REALTY MARKET NEWS AND COMMENT

Builder Completes Apartment Site on Haven Ave.—99th St. Lofts Sold.

MANY FIRMS TAKE SPACE

Trading in real estate yesterday was of miscellaneous character, including nothing of more than local interest. The big business of the day was done in the auction room, where Joseph P. Day and J. Clarence Davies demonstrated once again that, given lots that are at all desirable and a comprehensive, well directed advertising campaign, buyers can be found for property at any time of year. The leasing branch of the market closed important deals yesterday, notably a lease for one of the city's large china and glassware firms, which will remove from the old downtown district to Broadway north of Twenty-third street. The leasing of lofts continues to be one of the big features of current brokerage business.

BUILDERS BUY ON HAVEN AVE.

L. J. Phillips & Co. have sold for the estate of Anna M. Cardani property on the west side of Haven avenue about 275 feet north of 170th street to the Rosen Realty and Construction Company, which recently acquired the abutting property from Adolph Wurzburger, as announced in these columns, completing the plot of 50 feet. The buying company will shortly improve the property with an apartment house.

99TH ST. LOFT BUILDING SOLD.

WEST 99TH STREET—The Haven Construction Company, Charles Flaum president, has resold through S. & J. H. Albert to Mr. Arnstein, a wholesale glazier, the six story loft building at 42 West Ninety-ninth street. This property was taken in exchange from Herman Bindseil in part payment for the three new apartment houses at the southeast corner of Broadway and Ellwood street, Dyckman, sold last week through the same brokers.

EAST 33D STREET—William A. White & Sons have sold for the Guaranty Trust Company, as trustees, 152 East Thirty-third street, a three story dwelling, on lot 18.9x25, to the Robert Hoe Estate Company, which owns the abutting stable at 153 East Thirty-second street.

WEST 123D STREET—M. Just has sold the three story dwelling at 358 West 123d street on lot 16x100 11.

WHITE PLAINS ROAD—M. Just has sold for Max Marx the northeast corner of 238th street and White Plains road, a plot 85x100, to T. G. Galardi, who will erect apartment houses.

BUYING BROOKLYN HOMES.

Burrill Bros. have sold the three story and basement dwelling at 229 Berkeley place, between Seventh and Eighth avenues, for the Elizabeth G. Hill estate to a buyer for occupancy.

Frank H. Seaver & Co. have sold the one family brick house at 1365 Seventy-ninth street, Dyker Heights, for F. A. Pellegrino to an investor.

F. C. Sauter has sold the three story and basement brownstone dwelling at 641 Tenth street for Morris F. Hickey to a client, who will occupy the premises about the first of the year.

QUEENS PLOT BUYERS.

Joseph Dalton has sold to Martin M. M. Wohl the plot 25x122 on the east side of College avenue, 81 feet north of Avenue D, College Point.

Anna M. Irvin has sold to Anna B. Smith the plot 50x136 on the north side of Washington place, 230 feet west of Parsons avenue, Flushing.

John J. O'Connor has purchased from Katherine Lenan two plots at Long Island City. One is 75x100 on the east side of Hamilton street, near Webster avenue, and the other is 50x100 on Hancock avenue, near Payntar avenue.

BUYS WOODHAVEN STORES.

Louis Gold has sold the three two story and store brick buildings on the south side of Jamaica avenue, near Woodhaven avenue, Woodhaven, L. I., to an investor.

SALE OF WOODMERE PLACE.

Goldschmidt & Macdonald have sold for the Illinois Surety Company a dwelling and plot 100x200, in Keen lane, near Willow road, Woodmere, L. I., to Dr. Newman Sprague.

STEINWAY BUYS L. I. HOME.

The Rickert-Finlay Realty Company has sold to Frederick T. Steinway of the firm of Steinway & Sons the Colonial residence on a plot fronting 240 feet on North drive, Kensington-Great Neck. The house, which is the largest ever built by the company for sale, having a frontage of 112 feet, containing eighteen rooms and five baths, was sold for approximately $40,000.

SCARSDALE SITE FOR HOME.

The Scarsdale Estates have sold a plot on the west side of Claremont avenue, at Greenacres, in the village of Scarsdale, to Mrs. Henry W. Ruger of White Plains, who will build a dwelling for early occupancy.

DEAL IN ARDSLEY PARK.

Kenneth Ives & Co. have sold James Court, the country home of Mrs. Edward A. Morrison, Jr., in Ardsley Park, Ardsley-on-Hudson, containing a large modern residence, stable and about two and one-half acres, to a client for occupancy. The property was held at $35,000.

GREENWICH ACREAGE SALE.

Bryan L. Kennelly has sold for Frank A. Rooke to a New York client a tract of five and a half acres near Locust Drive on the Riversville road, running back to the Byram River, in the town of Greenwich, Conn.

NEW FIRM IN CROCKERY ZONE.

Cox & Lafferty Remove From Old District to Broadway and 25th St.

The Cross & Brown Company has leased to Cox & Lafferty about 8,000 feet of space on the third floor of 1140-1146 Broadway, corner of Twenty-fifth street, for a long term of years. The lease is an indication of the trend of the crockery trade from the old Park place district, as Cox & Lafferty have been located in this district for over twenty years. The removal of this firm includes a number of concerns in the glassware and crockery business, having an aggregate capital of $2,500,000, made up as follows: Imperial Glass Company, Bellaire, Ohio; Seneca Glass Company, Morgantown, W. Va.; Brush, McCoy Pottery Company, Zanesville, Ohio; Oxford Pottery Company, Cambridge, Ohio; Homer McLaughlin China Company, Newell, W. Va.; Wapak Holloware Company, Wapakanasta Ohio; Holmquist Swanson Company, Chicago, Ill.; Forsey Manufacturing Company, Boston, Mass.; American Enameling and Stamping Company, Bellaire, Ohio; Hugo Schmidt Picture Frame Company, Detroit, Mich.; S. K. Bittner, Lancaster, Ohio, with M. Forman & Co., 6,400 feet at 29 to 33 West Thirty-sixth street, for a term of years to Henry Goldstein; through M. & L. Hess to Benjamin George A. Loughran et al, Feb 8, 1916 .....$775.00

fourth loft at 649-651 Broadway, containing 11,000 square feet of space; eighth loft at 520-522 Broadway to the Gross Babywear Company; third floor at 47-49 Maiden Lane, to I. Goldberg; space on the twelfth floor of 907 Broadway to M. Brook; space in the Bonwit Teller Building to Philippace & Thompson, and space in the building at 16-24 West Sixty-first street to the Franklin Auto Company and John P. Sousa, Jr.

Rice & Hill have leased at 152 and 154 West Forty-fifth street stores to Sarah Levy and Albert Brender and the second floor to Jacob Weissberger.

Pease & Elliman have leased a loft in 37 West Thirty-sixth street to the E. Cashman Costume Company.

Albert B. Ashforth has leased the store and basement in the Tilden Building, at 105-111 West Fortieth street, to the Western Electric Company for a long term of years. The Murray street branch of the company will be moved to these premises, which will also house the executive offices of the concern.

The Roosevelt Estate has leased to Weiner Bros., cotton goods converters, now at 91 and 93 Bleecker street, about 20,000 square feet at 836 and 838 Broadway, with an "L" to 72 and 74 East Thirteenth street. Frederick Southack and Alwyn Ball, Jr., were the brokers.

John S. Watson has taken a lease of the store at 13 West Forty-second street for a term of six years for a sporting goods establishment. Albert J. Moore was the broker.

Harris & Vaughan have rented space in 12 East Forty-sixth street to "Schalt," curios and porcelains.

Louis Schrag has leased the store in 7 West Nineteenth street to Max Engler.

The Charles F. Noyes Company has leased store No. 1 in 20 Fulton street, corner of Front, to Robert Gordon for a term of years, completing the renting of the building, purchased by the Denison Realty Corporation last spring and remodelled. The Noyes company also leased the store and basement at 51 Fulton street to Israel Abram and Herman Nass.

N. Brigham Hall and William D. Bloodgood have leased space at 100 Fifth avenue to the Gabbro Manufacturing Company, fourth loft at 54 West Twenty-second street to Silbermann & Erdrich for the manufacture of dresses and costumes and fourth loft at 46 West Twenty-first street to Joseph Leff, cloak and suit manufacturer.

LEASES MRS. BARTLETT'S HOME

Worthington Whitehouse has leased for the winter, furnished, the house at 57 East Ninety-first street, for Mrs. Franklin Bartlett to St. John Smith.

Louis Schrag has leased for Malinda Ballin the dwelling at 236 West Twenty-fourth street to Ross Vaughan.

Porter & Co. have leased for Thompson, Koss & Warren to Charles Pulschen, the three story dwelling at 211 West 121st street, and for Richard Freund to William H. Anstead the four story American basement dwelling at 296 West 137th street.

40TH ST. DWELLING TO GO.

A six story building will replace the four story dwelling at 11 East Forty-ninth street on lot 22.3x100, to be erected by Charles Brown, who yesterday recorded a twenty-one years lease of the property from Elizabeth C. S. Vatable. The rent will be $5,000 per annum. The new structure, which will be from plans by Gronenberg & Leuchtag, will contain stores, offices and bachelor quarters.

TO BUILD 8TH AVE. MOVIE.

Three one story stores and a two story moving picture theatre will be built from plans by S. B. Elsendrath and B. Horowitz at 623 to 627 Eighth avenue, extending in an "L" to 303 and 305 West Fortieth street. The improvement to be made for M. R. Ryan at an estimated cost of $46,000 has been leased to the Bofan Amusement Company for a term of years.

PLANS FOR BRONX FLATS.

In the Bronx Bureau of Buildings yesterday the Haren Construction Company, Charles Flouin president, filed plans for three five story flats, each 53.4x83.11, on the west side of Merriam avenue, 125.9 feet south of 170th street. George F. Pilcham is the architect. The cost is estimated at $150,000. The Frenall Company, F. F. French president, also filed plans for a five story flat, 50.9x84.4, to go up on the east side of Harrison avenue, 99.27 feet north of Tremont avenue. George F. Pelham also designed this building. He estimates the cost at $45,000.

NEW FLATBUSH POST OFFICE.

The United States Government has taken a ten year lease from the Germania Real Estate and Improvement Company of a two story building to be erected over a plot 60x90 at the northeast corner of Nostrand avenue and Avenue H, Brooklyn, as a new branch post office. R. T. Schaffer has prepared plans for the building, which will cost about $15,000. The Government will pay a yearly rental of about $4,000.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan, The Bronx and Brooklyn.

[AT 14 VESEY STREET.]

By Joseph P. Day.

21ST ST, 41 W, n s, 299.6 e 6th av, 25x98.9, 7 story loft—Seamen's Bank for Savs agt Century Holding Co et al; due, $76,554.22; taxes, &c, $2,208.55; to the plaintiff for $72,000.

27TH ST, 49-55 W, n s, 100 e 6th av, 100x98.9, 16 sty Hotel Earlington—Met Life Ins Co and City Investing Co agt Seventy-second St Co et al; due, $395,174.24; taxes, &c, $9,415.80; adjourned to January 4.

[AT 3208 THIRD AVENUE.]

By Joseph P. Day.

3D AV, 3268-3272, n e cor 165th st, 82x81.2, vacant—Franklin Av, 206.7x70.8, 6 sty flat and stores—East River Sav Ins agt J R McAfee et al; due, $62,009.99; taxes, &c, $1,732.76; to the defendant for $62,400.

SEDGWICK AV, w s, 229 s 177th st, 28.9x65.6x irreg, vacant—Nicholas Kessler agt Morris Heights Realty Co et al; due, $1,177.19; taxes, &c, $95.54; to the defendant for $1,300.

BRONXDALE AV, 1851, w s, 255.9 n Morris Park av, 25x100—M V Smith agt Joseph Schaefer et al; due, $4,485.93; taxes, &c, $159.32; to the plaintiff for $3,500.

KATONAH AV, n e c 239th st, 100x135, vacant—John Sheridan agt Jas Plunkett et al; due, $6,237.41; taxes, &c, $1,129.49; to the plaintiff for $7,500.

By Charles A. Berrian.

137TH ST, 376 E, s s, 131.6 w Willis av, 25x100.4, 4 story flat—O H Hertlein agt Henry Hellerich et al; due, $8,861.99; taxes, &c, $975.66; to the plaintiff for $9,000

By Samuel Marx.

WALTON AV, 2405, w s, 288.9 n 184th st, 19.10x96.6, 3 story dwlg—John Hyslop agt Liberty Invest Co et al; due, $7,156.42; taxes, &c, $597.91; to the plaintiff for $7,500

AT THE BROOKLYN REAL ESTATE EXCHANGE.

By W. J. McPhilliamy & Co.

35TH ST, E, w s, 220.4 n Beverley rd, 19.8x100—Home Life Ins Co agt Dorey Rice Co et al; action 2; to U S Title Co for $2,500

GATES AV, e s, 242 w Ralph av, 19x100—Alice Senior agt Matthew Nooney et al; to the plaintiff for $2,000

SHEPHERD AV, e s, 200 s Sutter av, 50x100—Bertha Fox et al agt Louis Brause et al; to Bertha Fox for $3,500

By W. P. Rae.

14TH AV, s e s, 20 s w 79th st, 25x56.9—Rhoda N Taylor agt Sim Rity Co, Inc; at al; to the plaintiff for $4,136

21ST AV, n w s, intersec s w s 73d st, 200x700 to 20th av—N Y Title Ins Co agt Milton S Kistler et al; to the plaintiff for $26,000

LOT 40, blk 6352, sec 15—City N Y agt Bay Ridge Park Improvement Co et al; to the plaintiff for $800

SATISFIED MECHANICS' LIENS.

Manhattan.

59TH ST, 221 E—Frederick H Meier agt Joseph B Bloomingdale et al, Oct 27, 1915 .....$128

Bronx.

RANDALL AV, s s, 20 e Wright av, 25x100—Hubbell Hardwood Door Co agt George A Loughran et al, Feb 8, 1915 .....$775.00

BUYS BRONX CORNER FOR CHRISTMAS GIFT

Ex-Senator Thompson Pays Highest Price for Parcel at Big Auction Sale.

Ex-State Senator James A. Thompson of Kings went yesterday to the real estate auction room in Vesey street to buy his Christmas present, which cost him $26,000. It is the northeast corner of Jerome avenue and 162d street, four lots facing the approach to the Macombs Dam Bridge, which he bought as a Christmas gift for his wife. The corner is part of the George G. Huber and aMrtin Schrenkeisen properties, which were sold yesterday at auction by Joseph P. Day and J. Clarence Davies. It was the highest priced corner of the sale.

Robert E. Simons and Senator Thompson wanted it, but Simons outbid the former legislator and got the property for $23,500. Thompson regretted after he lost the property and leaning over to where Simons sat asked him what he would take for his contract. I'll take $2,500, Simons is said to have replied, and the deal was closed.

It was a little past 7:30 last night, when Auctioneer Day brought his hand down in characteristic fashion with a bang on the top of his stand in the Vesey street auction room bringing to a successful end the sale of the last of the 241 Schrenkeisen-Huber lots. The two holdings sold for a total of $256,850, which is an average of $1,065 a lot. The Schrenkeisen property, which comprised 185 lots, brought a total of $131,850, or an average of $713 a lot. The Huber lots averaged $2,214, his fifty-six lots selling for $124,000.

Interest in the auction sale was reflected in the number of bidders on hand when the sale started at 11:55, despite travelling conditions. During the first two hours a little less than a quarter of the 241 lots in the sale had been sold. The lots are scattered through the east and west sides of the borough.

George H. Huber, who conducted a museum for many years in Fourteenth street near Fourth avenue, thought best of the west side of lower Bronx and bought along Jerome avenue whenever he saw a bargain.

Schrenkeisen picked up his lots in about the same way, his holdings representing an investment spread over many years. Schrenkeisen favored the east side of The Bronx and most of the realty sold at this sale is along White Plains avenue.

After the crowd, which numbered about 400 at noon, was treated to a moving picture view of the property, the sale got under way. Mr. Day tried to carry the auction along at a good pace, but the best he could do was a lot every two minutes. The Schrenkeisen lots opened the auction, lot No. 149, at the corner of White Plains road and Watson avenue, was the first offered.

The bid was $900. Terence J. Cronin bought this together with several adjoining on White Plains road for $2,725. The four lots adjoining the corner were sold separately at $675, $475, $425 and $375—the prices gradually decreasing as the distance from the corner increased. On the balance of this block front the prices ranged between $300 and $375 with the exception of the triangular lot nearest Ludlow street and one adjoining, both of which were struck down to David B. Yaffaff for $900.

Other buyers on White Plains road were the Coggswell-Taylor Improvement Company, J. M. Nonel, Michael Depeo, Roas Folst, James J. Fero, Maurice Borke and John Holnberg.

For twenty-five lots on White Plains road, between Watson and Ludlow avenues, the Schrenkeisen estate obtained $9,575, an average of $383.

At this point a switch was made to the Huber property in West Bronx. Here the first offering was the triangular plot at the junction of Anderson and Shakespeare avenues, fronting 100 feet on each thoroughfare. Bidding on this parcel started at $350, and after a long drawn out session it was struck down at $1,650. John La Spina, the buyer, also took the adjoining plot, the fourth more lots to the south brought $1,100 each.

The Henry Morgenthau Company made the largest purchase up to 2 o'clock, paying $11,200 for lots 46, 47 and 48, at the corner of Jerome avenue and 169th street, and $3,025 for another lot on Jerome avenue. The average up to 2 o'clock was $642, the total for sixty-four lots being $61,525.

RECORDED LEASES.

Manhattan.

CHURCH ST, 10, store—Geo N Robinson to Geo C Campbell, 26th st and Bway, 4 11-12 yrs from Dec 1, 1915; atty, Edw M Burghard, 111 Bway; ..$4,000

8TH AV, 2642, double store floor and basement—Louis Gruting to Chas Schmidt, 2642 8th av, 5 yrs from May 1, 1915 atty, Jaburg Bros, 10 Leonard st ..$1,620

MOTT ST, 195, cor store—Jos E Lemon to Nicola Camarelli, 1½ 2d av, 4 11-12 yrs from Dec 7, 1915; atty, Frank Brewery, Bklyn $2,520

AMSTERDAM AV, 31, stor floor—Elizabeth Stewart to Oscar B Hoe, 31 Amsterdam av, 5 yrs from Dec 1, 1915 $1,716

8TH AV, 958, store—Jas K Holly and ano, exrs, to Eli R Negbour, 101 W 81st st, 5 yrs from Sept 1, 1915; atty, Benjamin Bernstein, 299 Bway $2,000

10TH ST, 466-472 E, all—Pincus Lowenfeld and ano to David Rumper and ano, 466 E 153d st, 3 7-12 yrs from Oct 1, 1913; attys, Lind & P, 46 Cedar st ..$9,000

7TH AV, 135, all—Robert W Goelet to Jas Donnelly, 3 yrs from May 1, 1915; attys, Shiland & H, 149 Bway $2,646

50TH ST, 1 W, all—Somersworth Realty Co to Cesar Ercole and ano, 547 5th av, 10 yrs from Jan 1, 1916; attys, Stern & Gotthold, 60 Wall st $8,000

MECHANICS' LIENS.

Manhattan.

BROADWAY, s e cor Elwood st, 202x194—David Schneider agt Haven Construction Co, Inc, owner and contractor, $3,123.98

LEWIS ST, 84½—Paul Bernstein Co, Inc, agt Benjamin Seidenberg, owner; Abelman & Abelman, contractors $150

51ST ST, 215 W—Joseph Warm agt Girard Trust Co of Philadelphia, Pa, owner; Albany Apartments Corpn, lessee (renewal) $282

28TH ST, 441 W—Sam Tobias agt Chelsea Home Corpn, owner; Levin Bros Co, Inc, contractor $1,951.94

8TH AV, 2771—Gribus Bros agt Mary E Kernan, owner and contractor, $4,642.43

36TH ST, 38 E—E F Keating agt William C Osborn, owner; John G Hanson, contractor $93.64

BROADWAY, 881 to 887—E F Keating Co agt James M., Frederick A. Constable and Hicks Arnold, exrs, owners; John G Hanson, contractor $1,409.71

12TH ST, 148 to 150 E—E F Keating Co agt St Vincents Hospital of the City of N Y, owner; John G Hanson, cont. $107.33

LENOX AV, 583—Abraham Mushcart agt Julius Siegel, owner; Julius Ahrweiler, owner and contractor $46.10

135TH ST, 3 W—Abraham Mushcart agt Elias Kantrowitz, owner; Julius Ahrweiler, owner and contractor $41

36TH ST, 38 E—Hotchkiss Vail & Garrison Co agt Wm C Osborn, owner; William Young Co & John G Hanson, contractors $138

132D ST, 52 to 60 W—Max Siegel agt First African Methodist Episcopal Bethel Church, owner; Nathan Harrison Realties & Harris Mankin, contractor (renewal) $127

215TH ST, 275 e 10th av, 75x100—Silvestri Plastering Co agt 204th St Corpn, owner and contractor $6,200

28TH ST, 441 and 443 W—Israel Singer agt Chelsea Home Corp, owner; Levin Bros Co, Inc, contractor $4,663

47TH ST, 18 and 20 W—Heil Galvanized Sheet Metal Works agt Hugo, Mrs Isaac and Gustav Blumenthal, owners; August H Hillers, contractor $74.50

82D ST, 351 E—Harry Pomerantz agt Louis Newman, owner; Sam Reibbach, contractor $11

28TH ST, 441 and 443 W—James F Dempsey agt Chelsea Homes Corp, owner; Levins Bros Co, Inc, & Morris Levine, contractors $182.87

Bronx.

FOX ST, 901—Disinfecting and Exterminating Corporation agt S Rosenberg, owner; Epstein & Yarfits and S Rosenberg, contractor $62

165TH ST, 769 E and 807-811 Tinton av—Max Rosenberg agt Lee Abram, lessee, owner; Jacob Rosenberg, contractor $95.50

FILLMORE ST, 1731—Joseph Gamache agt Grace G Schanz, owner and contractor .....

REAL ESTATE—ENGLAND. | REAL ESTATE—ENGLAND. | REAL ESTATE—IRELAND. | REAL ESTATE—IRELAND.

England—In the Midlands

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TRANSACTIONS RECORDED.

TRANSFERS.

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

Downtown.

(South of Fourteenth st.)

SOUTH ST, n w c Montgomery st, 184.10x143 to s s Water st x 185.10x140—David Dows to Butwell Building Corpn, 120 Bway, b and q, Nov 30; atty, Bowers & Sands, 46 Cedar st ..$1

MERCER ST, 113-115, w s, 160 n Spring s., 50x100—Thos L Hurley, ref, to Bond & Mtg Guarantee Co, 175 Remsen st, Bklyn, Dec 13; atty, T G Co, 176 Bway $52,000

LEWIS ST, 86, e s, 145 s Stanton st, 20x100—Jos Gans to Nassau-Beekman Investing Co, 140 Nassau st, June 9, 1908; atty, Jos Gans, 140 Nassau st ..$100

CHRISTOPHER ST, s s, 85.2 e Bedford st, runs s along st 50.10 x s 97.10 x w 32.3 x n 8.9 x n w 18 x n 95.8 to beg—Luigi Guarnieri to Catarina, his wife, 114 Christopher st, ½ part, all liens, Dec 13; atty, Chas Zerbarini, 346 Bway ..Gift

East Side.

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

PARK AV, 574, s w cor 63d st, 56 E, 25.5x50.8—Jas Brannan to Penlo Realty Co, 119 W 40th st, mtg $72,500, Dec 11; attys, Stoddard & M, 128 Bway ..$100

7TH ST, s s, 185.8 e 3d av, 16.8x100.2—Thomas Crimmins to Jno T Crimmins, Noroton, Conn, mtg $15,000, Dec 13; atty, Rich'd R Costello, 63 Wall st ..$1

AV A, 1426, w s, 67.7 n 75th st, 25.5x100—Improved Tenements Co to Independents Storage Co, 1317 3d av, all liens, Oct 26 .....$100

80TH ST, 210 E, s s, 150 e 2d av, 25x102—Adele M Comyns et al to Bernat Mermelstein et al, 485 E Houston st, mtg $8,000, Dec 13; atty, L T Co, 160 Bway $11,750

89TH ST, 103 E, n s, 80 e Park av, 26.8x100.8—Alliance Realty Co to Betty M Hawks, 435 W 119th st, mtge $26,000, Dec 9; attys, Babbage & Sanders, 111 Bway $100

West Side.

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

28TH ST, 304 W, s e s, 85 w 8th av, 20x74x irreg—Jas B Ferguson to Sarah B McAdam, 1 W 55th st, ½ pt, mtge $9,000, all liens, Oct 19; atty, Stephen H Keating, 27 Cedar st $100

SAME PROPERTY—Same to Geo R Blair, 1951 Bway, ½ pt, mtge $9,000, all liens, Oct 19 .....$100

82D ST, 106-108 W, s s, 100 w 6th av, 41.8x95.9—Estate of Chas F Hoffman to Emma H Ellsworth, Rahway, N J, b & s, Dec 13; attys, Bowers & S, 46 Cedar st ..$1

80TH ST, 309 W, n s, 117 w West End av, 16x102.2—Abraham Mushcart to Jos C Mott, 320 W 88th st, mtge $11,000, Dec 10; atty, T G Co, 176 Bway $1

97TH ST, 121 W, n s, 305 e Amsterdam av, 16x100.10—Jno Lorenz et al to Jno Proudman, 151 W 61st st, mtge $9,500, Dec 11; atty, T G Co, 176 Bway ..$100

Uptown.

(Manhattan Island, north of 110th st.)

115TH ST, n s, 500 w Lenox av, 40x100.11—The Lenox Baths to Louis Finkelstein, 1561 Madison av, mtge $40,000, Nov 26; re-recorded from Dec 4, atty, Otto A Samuels, 99 Nassau st $1

122D ST, 3-5 W, n s, 100 e Morningside av E, 16x100.11—T G Galardi & Co, Inc, to Max Marx, 419 Convent av, mtge $10,000, Dec 10; address, 128 Bway $100

123RD ST, 329 W, n s, 75 w Lenox av, 1xx99.11—Gilbert P Brush to Press Imp Corpn, 60 Wall st, c a g, Dec 13 .....$1

153D ST, s s, 175 e Amsterdam av, 16.8x84.11—Jno W Vallance to Sophie B Oakley, to Mary C S Symonds, Huntington, L I, devisee same will, b and s, c a g, Nov 1; address, 51 Fulton st ..$9,292.90

Bronx.

(Borough of The Bronx.)

167TH ST, n e c Washington av, 29x127—Albert Rosenthal to Henry H Jackson, 63 E 92d st, mtg $60,000, Dec 6; atty, Stephen H Jackson, 104 Lexington av $50

WHITE PLAINS RD, n w c Nereid av, 100.3x85.10—Max Marx to T Gaetano Galardi, 114 W 188th st, mtg $9,750, Dec 10; atty, O Englander, 202 Bway ..$100

135TH ST, 601 E, n s, 25x100—Louis Schlaefer to Wilhelm Mellin, 725 Elton av, mtg $13,000, Dec 11; atty, T G Co, 176 Bway $100

WASHINGTON AV, e s, 28 n 167th st, 26x127—One Sixty Broadway Holding Corpn to Henry H Jackson, 63 E 92d st, Aug 14; atty, Stephen H Jackson, 104 Lexington av $1

FORT SCHUYLER RD, s w s, 28.6 s e Balcom av, 14.2x irreg—Lambert G Mapes to Ella K Buhler, 199 Fort Schuyler rd, Dec 13; atty, T G & T Co, 176 Bway ..$1

LOTS 517 and 518, map Van Cortlandt est—Theckla Solomon to Arbris Rity Co, 52 William st, mtg $3,375, Dec 13; atty, T G & T Co, 176 Bway $100

180TH ST, n s, 132.2 w Prospect av, 66.1x135.3—152d Street Constn Co to Ave St John & Fox St Corpn, 661 Tinton av, mtg, $11,700, Dec 10; atty, L T & T Co, 160 Bway $13,800

LOTS 90A and 90B, map Penfield property—Peter Baker to Golane Publishing Co, White Plains, N Y, Nov 12; attys, Holden & C, Mt Vernon, N Y $400

6TH ST, n s, 105 w Av A (Unionport), 100x103—Josephine Murray to Hugo Wabst, 3320 White Plains av, Dec 11; atty, L T & T Co, 160 Bway $50

JEROME AV, w s, 362.7 s w Kingsbridge rd, 118.7x0.2x irreg—Jno Jno Jno Hanlin to Nathan J Bennett, 2062 7th av, Dec 11; atty, N Y Title Ins Co, 135 Bway $1

TIBBETTS BROOK, centre line at land interborough Rapid Transit Co, 11x irreg; also Tibbetts Brook, centre line, 224.11 s Corlear av, 69.1x irreg; also 258.11 s Corlear av, 73 e Tibbetts, 11x irreg—Bowie Dash Realty Co to Interborough Rapid Transit Co, 165 Bway, Dec 3; atty, T G & T Co, 176 Broadway $1

240TH ST, s s, 57.10 e Tibbetts av, 22.4x irreg; also Corlear av, w s, 225 s 240th st, 55.8x irreg; also Corlear av, w s, at centre line Tibbetts Brook, 82.11x irreg; also plot begins 73 e Corlear av & 104 n 238th st, 49.11x79.6x—x61.10—Interborough Rapid Transit Co to Bowie Dash Realty Co, at Dash Pl & 240th st, Nov 26; atty, T G & T Co, 176 Bway $1

MORTGAGES.

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

Downtown.

(South of Fourteenth st.)

DIVISION ST, n ½ lot 13, map H Rutgers, 25x½ blk—Henry Phillips to Saml Kaufman, 124 W 118th st, Dec 14, due as per bond; atty, H A Gordon, 261 Mall street $20,000

CANNON ST, e s, 100 s Rivington st, 25x100—Lucien D Bloch to German Sav Bank, 100 4th av, Dec 14, 5 yrs, 5 p c; atty, L T Co, 160 Bway $15,000

ORCHARD ST, w s, 175.7 n Stanton st, 25.2x87.6—Morris Gruenstein et al, exrs, to Jennings Realty Co, 230 Grand st, pr mtg $28,000, Nov 4, 4 yrs, 6 p c; atty, Abe Stern, 31 Nassau st $2,000

1ST ST, n s, 108.7 e 2d av, 24.1x56.1—David Paley et al, exrs, to Jennings Realty Co, 230 Grand st, Nov 4, pr mtg $15,000, 4 yrs, 6 p c; atty, Abe Stern, 31 Nassau st $2,000

East Side.

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

1ST AV, w s, 25.5 s 49th st, 25x100—Jennie Gladstein to Carrie Esberg, 1070 Madison av, Dec 11, installs, 6 p c; attys, Kantrowitz & E, 320 Bway ..$1,000

PARK AV, 574, s w cor 63d st, 56 e, 25.5x50.6, pr mtg $30,000—Penlo Realty Co to Jas Brannan, 51 E 86th st, Dec 11, due Dec 13, 1917, 5 p c; atty, T G Co, 176 Bway $42,500

65TH ST, s s, 140 e Lexington av, 20x100.5—Henry E Holt to Albert W Putnam, Harrison, N Y, Jan 17, 1914, Pat Reg $14,000, due July 12, 1916, 6 p c; attys, Winthrop & S, 32 Liberty st ..$10,000

AV A, 1426, w s, 74.7 n 76th st, 25.4x100—Independent Storage Co to Hy Kusin, 80 Greenwich st, Oct 26, pr mtg $11,500, 3 yrs, 6 p c; atty, E N Adler, 1596 1st av $3,000

West Side.

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

19TH ST, s s, 190 E, 54.11 x——Rehcanic Realty Co to Peter Igoe, 126 Stratford rd, Bklyn, Dec 13, pr mtg $54,000, 1 yr, 6 p c; atty, L T Co, 160 Bway ..$25,000

28TH ST, n s, 350 w 6th av, 25x98.9—Fredk C Cullen to Title Guar & T Co, 176 Bway, Dec 14, due as per bond $18,000

32D ST, s s, 100 w 6th av, 41.8x98.9—Emma H Ellsworth to Memorial Fund Association, 49 Wall st, Dec 14, 3 yrs, 5 p c; atty, T G Co, 176 Bway ..$75,000

10TH AV, s e cor 43d st, 20x100—Mary E Carroll to Wm O Saxton et al, exrs, Wm O Saxton, 410 West End av, Dec 13, due, &c, as per bond; atty, T G Co, 176 Bway $12,000

85TH ST, 111 W, n s, 192 w Columbus av, 18x97.4—Robert Wachenheim to Title G & T Co, 176 Bway, Dec 13, due as per bond $10,000

Bronx.

(Borough of The Bronx.)

150TH ST, n s, 182.2 w Prospect av, 66.1x135.2—Ave St John & Fox St Corp to Rockland Rity Co, 509 Willis av, Dec 13, 1 yr, 6 p c; atty, L T & T Co, 160 Bway $85,000

FORT SCHUYLER RD, s w s, 28.6 s e Balcom av, 14.2x irreg—Ella K Buhler to Stephen Wray, 64 Mahlstedt pl, New Rochelle, N Y, Dec 13, 1 yr, 6 p c; atty, T G & T Co, 176 Bway ..$250

INTERVALE AV, w s, 145.10 n Westchester av, 50x100—Hargton Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway, Dec 13, due as per bond; atty, Manhattan Mtg Co, 200 Bway $25,000

ASSIGNMENTS OF MORTGAGES.

Manhattan.

AUDUBON AV, e s, 20 s 169th st, 50x95—Hy M Niedenstein & ano, exrs Louisa M Stone, to Warren H Stone, 311 W 59th st atty, F H McConn, 55 Liberty st ..$5,000

AV D, 24—Bernard Mermelstein to Herman Stark, 297 E 10th st; attys, C P & W W Buckley, 141 Bway $6,000

WASHINGTON PL, 79-81—Cesare Razzetti to Title G & T Co, 176 Bway, $100

BROOME ST, n s, 61.3 e Mulberry st, 29.1x190—Sarah K Williams, widow of Jas Lee I. K Haines, 228 E 13th st, Indianapolis, Ind; attys, Leach & Williams, Bridge Plaza North, Queens, N Y $30,000

SUFFOLK ST, 156—Same to same; attys, same $10,000

AMSTERDAM AV, e s, 100.8 n 87th st, 25x100—Same to same; attys, same ..$24,000

96TH ST, n s, 180 e Madison av, 20x100.8—Same to same $14,000

91ST ST, s s, 200 e 2dav, 25x100.8—Same to same $17,000

37TH ST, 213-21 W—Same to same et al; atty, same $26,166

37TH ST, 213-21 W—Same to same ..$3,025

67TH ST, s s, 350 e 3d av, 40x100.5—Same to same $42,850

PARK AV, 1314—Same to same ..$10,000

82D ST, 542-6 E—Same to same ..$32,268

1ST AV, s w cor 113th st, 25.11x100—Same to same $32,240

1ST AV, 2711—Same to same; atty same $23,111

2D AV, 1344—Same to same; atty same $25,208

5TH AV, w s, 105.11 n 132d st, 19x100—Same to same $14,116

AMSTERDAM AV, w s, 80.11 n 123d st, 40x100—Same to same $50,416

17TH ST, s s, 114 e 1st av, 25x92—Same to Fannie G K Williams, Astoria, L I; attys, Leach & Williams, Bridge Plaza North, Queens, L I $10,000

BROOME ST, n s, 61.3 e Mulberry st, 29.1x190—Same to same; atty same ..$3,000

PARK AV, 1086—Same to same; atty same $26,000

3D AV, 1773—Same to same; atty same $6,000

121ST ST, s s, 120 e Lenox av, 20x100.11—Same to same $15,000

86TH ST, s s, 300 e 3d av, 25x102.2—Same to same $16,000

69TH ST, n s, 144.6 w Amsterdam av, 19.8x100.5—Same to Agnes E K Bartow, Flushing, L I; atty same $18,000

76TH ST, s s, 323 e Av A, 25x100.8—Same to same $14,000

103D ST, s s, 45 w Madison av, 25x100.11—Same to same $18,000

68TH ST, s s, 264.8 e 3d av, 18.2x100—Same to Helena D K Hulst, Flushing, L I; atty same $7,500

122D ST, 174 E—Same to same; atty same $13,000

121ST ST, n s, 166.8 e 5th av, 16.8x99.11—Same to same $2,500

37TH ST, 213-21 W, and other property—Sarah L K Haines et al to Kouwenhoven Estates, Mineola, L I (10 assts); attys, Leach & Williams, Bridge Plaza North, Queens, L I .....

2D AV,