REALTY MARKET NEWS AND COMMENT

Pendulum of Trading Swings Toward Suburbs—Uptown Dwelling Sold.

MARCH BUILDING SLUMP

Suburban property is steadily displacing urban realty in the trading. For several days the shifting of the pendulum of business has been noticeable toward the suburbs, and from now on the change in the current trading will likely be much more in evidence. Trading in Manhattan, The Bronx and Brooklyn was neither extensive nor noteworthy. The Manhattan property sold comprised a Harlem dwelling. The sale of a $20,000 dwelling was the best from The Bronx. Information received from various cities of the country indicates that building is far from as inactive as some have been led to believe. Though March was not as active as the corresponding month of 1913, 21,150 buildings—commercial, industrial and residential—were planned, which means an outlay of close to $57,000,000.

BIG DYCKMAN CORNER SOLD.

Three five story apartment houses will be erected at the southeast corner of Broadway and Ellwood street by the Haven Construction Company, of which Charles H. Flaum is president. The site, which measures 201 feet on Broadway and 192 feet on the street by irregular, comprises about ten lots, which were disposed of by Sonn Bros.

BUYER FOR HARLEM HOUSE.

WEST 118TH STREET—The Houghton Company has sold for Mary S. White of Mamaroneck 83 West 118th street, a three story and basement dwelling, on lot 20x100.11, to a client for occupancy.

DWELLING IN BRONX SOLD.

GRAND AVENUE—Charles H. Von Dehsen has sold 2591 Grand avenue, northwest corner of 192d street, a two and one story frame dwelling, on plot 50x106. The buyer will occupy. The house has been held by the seller at $20,000.

CRESTON AVENUE.—W. E. & W. I. Brown have sold for the estate of Elisabeth Gifford 2011 Creston avenue, a one family dwelling, on lot 19x100.

BIG DEAL AT RICHMOND HILL.

Edward M. Bassett has purchased twenty-five lots on the east and west sides of Herald avenue north of the Liberty avenue elevated railroad station in the Richmond Hill section. Three dwellings on Herald near Jamaica avenue were given in part payment for the land. The William A. Kirk Realty Company was the broker in the transaction. It is reported that a building operation will follow the transfer of the property.

HOME FOR JAMAICA MOOSE.

Jamaica Lodge of the Loyal Order of Moose has purchased a new clubhouse site on Flushing avenue between Hillside avenue and Willet street from Mrs. Adelaide M. McLaughlin, the owner, the price paid being $4,500. The property is 50x132 feet and the structure to be built upon it will cost $30,000. Hans Lebau of Jamaica is the architect. The building will be two stories high.

WEST END CORNER BUYER.

Albert Saxe, builder of the Hotel Belleclaire, at Broadway and Seventy-seventh street, is the buyer of the two dwellings at the northwest corner of West End avenue and Eighty-ninth street, recently reported sold. The houses occupy a site 44x80. An apartment house is to be erected on the plot.

FARQUHAR TRANSFERS HOUSE.

Percival Farquhar transferred title yesterday to the 1080 Fifth Avenue Corporation, recently formed by R. D. Chipps and T. C. Hall, to the four story dwelling, 25x102.2, at the north corner of Fifth avenue and Eighty-ninth street. The transfer was made subject to a mortgage for $185,000.

21,159 BUILDINGS PLANNED.

$56,860,426 Appropriated for New Structures Last Month.

Building statistics received by *Bradstreet's* last month from 116 cities of the country show that 21,159 operations were planned, that many building permits having been issued to builders. Though apparently indicating much activity the previous March was more active by 2.6 per cent. and the money to be expended for operations planned in March, 1913, was 11.5 per cent. greater than the $56,860,426, the estimated total for last month's projected construction. In January there was a decrease in permits of 16.4 per cent. and in February 5.8 per cent., thus reflecting evidence of improvement toward normal.

Gains are indicated in the New England, middle, middle West and Southern States, but they are counterbalanced by poor conditions in the Northwest, Southwest and far West. Gains in the large cities of the country were: Baltimore, 87.9 per cent. Cincinnati, 55.9; Rochester, 29; Buffalo, 25.7; Detroit, 23.4; Indianapolis, 13.6; Pittsburg, 5, and Philadelphia, 4. In contrast losses were made in Manhattan and The Bronx, 21.6 per cent.; Chicago, 8.7; St. Louis, 14; Cleveland, 1; St. Paul, 64.9; Los Angeles, 48.4; Portland, Ore., 46.4, and San Francisco, 66.6 per cent.

LARGE HOME FOR DR. DRAPER.

The two three story private dwellings houses at 164 and 166 East Sixty-third street are to be made into one, a two story rear extension built, and a greenhouse put up in the rear, and many interior changes made at an estimated cost of $15,000. The Beekman Estate is the owner. Dr. George Draper is the lessee. Frederick J. Sterner is the architect.

LOFTS TO BE TENEMENT.

The six story store and loft building at the southwest corner of Norfolk and Delancey streets is to be made over into a tenement house, with stores, for Henry M. Greenberg as owner. Frank Strauss, the architect, has estimated that it will cost $12,000 to make the change.

FIVE NEW FLATS FOR BRONX.

Plans were filed yesterday for a five story apartment house, 61x96.7, to be erected on the south side of 184th street, between Grand Boulevard and Concourse and Ryer avenue, by the 173d Street Improvement Company, Aaron Miller president. The cost is estimated at $80,000 by the Kreymborg Architectural Company. Gronenberg & Leuchtag have completed plans for four five story apartments which the K. & R. Construction Company plans to erect at the northeast corner of 176th street and Mount Hope avenue. They will accommodate 104 families and the fronts will be of tapestry brick, granite and terra cotta. The houses will cost $210,000.

$600,000 WILLIAMSBURG SHOP.

The Fred Gretsch Manufacturing Company will erect a ten story fireproof reinforced concrete building, to cost $600,000, on Broadway, from Wythe avenue to Berry street, from plans by William Higginson. The Gretsch company, which manufactures musical instruments, will occupy two of the ten floors.

$40,000 FLUSHING APARTMENT.

Plans have been drawn for a twenty family apartment house which Mrs. William F. Boardman of Buffalo, N. Y., will have erected on the southeast corner of State and North Prince streets, at a cost of $40,000.

NEW HOBOKEN FACTORY.

The Turner Construction Company has been given the contract for the construction of a nine story and basement reenforced concrete factory for the American Lead Pencil Company on Willow street, Hoboken, N. J. F. M. Small is the architect.

SHIFTING OF TRADE CENTRES.

Another Printing Firm to Locate on West Side.

Robert F. Bensall has leased for a long term of years to the Union Bindery the rear half of the eighth floor in the Underhill Building, 436-438 West Thirty-seventh street. Stephen S. Johnson represented the owner.

The Charles F. Noyes Company has leased part of the eleventh floor in 160 Broadway to Edwin S. Merrill for five years; offices in 6 Maiden Lane on the sixth floor to S. Berger ad I. T. Planick; in the Masonic Building, 71 West Twenty-third street to Milton Trueheart; part of the second floor of 72 to 74 Beaver street to the American District Telegraph Company; space in 37-39 Liberty street to Dreyer Moritz Manufacturing Company, and on the eighth floor of the Broadway and Maiden Lane Building to Robert S. Gatter.

William H. Whiting & Co. have leased half of the sixth floor in 54-60 Lafayette street, to the Samuel C. Tatum Company for a term of years at an aggregate rental of $10,000, and the store at 60 Beekman street to the New York Machinery Company.

Pease & Elliman have rented large office space in 25 West Forty-fifth street to the C. S. Paine Company of Grand Rapids, Mich.

The two stores at 859 and 859½ Broadway have been leased by the Tallyho Buffet Lunch Corporation, a branch of the Cafeteria Buffetta Company. The premises will be extensively altered.

N. Brigham Hall & William D. Bloodgood have leased for a term of years to Ernest Verenkamp the store and basement at 1330 Third avenue, northwest corner of Seventy-sixth street.

Tucker, Speyers & Co. have leased space at 29 to 33 West Thirty-eighth street to Hans Brassler.

The Payson McL. Merritt Company has leased offices at 9 East Forty-fourth street to Hoggson Bros.

S. Osgood Pell & Co. have leased the store at 10 West Forty-sixth street to Mme. Melville.

MARKET ON PINKNEY LOTS.

Hopkins & Boyd have leased for the Mary G. Pinkney estate fourteen lots on Manhattan street, west of Amsterdam avenue, running through to 126th street, to a Mr. Debinney for use as a public market.

DOWNTOWN OFFICE RENTALS.

The Adams Building Company has leased at 61 Broadway offices to John F. Makley, Haas Bros., Warren Thorpe, Hendrickson & Co., Peale & McLaughlin, C. W. Hunt, Inc., Fred W. Gordon, Dix & Bangs, John H. Banks, Henry Ittleson for the Commercial Credit & Investment Company of St. Louis, Cole, Ives & Davidson, Herbert S. Duncombe, the H. K. McCann Company, Simpson, Pearce & Co., Glover & Washburn, James A. Fechtig, Jr., Emil Baerwald, Filor, Bullard & Smythe, Milton Dammann, Joseph Walker & Sons, William F. McCombs and the Goodwin-Gallagher Sand and Gravel Corporation.

HOUSES RENTED YESTERDAY.

Douglas L. Elliman & Co. and Van Norden & Wilson have leased for a term of years 20 East Seventy-fourth street, a four story house, for Mrs. William Strauss to Mrs. Alexander Rubel.

Shaw & Co. have leased the three story dwelling at 257 West 127th street to Richard S. Love.

RUSH ON FOR COUNTRY PLACES.

Kenneth Ives & Co. have rented at Rye-on-Sound for Elizabeth Kelly her residence on the Post road to Jacques Kahn; the Kathryn F. Churchill residence on Highland road to Joseph Plaut; the Charles J. Smith cottage on Rye Beach avenue to Frederic McCoun; the Ellsworth Ford cottage on Rye Beach avenue to Anna S. Westermann; for Christ Episcopal Church, house on Milton road to T. H. Watkins for a term of years; at Mamaroneck for John W. Sterling the Mitchell House on Taylor's lane for five years, and at Larchmont, for the estate of Bridget C. Kane, house on Beach avenue to Ben Teal for a term of years.

Julia Beverley Hizgens has leased for John C. Hunt Feather Farm, Bedford Hills, to Park Commissioner Cabot Ward.

L'Ecluse, Washburn & Co. have rented the Mason property at Plandome to W. K. Elliott of Manhattan.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

[AT 14 VESEY STREET.]

By Joseph P. Day.

RIVERSIDE DRIVE, 342, e s, 58.11 n 104th st, 22x89, 5 sty Am base dwlg—Vol sale, knocked down to George S. Kelly for $41,000

FRANKLIN AV, s w cor Jefferson Arms Brooklyn, 100x125, 6 sty Jefferson Arms apt house—Vol sale; to the 120 W 86th St Corporation for $147,500

AMSTERDAM AV, 1788, w s, 50 n 128th st, 25x100, 4 sty flat and strs; exrs sale; to Mrs. Clara J. Nathan for $14,000

HEATH AV, s w cor Summit pl, 25x96.4, vacant—Exrs' sale, estate of Frederick Ader, deceased; to John Fink for $1,200

SEABRIGHT, N J—Peninsula House, a 5 sty frame hotel and garage, 350x350; also plot 62x185 on Shrewsbury River, with frame bldg—Vol sale; knocked down to William Wyckoff for $12,000

113TH ST, 223 W, n s, 166.8 w 7th av, 16.8x100.11, 3 sty dwlg—Exrs' sale, estate of Joseph O. Wiswall, deceased; knocked down to Shaw & Co for a client for $10,500

AMSTERDAM AV, w s, 74.11 n 188th st, 25x100, vacant—Vol sale; bid in at $6,500

198TH ST, 270 E, s s, 105.7 w Bainbridge av, 25x98, 2 sty frame dwlg—Vol sale; bid in at $6,400

BROOKLYN—Penn st, 92, n s, 75 w Bedford av, 18.6x100, 3 sty dwlg—Exr's sale estate of Albert Crouse, deceased; to Wolf Kaufman for $4,400

YONKERS, N Y—Winfred av, s e cor Broad st, 3 sty dwlg, 26x105; vol sale; bid in at $7,000

WASHINGTON ST, 306, s e cor Duane st, 25.5x50, 6 sty loft and store bldg—E G Sullivan agt V A Clark et al; partition; to James J McCarren for $47,500.

By D. P. Ingraham & Co.

AMSTERDAM AV, 1519-23, n e cor 125th st, 58.8x100, 6 sty flat and stores—M E Horton agt Monaton Rlty Investing Corpn et al; due $14,486.35; taxes, &c, $2,685; sub to 2 pr mtgs aggregating $91,500; to the plaintiff for $114,851.

175TH ST, 604-10 W, e s, 100 w St Nicholas av, 100x99.10, 2 5 sty flats—E A Stewart et al agt Monaton Rlty Investing Corpn et al; due $32,606.16; taxes, &c, $996.80; sub to 4 pr mtgs aggregating $104,000; to the plaintiff for $120,412.

[AT 3208 THIRD AVENUE.]

By George Price.

3D AV, 2503, w s, 150.7 n 136th st, 25x100, 2 sty fr dwlg and store—A A Sullivan agt L M Schrank et al; due $1,134.31; taxes, &c, $25; sub to 1st mtg $7,000; to the plaintiff for $8,000.

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.)

GRAND ST, 276, n s, 50 e Forsyth st, 25x87.6—Edw J Sparenberg to Edward J Sparenberg, Inc, 301 W 108th st, mtg $12,000, Apr 7; attys, Case & Apfel, 68 William st $1

MORTON ST, s s, 230 e Hudson st, 25x100—Theresa Heim to Alex B Halliday, 316 Palisade av, Yonkers, N Y, mtg $12,000, all liens, Apr 27, 1908; address, 44 Pine st $100

PERRY ST, 127, n s, 25x95—Louis Heim to Alex B Halliday, Yonkers, N Y, Mar 16, 1907, mtg $10,000; address, 44 Pine st $100

9TH ST, 642 E, s s, 133 w Av C, 25x93.11—Edw Greenebaum to Lillie Keller, 321 W 93d st, Jan 20; attys, Elkus, G & F, 170 Bway $100

14TH ST, 210 E, s s, 111 e 2d av, 19.6x103.3—Annie L Kirk & ano, exrs Wm F Kirk to N Y Eye & Ear Infirmary, 218 2d av, all liens, Apr 5; atty, Samuel Riker, 19 Cedar st $28,000

East Side.

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

16TH ST, 648 E, n s, 458 e Av B, 25x92—Edw Greenebaum to Lillie Keller, 321 W 93d st, Jan 20; attys, Elkus, G & F, 170 Bway $100

2D AV, e s, 32 s 28th st, 21x80—Mary J Ryan et al to Patrick Corrigan, 235 E 30th st, Mar 23; attys, Unger & Unger, 115 Bway $1

3D AV, w s, 50 n 96th st, 22.8x100—Mary E Baab, extr Hy Baab, to Elle Baab, 1534 2d av, mtg $25,000, May 15, 1914; atty, Alphonse G Koelble, 80 Maiden lane $1

5TH AV, n e cor 89th st, 25.2x102.2—Percival Farquhar to 1080 5th Av Corpn, 25 Broad st, mtg $185,000, Apr 6; atty, T G Co, 176 Bway $100

West Side.

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

31ST ST, n s, 145.3 e 7th av, 20x86—Wm F Donnelly to Sarah D Donovan, 219 W 24th st, b and s, all liens, Feb 19; atty, Thos Adam, 5 Beekman st $100

60TH ST, 229-31 W, n s, 350 e West End av, 50x100.5—Annetta Benjamin to Jos H Halperin, 544 Bedford av, Brooklyn, mtg $23,000, Apl 1; atty, T G Co, 176 Bway $100

WEST END AV, 26, e s, 75.5 n 60th st, 25x100—Leopold Heilbinger to Rachel Lipahytz, 959 Westchester av, mtg $11,500, Apl 1; atty, Adolph Cohen, 220 Bway $1

105TH ST, 212 W, s s, 125 w Amsterdam av, 25x100.11—Chas R Riemann to Geo Coburn Constn Co, 705 W 179th st, mtg $15,000, Apl 7; atty, T G Co, 176 Bway $100

Uptown.

(Manhattan Island, north of 110th st.)

118TH ST, s s, 100 e 5th av, 20x100.11—Victor Beaver to Lion Realty Co, 44 Court st, Brooklyn, q c, Jan 28; atty, J V Schavrien, 44 Court st, Brooklyn $1

126TH ST, n s, 271.6 e 3d av, 32.5x99.11—Edw J Sparenberg to Edward J Sparenberg, Inc, 301 W 108th st, ½ part, mtg $28,000, Apl 7; attys, Case & Apfel, 68 William st $1

131ST ST, s s, 208.4 w 7th av, 16.8x99.11—Max Lowenstein to Belle Robins, 333 Hamburg av, Brooklyn, Apl 2, q c; atty, Max Monfried, 299 Bway $1

179TH ST, n s, 121.1 w Bway, 25x100—George Coburn Const Co to Chas R Siemann, 212 W 105th st, Apl 8, mtg $55,000; atty, L T Co, 160 Bway $100

BROADWAY, n w s, 158.8 s w 218th st, 50x100—Robert E Simon to Sliden Building Co, 30 E 42d st, Apl 6; atty, Robert E Simon 30 E 42d st $1

Bronx.

(Borough of The Bronx.)

CRESTON AV, 2740, e s, 25x91.10—Wm Guggolz to Chas Buckbee, 2252 University av, Mar 31; atty, E J Martin, 507 Tremont av $100

BRIGGS AV, w s, 120 n 196th st, 20x91.11—Dan'l B Murray to Jas A Regan, 2109 Anthony av, Feb 4; atty, E J Martin, 507 Tremont av $1,200 over incumbrances

LOT 144, map Bruner est—Diedrich Schaffer to Fredk A Elliott, 161 E 22d st, Apr 5; atty, F A Elliott, 161 E 22d st $100

LOT 145, same map—Same to same, Apr 5; same atty $100

TYRON ROW, s w s, 58.5 n w 4th st, 74.3x150—Matthew H Matthews to Matthew Gaskin (uncle), 1300 Herschel st, ½ part, Feb 27; atty, Matthew J Gaskel, 1300 Herschel st $100

SAME PROPERTY—Mary Deegan to same, 5-8 part, Apr 1; same atty $1,200

BANTA LANE, at s e c d Oswald Bergen, 29.2x84—Jos Glass to Adam P Fennel, 270 City Island av, Apr 7; atty, Sam Miller, City Island $100

LOTS 240 to 243, map Sisters of Charity—Diedrich Scheffer to Fredk A Elliott, 161 E 23d st, Apr 5; atty, Fredk Elliott, 161 E 22d st $100

LOT 8, map Hudson Park—Salvatore Carlito to Imperial Woolen Co, Inc, 216 4th av, Feby 27; atty, Imperial Woolen Co, 215 4th av $1

LOTS 162 & 163, map Varian estate—Josephine Linck to Frank E Linck, 1659 Nelson av, mtg $2,000, Apr 5; attys, Appell & T, 51 Chambers st $1

AV B, n e c Irving st, 25x100—Lewis M Sweet to Wm J Ahearn, 1242 Intervale av, mtg $1,000, Apr 7; atty, T G & T Co, 176 Bway $100

SAME PROPERTY—Wm J Ahearn to Chas J Deschler, 52 Gramaton av, Mt Vernon, N Y, Apr 7; atty, T G & T Co, 176 Bway $1

INTERVALE AV, 1200—Louis Feldiger (ref) to Anna Scheer, 35 E 43d st & ano, mtg $12,000, Apr 6; attys, Ackerman & Berkman, 320 Bway ..... $100 over mtg

FRANKLIN AV, n e c 167th st, 100x25—Fred W Crandell et al to Cowaneque Rlty Corpn, 20 Nassau st, mtg $7,500, Mar 30; atty, A W Taylor, 20 Nassau st $100

FOREST AV, e s, 249.2 W 141st st, 21x100—Pauline Cohn to Eltona Investing Corpn, 381 E 149th st, mtg $8,000, Apr 3; atty, E L Briesch, 391 E 149th st $100

MORTGAGES.

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

Downtown.

(South of Fourteenth st.)

DIVISION ST, 82-86, n w cor Eldridge st, 74.10x74.4x irreg—Julius Rlty Co to Emanuel Libman, 180 E 64th st, Mar 31, due Apr 1, 1925, 4 p c; atty, Julius Bachman, 149 Bway $5,000

DELANCEY ST, n s, 50 e Norfolk st, 25x—Sarah Grozoky to Dry Dock Savings Instn, 341 Bway, Apl 8, pr mtge $16,000, due as per bond; atty, T G Co, 176 Bway $6,000

East Side.

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

52D ST, n s, 184.5 e 2d av, 20.1x100.5—Karoline Krug to Fanny Cats, 948 Trinity av, Apl 7, pr mtge $5,000, install, 6 p c; atty, Isaac Levinson, 258 E 123d st $600

57TH AV, 1080, n e cor 59th st, 25.2x102.2—1080 5th Av Corpn to 73d St Rlty Co, 162 Bway, pr mtge $160,000, due as per bond, &c, as per bond; atty, T G Co, 176 Bway $25,000

West Side.

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

25TH ST, s s, 300 e 5th av, 50x98.9—Fredk I Unger to Lawyers Mtg Co, 59 Liberty st, Apr 8, due as per bond; atty, T G Co, 176 Bway $26,000

BROADWAY, n w cor 41st st, 40.9x130.3, Stone st, s s, 45.10 w Coenties alley, 18.5x85.6; Broadway, n e s, 25.5 s 65th st, 28.11x72.4; 5th av, e s, 46.6 n 19th st, 22.6x100; Greenwich st, e s, 45.7 s Rector st, 39.5x—; Whitehall st, n s, 84 w Front st, 34.8x29; Front st, n s, 32 n Whitehall st, 31.7x—; 68th st, n s, 150 e Amsterdam av, 23x—; West st, 64, e s, 25x89.2—Henry K Vingut to Jennie E Archer and ano, 3 W 98th st, Apr 8, 5 yrs, 5½ p c; atty, T G & T Co, 176 Bway $3,000

90TH ST, n s, 160 w Central Park West, 20x100.8—David J Isaacs to Gibraltar Mtg Co, 52 William st, March 31, due Apr 1, 1918, 5 p c; atty, T G Co, 176 Bway $13,500

Bronx.

(Borough of The Bronx)

VALENTINE AV, e s, 88.11 s Fordham rd, two lots, each 50x130, two bldg loan mtgs, each $40,000—Sherbrooke Rodgar to City Mtg Co, 15 Wall st, Apr 6, demand, 6 p c; atty, A F Snow, 15 Wall st $80,000

PROSPECT TERRACE, w s, 25 n 12th st, 25x100 (Wakefield)—Katharina Hoffman to Maria P Barnes, Tarrytown, N Y, Apr 7, due Oct 31, 1917, 6 p c; atty, C F Wilber, Tarrytown, N Y $1,000

Hall Pl, w s, at n s lot 58, map part Fox estate, 34x irreg—Elfreda Benson to Bronx Security and Brokerage Co, 258 E 138th st, Apr 1, 1 yr, 6 p c; atty, J Levison, 258 E 138th st $650

WEBSTER AV, n s, 25 w 204th st, 100x100—Peter Seery to Central Brewing Co, 535 E 68th st, pr mtg $10,000, Apr 1, 1 yr, 6 p c; atty, Central Brewing Co, 535 E 68th st $4,000

AV B, n e cor Irving st, 25x100—Wm J Ahearn to Lewis M Sweet, 2672 E 25th st, Brooklyn, Apr 7, due as per bond; atty, T G & T Co, 176 Bway $100

UNION AV, e s, 45 n 167th st, 40x100—Newton James to German Savings Bank, 157 4th av, Apr 8, 3 yrs, 5 p c; atty, A Henry Mosle, 80 Broad st $16,000

BAILEY AV, w s, 129.4 s 231st st, 86.2x112.2—Bertelsen Realty Co, Inc, to Chas S Albert, 444 E 141st st, Apr 7, 2 yrs, 6 p c; atty, E J Krug, Jr, 150 Nassau st $2,500

ASSIGNMENTS OF MORTGAGES.

Manhattan.

BROADWAY, 2688 and 2690—Maurice Quinlan to Mary Quinlan, 2626 Bway; atty, Gilbert, L & G, 43 Exchange pl $1

182D ST, 508 to 518 W—Abr Leipzig to Allen N Terbell, Newark, N J; attys, Hale & K, 258 Bway $15,000

11TH ST, s s, 125 w Amsterdam av, 16.8x91.10—Mary R Haines to Edith H Nichols, Rye, N Y; attys, Gilbert, L & G, 43 Exchange pl $1

BROOME ST, 27—Lincoln Trust Co to American Mtge Co, 46 Cedar st; attys, Bowers & S, 46 Cedar st $18,500

RIVINGTON ST, 158—Sherman Co to State Bank, 378 Grand st; atty, Jos E Cosgrove, 378 Grand st $1

4TH ST, 155 and 157 E—Lena Michelson to Minerva Burwell; atty, Stephen P Sturges, 35 Nassau st $19,646

4TH ST, 155 and 157 E—Minerva Burwell to Stephen P Sturges, 35 Nassau st $10,500

75TH ST, n s, 112 e Columbus av, 21x102.2—N Y Guaranty and Indemnity Co to Hetty H R Green, trustee; attys, Alexander & G, 165 Bway $25,000

75TH ST, n s, 112 e Columbus av, 21x102.2—Hetty H R Green, trustee, to Windham Realization Co, 18 Bway; attys, Alexander & G, 165 Bway $25,000

25TH ST, 38 W—Bankers Trust Co to N Y Trust Co, 26 Broad st; attys, White & C, 14 Wall st $48,000

25TH ST, 36 W—Adele B Machen to N Y Trust Co, 26 Broad st; atty, T G Co, 176 Bway $33,875

25TH ST, 36 W—Isabelle F B Reid to N Y Trust Co, 26 Broad st; atty, T G Co, 176 Bway $35,875

140TH ST, 559 W—Martus, Annie S, to Banned Friend, 1770 Madison av; atty, Gross & Wald, 149 Bway $1

140TH ST, 557, W—Simon, Rudolph, to Banned Friend, 1770 Madison av; atty, Gross & Wald, 149 Bway $1

5TH AV, 556-64—Lawyers Title & T Co to Bowery Savings Bank, 128 Bowery; atty, L T & T Co, 160 Bway $400,000

112TH ST, 130 W—Title Guar & T Co to German Savings Bank, 100 E 14th st; atty, Curtis, M, P & C, 30 Broad st $22,000

42D ST, 335 E—Krower, Louis, and ano, trus, to Title G & T Co, 176 Bway $6,000

117TH ST, 7 E—Foster, Frederic de P, and ano, exrs, to Association for the Relief of Respectable Aged Indigent Females in City N Y, 891 Amsterdam av; atty, F de P Foster, 44 Wall st $15,000

8TH AV, 690-92—N Y Title Ins Co to Bowery Savings Bank, 128 Bowery; atty, N Y T Co, 135 Bway $69,000

8TH AV, 690-92—Mutual Life Ins Co of N Y to N Y Title Ins Co, 135 Bway $70,000

7TH ST, s s, 150 e Av A, 25x90.10—Kunath, Oscar, et al, to Maude T Gaylor, 137 W 127th st; attys, Nash & J, 63 Wall st $257.50

LUDLOW ST, 122-124—Schmickl, Anna, to Title Guar & T Co, 176 Bdwy; atty, T G Co, 176 Bway $6,000

Bronx.

N Y TRUST CO to City Mtge Co $1

CITY MTG CO to Lawyers Title & T Co $58,000

EQUITABLE TRUST CO to Manhattan Mtg Co $100

MANHATTAN MTG CO to Maiden Lane Sav Bank $32,000

CRAMER, LOUIS H, and ano, exrs, to Jas H Robertson, trus $5,579

Same to same $5,579

MULLER, FRED'K, to Caroline F Baumbach $100

MAYHEW, FRANK C, and ano, trus, to Henry E Askey $2,600

GREEN, JOHN H, to Christian H Werner $1,000

LAWYERS MTG CO to Baptist Home for Aged $35,000

SATISFIED MORTGAGES.

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

3D AV, e s, 91 n Tremont av, 25.6x55x22.11x92.5, Feb 5, 1909—Jas and Annie O'Toole to Albert and Emma White; man and Wm T Graff, trustees; atty, E G Duvall, 141 Bway $18,000

OLD BROADWAY, n w cor 129th st, 33.9x100x88.10x99.11, Feb 18, 1913—Sadie Moses to Harry H Moses, n w cor 126th st and Riverside Drive; attys, Seley & Levine, 215 Montague st, Brooklyn $5,000

81ST ST, 409 to 436 W, mort on fixtures (c b a), Oct 19, 1914—Four Hundred and Six W 34th St, Inc, to Gurney Elevator Co $41,694

122D ST, 257 W, n s, 237 e 8th av, 27x100.11, Mar 31, 1905—Theo J and Kath M Buhmann to Emanuel Blum, 200 W 140th st; attys, W S & A S Katzenstein, 280 Bway $4,000

SAME PROPERTY, Mar 12, 1906—Elise Brandt to same; atty, same $3,750

PARK AV, 1382-1384, w s, 25.11 s 101st st, 50x80, Oct 4, 1909—Golde and Cohen to Sigmund Adler, 307 W 98th st; atty, Max Altmayer, 280 Bway $6,500

34TH ST, 240 E, s s, 125 e 1st av, 23x98.9, Nov 11, 1913—Andrew and Sarah Diehl to Frank Corcoran, 340 E 34th st; atty, Jas J Fitzgerald, 2 Rector st $2,500

MADISON AV, 1465, mtg and leasehold int, &c, Feb 11, 1915—Jacob Liberman to Louis Pikelny; atty, J G Abramson, 30 Church st $1,000

WASHINGTON AV, w s, 145.2 s 170th st, 25x150, Mar 1, 1913—E Loewenthal & Son, Inc, to Hy H Jackson; atty, S H Jackson, 106 Lexington av $3,000

120TH ST, 244 W, w s, 16.8x100.11, Mar 26, 1890—Hattie P and Jos F Weber, to Emigrant Indust Sav Bank; atty, Richard H Clark, 51 Chambers st $3,500

BROOME ST, n cor Pitt st, 50x100, Apr 8, 1905—Hy and Bella Breslauer to Lawyers Mort Co, 59 Liberty st $45,000

RECORDED LEASES.

Manhattan.

SUFFOLK ST, 45-51, 1st & 2d floors & b, 45 Suffolk St Co to U S Leather Co, P O Station B, 10 yrs from Nov 1, 1914; atty, A M Rau, 505 5th av $15,000

180TH ST, 501 W, store 1 & part basement—Bernhard Goldman to Louis Fisher, 543 W 162d st, 4 7-12 yrs from Mar 1, 1915; address, 1491 St Nicholas av $3,400

291ST ST, 233 E, store & b—Antonio Ferrara and ano to Luigi Di Giulio, 326 E 11th st, 5 yrs from Apr 1, 1915; attys, Paskus, G & H, 2 Rector st $1,020

AV A, 176-178, stores & b—Annie Lichtman et al to Edw Wohlstadter, 172 Av A, 5 yrs from Oct 1, 1914; atty, Frank Brewery, Brooklyn, N Y $1,500

LEXINGTON AV, 1000 and floor & b—Leslie Brook to 132d St Realty Corpn, 100 W 13th st, 15 yrs from July 1, 1915; attys, Paskus, G & H, 2 Rector st $1,400

CANAL ST, 31, store—Mark Rosenthal & ano, exrs, to Morris Muller, 516 3d av, 4 11-12 yrs from May 1, 1915; atty, Jos G Abrahanson, 30 Church st $1,500

55TH ST, 234 W—Thos A Fitzgerald to Wm Wiese & Co, Inc, 234 W 55th st, 5 yrs from Sept 30, 1915; attys, Rollins & H, 52 Nassau st $1,400

65TH ST, 24 E—Louise H Betts to Martina L Downing, 125 Riverside Drive, 20 yrs from May 1, 1915 ..... $6,000

LIS PENDENS.

Manhattan.

LEWIS ST, 213 to 217—David Sachin agt Jacob Klinger et al (foreclos of mtg); atty, S Friedlander.

GREENWICH AV, n e s, 103.10 ft s e 11th st, 20x52.3x irreg—W Emlen Roosevelt et al agt Friedericke Schaffer et al (foreclos of mtg); atty, J C Kobbe.

87TH ST, 56 to 60 E—Eugene I. Richards agt Adolf Mandel et al (action to set aside deed); atty, J T Mahoney.

7TH ST, 279 & 281—Herbert L. Geller agt Louis Gluck (foreclos of mtg); atty, A F Silverstone.

127TH ST, 219 & 221 E—Louise Schridde agt Hannah J McCreery et al (foreclos of mtg); atty, M M Bellinger, Jr.

150TH ST, 408 W—Lillian I Franklin, extrx, agt Hoshen Corp et al (foreclos of mtg); attys, Cary & Carroll.

30TH ST, 7 E—Jno W Sterling agt Wm C O'Brien et al (foreclos of mtg); atty, J A Garver.

59TH ST, s s, 200 ft w Amsterdam av, 25x100—Harry Rotman agt Herman Sacks et al (foreclos of mtg); atty, A Smith.

AV A, e s, 21.9 ft s 12th st, 25.8x95.6—Rosa Cantzlinger, extrx, agt Barney Mechanic et al (amended foreclos of mtg); atty, N F Botty.

25TH ST, 24 & 26 W—Josef Steiner agt 25th Const Co et al (foreclos of mtg); attys, Stoddard & Mark.

3D ST, 241 E—Gilbert L Nicoll agt Abraham Waldinger et al (foreclos of mtg); atty, F S Fowler.

120TH ST, 329 to 333 E—Josephine E Thayer agt Louis Lipsky et al (foreclosure of mortgage); atty, F de P Foster.

PERRY ST, s s, 160 w of 4th st, 20x84.10—Helen H Maynard et al agt Albert P Messinger et al (foreclosure of mortgage); attys, Hawkins, Delafield & Longfellow.

98TH ST, n s, 84.2 w Amsterdam av, 52.7x100—William Rankin agt Martha Kommer et al (foreclosure of mortgage); atty, W R Adams.

Bronx.

FRANKLIN AV, 1062—Chebra Holche Zedek agt Julia M McMahon et al (foreclosure of mortgage); atty, H Swain.

CASTLE HILL AV, e s, 75 s Hermany av, 84.4x105, also Hermany av, s s, 105 e Castle Hill av, 144x182.3—Thomas Amend agt Mary Wagner et al (foreclosure of mortgage); atty, M B McHugh.

LOT 158, map lots in village of Williamsbridge—Teresina De Stefano agt Onofrio De Stasio (foreclosure of mortgage); atty, M R Matteo.

MECHANICS' LIENS.

Manhattan.

MOTT ST, 33 to 37—G Goldberg & Sons, Inc, vs estate of James Norton, owner; Levin Bros Co, Inc, contractors; Singer & Lewinkron, sub-contractors $219.80

7TH AV, w s, 24th to 25th sts, 200x250—Kieley Mueller, Inc, vs National Cloak and Suit Co, owner; Osborne Reg Co, contractors $145.68

WEST END AV, n e cor 96th st, 100x124—Farber Contracting Co vs Essle Construction Co, Inc, owners and contractors $699.92

BROADWAY, 1874 to 1880—J Duffy vs John Wendel Estate, owner; Albert T Otto & Sons, Inc, lessees; M Whitelaw & Co, contractors $82.50

Bronx.

KINGSBRIDGE TERRACE, 2860 to 2866—George M Flogaus & Co vs Arlington Construction Co, owners and contractors $27.75

141ST ST, 374 E—Charles Pace et al vs Mary Fries, owner; Peter and Mary Fres, contractors $418.84

LIEBIG AV, w s, 250 s 261st st, 25x100—W A Brockhurst Co, Inc, vs Hannah Nyden, owner; Louis Schoefer Construction Co, Inc, and Louis Schoefer, contractors $168

SATISFIED MECHANICS' LIENS.

Manhattan.

AUDUBON AV, 74 n 183d st—Gianattasio Construction Co vs West 184th St Construction Co et al, May 22, 1914 ..... $418.33

37TH ST, 438 to 448 W—Anthony Laura vs Elise T Underhill et al, Mar 1, 1915 (by bond) $490

SIMPSON-CRAWFORD STORE TO LIQUIDATE

Directors Decide to Close; Assets, $1,800,000; Liabilities, $600,000.

The expected announcement of the voluntary liquidation of the Simpson-Crawford Corporation was made late yesterday afternoon by President Alexander MacLachlan. The corporation took over the business of the Simpson-Crawford Sixth avenue department store for the benefit of creditors after the failure of Henry Siegel, reopening the store on April 6 of last year.

President MacLachlan's statement says that it has assets of $1,800,000 and liabilities of less than $600,000. The statement follows:

"The board of directors have unanimously determined that the business of