REALTY MARKET NEWS AND COMMENT

Trading Affected by Absence of Many Brokers Due to Inspection Bill Hearing.

76TH ST. DWELLING SALE

With many brokers in Albany urging the passage of the Lockwood-Ellenbogen bill there was not much effort to local trading yesterday. For that reason, perhaps, the budget of business was not as large or extensive as on other days this week. As it was some good business was reported. A dwelling in East Seventy-sixth street assessed at $60,000 was sold for occupancy and in The Bronx builders secured a number of sites for flat house operations. A plot of six lots in the Hunt's Point section was taken by a builder in part payment for an apartment house on Tinton avenue and a plot of fifty feet on the Grand Boulevard was sold by a family which has owned it for half a century. Brooklyn showed up better than on any day this week. One deal reported from across the river involved property valued at $100,000.

INVESTORS BUY DWELLING.

WEST 76TH STREET.—Pease & Elliman have sold for Mrs. William F. Seamaf to a client for occupancy 11 West Seventy-sixth street, a four story and basement brownstone front dwelling, on plot 25x100, 250 feet west of Central Park West. It is assessed by the city at $60,000.

BUILDER TRADES APARTMENT.

TINTON AVENUE. — Silverberg & Shiran have sold the two five story apartments at the southeast corner of Tinton avenue and 150th street. They occupy a plot fronting 75 feet on Tinton avenue and 120 feet on the street and were completed a couple of months ago. The new owner is William Goldstone, who gave in exchange the block front of six lots on the west side of Leggett avenue between Fox and Beck streets. The property has an avenue frontage of 250 feet and measures 105 feet on each side. It will be improved with a group of apartment houses.

GRAND BOULEVARD.—Richard H. Scobie has sold for James T. Murray to a builder the plot, 50x80, on the west side of Grand Boulevard and Concourse about 230 feet north of 184th street. This property has been in the Murray family for over fifty years.

BIG RIDGEWOOD SALE.

The Borough Development Company property located at Wyckoff avenue, between Halsey and Hancock streets and extending through to the private right of way of the Long Island Railroad, was sold to the Utica Avenue Realty Company for the sum of $100,000. The parcel consists of forty-three lots and average $2,325 each, and is perhaps the highest price on record for property in the Upper Ridgewood section.

BROOKLYN FLAT TRADED.

Horatio Payne has sold the store and apartment property, on plot 30x100, at 746 and 748 Gravesend avenue, near Sixteenth avenue, to Frederick Smith in part payment for a 140 acre farm at Killingsworth, Conn. The Arthur J. Scholz Company negotiated the exchange.

Tutino & Cerny have sold for William L. Condy to a client for investment the two story and basement brownstone house, on plot 20x100, at 5414 Sixth avenue.

Meruk & May have sold the two story store building at 51 Arlington avenue, corner of Miller avenue.

TRADING ALONG SOUND.

At Mamaroneck Alexander Bradley & Son have sold to a builder for improvement fourteen lots in Hains Park. Mrs. Antonio Treupel is the owner of record. The same firm also sold at Larchmont for Alexander Morrison two new dwellings on Larchmont avenue.

BUYERS IN RECENT SALES.

Phelan Bros. are the buyers of the ten lots on the Concourse and Ryer avenue 146 feet north of 182d street, the sale of which was reported recently. The property fronts 100 feet on the Concourse and 150 feet on Ryer avenue, being 180 feet in depth. Apartment houses will be erected.

The Epros Realty Corporation (Raymond & Raisman) is the buyer of the plot, 75x100, on the south side of 192d street, 100 feet east of St. Nicholas avenue, the sale of which by Samel Hirsh was exclusively reported last month. The property figured in an exchange for the five story apartment house, 53.6x109.1, at the northwest corner of Pinehurst avenue and 180th street.

August Eitzen is the buyer of the five story flat at the southwest corner of Audubon avenue and 180th street reported sold recently by Susan Devin.

Robert Cools is the purchaser of the dwelling at 661 East 164th street sold recently by Emily Zorer through Richard Dickson.

TALL HOUSE FOR 40TH STREET.

Nine Story Tenement to Cost $125,000 to Go Up Near 3d Avenue.

On the north side of Fortieth street, 100 feet west of Third avenue, a nine story fireproof tenement house will be erected for the 149 East Fortieth Street Corporation, Myra V. T. Kerr president. It will have a frontage of 50 feet and a depth of 83.9 feet with a facade of brick and limestone. Robert T. Lyons, Incorporated, is the architect and the cost has been estimated at $125,000.

$LOANES WANT MORE SPACE.

Plans have been filed by John B. Snook Sons for putting a penthouse on the roof of the eight story mercantile building at the southeast corner of Fifth avenue and Forty-seventh street and making numerous interior changes at an estimated cost of $12,500. Elbridge T. Gerry is the owner. W. & J. Sloane is the lessee.

$200,000 BRONX OPERATION.

John La Spinna, who a few months ago bought the plot of five lots at the northeast corner of the Concourse and 169th street, 130x89, is having plans prepared for two five story apartment houses to be erected on the site. Neski & Bagge, who are drawing the plans, estimate their cost at $200,000.

FLATS FOR BRIGGS AVENUE.

Plans have been filed for two five story apartments to be erected by Daniel Houlihan at the southeast corner of Briggs avenue and 199th street. They will occupy an avenue frontage of 96 feet and are to cost $110,000. The Trement Architectural Company prepared the plans.

$100,000 L. I. CITY FLAT.

Wolfert E. Adolf of Jamaica is planning to build an apartment house on Union street, Long Island City, at a cost of $100,000. The building will adjoin the League Building. The house will contain thirty-five apartments, from two to five rooms each. Each apartment will contain a bathroom. The building will be four stories high and will be fireproof.

BUSINESS PROPERTY LEASED.

Movement of Trades Reflected by Day's Leases.

Horace S. Ely & Co. have leased for a term of years the store at 507 Madison avenue to Frans Middlekoop, dealer in Holland delft tiles and Dutch antiquities.

O'Connor & Ellison have leased the store at 306 Madison avenue to H. K. Brewer & Co. for a term of years. The lessees have been established nearly a century on Nassau street and Liberty street and will use the new location as a branch.

Barstein & Linnekin have leased part of the fifth floor at 874 Broadway to M. Suskind; the second loft at 21 West Thirty-ninth street to Landauer & Perl; additional space at 450 Fourth avenue to the New Era Manufacturing Company; offices at 320 Fifth avenue to Sidney Webster, United States Manufacturers Distributing Company, Carleton von Valkenberg, Jacob O. Lief, Kazuo Kawaguchi and King, Ogden, Covell & Day, and at 347 Fifth avenue offices to La Rose Brassier Company, and with Stephen H. Tyng & Co. offices to Joseph E. Baer.

The M. Rosenthal Company has leased for the Wendel estate the upper portion of 1397 Broadway to Sophie Goldenberg, photographer, for a term of years.

The Cross & Brown Company has leased the eighth floor in 136-146 West Fifty-second street to William Berkowitz, Moris Schwartz and Nathan Schneers; the sixth floor at the southeast corner of Broadway and Fifty-seventh street to the Colt-Stratton Company; space in 16 to 24 West Sixty-first street to Harry C. Beaver, and an office in 396 Broadway to Aaron Potruch.

Samuel H. Martin has leased the store at 1985 Broadway to the King Tire Company.

30 FOOT 5TH AVE. SITE LEASED.

Thirty feet on Fifth avenue next to the Union League Club leased last year by Arnold Constable & Co. for a Fifth avenue store site have been subleased by the Arnold Constable firm to a client of Douglas L. Elliman & Co. for a long term of years at a rental of $10,000 a year. The thirty feet will be improved with a one story building. The lessee's name could not be secured. The store building is now being erected. The change necessary under the lease will permit windows in the south wall of the building.

ART AND MUSIC SCHOOL LEASES.

The New York School of Music and Arts has leased from Solomon Schinasi for a long term of years the five story dwelling at the north corner of Central Park West and Ninety-fifth street. The building has a frontage of 40.8 feet on Central Park West and 50 feet on Ninety-fifth street and will be extensively altered for the school, which is at present located at 58 West Ninety-seventh street. L. J. Phillips & Co. were the brokers.

CITY DWELLINGS RENTED.

Unger & Watson have leased the three story and basement dwelling at 335 East Fifty-first street for a term of years to Thomas Wells for Solomon K. Kahn.

COUNTRY PLACES RENTED.

Fish & Marvin have rented for the summer furnished the country estate of Herbert Lakin, in the Heathcote tract at Scarsdale, Westchester county, to Dr. Richard Lewisohn of New York. The property consists of about eight acres and a large residence. Fish & Marvin also rented for the James Jones estate its property at Greenburgh, Westchester, to Bern Budd and rented furnished for the summer to S. W. Peck the Towle homestead at Brevoort Farm, Rye, N. Y. The property, which is directly on the Sound, contains ten acres, a large Colonial dwelling and outbuildings.

Cocks & Willets have leased the Howard M. Cowperthwait place at Glen Cove, L. I., to Bertrand L. Taylor, Jr., and one of the cottages on the Lloyd S. Bryce estate at Roslyn to Gordon Auchincloss.

ROCKAWAY HOTEL LEASED.

The Lewis H. May Company has leased the Ostend Hotel, facing the ocean at Ostend, Far Rockaway, L. I., to the Ostend Hotel Company. The structure was completed recently and has every modern seashore hotel improvement and convenience.

NEW REALTY CORPORATIONS.

The following realty corporations were chartered at Albany yesterday:

Ravenswood Holding Company, Inc., Manhattan, capital, $10,000; directors, Frank Bradley, William Bradley and James Bradley, New York city.

Amico Holding Company, Inc., Manhattan, capital, $5,000; directors, Simon H. Cohen, New York city; Fay Sawyn, William H. Clark, Brooklyn.

Greenwald Realty Company, The Bronx, capital, $2,000; directors, Joseph Greenwald, Rosie Greenwald, The Bronx; Fenny Peppis, New York city.

Wilson Operating Company, Inc., Brooklyn, capital, $5,000; directors, Martin D. Becker, New York city; George H. L. Morton, Westfield, N. J.; Abram A. Voorhees, New York city.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

(AT 14 VESEY STREET.)

By Joseph P. Day.

AMSTERDAM AV, 2149, n w cor 146th st, 25x100, 3 sty flat and stores to James S Corrigan for $25,100; also Lenox av, 344-346, e s 49.11 n 127th st, 50x84, 2 sty flats and stores, to Samuel Schumacher for $49,500; also Lenox av, 652 to 658, s e cor 142d st, 99.11x75, 4 sty flats and stores, to Henry J Schumacher for $82,900; also Lenox av, 444, n s cor 132d st, 25x84, 3 sty flat and stores, to James S Corrigan for $40,400; also 3d av, 2101, e s, 26 s 115th st, 25x100, 3 sty flat and stores to J B Goggin for $26,750; also 127th st, 203 E, n s, 80 e 3d av, 24.7x82x irreg, 3 sty flat and stores to Henry J Schumacher, for $24,200; also 4th av, 95 E, n s, 125 e 2d av, 25x92, 3 sty flat and stores, to Alfred N Beck for $20,100; also 122d st, 115 E, n s, 148.6 w Av A, 24.2x102.2, 3 sty flat, to Samuel Schumacher for $23,250.

WEST END AV, 180, n s cor 63th st, 25.5x100, 3 sty flat and stores—Chas Vann agt A M Blake et al; partition, to Stephen J Duffy for $50,000.

ST NICHOLAS AV, 218-220, e s, 50.6 e 128th st, 50.5x101.4x49.11x93.11, two 3 story flats and stores—Isidore Wengraf agt J E Pye et al; due, $2,183.65; taxes, &c, $659.15; adjourned to March 10.

5438 ST, 229-231 E, n s, 200 e 2d av, 125x100.5, 3 story brewery—Mutual Life Ins Co agt Joseph Doelger et al; due, $44,909.65; taxes, &c, $157.60.

Adjourned sine die.

By Bryan L. Kennelly.

3D AV, 1416 W, n s, 250 s Thompson st, 25.4x104 8x irreg, 3 story and attic bldg—Manhattan Life Ins Co agt G H Pigueron et al; due, $33,291.09; taxes, &c, $1,530; to the plaintiff.....$50,000

By Henry Brady.

3D AV, 1407, e s, 20 s 80th st, 20x73, 3 story tenement and stores—J H Cromwell et al agt Frederick M Bozeman et al; due, $14,072.98; taxes, &c, $392.70; to Dr Nathan G Bozeman, a party in interest.....$14,800

(AT 1208 THIRD AVENUE.)

By Joseph P. Day.

ANTHONY AV, 1640-2, e s, 178.10 s 173d st, 98.11x86.1x104.5x101, two 3 sty flats—Bruck Operating Co agt Associate Contractors & Builders et al; due, $5,799.86; taxes, &c, $374; subj to prior mtg of $65,000; to the plaintiff.....$70,200

By Bryan L. Kennelly.

203D ST, E n w c Barnes av, 100x81.7—Patrick O'Donnell agt Adee Holding Co; due, $4,526.04; taxes, &c, $692.59; to the plaintiff.....$2,250

By Henry Brady.

SUMMIT AV, w s, 336.7 s 165th st, 25x87.6, vacant—James Corry agt Hugh Reilly; due, $2,289.26; taxes, &c, $46.62; to the plaintiff.....$2,100

By Jos P. Ingraham & Co.

ST LAWRENCE AV, 1531, w s, 304 s Walker av, 25x95—Georgianna McDonough agt M A Carter; due, $1,187.21; taxes, &c, $128.....adjourned to March 4

SATISFIED MECHANICS' LIEN.

Bronx.

INTERVALE AV, 932-995—Morris Marks et al agt Angel Construction Co, Inc, et al; Dec 17, 1914.....$136

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.)

WATER ST, 261, s w cor James slip, 29.4x21.8x48.11x22.3—Chas F de Casanova to George Karsch, 390 Bway, Flushing, L I, trustee will A J Adams; mtg $6,000, Feb 23; attys, Deyo & B, 111 Bway.....$1

LAFAYETTE (ELM) ST, 93-95, s e cor Walker st (87-101), 62.8x81x62.8x76.3 except part for st; 3d av, 1001, e s, 100.4 n 58th st, 18.9x105; 3d av, 1022-24, w s, 25.5 s 61st st, 25.8x75; 3d av, 1383-85, e s, 41.4 s 79th st, 40.9x85; 3d av, 1957, e s, 76.10 s 105th st, 17.8x75; 3d av, 1965, s e cor 108th st, 17.10x75; 2d av, 1224, e s, 44 s 65th st, 44x45x irreg—Isabel L Gunn to Alfred E Marling, 56 W 47th st, and Frederic D Philips, Lawrence, L I, 1-24 part; a t, all liens, May 16, 1914; attys, Daly, H & M, 15 William st.....$1

CANNON ST, 66, e s, 100 s Rivington st, 25x100 (foreclos Mar 1)—Jos R Truesdale, ref, to Lambert Suydam, 2 E 45th st; diff, Mar 2; atty, Wm R Adams, 25 Broad st.....$26,000

AV D, 41, n w cor 4th st, 41x80—Sol Silberblatt to Katie Cohen, 36 E 119th st, all liens, Mar 1; atty, Max Silverstein, 309 Bway.....$100

East Side.

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

20TH ST, 336-38 E, s s, 200 w 1st av, 40x92—Gustav Herles to Hy C Botty, Jr, 467 E 179th st, b and s, all liens, Mar 3; H C Botty, 149 Nassau st.....$1

SAME PROPERTY—Hy C Botty, Jr, to Gustav Herles, 336 E 20th st, b and s, all liens, Mar 3; address, same.....$1

21ST ST, 320 E, s s, 280 e 2d av, 22.6x98.9—House and Home Co, East Orange, N J, to E & E Realty Corpn, 193 Bway; mtg $8,000, Feb 26.....$1

MADISON AV, 160, w s, 73.11 n 32d st, 24.7x92—Directors Realty Holding Co to Reliant Holding Co 160 Bway, b and s, all liens, Mar 3; atty, Sidney Nordlinger, 160 Bway.....$1

MADISON AV, 1320, w s, 84.4 n 93d st, 16x87.9 (foreclos Feb 26)—John F Joyce, ref, to Lawyers Mort Co, 59 Liberty st; diff, Mar 3; attys, Cary & Carroll, 59 Wall st.....$19,000

102D ST, 310 E, s s, 200 e 2d av, 25x100.11—Adolph Hirsch to Minnie Hirsch, 203 W 111th st, all liens, mtg $19,500; Mar 1; atty, A K Schwabach, 115 Bway.....$1

102D ST, 159 E, n s, 47.6 e Lexington av, 27x93, irreg—Jos Bloch to Jos Bloch, $21,000, all liens, Mar 1; all title; atty, same.....$1

MADISON AV, e s, 17.7 s 104th st, 16.8x76—Elsa Arlt to Luiu Hirsch, 1313 Gates av, Bklyn, a t, q c, Mar 1; atty, Jos Bicca, Jr, 26 Court st, Bklyn.....$1

1ST AV, s w cor 107th st, 63.5x50—Liborio Battaglia and Salvatore Spitaleri, 9 E 116th st, to Nicola La Attuta, 90 E 116th st, 1-3 r, t & l, or 2-3 of whole, all liens, Mar 3; address, A La Gattuta, 77 E Houston st.....$3,000

West Side

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

INTERIOR LOT at c l, blk bet 24th and 25th sts and 100 w 8th av, run e 10 x s 16.9 x w 10 x n 16.9 to beg—Jno D Karst, Jr, Yonkers, N Y, to Irving M Shaw, 45 W 114th st, Mary A Whitaker, 115 W 57th st and Wm W Shaw, 24 E 78th st, Mar 2; atty, T G Co, 176 Bway.....$1

25TH ST, 158-62 W, s s, 118 e 7th av, 75x98.8—Nathan Straus to Fred'k Brooks, 790 Riverside Drive, mtg $54,000, July 16, 1913; atty, S A Singerman, 25 Nassau st.....$100

27TH ST, 520 W, s s, 275 w 10th av, 25x98.9—Unity Co to I W Lyon & Sons, Inc, 520 W 27th st, a t, Jan 19; attys, Breed, A & M, 32 Liberty st.....$100

SAME PROPERTY—Whitney Lyon to same, a t, Jan 19; attys, same.....$100

8TH AV, 781, w s, 100 n 47th st, 19.2x100 (foreclos Mar 1)—J Campbell Thompson, ref, to Minnie Mock, 790 St Johns pl, Bklyn, mtg $25,000 & taxes $1,466.16, Mar 2; atty, Jos J Harris, 99 Nassau street.....$1,000

53D ST, n s, 250 w 9th av, 25x100.5—Ann J Benalm to Eugene A Donohue, 149 Broadway, all liens, Mar 1; attys, Cary & Carroll, 59 Wall st.....$1

101ST ST, n s, 225 w Columbus av, 75x100.11—Abraham Adelberg, Columbia, L I, to Cedar Lake Realty Co, Inc, Cedarhurst, L I, mtg $85,000, Mar 2; atty, Harry Bloom, 149 Bway.....$100

WEST END AV, 97, w s, 20.11 s 105th st, 20x100—Carl Wettlaufer et al, exrs, Charlotte Wettlaufer to Walter J M Donovan, 202 W 105th st, mtg $16,000, Mar 1; attys, Shaw & L, 29 Bway.$25,500

Uptown.

(Manhattan Island, north of 110th st.)

112TH ST, 11 E, n s, 400 e Lenox av, 25x100.11—Francis A O'Neill, ref, to Valentine E Macy and ano, at Ossining, N Y, trustees will Josiah Macy, Jr, Feb 26; atty, Davison & U, 50 Court st, Brooklyn.....$19,000

118TH ST, 71 E, n s, 115 w Park av, 25x100.10—Jacob Loewenthal to Bertha Hirschfeld; 9 E 108th st, mtg $16,000, Mar 1; atty, T G & T Co, 176 Bway.....$100

119TH ST, s s, 208.2 w A, 20x100.10—Jno F Golden et al to Maria Cerullo, 201 1st av, mtg $4,000, Mar 1; atty, T G Co, 176 Bway.....$100

127TH ST, 25 W, n s, 291.3 w 5th av, 18.9x89.11—Jennie E Peirce to Lawyers Title & Trust Co, 160 Broadway; trustee will Naomi M Andrews, q c, mtg $10,000, all liens, Mar 1.....$1

127TH ST, 55 W, n s, 285 w 5th av, 18.9x99.11—Emma Hammond to May Carey, 55 W 127th st; mtg $7,000, Apr 20, 1911; atty, Bert P Hock, 26 Court st.....$1

17TH AV, 2189, e s, 81.2 s 130th st, 18.8x75—Lottie E Welch, 2189 7th av, to Isidore Gordon, 1665 Amsterdam av; mtg $17,000; all liens, Mar 1; atty, T G Co, 176 Bway.....$75

7TH AV, e s, 45.1 s 131st st, 51x100—L Keice Posner to Frederic Bierhoff, 19 W 61st st, a t, Feb 27; atty, Jos Levy, 5 Liberty st.....$100

13D ST, 78 W, s s, 129 e Lenox av, 18.8x99.11—Anna M Smith, 1132 Mad av, to Wm Colgate, 1 E 85th st; recorded from Jan 2; atty, T G Co, 176 Bway.....$100

136TH ST, 268 W, s s, 100 e 8th av, 16.8x99.11—Celia K Fuller to Julia M Naumann, 302 W 147th st; mtg $8,000, Feb 27; atty, Benj T Hock, 26 Court st, Bklyn.....$1

141ST ST, n s, 237.2 w 8th av, 20.10 to old Kingsbridge rd, x100x34.9x99.11—141th St Comstn Corpn to Rose Schwartz, 77 W 113th st; mtg $28,000, Mar 2.....$100

ST NICHOLAS AV, s s, 18.9 w 145th st, 20.4x87.5x110.1—Edw H Rogers to the Germania Life Ins Co, 50 Union Sq, c a g, all liens, Feb 27; attys Dulon & Roe, 41 Park Row.....$50

151ST ST, s s, 95 w Amsterdam av, 50x76—Kath Pope to Weimann's Cafe, Inc, 1422 St Nicholas av; mtg $35,000, Feb 12; attys, Jonas T & Z, 115 Bway.....$100

SAME PROPERTY—Weimann's Cafe, Inc, to Tion Realty Co, 115 Bway, mtg $35,000, Feb 12; attys, same.....$100

183D ST, n s, 225 e St Nicholas av, 50x95.11—Ella A Dale to Fred Immook, 574 W 182d st; mtg $40,000; atty, T G Co, 176 Bway.....$1

Bronx.

(Borough of The Bronx.)

JACKSON AV, s e s, 100 n e 150th st, 25x104—Kate Steinberg to Hattie Lisberger; 57 Vermilyea av; mtgs $25,500, Jan 27; atty, M Monfried, 289 Broadway.....$1

LOT 147 map Belmont Village, 100x100—Putnam Rlty Co to Lawyers Rlty Co, 160 Bway; mtge $7,500, March 2; atty, T & T Co, 160 Bway.....$1

SUMMIT AV, e s, 225 s Devoe st, 50x100—Florence B Macdonald to Frances P Kenyon, 1 W 153d st, Feb 11; atty, J A Fischer, 699 4th av.....$1

CATHARINE ST, w s, being lot 8 map heirs Thos B Walker Agnes I Maillie to Jos McMahon, 25 Jul av, Brooklyn, Feb 18; atty, Caldwell & H, 44 Court st, Brooklyn.....$1

LOT 72 map Allen estate—Hudson P Rose Co to Paolo La Rosa, 2329 Delancey av, March 2; atty, Paolo La Rosa, 2329 Delaveile av.....$1

LOTS 15 to 17, blk 12 map Morris Park—Wm Clarke to Clarke Holding Corpn, 154 Nassau st, Feb 3, 1914; atty, A J Phillips, 99 Nassau st.....$1

VALENTINE AV, e s, 185.4 n 194th st, 40.4x79.10 also Valentine av, e s, 80.4 n 194th st, 40.4x81.1—Retta Reich to Peter Carroll, 212 E 115th st; mtg $47,250; atty, Frank Gass, Inc, 2215 Westchester av.....$100

CLIFTON AV, s s, 42.4 e Tinton av, 21.2x76.2—Marie Pokorny to John J Pokorny et al, 789 E 161st st; mtge $1,150, Feb 25; atty, Emma Darker, 789 E 161st st.....$1

LOTS 407-408 map section A Vyse estate—Margt Knox to Galveston Bldg Co, 1289 Hoe av, March 2; atty, T G & T Co, 176 Bway.....$100

JEROME AV, 2423, w s, 320.8 s Highbridge rd, 19.2x irreg—Hugh N Williams to Simon Wollak, 2423 Jerome av, March 2; atty, T G & T Co, 176 Broadway.....$1

9TH ST, n s, 105 e Avenue C, Unionport, 100x108, also 9th st, n s, being w ½ lot 201 map Unionport, 50x216, to 8th st—Jos Kaufman, ref, to Jennie G Buck, 55 W 42d st, Mary E Ford, 24 E 42d st, Feb 24; atty, E Berry, 258 Bway.....$7,000

FORDHAM RD, s s, 263.4 w Jerome av, 33.3x100—William Jennings to Mt Eden Rlty Corpn, 1 Bway, March 1; atty, T G & T Co, 176 Bway.....$100

11TH AV, s s, being w ½ of e ½ lot 522, map Wakefield, 25x114—Laura Ramstedt to George Hall, 4560 Bronx Blvd, Feb 17; attys, Williamson & B, 264 Alexander av.....$1

164TH ST, 661 E, n s, 16.8x100—Emily P Zarer to Robert A Cools, 174 Clay av, March 2; atty, T G & T Co, 176 Broadway.....$1

FOX ST, w s, 325 n 163d st, 40x105.10—F J Bldg Co, Inc, to Joseph J Kelly, 736 Kelly st; mtg $24,000, March 2; atty, T G & T Co, 176 Bway.....$1

CONCORD AV, e s, 100 n St Marys st, 82.6x100—Albert F Bragman and ano (exrs) to Arthur Byrne, 231 E 41st st, Feb 27; atty, Arthur Byrne, 231 E 41st st.....$1

239TH ST, 634 E, s s, 50x100—Katie B O'Donnell to Edward L E Phipps, 102 South 6th av, Mt Vernon, N Y; mtg $3,500, Feb 26; atty, T G & T Co, 176 Bway.....$100

3D AV, 3021, w s, 25.9x60—J Clarence Davies to George F Moody, 631 W 148th st; mtg $14,000, March 3; atty, J C Davies, 149th st and 3d av.....$100

WASHINGTON AV, e s, 123 n 169th st, 38.5x104—111th st Constr Co to Herman L Rosenthal, 58 E 97th st, mtg $28,000, March 2; attys, Krakower & P, 309 Bway.....$100

WASHINGTON AV, e s, 161.5 s 169th st, 38.5x104—Same to Fanny Rosen, 118 W 4th st, Mt Vernon, N Y; mtg $28,000, March 2; attys, same.....$100

WALES AV, s w c St Marys st, 127x180.6x80.9; also Robbins av, s e c St Joseph st, 62.2x142.2x162.1x100—Albert F Brugman and ano (exirs) to Arthur Byrne, 231 E 41st st, Feb 27; atty, Arthur Byrne, 231 E 41st st.....$1

MOSHOLU PARKWAY, w s, 182.1 n 205th st, 31.8x irreg—Elias Levy to Geo Heuser, 1462 St Lawrence av; mtg $8,800, Dec 11, 1913; atty, C H Baechler, 1126 Walker av.....$100

RAINBRIDGE AV, e s, 175 n 197th st, 37.6x115—Phoebe A Cornell to Ella Cornell, 2780 Rainbridge av, Jan 21, 1908; atty, Ella Cornell, 2780 Rainbridge av.....$1

FULTON AV, e s, 186.11 s 170th st, 50x211—Morris Schoenholtz to Mary Kolb, 1070 Washington av, Jan 30; atty, Albert & A, 149 Bway.....$1

CORA AV, s s, being lots 102 & 103, map Laconia Park, 52.2x181.4—Frank P Bastone et al to Louis Porco, 764 Fox st, Feb 15; attys, Arthur Weyl & Co, 15 Prospect st.....$100

WESTCHESTER AV, n w s at e s Tiffany st, 60.8x76.5x6.7x97.2—Ina S K Hills to Darrit Rlty Corpn, 27 William st; mtg $15,000, Feb 27; atty, T G & T Co, 176 Bway.....$100

3D AV, w s, 78.10 s 170th st, 79.6x119.3—Gertrude A Vanderbeek to Clarence Payne, 370 Madison av; mtg $12,000, Mar 2; atty, L T & T Co, 160 Broadway.....$100

LOT 39, partition, map Lot G Hunt Estate—Edw F Hussey to Wm J Hussey, 101 Willow st, Brooklyn, L I, Nov 24, 1914; attys, Kennedy & H, 360 Fulton st, Jamaica, L I.....$1

FRANKLIN AV (CROTONA AV, 1805-7, w s, 44x100—Morris A Rudnick to Ethel Rudnick, 1805 Crotona av, Feby 24; atty, S J Cutler, 358 Fulton st, Bklyn.....$100

MORTGAGES.

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

Downtown.

(South of Fourteenth st.)

6TH AV, n w s, 247.6 s w 4th st, 17.10x100—Angelina, wife of, and Giovanni Graffino to Ferdinanda Marchese, 8 Christopher st, pr mtge $7,500, Feb 26, 1 yr, 6 p c; atty, Louis N Fugazy, 153 Bleecker st.....$500

East Side.

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

16TH ST, n s, 150 e 4th av, 50x — —Hyman & Opelbaum to Union Sq Svgs Bank, 20 Union Sq, March 3, 3 yrs, 5 p c; atty, T G Co, 176 Broadway.....$110,000

3D AV, w s, 79.1 n 30th st, 19.8x100—Louisa H Clausnitzer to Excelsior Svg Bank, 79 W 23d st, March 3, 5 yrs, 5 p c; atty, T G Co, 176 Bway.....$16,000

PARK AV, e s, 23.4 n 53d st, 75.11x — —Clarence Payne to C A Meier, Bloomfield, N J, March 2, due Nov 15, 1915, 6 p c; attys, Stoddard & M, 128 Broadway.....$17,250

79TH ST, n s, 128.1 e Madison av, 18.11x102.2—Ww P Northrup, exr, to Woodlawn Cemetery, 20 E 23d st, March 3, 3 yrs, 4½ p c; atty, L T Co, 160 Broadway.....$50,000

SAME PROP—Same to Lawyers Rlty Co, 160 Bway, March 3, pr mtge $20,000, 3 yrs, 5 p c; atty, same.....$5,000

EAST END AV, s s, 99.1 n 86th st, 18x100—Sarsfield J Turley to Bowery Svgs Bank, 128 Bowery, March 2, 3 yrs, 5 p c; atty, T G Co, 176 Bway.....$3,000

LEXINGTON AV, 1626-28, w s, 100.11 n 102d st, 44.11x100, pr mtge, $10,000—Lexington Av & 102d St Co to Ver Planck estate, 351 Madison av, Feb 3, 5 yrs, 6 p c.....$11,000

West Side.

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

27TH ST, s s, 275 w 10th av, 87.2x98.9—I W Lyon & Sons to Whitney Lyon and ano, 502 4th av, Jan 19, due Jan 2, 1925, 5 p c; attys, Breed, A & M, 32 Liberty st.....$100,000

54TH ST, 63 W, n s, 95 e 6th av, 12x100.5—Jno A Parker to Josiah W Pease, 163 Bay 32d st, Bklyn, Mar 2, 3 mos, 6 p c; attys, J W Pace & Co, 67 Wall st.....$721

WEST END AV, w s, 20.11 s 105th st, 20x100—Walter J M Donovan to Geo Wettlaufer et al, exrs, Passaic, N J, Mar 3, 5 yrs, 6 p c; attys, Hahe & Keller, 278 Bway.....$16,000

Uptown.

(Manhattan Island, north of 110th st.)

114TH ST, 81 e, n s, 80 w Park av, 25x100.11—Louise Seiferth to Emigrant Indust Sav Bank, 51 Chambers st, Mar 2, 4 yrs, 5 p c; atty, Wm C Orr, 51 Chambers st.....$5,000

SAME PROPERTY, pr mtg $15,000—Same to Isaac Well, 204 W 110th st, Mar 3, due Jan 2, as per bond; atty, L A Solomon, 41 Park Row.....$3,000

LEXINGTON AV, n e cor 116th st, 63.2x Park av e s, 75.8 x 125th st, 63x99, 122d st, n s, 25 x irreg x 24x87.8—Helen D Lewis to Hayford Realty Corpn, 44 Pine st, Mar 1, due Jan 1, 1916, 6 p c; attys, Roe & Hayes, 44 Pine st.....$1,500

129TH ST, 22 E, s s, 271.2 e 5th av, 25x99.11—Sarah A Clark to Emma Linson and ano, 101 W 117th st, Mar 2, due As as per bond; atty, T G Co, 176 Bway.....$4,500

135TH ST, s s, 100 e 8th av, 16.8x99.11—Julia M Naumann to Celia K Fuller, 302 W 135th st, Feb 27, due Mar 1, 1920, 6 p c; atty, Benj T Hock, 26 Court st, Bklyn.....$7,000

CONVENT AV, s w cor 151st st, 108.11x irreg x 100 pr mtg $105,000—May C Knowles to Francis S Male, Bedford, N Y, March 2, 6 yrs, 6 p c; atty, L H Wood, 47 Cedar st.....$26,000

170TH ST, 630 W, s s, 513.11 w Bway, 14x90—Dani F Martin to Wm J Fields, 500 W 107th st, Mar 2, 1 yr, 5 p c; attys, Campbell, M & A, 233 Bway.$2,000

Bronx.

(Borough of The Bronx.)

LOTS 407 and 408, sec A Vyse estate—Galveston Bldg Co to Margt Knox, 428 Mott av, Mch 10, 1 yr, 6 p c; atty, T G & T Co, 176 Bway.....$7,000

11TH AV, s s, being w ½ of e ½ lot 523, map Wakefield, 25x114—Geo Hall to Jas B Sutton, 238 E 134th st, Feb 17, due Mch 1918; atty, Williamson & B, 364 Alexander av.....$800

JEROME AV, 2423, w s, 19.2x100.1—Simon Wollak to Lawyers Mtg Co, 59 Liberty st, Mch 2, due as per bond; atty, T G & T Co, 176 Bway.....$50

SAME PROPERTY—Same to Hugh N Williams, 2423 Jerome av, prior mtg $8,000, Mch 2, due as per bond; atty, same.....$600

WALTON AV, 2155, w s, 184.6—Louis Cohen to Etta Crakow, 530 W 157th st, Feb 25, 1 yr, 6 p c; attys, Gross & W, 18 Bway.....$600

64TH ST, 661 E, n s, 16.8x100—Robert A Cools to John Cools, 312 E 164th st, March 2, due as per bond; atty, T G & T Co, 176 Bway.....$3,000

FORDHAM RD, s s, 163.4 n w Jerome av, 33.3x100, Mt Eden Rlty Corpn to William S Patten, 235 W 75th st, March 2, 5 yrs, 4½ p c; atty, T G & T Co, 176 Broadway.....$8,000

PARK AV, e s, 25 n 181st st, 25x141—Mary A Handbinde to John F Kaiser, 2714 Hedford av, Bklyn, March 2, 3 yrs, 5 p c; atty, Todd & S, 1 Pine st, Bway.....$4,500

LOT 301, map Van Nest Park—Rath Fuchs to Title Guar & Trust Co, 176 Bway, March 10, 3 yrs, 5½ p c; atty, T G & T Co, 176 Bway.....$1

SAME PROPERTY—Same to Caroline Staube, 1327 Plimpton av, pr mtg $2,000, March 3, due as per bond; atty, same.....$400

ASSIGNMENTS OF MORTGAGES.

Manhattan.

THOMPSON ST, 98 and 100—Moore, Maria L, admr, to Edward A Moore, 572 Halsey st, Bklyn; atty, W M Powell, 7 Wall st.....$26,151

SAME PROPERTY—Same to Maria L Moore et al, Hoyt st, Bklyn; atty, same.....$26,151

SAME PROPERTY—Same to Julia M Houck, 178 St John's pl, Bklyn; atty, same.....$694.4

16TH ST, 105 W—Farmers Loan & Trust Co, trus, to Emigrant Ind Savings Bank, 51 Chambers st; Edward A M Guire, 51 Chambers st.....$18,000

D AV, e s, 17 s 109th st, 21x86—Singer, Mortimer M, to Sadie V Brady, 33 W 56th st; atty, M M Singer, 55 Liberty st.....$40,000

101ST ST, 315 E—Whitman, Charles S, to Marjorie G Singer, 311 W 74th st; assumes Liberty st mtge.....$5,400

94TH ST, s s, 151 e Amsterdam av, 17x84.6—N Y Nursery & Childs Hospital to Eliz M Ammon, 168 W 94th st; atty, Louis Kronacher, 256 Bway.....$5,000

59TH ST, 2 W—Ford, Harry S, to Dock Sav Instn, 311 Bowery; atty, F M Pichonat, 38 Park Row.....$100,000

WILLIAM ST, 130-132—Yale University to Title G & T Co, 176 Bway.....$1,000

4TH ST, 321 E, Eberle, John C, to Lillie Greif, 321 E 4th st; atty, Leopold Freiman, 309 Bway.....$2,750

96TH ST, 208-202 W—Excelsior Savings Bank to Wm Rankin, 119 W 77th st; atty, Wm R Adams, 25 Broad st.$36,000

43D ST, 132-6 W—De Jongo, Sol, to Excelsior Savings Bank, 79 W 23d st; atty, T G Co, 176 Bway.....$210,000

9TH AV, e s, 24 s 56th st, 25.4x70—Hochstadter, Bella W, to Corinne H Forbush, 21 E 52d st; atty, Wolf &