REAL ESTATE MARKET NEWS AND COMMENT

Metropolitan Skating Rink on Broadway Leased—To Be Picture Theatre.

BUILDER BUYS UPTOWN

Will Erect Apartment on 142d Street Plot—Van Norden Stable Sold.

George F. Kerr, a Western theatrical man, has leased the Metropolitan Skating Rink, the property of Amos F. Eno, at 1882 to 1886 Broadway, running through to 810 to 816 Seventh avenue. He will use the one story building, which is nothing more than a big shed, for amusement purposes, presumably a moving picture theatre, with stores along the Broadway frontage. It was said that he would reserve part of the building for dancing patterned after some of the dance palaces that have sprung up in that section since the tango and turkey trot craze took hold of New York. Brokers think this unlikely because of Mr. Eno's opposition to many Broadway amusements.

The lease taken by Mr. Kerr is for a short term. A long lease Mr. Eno would not consent to because the rink divides his holdings on the block and to tie it up for a long period might prevent him putting to advantage his other realty which comprises all the property but the two Fifty-second street corners. Mr. Kerr, however, will spend considerable money in making over the rink to fit his ideas as he seems certain of a renewal of his lease.

Mr. Eno has been holding the property at $24,000 a year. The rink is midway between Fifty-second and Fifty-third streets and measures 75 feet on Broadway and has a similar frontage on Seventh avenue. It is 189 feet deep. It was built as an armory for the Second Battery National Guard some years ago. For the past few years it has been used as a roller skating rink.

Several weeks ago negotiations for leasing all of Mr. Eno's property on the block had advanced close to the closing point. It was to be taken for theatrical purposes by a group of men who were to pay $75,000 a year for use of the property. Their financial standing, however, didn't suit Mr. Eno, and the deal went by the board.

BUY APARTMENT SITE.

WEST 142D STREET.—The Jacobs Construction Company has sold the plot, 100x99.11, on the south side of 142d street, 250 feet west of Broadway, to Vogel & Schwartz, who will improve the site with an apartment house.

EAST 62D STREET.—Pease & Elliman have sold for the estate of Werner Van Norden the two story stable, on lot 16.8x100.5, at 52 East Sixty-second street, to the American Real Estate Company, which owns the adjoining and similar parcel at 50, which the company purchased some time ago to protect the light of the nine story apartment house at 40 to 46. The present purchase is presumably made for the same purpose.

EAST 82D STREET.—J. Scott has sold 165 East Eighty-second street, a three story and basement dwelling, on lot 19.2x82, between Lexington and Third avenues.

BLEECKER STREET.—Pepe & Bro. have sold for Ciro Maresca 305 and 307 Bleecker street, two three story brick and frame buildings, on lot 26.10x75, to James A. Lowe. The Seventh avenue extension will cut off part of the rear of this property, giving it a frontage on the avenue.

MACDOUGAL STREET.—Pepe & Bro. have sold for Michael Maresca 114 Macdougal street, a six story tenement with stores, on lot 25x100, between Bleecker and West Third streets, to Isabella Magavita.

EAST NINETY-FIRST STREET.—O'Reilly & Dahn have sold to a client 124 and 126 East Ninety-first street, a six story elevator apartment house known as the Trent, on plot 41.8x100.8, between Park and Lexington avenues. The seller, Elizabeth A. Toop, was represented by H. E. Hayes and J. A. Robertson. The purchaser gave in part payment the eight story loft building, on lot 25x100, at 117 Lewis street. The properties figure in the trade at $150,000.

BROOKLYN HOUSES AND FLATS.

Henry Pierson & Co. have sold for Charles J. Stoll the three story and basement dwelling at 374 Sterling place.

Friday & Lehman have sold 1233 De Kalb avenue, a four story frame house, to the Frajen Realty Corporation; also for Jennie V. Hart the three story frame flat at 227 Howard avenue; also sold the three story single flat at 169 Sumpter street to Charles W. Spear, and the three story flat at 984 Decatur street to the Executive Realty Company.

Frank J. Magerle, with William J. Wolf, has sold for the Cook Realty Company 400 to 414 Suydam street, five four family houses, to a client for investment; also for Mrs. Isabella Bates the six family flat at 271 Bainbridge street, and the two and one-half story dwelling at 324 Sumner avenue to a client for occupancy.

BUYING BROOKLYN LOTS.

Wood, Harmon & Co. report sales at Marlboro: Three lots at the northeast corner of Avenue O and West Sixth street, to W. W. Donnelly; two lots on West Ninth street, near Twenty-second avenue, to E. W. Barton; five lots at the southeast corner of Sixty-fifth street and Bay Parkway, to J. W. Barnett; one lot each to Dr. Ira Hurst, L. H. King, Robert L. Faust, L. J. Kaiser, and three lots at the southeast corner of Avenue O and West Sixth street, to J. Q. Dickinson. At Hyde Park: Two lots on East Fifty-second street, near Clarendon road, to Frank W. Waggoner and Richard J. Harlan. At Kensington Park: One lot each to James S. Gordon, C. B. Roller. At Flatbush Gardens: One lot to George Spanos; also one lot on East Twenty-ninth street, to L. C. Wright; four lots on Gravesend avenue, near Avenue Q, to S. H. Clarke, George S. Clarke, F. P. Fuller and Charles Phillips; three lots on Seventy-second street, near Nineteenth avenue, to A. L. McCarthy, R. L. Denmark and H. C. Olmstead; two lots on Seventieth street, near Nineteenth avenue, to J. L. Farmer and D. F. Waldhauer.

DEAL FOR NEWARK PLOT.

L. Minzie has sold for Cahn & Pittman of The Bronx a plot of eight lots, located on Wainwright street and running through to Schley street, in the Clinton Hill section of Newark. The buyer is D. Miller, who pays cash. The property will be improved in the spring with one family houses.

DR. HOLDEN BUYS AT HARTSDALE

Dr. E. N. Holden, assistant medical director of the Metropolitan Life Insurance Company has bought from the Scarsdale estate 1 6-10 acres adjoining his residence at Murray Hill, Hartsdale.

MAIDEN LANE BUYERS.

W. Emlen Roosevelt and associates, composing the 4 West Fifty-seventh Street Company, are the buyers of the four story building at 131 Maiden lane, the sale of which by the estate of Lewis Newgrass, through William B. May & Co., was reported yesterday. The property was taken in exchange for the plot, 16.1x91.7x irregular, on the west side of Broadway, 502.3 feet north of 122d street, reported sold a few days ago.

FRONT STREET RENT ADVANCES.

Coffee Brokers Pay 20 Per Cent. More Than Former Tenant.

The Charles F. Noyes Company has leased for William J. Robertson to Arnold, Dorr & Co., coffee brokers, the building at 3 Front street, corner of Gouverneur lane, for ten years from May 1 at an aggregate rental of about $45,000. Extensive improvements will be made to the building from plans of Frederick Putnam Platt. The rental shows an increase of 20 per cent. over the rental formerly paid. The Noyes company sold the property to Mr. Robertson, who is an investor, about two years ago.

Kuehn & Rosner, jewellers and opticians, have leased the store at 250 West Forty-second street for five years through A. A. Hageman. The lessees are now located on West Twenty-third street.

N. Brigham Hall and William D. Bloodgood have leased the eighth floor in 470 Fourth avenue, containing about 10,000 square feet, to the North Star Woollen Mill Company of Minneapolis for a term of years. Albert B. Ashforth was associated as broker.

The M. Morgenthau, Jr., Company has leased the first loft in 306 Broadway, northeast corner of Duane street, to John Curley & Bro.

Douglas L. Elliman & Co. have leased offices in the building at the southwest corner of Forty-second street and Madison avenue to the Thomas Crimmins Contracting Company.

Tucker, Speyers & Co. have leased space in 29 and 33 West Thirty-eighth street to Hill & Tryon, advertising agents.

M. & L. Hess have leased the seventh loft in 12 and 14 West Thirty-second street to Levy & Newman, the tenth loft in 145 and 147 West Twenty-eighth street to I. Lefkowitz, and the second loft in 8 and 10 West Thirteenth street to the Albion Raincoat Company.

J. B. English has leased offices in the Astor Theatre building, Broadway and Forty-fifth street, to the Sensational Events Company.

Harris & Vaughan have leased a store at 1580 Broadway to the Blue Peter Cigarette Company.

Daniel Birdsall & Co. have leased in 515 and 517 Broadway the third loft to the Crescent Garter Company; in 109 and 111 Worth street the third loft to H. D. Catty & Co.; in 107 and 109 Bleecker street the fourth loft to the Peerless Smoking Jacket Company; in 60 and 62 Lispenard street the first loft to Samuel Knee; in 84 and 86 Greene street the third loft to J. Zimmerman & Sons; in 58 and 60 Leonard street the fourth loft to William Friedman; in 72 and 74 Greene street the fourth loft to Feldman & Schwartz; in 52 Lispenard street the first floor and basement to Frank Kupferberg; in 21 Walker street the third and fourth lofts to Benjamin Hallman; in 73 Franklin street the second loft to Moses J. Aronson; in 100 Chambers street the first loft to the American General Selling Company; in 47 Walker street the third loft to Henry Meyrowitz and the second loft to the Exposition Garter Company; in 290 Church street the first loft to Meyer Barish; in 38 East Twenty-first street the second loft to the Thomas W. Houchin Company, and in 137 Fifth avenue the fourth loft to Abraham L. Nathan.

Douglas L. Elliman & Co. have leased offices in the Forty-second Street Building, corner of Madison avenue, to the Thomas Crimmins Contracting Company.

DYCKMAN INN LEASED.

The Duross Company has leased to Thomas Hill the Speedway Inn, formerly Dorando's Hotel, located at 25 Dyckman street, to be used as a hotel.

UPTOWN TENEMENT LEASED.

David Chenken has leased to A. Wollberg the six story tenement at 1497 and 1499 Madison avenue for five years.

APARTMENTS IN 54TH ST. HOUSE.

John D. Rockefeller, Jr., Will Alter Dwelling Near His Own.

Doctors' offices and bachelor apartments will be installed in the five story and basement dwelling at 16 West Fifty-fourth street, which is owned by John D. Rockefeller, Jr. The building is but a few doors west of Mr. Rockefeller's new home and was purchased by him more than a year ago to prevent the property falling into the hands of tradespeople.

Other houses purchased for the same reason by Mr. Rockefeller have been similarly altered. Duncan Candler, who prepared plans for the alteration, places their cost at $15,000.

DELANCEY STREET THEATRE.

Plans have been filed by Moore & Landsiedel for the construction of a two story moving picture theatre on the north side of Delancey street 92.1 feet east of the Bowery. It will have a frontage of 32.6 feet and a depth of 75.10 feet. Ernest Plath is the owner. The cost has been estimated at $10,000.

CHANGES AT B'WAY AND 14TH ST.

Oscar Lowinson, architect for the Broadway Improvement Company, W. Emlen Roosevelt president, has filed plans for making extensive alterations to the eight story building at the southwest corner of Broadway and Fourteenth street, of which the Hilton company is the lessee. The alterations have been estimated to cost $25,000.

ENLARGES CONNECTICUT FARM.

John Crawford has sold eleven acres of high land at Greens Farms, Conn., for Frederick T. Maxim to Judge Josiah T. Marean. The property commands unobstructed views of Long Island Sound for many miles and adjoins Judge Marean's country estate, which now consists of about fifty-three acres.

BROKERS IN BIG DEAL.

The name of Douglas Robinson, Charles S. Brown Company, brokers, was inadvertently omitted from the story of the sale to Mrs. Morris K. Jesup of the seventeen story apartment house at the northeast corner of Park avenue and Seventy-ninth street, reported Wednesday. As brokers they negotiated the entire transaction, which included the giving in part payment by Mrs. Jesup of two apartment houses at the southwest corner of Broadway and Eighty-second street. The Douglas Robinson, Charles S. Brown Company has been retained as agents for all the properties in the deal.

BROKERAGE NOTES.

The Duross Company negotiated the lease reported yesterday to the Meany Printing Company of 11,000 feet in the Monahan Building, 216-222 West Eighteenth street, for ten years.

A. S. Kirby, formerly manager of J. Romaine Brown's Yonkers office, is now associated with A. A. Hageman.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

(AT 14 VESEY STREET.)
By Joseph P. Day.

BLOCK bounded by Dyckman and Academy sts and Post and Naegle aves, 810x600, vacant—Empire Trust Co agt Naegle Realty Co et al; due $268,271.98; taxes, &c, $18,897.89; to the plaintiff.....$291,500

67TH ST, 52-4 W, s s, 200 e Columbus av, 50x100.5, 3 sty garage—Franklin Savings Bank agt W W Hubbell et al, due $51,779.53; taxes, &c, $2,703.26; to the plaintiff.....$50,000

AVENUE A, 262, e s, 77.6 s 16th st, 26.9x95.5, 4 sty tenmt and stores—Caroline Stern agt Julius Lichtenstein et al, due $18,288.20; sub to a tax lien of $2,194; to the defendant.....$20,194

By J. H. Mayers.

19TH ST, 21 W, n s, 245 w 5th av, 25x92, 7 sty loft bldg—Manhattan Life Ins Co agt Emblem Consta Co et al, due $42,877.62; taxes, &c, $1,770; to the plaintiff.....$50,000

(AT 3208 THIRD AVENUE.)
By Joseph P. Day.

BRISTOW ST, 1339-41, w s, 95 s Jennings st, 50x100, 5 sty tenmt—German Savings Bank agt Bates & Oesting, Jr, Co et al; due $36,504.03; taxes, &c, $1,443.40.

SUIT OVER FIFTH AVE. DEAL.

Owners of 26th Street Corner Get Judgment Against W. W. Cole.

An exchange of valuable real estate is involved in a suit decided yesterday by Supreme Court Justice Lehman in which the Echo Investing Corporation sued William Washington Cole for the specific performance of a contract under which the Fifth Avenue and Twenty-sixth Street Company, which subsequently assigned its contract to the plaintiff, agreed on February 18, 1913, to convey the property on the south side of Twenty-sixth street, between Broadway and Fifth avenue, to Cole for 31 Union square and 19, 21 and 23 East Sixteenth street, the Twenty-sixth street property to be encumbered with a first mortgage for $1,300,000.

In an opinion giving judgment for the plaintiff, the court says that the property was to be improved by the erection of a twelve story office building to be erected before September 1 last, and that deeds were to be exchanged September 2 last, at which time the defendant agreed to lend the plaintiff $750,000 and take a mortgage on the property he transferred as security. The defendant was to execute to the plaintiff or its assignor a lease of the Twenty-sixth street property for twenty-one years at $185,000 a year in order to relieve himself of the responsibility of handling the property. The sum of $350,000 was fixed as liquidated damages for defaulting the performance of the terms of the lease.

A disagreement subsequently arose between the parties over the interest rate of the $1,300,000 mortgage, the defendant contending that under the contract the interest rate was to be 6 per cent. until the building was completed, and 5 per cent. afterward, while the mortgage which the plaintiff offered fixed the subsequent interest at 5½ per cent. The defendant then contended that there had been a breach of contract by the plaintiff. The plaintiff then sued, and as one of the defences Mr. Cole alleged that the court could not enforce the performance of the agreement because an integral part of it was the loan of $750,000 to the plaintiff.

As to the contention that the court could not decree specific performance of a contract to lend money, Justice Lehman says that when such an agreement forms part of a contract for the exchange of real estate the court has jurisdiction, and for the purpose of giving complete relief has the power to order the lending of money, and should exercise it. The court said: "The contract was made by two adults of business experience, in full enjoyment of their faculties, without fraud or undue influence or mistake of fact, and the court should not lightly declare such a contract inequitable."

REALIZATION CO. LOSES.

Refused to Recognize Contract Preceding Its Claim.

In a suit involving the specific performance of a contract to convey real estate the Appellate Division decides in the action of the Wright Hardware Company against the Assets Realization Company and others that such an action may be brought in the courts of this State by one foreign corporation against another where the real property is situated without the State, provided the cause of action arose in this State.

The court also holds that when title to real property is taken and held by two individuals as joint tenants, who are officers of a corporation and are designated by the corporation to hold the title, the corporation is a proper but not a necessary party defendant to an action against the individuals for specific performance of a contract to convey, since all the relief to which the plaintiff is entitled can be obtained against the individual defendants alone.

The suit involved property owned by the Hardware and Woodenware Manufacturing Company, a manufacturing plant in Pennsylvania. The corporation went into bankruptcy and its plant was ordered sold. The plaintiff desired the property in question and made a bid of $35,000 to representatives of the syndicate which intended to buy all the property of the bankrupt concern. After a deposit had been accepted these agents assigned their bid for the entire property to the Assets Realization Company, which refused to give up the plant bought by the plaintiff. The Appellate Division reversed a decision of the lower courts in favor of the defendant.

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.)

FRONT ST, 354-6, n s, 40.10x70—Philip Jaroslawsky to Lena Jaroslawsky, his wife, 356 Front st, mtge $8,000, Jan 12; attys, Taylor & Fait, 132 Nassau st.....$100

CLINTON ST, n w cor Delancey st, 25x109; William st, 197, w s, 28.5x55.4x irreg; Bleecker st, 115-17, n s, 50x100—Morris Weinstein to Stonemor Realty Co, 135 Bway; mtge $100,000, on whole, ½ r, t and l, Jan 15; atty, T G Co, 176 Bway.$100

AVENUE A, 25, s w cor 2d st, 15.3x64—Christiana F Gross to Eliz K Voegelin, Pine Bush, N Y, q c, Jan 10; atty, Amend & A, 119 Nassau st.....$100

LEWIS ST, 161-63, w s, 22.6x100; Lewis st, w s, 84 n 3d st, 25x100—Meyer Goldberg and Abr Greenberg to Goldberg & Greenberg, Inc, 134 W 26th st, all liens, Feb 18, 1913.....$100

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

76TH ST, 12 E, s s, 18.10x102.2—Dora Schiffer, widow, to Jas C Brady, 10 E 76th st, mtge $23,000, all liens, Jan 8; atty, T G Co, 176 Bway.....$1

1ST AV, 1605, w s, 25.6x70—Jno Rasco to Valentine Brech, on premises, Jan 15, mtge $15,000; attys, A & H Bloch, 99 Nassau st.....$1

85TH ST, 127 E, n s, 17x100.5—Nellie Fitzgerald to Yorkville Jewish Religious School, 117 E 85th st, mtge $12,000, Jan 15; atty, Isaac Cohen, 141 Bway.....$100

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

18TH ST, 6 and 8 W, s s, 52x92—Rosa von Zimmermann to Rippan Realty Co, Inc, 29 Nassau st, mtge $260,000, all liens, Jan 14; atty, Thos J Brady, 20 Nassau st.....$100

34TH ST, 467 W, n s, 20.10x74.1—Abr J Benaim to the Tespil Co, 461 W 34th st, mtge $13,500, Jan 14; atty, T G Co, 176 Bway.....$100

107TH ST, e s, 125.5 s 40th st, 24.8x100—Maier Berliner et al to Albert L Schwartz, 481 Fletcher pl, mtge $21,000, Jan 15; atty, H J Rubenstein, 5 Beekman st..$100

49TH ST, s s, 449.6 w 6th av, a strip 0.6x100—Alfred H Senior to John J Mahoney, 51 W 94th st, July 10, 1913; atty, T G Co, 176 Bway.....$200

SAME PROPERTY—Adelaide B Stillwell et al, heirs, &c, of Eugenie Wheeler, to same, q c, July 14, 1913; same atty..$100

54TH ST, n s, 43.9 e 8th av, 18.9x62.11 (foreclose judgment Jan 2)—Edw D Dowling, ref, to Granby Corporation, 150 Bway, Jan 7; atty, Gilbert H Montague, 40 Wall st.....$100

COLUMBUS AV, n w cor 77th st, 100.6x30—Richard A Henriques to Geo H Chas L and Maria C Henriques and Clara H de Castellanes and Maria de los Dolores Henriques de Cardona, 5-6 parts, mtge $65,000 on whole, all liens, Aug 18, 1909; attys, Coudert Bros, 2 Rector st.....$1

94TH ST, n s, 259 w Central Park West, 16x100.8—Caroline W Mitchell, individ, and ano, trustees Jos N Ireland, to Pauline Frank, 18 E 95th st, mtge $12,000, Jan 14; attys, Wesselman & Kraus, 55 Liberty st.....$14,000

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

111TH ST, 3 W, n s, 30x100.11—Isaac Goldberg to Max Block, 261 W 111th st, mtg $22,000, Jan 15; attys, Davis & Davis, 51 Chambers st.....$100

128TH ST, 45 W, n s, 12.6x99.11—Sound Realty Co to Hazel Real Estate Co, 612 W 207th st, mtg $6,600, Jan 14; atty, L S Marx, 128 Bway.....$100

137TH ST, n s, 400 e Lenox av, 50x99.11—Ready Realty Co to Jas W Johnson, 188 Lee st, Jacksonville, Fla, mtg $48,000, Dec 12; atty, E A Isaacs, 55 Liberty st.....$100

142D ST, 391 W, n s, 25x99.11—Isaac M Jacobson to Benj J Weil, 21 E 62d st, q c, Jan 14; attys, Weil & Mayer, 5 Beekman st.....$1

BROADWAY, s e cor 212th st, 118.7x175x90.11x111.1—Alliance Realty Co to Raymond Du Puy, Nov 3d, 1913; atty, Geo Ledyard, 277 Bway.....$1

LOT 147, map W F Duncan—Pietro Cerra to Cath Buonamessa, 2159 Belmont av, Jan 14; atty.....$1

206TH ST, s s, 240 w Mosholu Parkway, 50x120—M Davis & Son, Inc, to Rosina Grazadio, 1040 Fox st, mtg $6,000, Jan 8; atty, M S Hoffman, 35 Nassau st.....$1

BOSTON ROAD, s e s, 240 s w 169th st, 69.11x136.8x8.4x124—Jennie Halpert to Geo P Johnson Co, Hanover Township, N J, mtg $42,000, Jan 1; atty, Lawyers T I & T Co, 106 Bway.....$100

AQUEDUCT AV, n e c 192d st, 107.8x230.6x84.8x228.9—Geo F Johnson to Jennie Halpert, 66 W 181st st, Jan 14; atty, H T Cohen, 51 Chambers st.....$100

LOT 64, map Bremer estate—Chas Hobson to Christopher Hobson, 515 W 175th st, Jan 13.....$1

AQUEDUCT AV, s e c Fordham pl, 25.4x92x25x87.1—Albert C McMillan to Chas H O'Neill, 201 E 68th st, Jan 5; atty, Lawyers T I & T Co.....$100

OPDYKE AV, n s, 700 e Katonah av, 100x149.8x100x149.1—Mary A Tofts to Wm H Keogh, Jan 15, 1901; atty, Lawyers T I & T Co, 160 Bway.....$1

SAME PROPERTY—Wm H Keogh to Alex Tofts, Jan 15, 1901; atty, same.....$1

159TH ST, 422 E, s s, 25x98.9—L I and Westchester Holding Co to Edw Bialla, Northport, L I, mtg $26,000, Dec 24, 1913; atty, Lawyers T I & T Co, 160 Bway..$1

SAME PROPERTY—Edw Bialla to Walter E Corrigan, 199 8th av, Bklyn, Jan 14; atty, same.....$1

SIMPSON ST, w s, 246.8 s Westchester av, 41x105.8x41x104.8—Simpson Constr Co to Isabella Heine, and ano, 100 W 121st st, Jan 15, mtg $25,000; atty, R B Kelly, 289 Bway.....$100

EVERGREEN AV, 1226, e s, 264 n Westchester av, 40x100—Analeata Rush to Ellen Bennett, 533 Lexington av, Jan 14, mtg $25,000; atty (2).....$100

LYON AV, 2512 s e s, 25x100—Fisher Levine et al to Geo R M Sleiker, 2318 Lyon av, Dec 31, 1913, mtg $5,600; attys, Hildreth & P, 3d av and 148th st.....$6,500

138TH ST, 590 E, s s, 987.6 w Home av, 37.6x100—Chas J Butterly to N Y Real Estate Security Co, 42 Bway, Sept 5, mtg $28,000; atty, J M Rosenberg, 42 Bway.....$100

PROSPECT AV, 461, w s, 255 n 150th st, 20x100—James M Donohue, ref, to Emma O Frank, 2 W 129th st, Jan 13; atty, Chas A MacHenry, 115 Bway.....$11,500

188D ST, n s, 80 w Grand av, 20x100—Janpole and Werner Constr Co to Janpole and Werner Holding Co, 206 Bway, Jan 14; attys, Gettner, S & A, 277 Bway.....$100

188D ST, n s, 80 w Grand av, 20x100—Janpole and Werner Holding Co to Janpole and Werner Constn Co, 206 Bway, Jan 14; attys, Gettner, S & A, 277 Bway.....$100

MORTGAGES.

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

Downtown.
(South of Fourteenth st.)

GREENWICH ST, w s, 299.6 s Rector st, 25.1x100.5—Julia A Laufer to Saml Gans, 1037 Kelly st, Jan 10, due Sept 20, 1914, 5 p c; atty, J E Kelly, 45 Bway....$1,000

OLIVER ST, 25-27, n s, 25.3x100.6—Margt L White, indiv, exr and trus, to Emigrant Indus Sav Bank, 51 Chambers st, Jan 8, 5 yrs, 5 p c; atty, R & E J O'Gorman, 51 Chambers st.....$17,000

CLINTON ST, n w cor Delancey st, 25x109; William st, 197, w s, 28.5x55.4x irreg; Bleecker st, 115-17, n s, 50x100—Morris Weinstein to Stonemor Realty Co, 135 Bway; mtge $100,000, on whole, ½ r, t and l, Jan 15; atty, T G Co, 176 Bway.$100

AVENUE A, 25, s w cor 2d st, 15.3x64—Christiana F Gross to Eliz K Voegelin, Pine Bush, N Y, q c, Jan 10; atty, Amend & A, 119 Nassau st.....$100

LEWIS ST, 161-63, w s, 22.6x100; Lewis st, w s, 84 n 3d st, 25x100—Meyer Goldberg and Abr Greenberg to Goldberg & Greenberg, Inc, 134 W 26th st, all liens, Feb 18, 1913.....$100

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

76TH ST, 12 E, s s, 18.10x102.2—Dora Schiffer, widow, to Jas C Brady, 10 E 76th st, mtge $23,000, all liens, Jan 8; atty, T G Co, 176 Bway.....$1

1ST AV, 1605, w s, 25.6x70—Jno Rasco to Valentine Brech, on premises, Jan 15, mtge $15,000; attys, A & H Bloch, 99 Nassau st.....$1

85TH ST, 127 E, n s, 17x100.5—Nellie Fitzgerald to Yorkville Jewish Religious School, 117 E 85th st, mtge $12,000, Jan 15; atty, Isaac Cohen, 141 Bway.....$100

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

128TH ST, 40 W, n s, 37.6x99.11—Louis Borges to Emigrant Ind Sav Bank, 51 Chambers st, Jan 15, 5 yrs, 5 p c; attys, R & E J O'Gorman, 51 Chambers st.....$30,000

148TH ST, n s, 308.4 e Bway, 16.7x99.11—Agnes Daly to Emigrant Ind Sav Bank, 51 Chambers st, Jan 15, 3 yrs, 5 p c; atty, M J Scanlan, 51 Chambers st.....$8,500

182D ST, n s, 50 e Wadsworth av, 50x70—Alice Cromarty to Eliz Cromarty, Catskill, N Y, Jan 15, pr mtg $35,000, 5 yrs, 5 p c; attys, Nehrung & Co, 1278 St Nicholas av.....$2,000

BROADWAY, s e cor 212th st, 118.7x—x90.11x111.1—Alliance Realty Co to Raymond Du Puy, Nov 3d, 1913; atty, Geo Ledyard, 277 Bway.....$1

LOT 123, map sec A, Vyse estate—Daniel Ostrow to Herman Lochner, 79 Andrew st, Bayonne, N J, prior mtg $2,500, Jan 13, due, &c, as per bond; atty, F Locker 51 Chambers st.....$1,000

FOX ST, e s, 140.6 n 163d st, 40x110.11—Podgur Realty Co to N Y Trust Co, 26 Broad st, Jan 4, demand 6 p c; atty, Lawyers T I & T Co, 160 Bway.....$32,000

ASSIGNMENTS OF MORTGAGES.

Manhattan.

N Y TITLE INS CO to Wm L Young..$12,000
TITLE G & T CO to Emil Frank.....$11,000
JOSEPHTHAL, Sidney L, to Eva M Foster.....$100
LAWYERS MTGE CO to Geo Hotchkiss.....$15,000
SAME to Hermann H Cammann and ano, trustees.....$14,000
HADDEN, Sara C, exrx, to Wm R Walker.....$14,000
LEVY, Wm L, and ano, to Union Estates Co.....$100
BACH, Henry, exr, to Caroline T Kissel.....$2,500
EXCELSIOR SAV BANK in City N Y to Lawyers Mtge Co.....$17,000
LESTER, Mary H, to Mary E Lester..$2,500
O'REILLY, Hugh, to Amos Pinchot...$9,000
SILVERMAN, Milton M, to Wm H Jeffers.....$100
COLUMBIA-KNICKERBOCKER TRUST CO to Prudential Ins Co.....$800,000
LAWYERS TITLE INS & T CO to Greenwich Sav Bank.....$2,200
FERGUSON, Robert S, and ano to Lawyers Mtge Co.....$15,000
HAVEMEYER, Wm F, and ano, trustees, to Harriet B Morse.....$30,000
MORSE, Harriet B, and ano to Wm F Havemeyer and ano, trustees.....$1
HAVEMEYER, Wm F, and ano, exrs, to Harriet B Morse.....$20,000

Bronx.

AUGAROLA, Pasquale, to John E Griffiths.....$1,250
N Y TRUST CO to L T I & T Co....$32,000
PEW REALTY CORP to City Mtge Co..$100
WHEELER, Caroline A, to Walter B Blake.....$8,000.00

DAVIS, Abraham, and ano to Paul Armitage.....$5,250
L T I & T CO to Thos Burke.....$1
WURIN, Sarah, to Hattie M Fiske....$2,000
CITY MTGE CO to Peter Cook.....$21,000
N Y TRUST CO to City Mtge Co.....$1
T G & T CO to Marie M Stevenson...$13,000

SATISFIED MORTGAGES.

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

ANTHONY AV, w s, 50.10 n 180th st, 25x88.1x25.5x79.10, Oct 31, 1910—Agnes Viggers to Mary J Archer; attys, Clocke, K & R, 391 E 149th st.....$5,000

MONROE AV, s s, 101.3 s from s e cor Orchard st (Bronx), runs e 15.5, 85.3 & 41 x s 31.3 x w 90 to e s av x n 24.6 to beg; Morris av, e s, 116.11 n Gray st, runs e 42.11 x n w 48.7 x s 7.11, gore, May 1, 1900—Victor H and Annie Paltelio to the N Y Pathological Society; atty, T G Co, 176 Bway.....$3,000

53D ST, s s, 199 e 4th av, 21.2x100.5, Mar 7, 1900—Paul and Rose Outerbridge to Grenville L Winthrop, exr; atty, Chalmers Wood, 83 William st.....$30,000

PITT ST, e s, 100 s Rivington st, 25x100, Dec 31, 1903—Max Kramrisch and ano to India Wharf Brewg Co; attys, Davis & K, 51 Chambers st.....$8,000

LOT 114, map 1098, Tremont Heights, 24th ward, Nov 16, 1911—Thos Pentecost to Aaron I Binsky; atty, D Weinstock, 802 Bway.....$600

LOT 11, map portion Hunt estate, Van Nest station, June 16, 1898—Carmela Levoli and ano to Michael Palladino; atty, Morris Cooper, 20 Vesey st.....$1,200

SAME PROPERTY, Mar 29, 1910—Alfonso Squetieri to same; address (3), 417 E 116th st.....$2,000

118TH ST, 869 E, n s, 25x80; 1st av, 2295, n w cor 118th st (881 E), 25x75, Dec 1, 1910—Michael and Carmela Palladino to Louis Sulzbacher; atty, I L Broadwin, 41 Park Row.....$1,500

CANNON ST, 33, w s, 25x—, to c l blk, bet Cannon and Columbia sts x 25x100, Dec 23, 1904—Esther Isenberg to Joseph L Buttenwieser, 208 Bway.....$9,250

128TH ST, n s, 525 w 5th av, 20x99.11, June 25, 1902—Elis Brooks to Emigrant Indust Sav Bank; atty, Richard H Clarke, 51 Chambers st.....$500

SAME PROPERTY, Dec 7, 1899—Same to same; attys, same.....$2,500

SAME PROPERTY, June 12, 1901—Same to same; atty, same.....$500

BROOK AV, e s, 250 n 171st st, 25x100.11; Sept 12, 1900—Ernst Max-Nathan Co, Inc, to Warren D Sawyer, same; attys, Howe, Smith & Sawyer, 2 Rector st....$10,000

OGDEN AV, 1139, w s, 75x152.7, May 9, 1903—Peter J and Eliz Lynch to T G & T Co, 176 Bway.....$5,000

82D ST, 145 E, n s, 19x67.11, Jan 15, 1906—Michael and Annie Houlihan to Ge Ehret; atty, E M Burghard, 120 Bway.....$4,000

8D AV, 2649, w s, 25x104.4x25x104.8, Dec 13, 1907—Thos F and Lizzie M Somers to Nellie M Hageman; atty, Walter E Phelps, 485 E 149th st.....$1,500

LOT 320, blk 1, amended map 514, Mapes estate, May 10, 1902—Jas and Margaret Dunn to N Y Suburban Cooperative Bldg & Loan Assn; atty, Robt H Bergman, 3d av and 161st st.....$2,000

AQUEDUCT AV, s e cor Fordham pl, 25x87.9x26.4x92, Dec 9, 1905—Albert C & Virginia McMillan to Samuel McMillan; attys, Blandy, Mooney & Shipman, 41 Wall st.....$1,500

139TH ST, 351 E, n s, 16.8x80, June 10, 1907—Hermann & Margaretha Apmann to Hudson Trust Co, trustee; atty, Frank M Tichenor, 38 Park Row.....$3,000

LOTS 231 and 232, map 430, Mapes estate, West Farms, July 14, 1906—Patrick Mullin to Agnes Baker; atty, Robt E Bergman, 3060 3d av.....$800

STANTON ST, 209, n s, 72.5 e Ridge st, 26x100, Jan 13, 1903—Sam Goldfing to Anna M Stolzenberg & Charlotte Ruff; attys, Wilson, Barker & W, 48 Wall st..$11,000

STANTON ST, 206, n s, 47.5 e Ridge st, 26x100, June 19, 1903—Same to Charlotte Ruff & Anna M Stolzenberg; attys, same.....$11,000

43TH ST, n s, 275 w 5th av, 25x100.5; 37th st, s s, 141.6 w 5th av, 21.6x98.9, June 4, 1909—Alfred F Jammes to Maywood Realty Co, Inc; atty, Chas C Reiley, 68 William st.....$29,000

ALBANY ROAD, w s, 800.7 s 238th st, runs w 172.6x s 0.8x s e 18.1x e 163.11 to w s road x n 34.4 to beg, July 18, 1912—Mary A McCormick to Augustus Van Cortlandt, Jr; atty, L T I Co, 160 Bway.....$1,000

236TH ST, n s, 210 w Katonah av, 75x100, Jan 7, 1910—Jos W & Maria L Mentz to Thos J Donlon; atty, M J Sullivan, Willis av & 148th st.....$1,850

RECORDED LEASES.

Manhattan.

44TH ST, 414 W, all—Margt M A Gerard to Geo Niedermayr on premises, 3 yrs from May 1, 1914.....$1,050

111TH ST, 213-19 W, all—Fleischmann Bros Co to Jacob Spiro, 1837 7th av, 3 yrs from Jan 1, 1914; attys, Taylor & Fast, 132