, MORITZ H, to Title G & T Co.....$20,000

ALTSCHUL, REBECCA, to Samuel Miller.....$6,000

WILLIAMS, ANTON, to Bessie Safran.$2,000

KIRSHBAUM, MARKS, to Pauline Simon.....$2,250

McEACHEN, JAMES C, to John N Mergenthaler.....$100

N Y TITLE INS CO to Dry Dock Savings Instn.....$65,000

FOSTER, FREDERIC DE P, trus to F de P Foster and ano, trus.....$1

FOSTER, FREDERIC DE P and ano, trus, to Kath M Le Roy.....$1

GREENWICH SAV BANK to N Y Mtge & Security Co.....$26,000

SAMUELS, American Mtge Co.....$34,000

SANDLER, ISAAC, to Joseph Campo..$600

HEIN, GEO L, and ano to Lena S Heimann.....$6,000

CAMPIGLIO, EMMA, to Monash Elsig $7,500

ROSENZWEIG, MARIAMNE, to Stephen H Jackson.....$100

ADDIS, ALICE, John S, and ano, exrs, to United States Trust Co.....$245,000

MOLOUGHNEY, EDW J to Joseph Paterno.....$1

Bronx.

N Y TRUST CO to L Mtge Co, 59 Liberty st.....$22,500

HINCK, GEO, to Lorenz Kemmer.....$5,000

METZGER, JACOB, to T G & T Co..$3,000

N Y TRUST CO to L Mtge Co.....$32,500

BUTLER, DORA M, and ano to Christina W Harbusch.....$1,400

SAME to Hermann Pullvitts.....$3,300

ROBINSON, JOHN J, to Philip E Hendrick.....$4,500

RATTER, CAROLINE, extx, to John Busing, Jr.....$4,000

HENDRICK, PHILIP E, JR, to Max E Jaffe.....$100

SAME to Philip E Hendrick.....$100

ROOT, PHOEBE N, to Herman W Hoops.....$8,000

MARKGRAF, CARL F, to Bertha Bartsch.....$100

GASS, FRANK, to Christian Gutmann.....$8,500

MACDONALD, JAS V, gdn, to Malcolm MacDonald.....$6,000

CENTRAL MTG CO to T G & T Co..$5,500

BALLIN, JACQUES, to John Hasselberger.....$10,000

L MTG CO to Ludwig Ulmann.....$32,500

KRUSE, AUGUSTA A, to Mary B Miller.....$4,000

MECHANICS' LIENS.

Manhattan.

BROADWAY, 1849—L Barth & Son agt Ellen M Hennessy, owner; Louis Martin, Inc, lessee & contractor.....$688.50

BROADWAY, 1846 and 1847—Same agt Upright Co, owner; Louis Martin, Inc, lessee & contractor.....$8,476.67

BROADWAY, 1846 and 1847—Thomas P McLoughlin, Inc, agt Upright Co, owner; Geo B Rector, Joe B Mally & Louis Martin, contractor & lessees.....$2,064.11

MONROE ST, 153 and 155—Nathan J Feinberg agt Alexander Cohn & Isidore Lillian, owners; Geo E Siegel, contractor....$250

37TH ST, 44 and 46 W—Nicholas Chiodo agt 44 and 46 West 37th St, Inc, owner; Mary & John H Henshaw, owners & contractors.....$3,620.25

SAME PROPERTY—Isidor Belkin agt 44 and 46 W 37th St, Inc, owner; Nicholas Chiodo, contractor.....$275

Bronx.

BAILEY AV, 3460 and 3462—Luigi Castaldo agt Filomena Ventarola, owner & contractor; Francesco Ventarola, contractor.....$450

VALENTINE AV, s w cor 181st st, 140x54—Lockwood Co agt Tubruk Construction Corp, owner & contractor.....$450

SATISFIED MECHANICS' LIENS—MANHATTAN.

33D ST, 424 to 438 W—Louis D Compson agt McKeon Realty Co et al, Sept 11 1913.....$262.07

PARCELS A AND B in blks 2178 and 2245, sec 8, land map of City of N Y—Godwin Construction Co agt Vermont Hygeia Ice Co et al, July 19, 1913 (by bond).$5,149.95

1ST AV, e s, between 42d and 43d sts—Title Guarantee & Trust Co agt Charles Shoengood et al, Nov 1, 1913.....$66

WESTCHESTER AV, s w cor Bergen av—William Riehm agt J Clarence Davies et al, Mar 16, 1911.....$244.65

MADISON AV, 956—Murray Hill Iron Works Co agt Selmar Hess et al, Sept 8, 1913.....$176

DECISION FAR REACHING.

Court's Ruling in Monaton Realty Case May Affect Many Companies.

Recent decision of the Appellate Division of the Supreme Court, which held by a vote of three to two that the Monaton Realty Investing Company is doing a banking business in violation of the law and must give up on demand all the money paid by purchasers of certificates, discloses that the minority opinion by Justice Hotchkiss expresses the belief that if the ruling of the majority of the court is upheld many other real estate and business corporations will be affected by it. Presiding Justice Ingraham concurred with Justice Hotchkiss and the case will go before the Court of Appeals promptly.

On this point Justice Hotchkiss speaks of the provisions of the business corporations law under which such corporations are authorized to borrow money or contract debts and to issue and dispose of their obligations for any amount so borrowed. Justice Hotchkiss believes that the Monaton company and others doing a similar business are merely borrowing money and issuing their obligations and selling their certificates to small investors. He said:

"Although any construction of this latter law [business corporations law] which will permit unscrupulous persons to use it to circumvent the banking law is greatly to be deplored, our eagerness to prevent such an abuse should not betray us into an interpretation which may cast doubt on a great volume of legitimate obligations which have been issued by bona fide real estate and other business corporations in a variety of forms differing from such as are ordinarily used to evidence the ordinary loan which in some of their provisions may be similar to the obligations which some of the companies authorized to do business under the banking law have the right to issue."

In defending the certificates as obligations for loans and not evidence of bank deposits Justice Hotchkiss says that "the transactions, as evidenced by the several certificates, involve all the essential features of a loan." While they have certain features of obligations which may be entered into by "moneyed" corporations, says Justice Hotchkiss, "and while it may be that the chief purpose of the defendant is the sale of its obligations to the public," and it is transacting a business which may be transacted only under the banking law, it is impossible for the court to say that the certificates amount to anything more than the defendant borrowing money necessary for the transaction of its business as a real estate company.

SATISFIED MORTGAGES.

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

PELHAM ROAD, e s, 175 s Emily st, 25x100, Oct 15, 1910—Luca N Cresenza to Wm Koch; atty, Benj Berger, 116 Nassau st.....$1,250

CLINTON ST, s e cor Water st, 73.1x88x73.7x88, May 1, 1907—Eliz R Delafield to Archibald A McGlasham, gdn; atty, T G Co, 176 Bway.....$12,000

PROSPECT AV, s w cor 177th st, 99.5x150.8x99.2x150.8, Apr 27, 1912—Jno McNulty to Thos Simpson; atty, F N Thompson, White Plains, N Y.....$38,000

BOND ST, 10, n s, 26.2x100, Sept 29, 1909—Mitchel & Albert Lehman to Payne estate; attys, Reeves & Todd, 165 Bway.....$8,000

PROSPECT AV, 2261, w s, 23.5x97.9, Dec 31, 1910—Marg't McSweeny to Charlotte Geissler; atty, L T I Co, 160 Bway..$1,000

SAME PROPERTY, Apr 7, 1913—Same to same.....$500

LOTS 118 and 120, map of Fairmount, Apr 2, 1900—Martin & Eliz Walter to East River Sav Instn; atty, T G Co, 176 Bway.....$10,000

SILER ST, n s, 60 e Roselle st, map 2 in partition estate of Andrew Arnot, Sr, 24th ward), 25x100; Silver st, n s, 75 e Roselle st, 25x100, May 24, 1899—Mary J Buckel to Henrietta F Mead; atty, Seward Baker, 280 Bway.....$1,560

LOT 171, e 25 ft of, map Penfield property, 25x100, Jan 7, 1905—Abr & Sarah Epstein et al to Chas E Hoyt, exr; atty, Chas H Banks, Mt Kisco, N Y.....$2,000

TELLER AV, e s, 332.5 n 169th st, 16.8x82x16.8x81.11, Jan 14, 1905—Chas H & Minnie F Thornton et al to Florence A Osborn; atty, S Williamson, 364 Alex av.....$2,000

85TH ST, e s, 213 w 2d av, June 3, 1912—Jas W Wellington to Jno Schluter, 162 Greenwich st.....$4,500

CEMETERY LANE, s s, 320.6 w Lafayette av, 35x92, Oct 29, 1910—Mary A Doyle to Hy C F Rohlfs & wife; atty, T G Co, 176 Bway.....$3,500

BATTGATE AV, 2153, n w cor 181st st, 25x94.5, Oct 28, 1908—Mary L B Ferris to Bowery Sav Bk; attys, Strong & C, 40 Wall st.....$5,000

BERGEN AV, n e cor 152d st, 131.2x48.11x100x137.9, Mar 7, 1913—Conron Bros Co to the City Mtg Co; atty, F A Snow, 15 Wall st.....$5,000

14TH ST, n s, 119 w Av A, 25x103.3, Jan 2, 1906—Samuel Greenfield and ano to Theo Sattler, exr, 147 4th av.....$4,500

MADISON ST, 225, n s, 26.1x100.4, June 15, 1903—Harris and Esther Sosinsky to Morris Frank; attys Shwitzer & Liberman, 25 Broad st.....$7,500

136TH ST, 304 E, s s, 25x100, Sept 3, 1907—Hanchen Klein to Theresa Schreier; atty, E S Schreier, 132 Nassau st.....$1600

TRINITY AV, w s, 500 s 161st st, 25x150, Sept 3, 1913—Taxpayer Realty Co to Augusta Stecker; atty, Chas A Furthman, 3d av and 148th st.....$5,000

EVERGREEN AV, 1214, e s, 40x100, Dec 18, 1913—Terbor Impt Corpn to Alwin W Norton; atty, R Clinton Norton, 115 Broadway.....$500

87TH ST, 48 E, s s, 20x100.8, Feb 14, 1910—Louis Anton Ewald to Alice J Koch; attys, Appell & Taylor, 90 West Bway.....$3,000

144TH ST, n s, 229.5 e Boston rd, 25x100, Jan 8, 1912—Annie H Bruning to Frank and Rosie Weber; atty, T G Co, 176 Bway.....$1,000

CHRYSTIE ST, w s, 94 n Broome st, 22.11x110.6x23.2x117.2, Dec 31, 1909—Jacob Levy et al to Clara Wronker; atty, L T I Co, 160 Bway.....$1,500

74TH ST, 240 W, s s, 22.6x102.2, Feb 11, 1893—Alfred C and Benajah C Mason to Mutual Life Ins Co, 59 Cedar st..$13,500

35TH ST, n s, 125 e Lex av, 30x98.8, Jan 11, 1902—Patrick H Nolan to Ida, Kate and Frances Campion; atty, L T I Co, 160 Bway.....$5,000

ST LAWRENCE AV, e s, 75 n Merrill st, 25x100, Oct 19, 1905—Dorothy Reutlier to Jacob and Morris Cooper, 198 Bway.$5,000

LOTS 861-862, map Laconia Park, each lot 25x100, July 23, 1909—Joseph Fuchs to Arthur Mace and ano, exrs; atty, R Hickox, Wmsbridge, N Y.....$450

2D AV, e s, opp 89th st, 25.8x100, Jan 25, 1906—Moses and Frieda Ochs to Lena S Heimann; atty, Morton Stein, 37 Liberty st.....$6,000

40TH ST, n s, 250 e 2d av, runs n 67.2 x s e 27.4 x s 56 to n s st x w 25 to beg, May 29, 1906—Leonard Weill to American Mtg Co; attys, Bowers & S, 46 Cedar st.....$2,000

LOT 271, map Benson estate, Throgs Neck, Feb 10, 1906—Nicholas Falcone and ano to Giuseppe Falcone; atty, T G Co, 176 Bway.....$1,750

99TH ST, 11 W, n s, 50x100.11, June 20, 1907—Abyssinian Baptist Church of N Y to the State Bank, 376 Grand st..$28,750

40TH ST, s s, 325 e 8th av, 75x98.9, Jan 12, 1903—Abyssinian Baptist Church of N Y to National Sav Bank, City of Albany; atty, T G Co, 176 Bway.....$40,000

104TH ST, n s, 200 e Amsterdam av, 50x100.11, July 19, 1904—Rosa Opoznauer to Jos L Buttenwieser, 220 Bway.....$3,500

140TH ST, s s, 187.6 e Lenox av, 37.6x99.11, Dec 27, 1910—Ada Brower to Edw T Abbott; atty, Otis S Carroll, 71 Wall street.....$5,000

30TH ST, s s, 160.7 e 2d av, 21x98.9, Dec 20, 1887—Fanny Fisher to Emigrant Industrial Sav Bank; atty, Richard O'Gorman, 51 Chambers st.....$1,500

ELTON AV, w s, div line bet lots 269-70, map Melrose, 33.6x100—Jacob & Augusta Klippell to Christian Gutman; atty, M Black, 95 William st.....$3,500

122D ST, n s, bet 2d & 3d av, 25x100.11, June 22, 1888—Elise & Hy Thau to Kath M Le Roy; atty, Frederic de P Foster, 18 Wall st.....$15,500

30TH ST, s s, 160.7 e 2d av, 21x98.9, Apr 26, 1889—Fanny Fisher to Emigrant Indust Sav Bank; atty, Chas A McMahon, 51 Chambers st.....$6,500

LIS PENDENS.

Manhattan.

122D ST, n s, 171.3 e 1st av, 16.8x100.11—Henry H Glass vs Dora Wiegand et al (foreclosure of mtge); atty, T Gilleran.

119TH ST, 26 W—James Madigan vs Samuel Greenfield et al (foreclosure of mtge); atty, P Condon.

124TH ST, n s, 125 e 7th av, 50x100.11—Newburgh Savings Bank vs Jimal Realty Co et al (amended foreclosure of mtge); atty, H Swain.

71ST ST, s s, 100 w Av A, 50x145.4—East River Savings Instn vs Travelers Realty Corp et al (foreclosure of mtge); atty, O F Hibbard.

Bronx.

LOT 78, blk 2889, sec 11, The Bronx—Elway Co vs Wm A Lawrence et al (foreclosure of tax lien); atty, H Swain.

MORRIS AV, n e cor 158th st, 51x101—Oliver E Davis vs Everett Harrison et al (foreclosure of mtge); atty, O E Davis.

SOUTHERN BLVD, e s, 200 s Jennings st, 25x100—Leonard J Langbein, exr, vs Martha Perna (foreclosure of mtge); atty, H Meyer.

SOUTHERN BLVD, e s, 225 s Jennings st, 25x100—Leonard J Langbein, exr, vs Martha Perna (foreclosure of mtge); atty, H Meyer.

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.)

MOTT ST, 61, w s, 25x100—Max Levy et al, indiv, exr to Michele De Marsiao, 88 Mulberry st, Jan 5, mtge $26,000; atty, L T Ins Co, 160 Bway.....$42,000

BROADWAY, 443-45, w s, 50x200; Mercer st, e s, 58 n Howard st, 21x— —Helen Henderson to Henry B Vaughan, Orange, N J, Jan 5, mtge $125,000; atty, T G Co, 176 Bway.....$1

GREENWICH ST, 528-30, w s, 40x80—John G Faron and ano, trus, to Jennie G Marshall, 323 Washington av, Bklyn, Dec 29, 1913 $1

THOMPSON ST, 222-24, e s, 50x85—Rosa Pericilaro to Pietro Perniciaro, 222 Thompson st, mtge $56,000, Sept 26, 1913...$100

6TH AV, w s, 30.9 n Carmine st, 20x70—Katie F Smith et al, extrxs Philip M Smith, to Jno J Robinson, Centreport, L I, Jan 5; address (2), 233 Bway....$13,000

East Side.

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

LEXINGTON AV, 284, w s, 24.6x100—Farmers Loan & T Co to Fernando Wood, Englewood, N J, c a g, all liens, Dec 24; attys, Geller, R & H, 22 Exchange pl.....$29,000

65TH ST, 118 E, s s, 20x100.5—Edwin F Hatfield to Nathalie Wood, 31 5th av, b and s, c a g, Dec 10; atty, T G Co, 176 Bway.....$5,000

2D AV, 1427, w s, 20x77—Yorkville Bank to Wilhelmine V Grimm, 1427 2d av, mtge $10,000, Jan 3.....$100

80TH ST, 236-38 E, s s, runs w 40x s 79.2x s e to c l of blk x e 5.6x n 102.2 to beg—Pincus Lowenfeld and ano to Maria Berliant, 976 Fox st, mtge $31,500, Jan 5; atty, Hugo Cohn, 12 Avenue A.....$1

3D AV, e s, 51.1 n 81st st, 26x101.8—Max Greenberg to Lester Feigenblatt, 804 W 180th st, mtge $8,800, Jan 5; atty, L T I Co, 160 Bway.....$100

PARK AV, s e cor 84th st, 50x56—Glen Realty Co to Charter Constn Co, Inc, 505 5th av, mtge $55,000, Jan 5; attys, Stoddard & M, 128 Bway.....$100

101ST ST, 101 E, n e cor Park av, 16.6x75—Philip Reilly to Mary Healy, 343 E 42d st, mtge $9,000, Jan 3; atty, L T Co, 160 Bway.....$100

102D ST, s s, 395 e 1st av, 50x100.11—Fredk Dammann and ano to Gus and Carrie Eckert, 345 E 103d st, mtge $9,000, Nov 3, 1913; atty, Geo Bockhaus, 1837 Park av.....$100

105TH ST, 343 E, 25x100.9—Therese Weil and ano to Bertha Kaufmann, 1767 3d av, Dec 31; attys, Weil & M, 5 Beekman st.....$100

105TH ST, 343 E, n s, 25x100.9—Bertha Kaufmann to Therese Weil, 21 E 82d st, and Sophia Mayer, 41 E 72d st, b and s, all liens, Jan 2; attys, Weil & Mayer, 5 Beekman st.....$100

106TH ST, 52 and 54 E, s s, 50x100.11—Selara Holding Co to Emma H Mayhew, 1522 Pacific st, Bklyn, mtge $50,500, all liens, Jan 5; atty, E Sharum, 170 Bway..$1

West Side.

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

21ST ST, 403 W, n s, 62.11x27x irreg—Alex Moore, exr Rachel Mulgrew, to Wm L Fawcett, 35 Dominick st, mtge $17,000, Jan 5; attys, Deyo & B, 111 Bway..$27,000

AMSTERDAM AV, n e cor 76th st, 27.2x100—Jacob Marks to Henrietta Marks, 225 E 68th st, ½ part, all liens, Jan 5; atty, Abr Wielar, 261 Bway.....$1

81ST ST, 61 W, n s, 19x102.2—Charter Constr Co to Glen Realty Co, 60 Wall st, mtge $16,000, all liens, Jan 2; atty, T G Co, 176 Bway.....$100

93D ST, 256 W, 18x100.8—Nellie D Marshall to Willis M Pollmer, 214 Riverside Drive, mtge $15,000, Jan 5; atty, T G Co, 176 Bway.....$100

Uptown.

(Manhattan Island, north of 110th st.)

MADISON AV, 1889, e s, 20x100—Martha Aronson to Ellie J Donelan, 78 Charles st, mtg $15,000, all liens, Dec 17; attys, Reeves & Todd, 165 Bway.....$1

123D ST, 109 E, n s, 20x100.11; 16th st, 131 E, s s, 20.10x92.3—Ida Arras to Mary Arras and Anna M Rice, 656 W 170th st, 1-3 part, Dec 26; atty, Antonio Ferme, 192 Bway.....$1

181ST ST, 109 W, 18.9x99.11—City Real Estate Co to Union American Methodist Episcopal Church of East 85th St, 108 E 31st st, Jan 5; atty, T G Co, 176 Bway.$100

BRADHURST AV, s e cor 153d st, 39.11x100—Martin Samuels et al, directors Palisade Bldg Co, Inc, involuntarily dissolved and acting as trustees for said Co in liquidation, to Charter Constr Co, Inc, 505 5th av, b & s, Dec 22; atty, T G Co, 176 Bway.....$100

SAME PROPERTY—Charter Constr Co to Glen Realty Co, 60 Wall st, mtg $9,000, Jan 2; atty, same.....$100

159TH ST, 571-573 W, n s, 75x99.11—Jos Newmark to Wm Breithaupt, 475 8th av, and ano, mtg $85,000, all liens, Dec 31; atty, N Y T I Co, 135 Bway.....$100

176TH ST, n s, 124.6 e Wadsworth av, 42.6x irreg—Louis E Bates Co to Wm Fischer, 507 W 168th st, Jan 5, mtg $35,000; atty, Geo A Steinmuller, 3d av.....$100

NAGLE AV, s e s, 500 n e Elwood st, 100x181.6 to Hillside st—Wm Breithaupt et al to Markney Realty Co, 99 Nassau st, mtg $21,000, Jan 2; atty, Morrison & S, 220 Bway.....$100

Bronx.

(Borough of The Bronx.)

156TH ST, s s, 90 e Eagle av, 37.6x100—Matthew P Breen, Jr, ref, to Chas L Safford, 17 Livingston pl, Jan 2; atty, T G & T Co, 176 Bway.....$3,950

3D AV, 3351, w s, 25x62.10, 3d av, 3394 and 3396, e s, 50x135—Susie E Piser to P J Dwyer Bldg Co, Inc, a corp, 906 E 176th st, mtg $27,000, Jan 2; atty, F X Kelly, 560 Willis av.....$100

FOREST AV, w s, 481.5 e 165th st, 25x100—P & F Constr Co to Geo Maurer, 2408 Prospect av, Dec 31; atty, T G & T Co, 176 Bway.....$100

SAME PROPERTY—Michael Saracena to P & F Constr Co, 751 E 187th st, Dec 27; atty, T G & T Co, 176 Bway.....$100

RITTER PL, 822, s s, 25x99.10—Thos A Churchill, ref, to Alex E Black, 778 E 149th st, Jan 2; atty, R Loewenthal, 1841 Boston road.....$2,000

BROOK AV, 498, e s, 24.11x100—Jacob Berman to Meyer Berman, 141 Dana st, Wilkesbarre, Pa, mtg $21,500, Dec 31; atty, Max Monfried, 299 Bway.....$1

LOT 120, map Daily estate—Marie Sonenberg to Harriet Realty Co, 1325 Fort Schuyler road, July 31; atty, — Cokely, 1325 Fort Schuyler road.....$100

BERGEN AV, e s, 85 n 152d st, 46.2x72.9—N Y Trust Co to Conron Bros, 40 10th av, Jan 2; atty, N Y T I Co, 135 Bway..$22,000

WASHINGTON AV, n e s at w — Independence av, runs n e 100.6x n w 245.5x s w 130.6 ex pt 1d conveyed in l 9, cp 162 —Chas R Duncan to estate of Isaac G Johnson, Spuyten Duyvil, N Y, Dec 30; atty, J J McKelvey, 84 William st.....$100

CEMETERY LANE, s s, 322.6 w Lafayette av, 35x92—Mary A Doyle to Henry C F Rohlfs, 168 Bridge st, Cliff Island, Dec 8, mtg $3,500; attys, T G & T Co, 176 Bway.....$100

PUTNAM AV, w s, 153.10 s 238th st, 95.11x98.11; Putnam av, w s, 181.10 s 238th st, 25.11x98.11; Putnam av, w s, 207.9 s 238th st, runs s 35.8x n 62.4x s 61.6 to beg—Louisa Dash to Bowie Dash Realty Co, 240th st, Dec 31; attys, T G & T Co, 176 Bway.....$100

MARMION AV, w s, 140 s 176th st, 50x147—P J Dwyer Co, Inc, a corp, to Susie E Piser, 762 Union av, Jan 2, mtg $39,500; attys, T G & T Co, 176 Bway.....$100

140TH ST, 603 E, n s, 420 e St Ann's av, 40x95—Anton J Gerlich to Moses Gluck, 236 E 68th st, Jan 2, mtg $33,500; atty, (2).....$100

DRIVEWAY at s w cor ld Emma M Radley, 222.9x173.1x57.4x177.7x177.1x117.2x191.6x175—Dean H Lightner to Estate of Isaac G Johnston, Spuyten Duyvil, N Y, mtg $15,000, June 1; atty, J J McKelvey, 84 William st.....$1

SPUYTEN DUYVIL RD, n e s, at s cor land Philo Johnson, 56x—Richard H Long to same, Oct 18, 1911, mtg $3,000; same atty.....$1

FERRIS AV, w s, at s s ld St Joseph's Institute, runs s 616.3x n w 492.10 to Westchester Creek x627.10—Albert L Lowenstein to Camac St Co, 12 W Fordham rd, mtg $26,000, Nov 17; atty, J F Dillon, 1932 Arthur av.....$100

161ST ST, n s, 241.5 e Forest av, 23.6x81—Thos Flach to Paula Flach, his wife, 779 E 161st st, Jan 31; atty, G Frey, 3429 3d av.....$100

LOTS 36-37, map Bruce-Brown Land Co—Jas F Herbert to John A Kane, 419 E 3d st, Bklyn, mtge $800, Jan 3; atty, T G & T Co, 176 Bway.....$100

WALTON AV, 2161, w s, 19x75—Edwin B Meeks, trus, to Fredk Schuler, 2161 Walton av, Jan 3; atty, T G & T Co, 176 Bway.....$5,800

EVERGREEN AV, 1214, e s, 40x100—Terbox Impt Corpn to Mary J Mullis, 296 Carroll st, Bklyn, Dec 30; atty, J C Meyers, 527 5th av.....$1

CAULDWELL AV, 717, w s, 18.9x115—Abr Axler to Rosa Alper, 717 Cauldwell av, Dec 26; atty, Abr Levy, 30 Church st..$1

LOTS 274-75, map 473 lots Haight estate—Ellen M Gerard to Katharina Gass, 2246 Powell av, Oct 1; atty, Frank Gass, Inc, Westchester, N Y.....$100

161ST ST, n s, 400.6 e Morris pl, 100.11x irreg—Marie Semelis and ano to Ambrose Realty Co, 135 Bway, mtge $31,000, Jan 3; atty, N Y T Ins Co, 135 Bway.....$100

181ST ST, n s, 350.8 e Morris av, 43.6x irreg—Jargensen Realty & Constn Co to Harold T Petersen, Roselle, N J, mtge $6,500, Dec 30; atty, P J O'Connell, 920 Freeman st.....$100

PARK AV, n w cor 184th st, 217x90x221.4x99—Ericson Realty Co to Thos H Roff, 1042 Fox st, Jan 5, mtge $3,000; atty, T G & T Co, 176 Bway.....$1

LOT 8, blk 9; lot 12, blk 12, map Whitehall Realty Co—Saml R Waldron to River Realty Co, 1007 E 180th st, Dec 31; atty, Jos T Hanton, 1009 E 180th s..t.....$100

CRESTON AV, w s, 374.2 s Burnside av, 25x100—Albert E Fisher to Mary H Kerby, 2018 Creston av, Sept 5; atty, Kerby Realty Co, Bergen Bldg, Bronx.....$100

MORRIS AV, e s, 115.9 n 183d