FLAT BUYING LEADS REAL ESTATE DEALS

Small Properties in Manhattan and The Bronx—Unfinished House in One Sale.

MADISON AVE. LOFT PLANS

Sales of small apartments and flats in Manhattan and The Bronx were the features of trading in real estate yesterday. There were not many such deals, but the few reported were of especial interest, because in several cases the buyers were reported to be persons who would hold the properties as investments. One of the Bronx houses sold is still unfinished. Nothing else reported from the realty market was of more than passing interest. Two modern apartment houses sold in foreclosure in the auction room went to plaintiffs, the sales being reported in more detail below. Plans were filed in Manhattan for building operations to cost altogether $145,000.

HARLEM-BRONX FLAT TRADE.

The Eberhardt & Podgar Realty Company has bought through Arnold, Byrne & Baumann the Lenox and Morningside at 8 and 10 West 115th street from the Bowmore Realty Corporation. The houses are five stories high and cover a plot 50 feet wide and 100 feet deep about 145 feet west of Fifth avenue. The Lenox is nearest Fifth avenue. The houses are of a row of six erected some time ago. In part payment for the Harlem houses the realty company gave the southwest corner of Southern Boulevard and Tiffany street, a five story apartment with stores on a plot 55x100, the sale of which was reported in THE SUN last month. The Hunts Point apartment was valued in the trade at $60,000. The seller secured the houses in January for $40,477 in foreclosure action brought against the Bronx and Yonkers Realty Company, which bought the house from the Eberhardt & Podgar Company in April, 1911.

SALES OF MANHATTAN FLATS.

WEST 184TH STREET.—Ennis & Sinnot have bought from the Aldus Construction Company 649 West 184th street, a newly furnished five story apartment house, on plot 50x100, between Wadsworth avenue and Broadway. McDowell & McMahon were the brokers. It was a cash transaction.

WEST 28TH STREET.—William H. Archibald has sold the five story flat at 319 West Twenty-eighth street, on lot 20x98.9, between Eighth and Ninth avenues. Herman F. Bauer is the owner of record. Last month Mary A. O'Gary acquired from Catherine B. Cleary the adjoining house at 321. The three houses at 313 to 317 are owned by Thomas Lynch.

SELL UNFINISHED BRONX HOUSE.

John W. Cornish Construction Company has sold to a client of John Fetzer the new six story apartment house, nearing completion, and known as the Cornishire dwellings, on the east side of Fulton avenue, about 206 feet north of 169th street. The structure will be finished this month. The property measures 50x208, the structure having a depth of 130 feet.

BREWER BUYS BRONX FLAT

SOUTHERN BOULEVARD.—The Ebling Company, Louis M. Ebling, president, has purchased from the Winnie Realty and Construction Company the four story apartment house, on plot 37.5x100, at the northeast corner of Southern Boulevard and Tiffany street. The house is one of a row of four structures erected by the Winnie company.

RIVERDALE AVENUE.—M. Hannigan is reported to have sold the three story dwelling on the west side of Riverdale avenue, between 259th and 260th streets, on lot 25x100.

BROOKLYN FLAT BUYERS.

Bauer & Stier, builders, have sold seven six family houses at 1701, 1711, 1715, 1717, 1719, 1721 and 1725 Putnam avenue to Helena Bruderle, Fred Meyer, Charles Wagenthal, Charles and Fred Hullmuth, Henry E. Grein, Gustave Markert and Rosa Eiflinger.

James M. Hawley has sold for Isaac Bernheim to Louis Husakof 327 Knickerbocker avenue, a four story brick flat with stores, on lot 25x100; also for Gertrude Alburg to Herman Holzapfel 1374 Putnam avenue a three story brick building, on lot 25x100.

LONG ISLAND EAGLES BUY SITE.

The Long Island City Lodge, Fraternal Order of Eagles, has bought a plot, 50x100, on the east side of Steinway avenue, 100 feet south of Wilson avenue, Long Island City, as a site for a three story brick clubhouse.

LESTER HILL PLOT BUYER.

Fish & Marvin have sold a plot on Lester Hill, White Plains, to William H. Whitall, an architect of this city. The buyer will improve the property.

IMPROVE MADISON AVE. CORNER.

Bailey Estate to Build $40,000 Loft at Twenty-eighth Street.

On the southeast corner of Madison avenue and Twenty-eighth street a six story fireproof store, office and loft building is to be erected for the estate of Eliza M. Bailey. It will have a face of brick and terra cotta, with a frontage of 24.8 feet on the avenue by 100 feet on the street. John B. Snook Sons are the architects, and have estimated the cost at $40,000.

111TH ST. APARTMENT PLANS.

Plans have been filed for the construction of a six story apartment house on the south side of 111th street, 120 feet east of Madison avenue. It will have a frontage of 50 feet and a depth of 86.10 feet and will accommodate thirty-three families. Gerson B. Citron is the owner, Samuel Cohen and Jacob M. Filson, the architects, have estimated the cost at $55,000.

TO ALTER DOWNTOWN OFFICES.

The six story office building at 4 and 5 State street is to undergo important alterations according to plans filed with the Manhattan Bureau of Buildings yesterday by Starrett & Von Vleck, architects. The building on the west side of the lot is to be revised and a fireproof extension built in the rear and a new entrance built. A new front wall is to be constructed and numerous interior changes made at an estimated cost of $50,000. The South Ferry Realty Company, William H. Chesebrough, president, is the owner.

HARLEM WAREHOUSE PLANS.

The Chelsea Storage Warehouse Company is to build a nine story fireproof warehouse and garage on the vacant plot, fronting at 112 to 120 West 107th street. Louis Schlosser, president of the company, recently acquired title to the site from the estate of Isaac Hopper. The structure, which is being designed by Wagner & Braun, will overlook the Home of the Aged, adjoining on the west.

STRAWBRIDGE & CLOTHIER HERE

Philadelphia Dry Goods Firm Leases in Victoria Building.

Strawbridge & Clothier, dry goods merchants of Philadelphia, are to have a branch in this city. Through Daniel Birdsall & Co. the firm has leased space in the Victoria Building, which is being completed on the site of the old Victoria Hotel on the south side of Twenty-seventh street from Fifth avenue to Broadway. The firm is a leader in its line and the opening of a store in this city is an event that cannot be passed over lightly. The lease is for a long term of years. The firm is not new to real estate men. Several years ago Isaac Clothier operated considerably in New York real estate. It is several years, however, since his name has been linked with a deal in this city. The Birdsall firm has also leased the store, basement and first loft, comprising 30,000 square feet, in 134-142 West Thirty-seventh street, 100x100, for a term of years to Morris, Mann & Reilly of Chicago for the fancy and notion goods business at an aggregate rental of $150,000. This completes the renting of the twelve story building.

FURNITURE EXCHANGE LEASES.

N. Brigham Hall & William D. Bloodgood, Inc., have leased for Mrs. Josephine H. Coggeshall of London, England, the entire five story building at 1 East Fortieth street for a term of years to the Antique Furniture Exchange, who will make extensive alterations in the building and occupy for their own use. The lessees are now located at 6 and 8 East Fortieth street, which will shortly be demolished for the new establishment of Arnold, Constable & Co. Elwood O. Roessle was associated as broker in the transaction.

TENANTS FOR BUSINESS SPACE.

Lewis B. Preston, Inc., has leased to Ess-Arr Knitting Mills space on the eighth floor of 377 Broadway for a term of years.

The Duross Company has leased the building at 203 West Sixteenth street to Louise Porter for a term of years.

Pepe & Bro. have leased the four story building at 43 West Ninth street to C. Heflin for five years at $3,200 per annum.

William Cruikshank's Sons have leased offices in 112 Front street to Philip D. Clark.

CITY DWELLINGS RENTED.

The Delafield Estate has leased the dwelling at 604 West 114th street to Miss Mary Heinsohn for one year.

Duff & Conger have leased to Frederick Henry the three story dwelling at 441 East Eighty-fourth street for a term of years.

LEASING SUBURBAN HOMES.

Hughes & Whitby have leased at Montclair, N. J., the house at 75 Elm street to Mrs. Margaret Fitzpatrick for Mrs. Ruth Tiemann; also leased to Frank S. Harold of Philadelphia, director of the Missionary Education Movement of the United States, the dwelling at 92 Midland avenue.

LENDERS GET APARTMENTS.

Two large apartment houses were the principal offerings yesterday in the Vesey Street Salesroom, both having been bid in by the plaintiffs in the foreclosure suits. One of them, Elberon Hall, a nine story structure at 385 Central Park West, adjoining the south corner of Ninety-ninth street, was taken on one bid of $125,000 by the Union Dime Savings Bank, which sued to recover from George W. Worth and others sums aggregating $164,582. Only one bid was also made for the Karnack, a six story apartment property at 626 to 630 West 135th street, which figured in a suit brought by Henry F. Schmitt against the Alexander Allen Realty Company, et al., to recover claims aggregating $113,917. This parcel was struck down for $103,000. Joseph P. Day officiated in both transactions.

$50,000 BROOKLYN APARTMENT.

Shampan & Shampan have filed plans for an apartment house to be erected on plot 50x125 on the west side of Washington avenue, 200 feet south of Willoughby avenue, for the Gilt Edge Realty Company, to cost $50,000.

PRINTERS TO MOVE TO L. I. CITY

The Brutt Lithographing Company, now located on West 129th street, has bought in Long Island City a factory site from the Degnon Realty and Terminal Company, and plans have been filed for a building to cost $145,000. The site is in the block bounded by Anable avenue, Meadow, Pearson and Creek streets. According to the plans a four story brick factory and garage will be erected and ready for occupancy by June 1.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan, The Bronx and Brooklyn.

[AT 14 VESEY STREET.]

By Joseph P. Day.

CENTRAL PARK W. 385-89, w s, 25.2 s 99th st, 55.6x100, nine sty apt house—Union Dime Savgs Bank vs G W Worth et al; due, $157,807.39; taxes, &c, $6,775; to the plaintiff $125,000

135TH ST, 626-30 W, s s, 325 w Bway, 75x99.11, six sty apt house—H F Schutte vs Alex Allen Realty Co et al; due, $19,805.13; taxes, &c, $1,111.50; sub to first mtg $93,000; to the plaintiff $102,000

125TH ST, 551 W, n s, 75 e Bway, 25x99.11, five sty flat and strs—Bway Savgs Inst vs F C Rose et al; due, $28,670.10; taxes, &c, $431.50; to the plaintiff, $27,000

120TH ST, 109 W, n s, 170 w Lenox av, 25x100.11, three sty dwlg—Seamen's Bank for Savs vs G H Chapple et al; due, $17,101.34; taxes, &c, $678.25; to the plaintiff $17,800

By Henry Brady.

112TH ST, 327 W, n s, 70 e Manhattan av, 16.8x100.11, three sty dwlg—Louis Stahl vs C A Powers, indiv admrx, et al; due, $9,635.69; taxes, &c, $286.45; to the plaintiff $9,000

EAST BROADWAY, 183, n s, 78.3 w Jefferson st, 26.1x100, five sty tnmt and stores—Wolf Cohen vs Seward Park Holding Co et al; due, $8,361.21; taxes, &c, $500; sub to a prior mtg of $30,000; to the plaintiff $28,000

By L. J. Phillips & Co.

29TH ST, 510 W, s s, 175 w 10th av, 25x98.9, 5 sty tenmt & strs—Jacob Kaplon agt Hearne Realty Co et al; due, $7,103.05; taxes, &c, $95.71; sub to 1st mtg $18,000; to the plaintiff $19,680

By Bryan L. Kennelly.

64TH ST, 169 W, n s, 150 e Amsterdam av, 25x100, 5 sty tenmt—J K Barber et al agt Frances M Jones et al; due, $21,456.42; taxes, &c, $493.25; to the plaintiff ..$20,000

[AT 3208 THIRD AVENUE.]

By Henry Brady.

WALTON AV, 1015, w s, 134.5 s 165th st, 25x100, 2 sty fr dwlg—Emily Stehr, exr, &c, agt C L Doran et al; due, $6,373.94; taxes, &c, $1,170; withdrawn.

184TH ST, 208 W, n s, 67 e Fordham rd, 60x16; 4 sty flat—Carlton R Mabley, trus, et al, agt Central Holding Co et al; due, $25,018.19; taxes, &c, $817.71; to the plaintiff $18,000

[AT THE BROOKLYN REAL ESTATE EXCHANGE.]

By James L. Brumley.

ATKINS AV, e s, 220 ft s New Lots rd, 140x100x irreg—A S Carpenter agt T Spara et al; to the plaintiff $2,000

28TH ST, E, s e cor 1 Av D—City of NY agt O M Lazrus; to the plaintiff $600

By William P. Rae.

LINDEN ST, n w s, 400 ft s w Central av, 125x100—Gustav Regensberg et al agt Fanny Gambert et al; to the plaintiff ..$6,500

By William J. McPhillimay.

11TH AV, n w s, 60.2 n e 49th st, 20x100—Putnam County Savgs Bank agt Gilbert C Shepard et al; to Charles Fuchs ..$5,110

NEW REALTY CORPORATIONS.

The following realty corporations were chartered at Albany yesterday:

The Rodondo Realty Company, Manhattan, capital $1,000; directors, Philip Miller, Metuchen, N. J.; Frank D. Lyman and David O'Loughlin, Brooklyn.

Warren McLeod Corporation, Brooklyn, capital $1,000; directors, Frederick M. Livingston, New York city; John C. Williams and Harold D. Watson, Brooklyn.

TRANSACTIONS RECORDED.

TRANSFERS.

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

Downtown.

(South of Fourteenth st.)

MADISON ST, s s, 225.1 w Jackson st, 20.11x94.6x20.3x94.9—Leiser Benowitz to Elias B Levy, 49 E 129th st, ½ part, b and s, all liens, Nov 5; atty, Jule Janover, 30 Church st $1

BOND ST, 42 and 44, n s, 216.9 w Bowery, 52x100.3, with machinery (foreclos Dec 1)—Wm C Arnold, ref, to Seamen's Bank for Sav, 76 Wall st, r s 125, Dec 2; attys, Cadwalader, W & T, 40 Wall st ..$125,000

HORATIO ST, 17 and 19, n s, 99 w 4th st, 33.4x87.6—Guest Mab Co to Matthew K Miller, 20 W 126th st, mtge $8,400, all liens, Nov 25; attys, Pressinger & N, 60 Wall st $1

13TH ST, 309, n s, 141.8 w 8th av, 20.10x116.1x21.8x120.5, all of 13th st, 313 and 315, n s, 183.4 w 8th av, 41.8x103.3x42.8x111.10, ¼ part—Jane A Miller to Matthew K Miller, 20 W 126th st, c a g, Jan 18, 1910; attys, Pressinger & N, 60 Wall st $100

East Side.

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

MADISON AV, 1242, n w cor 89th st, 17 to 23 E, 100.8x164.6—Century Hldg Co to Julius Fleischmann, 3555 Washington av, Cincinnati, Ohio, mtge $265,000, all liens, Nov 24, rerecorded from Nov 24; atty, J Tannenbaum, 699 Washington st, New York city $100

95TH ST, 336 E, s s, 485 e 2d av, 40x100.8—Hamilton Hldg Co to Margt W Snelling, 122 E 82d st, all liens, Nov 30; atty, Warren A Mayon, 55 Liberty st $100

102D ST, 222 E, s s, 250 w 2d av, 25x100.11—Isaac Rabinowitz to Rebecca Rabinowitz, 253 East Bway, ½ part, Dec 1; atty, Jacob Manheim, 302 Bway $500

108TH ST, 113 E, n s, 155 e Park av, 25x100.11—Hannah and Wm I Diskin to Ida Diskin, 113 E 108th st, Oct 19; atty, Nathaniel Tonkin, 61 Park Row $1

110TH ST, s s, 200 e 2d av, 50x100.11—Nassau Mtge Co to Frank Rugglero, 226 E 115th st, b and s, Dec 3; atty, Edw J McGuire, 51 Chambers st $100

West Side.

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

30TH ST, 235 W, n s, 419.9 e 8th av, 19.9x98.9—Sophia Kemper et al, exrs, &c, of Jno A L Kemper to Alrose Realty Co, 103 Park Row, June 29; atty, T G Co, 176 Bway $100

56TH ST, 432 W, n s, 325 e 10th av, 25x100.5—Jonas Well et al to Bertha Kaufmann, 1496 Lexington av, b and s, all liens, Nov 10; attys, Well & M, 5 Beekman st $100

SAME PROPERTY—Bertha Kaufmann to Jonas Well, 21 E 82d st, and Bernhard Mayer, 41 E 72d st, b and s, all liens, Nov 10; atty same $100

59TH ST, n s, 225 w Amsterdam av, 75x100.5, mtg $40,000; 60th st, 225-227 W, n s, 350 w Amsterdam av, 50x100.5, mtg $30,000; 60th st, 216-220 W, s s, 219 w Amsterdam av, 54x100.5, mtg $23,000—S Cushman's Son to Cushman's Sons Co, 60 Broadway, Nov 28; attys, Gordon & R, 141 Bway $1

65TH ST, 218-220 W, s s, 250 w Amsterdam av, 50x100.5—Rose Weber to Peter J Devine, 3099 Broadway, all liens, Dec 1 ..$1

66TH ST, n s, 240 w West End av, 16x100.5; 66th st, n s, 300 w West End av, 55x101.9x71.10x100.5—Nathan A Cushman to Cushman's Sons, 60 Broadway, Nov 28; attys, Gordon & R, 141 Bway $100

89TH ST, 118-120 W, n s, 100 w Columbus av, 50x100.8—Lillie F Phillips to 118-120 W 89th St Corpn, 1451 Broadway, all liens, Dec 2; atty, T G & T Co, 176 Bway ..$1

AMSTERDAM AV, s w cor 102d st, 25.11x93.4—Lorimer A Cushman Baking Co to Cushman's Sons, 60 Broadway, mtg $40,000, Nov 28; attys, Gordon & Rogers, 141 Bway $100

Uptown.

(Manhattan Island, north of 110th st.)

LAWRENCE ST, s s, 381.6 e Amsterdam av, 60x100—Cushman Bread Co to Cushman's Sons, 60 Bway, mtg $15,000, Nov 28; attys, Gordon & Rogers, 141 Bway $100

LAWRENCE ST, s s, all title to land adj on e & w of above lot—Same to same, Nov 28; same atty $100

LAWRENCE ST, 46, s s, 240.6 e Amsterdam av, 28x200, to 49 Manhattan st; same to same, Nov 28; same atty $100

LAWRENCE ST, n s, 268.6 e Amsterdam av, 122.11x100—Same to same, mtg $75,000, Nov 28; same atty $100

5TH AV, 2049-51, e s, 49.11 s 127th st, 50x100—Edw A New to Geo Rawak, 240 W 72d st, mtg $42,000, Dec 1; atty, J L Silverman, 358 W 58th st $2,000

LENOX AV, 557, w s, 49.11 n 138th st, 25x75—E Regensburg & Sons to Ray Dresner, 82 Willow st, Bklyn, q c, all liens, Dec 2; attys, Solinger & S, 179 Bway ..$1

140TH ST, n s, 284 w Lenox av, 136x99.11—Moore-Simon Realty Holding Corpn to Jno Weber of Weehawken, N J, mtg $180,000, Nov 24; attys, Diamond & Abrahams, 41 Park Row $1

TERRACE VIEW AV, e s, 66.5 w line bet lots 216-17, map 258a North Marble Hill, 33.5x100x36.5x100—Anna Buzzini to Aug Miller, Dumont, N J, mtg $8,000, Nov 27; atty, T G Co, 176 Bway $100

Bronx.

(Borough of The Bronx.)

124TH ST, n s, 100 w Lincoln av, 25x irreg—Raymond Guarini et al to Raymond Guarini & ano, 1121 Av T, Bklyn, Nov 24; attys, Guarini & Candela, 25 Nassau st $1

WASHINGTON AV, 1715, e s, 41.8x109.8—Edw W Dowling (ref) to Chas Maiser & ano, 500 E 171st st, Nov 30; atty, J Manheim, 302 Bway $4,000

ELLIOTT AV, e s, 100 n Julianna st, 50x125—Leah Bartley et al (admr) to Hermann von der Heyde, 3363 White Plains rd, Nov 30; atty, L T I & T Co, 160 Bway $8,000

ELLIOTT AV, e s, 100 n Julianna st—Hermann von der Heyde to Frederick C Lungen, 3459 Duncomb av, Dec 2; atty, T G & T Co, 176 Bway $100

3D AV, s s, 14 from n e c Elton av, 14x100x49x105.9; also Eagle av, 903, w s, 125 n 161st st, 25x irreg; Daniel Reynolds to Ella McIntyre, 903 Eagle av, Nov 25, 1910; Ella McIntyre, 903 Eagle av—Gift $1

194TH ST, n s, 90 w Decatur av, 37.6x52.7—John M Ruhl to Denis Duggan, 1620 Bathgate av, mtg $8,000, Nov 27; attys, Hirlemann & W, 391 E 149th st $200

FINDLAY AV, s s, 239 w 169th st, 100x—Thornton Bros Co to Emma French, 2082 Daly av, Dec 2; atty, T G & T Co, 176 Bway $100

3D AV, n s, being e ½ lot 200, map Wakefield, 50x114—Daniel Reynolds to James McIntyre, 847 E 217th st, mtg $4,000, Nov 22, 1910; atty, James McIntyre, 847 E 217th st ..... Gift

LOTS 47, 48, 41, 42 and 43, map in partition, Wells vs Storer et al—Otto Silberman to John Whalen, 577 E 139th st, Dec 2; atty, L T I & T Co, 160 Bway $1

MILL BROOK, n w s, at e s lot 41, map East Melrose, 6.6x119—Hugh N Camp (extr) to Annuncio Santini, 438 Convent av (correction deed) Dec 1; atty, L T I & T Co, 160 Bway $1

UNION AV, e s, 100 n w 1st st, 100x100—Frederick A Gore to Susie Gore, 1467 St Peter's av, Nov 30; atty, Jas P Hennessy, 529 Courtlandt av $1

160TH ST, 419-421 E, n s, 47.3x irreg—Olga K Weissman to Emil Geschwandner, 427 E 164th st, mtg $4,800, Dec 1; atty, T G & T Co, 176 Bway $100

GRANT AV, s e cor 165th st, 31.1x80.9—John Whalen to Otto Silberman, 577 Broome st, mtg $26,500, Dec 2; atty, T G & T Co, 176 Bway $100

LOT 195, map Tiffany Berrian, 25x100—Ida Delaney to Katie F Smith, 2064 Anthony av, Dec 2; attys, Martin & H, 265 Broadway $100

SAME PROPERTY—Katie F Smith to Jas Delaney, 2064 Anthony av, Dec 2; atty, same $100

LOTS 68 and 69, map Kingsland estate, Emigrant Industrial Savings Bank to Winifred McCarthy, 111 W 183d st, Dec 3; attys, R & E J O'Gorman, 51 Chambers st $11,000

165TH ST, s s, 50 e Grant av, 26.5x50.9—Concrete Holding Corpn to John Whalen, 577 E 139th st, mtg $5,500, Dec 2; atty, T G & T Co, 176 Bway $100

SAME PROPERTY—John Whalen to Otto Silberman, 577 Broome st, mtg $18,500, Dec 2; atty, same $100

156TH ST, 321 E, n s, 20.2x100.2—Konigsinda Karl to Geo Karl, 321 E 85th st, Dec 2; atty, C A Weber, 410 E 149th st $100

SAME PROPERTY—Geo Karl to Chas Karl and another, 321 E 156th st, Dec 2; atty, same $100

TINTON AV, e s, 60 s 166th st, 20x80—Jas C Brady, ref, to James Weston, 1042 Tinton av, Dec 2; atty, S Nordlinger, 160 Bway $4,850

MORTGAGES.

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

East Side.

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

19TH ST, n s, 96 e 1st av, 40x92—Chas A Bondy to Saml Hamburger, 22 W 14th st, Dec 2, pr mtg $12,000, 2 yrs, 6 p c; attys, Gettner, S & A, 299 Bway $600

60TH ST, s s, 340 e Madison av, 20x100—Wm E Silverthorne to Chas E Rushmore, 56 E 39th st, Dec 3, pr mtg $25,000, 3 yrs, 6 p c; atty, L T Ins Co, 160 Bway ..$20,000

110TH ST, s s, 200 e 2d av, 50x100.11—Frank Rugglero to Nassau Mortgage Co, 46 Cedar st, Dec 3, 3 yrs, 5 p c; attys, Bowers & S, 46 Cedar st $9,500

West Side.

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

30TH ST, n s, 419.9 e 8th av, 19.9x98.9—Alrose Realty Co to Augusta Mayer, 50 W 77th st, Dec 2, 5 yrs, 5 p c; attys, T G & T Co, 176 Bway $12,000

7TH AV, w s, 40.5 s 52d st, 60x166.3—Geo R Fearing to Hy A C Taylor, Portsmouth, R I, Dec 1, 3 yrs, 5 p c; attys, Cadwalader, W & T, 40 Wall st $200,000

Uptown.

(Manhattan Island, north of 110th st.)

119TH ST, n s, 164.10 e Park av, 24.9x100.11—Herman Brand to Michael Friedwald, 1080 Findlay av, due May 1, 1916, s p c, Dec 1; atty, Mark Aaron, 27 Cedar st $1,500

Bronx.

(Borough of The Bronx.)

COLLEGE AV, 352, e s, 25x100—Maria A Palumbo to Bronx Security and Brokerage Co, 258 E 138th st, Dec 2; installs, 6 p c; atty, I Levison, 258 E 138th st $600

LOTS 41 to 43 and 47 and 48, map in partition Wells vs Storer—John Whalen to Chas A Laumeister, 420 E 161st st, Dec 2, 3 yrs, 5 p c; atty, L T I & T Co, 160 Bway $8,840

SAME PROPERTY—Same to Otto Silberman, 577 Broome st, prior mtg $8,840, Dec 2, 3 yrs, 6 p c; atty, same $1,500

LOT 44 blk 41, map Morris Park Anthony I. Ferrera to Fannie Catz, 948 Trinity av, 2 installs, 6 p c; atty, I Levison, 258 E 138th st $240

ELLIOTT AV, e s, 100 n Julianna st, 50x125—Frederick C Lungen to John von der Heyde, 1046 Amsterdam av, Dec 2, due as per bond; atty, T G & T Co, 176 Bway $2,000

FINDLAY AV, s w c 169th st, 100x25—Emma M French to Jacob Buttner, 284 E 169th st, Dec 2, due Jan 1, 1920, 5 p c; atty, T G & T Co, 176 Bway $5,000

DALY AV, w s, 83.7 n 179th st, 44.1x105.5—Steinmetz Const Co to Abr J Dworsky, 53 E 53d st, pr mtge $3,000, Dec 2, 1 yr, 6 p c; attys, Strauss & D, 5 Beekman st $5,000

160TH ST, 419 and 421 E, n s, 47.3x irreg—Emil Geschwandner to Olga K Weissman, 24 W 114th st, Dec 1, due as per bond; atty, T G & T Co, 176 Bway $1,200

KINGSBRIDGE RD, n s, 100 w Jerome av, 50x irreg—Saml Hall, M Roemer to Harry G Hall, 108 W 130th st, pr mtge $15,000, Nov 22, due Nov 16, 1915; atty, N Y Title Ins Co, 135 Bway $85,000

227TH ST, s s, 20.5 w Arlington av, 47.4x irreg; also 7th st e s 158.3 e Westchester av, 41.1x238.11; also 227th st, s s w cor Arlington av, 125x70.5—Dora N Lesser and another to Florence E Duryea, 412 Decatur st, Bklyn, pr mtge $29,500, Nov 25, due as per bond; atty, L T I & T Co, 160 Bway $330

TURNPIKE RD, s s w cor Pelham rd, contains 21.782-1000 acres—Jennie I. Ropes to Irving Schmidt, 48 W 59th st, pr mtge $50,000, June 21, 1 yr, interest as per bond; atty, E G Sammis, 56 Pine st ..$2,000

LOTS 17 and 18, parcel 10, map of B Ogden—Moses W Winston to Elias Pitzele, 2-4 W 126th st, pr mtge $7,000, Nov 11, 3 yrs, 6 p c; atty, David Freiberger, 32 Bway $500

LOT 485, map sec 1, Vyse estate—Paul J Gaignat to Lillian Gaignat, Rockville Centre, L I, Nov 19, 3 yrs, 7 p c; atty, C L Fertmeyer, 209 W 42d st ..$1,500

COURTLANDT AV, e s, being lot 35, blk 1, map Sherman & Segrave, 25x100—Mary Pierney to Blanche O Nafey, 318 Hague st, West Hoboken, N J, pr mtge $3,000, Nov 30, 5 yrs, 6 p c; atty, C D Sullivan, 10 Wall st $2,000

137TH ST, 451 E, 18.8x100—Ada L Winter to Home Trust Co, 44 Court st, Bklyn, Dec 1, demand, 6 p c; attys, Harris, C G & M, 159 Nassau st $2,000

LOTS 68 & 69, map Kingsland Estate—Winifred McCarthy to Emigrant Industrial Savings Bank, 51 Chambers st, Dec 3, 3 yrs, 5 p c; attys, R & E J O'Gorman, 51 Chambers st $8,000

147TH ST, 321 E, n s, 20.6x100.2—Chas M Karl to Geo Karl, 321 E 85th st, Dec 2, 3 yrs, 5 p c; atty, C A Weber, 406 E 149th st $2,000

216TH ST, n s, being lot 810, map Wakefield, 100x114—John Groom to Emil Robitzek, 320 E 163d st, pr mtge $2,500, Dec 2, 3 yrs, 6 p c; atty, Harry Robitzek, 2808 3d avenue $500

ASSIGNMENTS OF MORTGAGES.

Manhattan.

CRAKOW, D SYLVAN, to Julius M Hauser (author) $1

BROWBRIDGE, JAS A, to Chester W Cuthell $175,000

CUTHELL, CHESTER W, to William P James $1

JAMES, WM P, to Mattie B James $100

VERONICA REALTY CORPN to Chester W Cuthell $35,000

EQUITABLE TRUST CO & ano, trus, to Chas T Paas & ano, trus $1

SAME to same $1

VAN CORTLANDT, AUGUSTUS, to Kensington Holding Corpn $8,000

TITLE G & T CO to Marion H Freeman $2,000

SAME to May A Donnelly $11,500

NEHER, CATHARINA E, exec, to John Thaan, exec & trus $100

TITLE INS CO OF N Y to John W Sterling $40,000

KIRSHBAUM, MARKS, to Courtlandt Freudenbach $1,000

GINSBURG, ESTHER, to David L Haight, agent $1

Bronx.

HELFST, HENRY C, to Frank Gass ..$1,000

FIPPINGER, JOHN, and ano, to Louise Hoehn $5,700

MANHATTAN MTG CO to Edw A Ridley $35,000

CENTRAL BLDG IMPT & INVESTMENT CO to Premium Holding Co $13,500

GROSS, JOSEPH S, to Clara Adler $1

N Y TRUST CO to Moss Estate, Inc ..$100

N Y TITLE INS CO to Edgar S Appleby $15,000

N Y MTG & SECURITY CO to Aimore L Baggot $7,000

WELLS HOLDING CO to Lucy J O'Connell $4,500

BANKERS TRUST CO to John Witt ..$3,000

FLYNN, JOHN, to Blanche O Nafey ..$3,000

LIS PENDENS.

Manhattan.

WEST END AV, 485—Evangeline Rockhill agt 493 West End Av Co et al (foreclos of mtg); attys, Miller & Bretzfelder.

57TH ST, n s, 83.4 e 11th av, 16.8x100.5—Rutger B Miller agt Frederick Van Wyck (foreclos of mtg); atty, A W Clement.

167TH ST, s s, 175 ft w Amsterdam av, 50x82—Saml Bloch agt Chas Meisel et al (foreclos of mtg); attys, Weschler & Kohn.

5TH AV, 85—Greenwich Savings Bank agt Walter D Lewisheim et al (foreclos of mtg); atty, H A Sands.

CENTRAL PARK WEST, n w cor 90th st, 20.1x100—Clarence F Birdseye agt Henry G King et al (action to recover amount); atty, C F Birdseye.

1ST AV, 1843—Bertha M Johnson agt Aschel Sigalov et al (foreclos of mtg); attys, Wells & Snedeker.

GRAND ST, 43 & 45—Edw T Harmon agt Nancy H Hitchcock et al (partition); attys, Strouse & Strauss.

MADISON ST, 145—Susan D Griffith agt Abr Lewis et al (foreclos of mtg); attys, Dyer, Strong & Whitehead.

50TH ST, n s, 250 ft w 9th av, 25x100.5—Reinhard Seidenberg agt Abr J Benaim et al (foreclos of mtg); attys, Cary & Carroll.

Bronx.

TIFFANY ST, 941—York Construction Co agt Narragansett Wine and Liquor Co, Inc, et al (foreclosure of mortgage); attys, Siegeltuch & Silverman.

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WASHINGTON AV, w s, 103.4 s 175th st, 25x100—Thos H Kock agt Dora Wieloske et al (foreclosure of mortgage); attys, Creevey & Rogers.

RECORDED LEASES.

Manhattan.

2D ST, 184, east basement & 2 rooms in rear—Henry Schweitzer to August Vazac, 247 3d st, 7 yrs from June 1, 1915; atty, August Khatz, 56 Pine st $900

BROADWAY, 1123-25, 2 stores, Morris Glassbrook to Joe Miller, 68 W 125th st, 8½ from Oct 1, 1914; address, 2415 Broadway $1,600

ESSEX ST, 12, all—Abr L Kass to Herman Raitlick, 122 Essex st, 4 yrs 11 mos from Aug 1, 1913; atty, Dan Drange, 99 Bridge st $1,100

MADISON AV, s e cor 33d st, store, 21½ on 33d st, Madison Grand trus, to Peter Thomokatos and ano, 267 E 41st st, 5 yrs from Oct 16, 1914; address, 167