SKYSCRAPER ON BOWERY LANDMARK

Atlantic Garden and Thalia Theatre Taken as Site for 16 Story Building.

EAST SIDE BLOCK SOLD

A sixteen story business building is to be erected on the site of the Atlantic Garden and Thalia Theatre on the Bowery extending back to Elizabeth street just south of Canal street and opposite the approach to the Manhattan Bridge. The old properties, relics of better and brighter days on the Bowery, were sold and resold yesterday and before the end of the week the building planned for the thirteen and one-half lots in the site may be leased to a realty company for investment. As the deal stands now something like $3,000,000 is involved. The Kramer family—William Kramer estates and William Kramer Sons Realty Co.—which has owned the two properties for a number of years, sold them yesterday to Lowenfeld & Prager and the estate of Pincus Lowenfeld. The property was turned over to a builder with a building loan, no doubt to improve the site with a sixteen story building. It was said that the builder, whose name could not be learned, has a deal for leasing his building. The site measures 150 feet on the Bowery and 187.6 feet on Elizabeth street, and is 200 feet deep. The Kramers bought the realty in 1858 and have been asking $600,000 for it. Two months ago it was scheduled for the auction block because the Columbia Trust Company found it difficult to recover a loan of $108,000 which it held on the property. But the auction was postponed when it was learned that there was a possibility of selling the property at private contract. The Decker Building at 33 Union Square West, which has been owned by Lowenfeld & Prager since 1913, was given in part payment for the Bowery properties. The Decker Building is eleven stories high and covers a plot 30 feet wide and 150 feet long. It was valued at $400,000.

OLD EAST SIDE HOME SOLD.

The former Children's Aid Society home and industrial school on the west side of Gouverneur street from Henry street to East Broadway was sold yesterday by the society to the Henry Street Settlement House for use in connection with its work on the lower East Side. The five story building is a relic in the section, which in the last fifteen years has been built over with flats and tenements for one of the largest Jewish settlements in the city. The building was erected in 1879 through the generosity of Miss Catherine Lorillard Wolfe, who gave $50,000 toward the project of providing a home for homeless boys. The original purposes having been assumed by institutions in other parts of the city, the building was turned into an industrial school for boys. It continued as such up to a year ago, when the new industrial school erected on Gouverneur street was completed. It is said that the building will be removed by the settlement society and the site used as a playground for children of the neighborhood. Mortimer L. Schiff was one of the many who furnished the money to buy the property. It measures 164.10 feet on Gouverneur street, 48.6 feet on East Broadway and 51.2 feet on Henry street.

MORE WASHINGTON SQ. FLATS.

Excellent demand for apartment houses at moderate rentals in the Washington Square section was reflected yesterday in the sale of another well located plot which will be improved with a nine story apartment house. Most of the new structures in the Greenwich and Washington Square districts are of the six story type, but this latest operation planned for West Tenth street is to be a little different. The property involved is that at 42, 44 and 46 West Tenth street, a vacant lot and two old four story dwellings occupying a plot 64.6x98.9. William A. White & Sons as brokers have sold the property to Hyman Schroeder. Last week Richard S. Elliott bought the lot at 42. Mary A. and Margaret H. Robinson respectively owned 44 and 46. The property is about 350 feet east of Sixth avenue. Mr. Schroeder will erect a house of Colonial design planned to meet the demand for moderate priced apartments now existing in that section. The building will be completed in October, 1917.

INVESTMENT DEALS LEAD.

RIVERSIDE DRIVE.—Pease & Elliman have sold for T. J. Martin 85 Riverside Drive, a five story American basement dwelling on lot 26.2x75x irregular, adjoining the southeast corner of Eighty-first street, valued at $50,000. The buyer will occupy.

WEST 142D STREET.—Justice Donnelly of the Supreme Court has granted leave to the Church of Our Lady of Lourdes in the City of New York to sell 523 West 142d street, a five story dwelling on plot 40.6x99.11, for $40,000 to the Felician Sisters of the Order of St. Francis of Lodi, N. J. The property is west of Hamilton place.

EAST 63D STREET.—Philip G. Gossler of the firm of A. B. Leach & Co. has purchased from Mrs. Adela Blumauer the three story and basement dwelling, on lot 16.8x100, at 152 East Sixty-third street. The house will be altered for occupancy by the new owner from plans by Frederick J. Sterner. Harris & Vaughan were the brokers.

WEST 145TH STREET.—Dr. John O'Connell has purchased from Mrs. Agnes L. Lester 413 West 145th street, a three story and basement dwelling on lot 19x99.11, between Convent and St. Nicholas avenues.

SEVENTH AVENUE.—The Lawyers Mortgage Company has sold the northeast corner of Seventh avenue and 143d street, a five story flat with stores, on plot 42.11x100. The property was held at $65,000.

PIKE STREET—Bernard A. Oltenberg has bought from Katherine Chambers 54 Pike street, a five story tenement, on lot 25x86, near Madison street.

OPERATOR SELLS FLATS.

SIMPSON STREET—Daniel H. Jackson has sold 1024 and 1028 Simpson street, two five story modern apartment houses, each on plot 40x100, near Westchester avenue. The buyer, the Thornworth Realty Company, gave in exchange a free and clear place at Amityville, L. I., fronting on Great South Bay, and consisting of a twelve room residence and a garage, on a site 100x— ; also a lot, 25x116, on the west side of Fort Independence avenue, about 300 feet south of the junction at Bailey avenue, The Bronx. The deal involved about $125,000. Mr. Jackson will use the Amityville property for his summer home.

CLAREMONT PARKWAY—James T. Barry has sold to Dr. Solomon Bossak 415 Claremont Parkway, a five story apartment house, on plot 56x85. In part payment Dr. Bossak gave 1228 and 1230 Hoe avenue, near Freeman street, a one family frame house, on plot 50x100; also 421 East 119th street, a two story and basement dwelling, on lot 16.8x100.

HOME BUYERS IN BROOKLYN.

In the Park Slope section John Pullman has sold 652 Tenth street, a three story and basement brownstone dwelling, on lot 20x100, for James Painter to a client for occupancy.

Saul C. Lavine has resold the one family brick residence at 1115 East Fifteenth street, 115 feet south of Avenue K, to the J. J. Lack Construction Company.

Friday & Lehmann have sold in the Bushwick section the frame dwellings at 36 Chestnut street for Elizabeth Bullwinkel; at 528 Oceanview avenue to Gustav Bauer; at 208 Oxford avenue; at 717 and 719 Digby street for a client to Mary L. Haberle, and at 1421 Jefferson avenue a three story brick three family house, for August Loesch.

Realty Associates have sold 1125 Fifty-first street, between Eleventh and Twelfth avenues, a one family brick dwelling on lot 20x100; on the south side of Sixty-eighth street, 381 feet east of Sixth avenue a plot about 110x100, through James R. Ross, to Charles L. Lucke, a builder, who will erect two family brick houses; 128 Bay Fiftieth street, near Harway avenue, two story two family house on lot 20x100, through Constantin & Nezzo to Charles Correalle.

Louis Stern and Horace S. Ely & Co. have sold for a client eight lots on the south side of Seventy-eighth street between Fourteenth and Fifteenth avenues to builders who will erect two family stucco houses.

The dwelling at 198 Rugby road, with garage, occupying a plot of ground 72x100 feet has been sold by Mrs. Julia MacDonald of Los Angeles, Cal., to Robert Gordon for occupancy. James B. Fisher negotiated the sale. Sales in other sections negotiated by Mr. Fisher include a plot of ground on the west side of Roebling street between South Ninth street and Broadway for Parcels Holding Company to a client; 81 Rodney street, a three story and basement dwelling, to a client for occupancy; the block front on the east side of Porter avenue from Meeker avenue to Cherry street.

HARTLEY BUYS L. I. PLACE.

Payson McL. Merrill Company and Baker & Crowell have sold for Frank E. Sweetser to Alan Hartley his property just off Middle Neck road, Great Neck, L. I., consisting of modern dwellings and about an acre of land.

DEAL FOR BAYSIDE LOTS.

W. Robyns has sold to W. Vincent of 33 West Forty-second street a tract of fifty-two lots at Vista Lawn, Bayside. The property is between Penwood and Bayside Park and in the vicinity there are a number of high class villas. The property was formerly a part of the estate of the late Henry Clay Weeks.

BUYS ARDSLEY ACRES.

Griffen, Prince & Ripley have sold to Joseph Clendenin of the American Smelting and Refining Company a parcel of land containing about two and one-half acres between his present residence and the estate of John Starin Spraker, Ardsley Park, Ardsley-on-Hudson.

DOBBS FERRY PLOT SALE.

Griffen, Prince & Ripley announce the sale of two plots on Sherman avenue, Dobbs Ferry, to E. H. Downey of Dobbs Ferry. The property is owned by the estate of Amzi L. Barber.

WILBUR C. FISK A BUYER.

Wilbur C. Fisk, president of the Hudson and Manhattan Railroad, head of the Home Club and financier, is the latest to come to the conclusion to live in the Washington Square section. Mr. Fisk has bought the residence of the late Arthur George Sedgwick at 8 East Tenth street, the sale of which was reported in THE SUN some time ago.

James Frederick Arundell is the purchaser of the Sheridan property at Palisade and Independence avenues, Riverdale, reported sold yesterday.

COLLEGE POINT PLOT SALE.

Elizabeth Bustard has sold to Charles L. Coppock a plot at Sound Crest, College Point, fronting 1,717 feet on the south side of Avenue D, 326 feet on the west side of West Boulevard and 238 feet on the East River.

$600,000 APARTMENT PLANNED.

Thirteen Story House to Go Up on Edgecombe Avenue.

Schwartz & Gross, with N. B. Marcus as associate architect, have filed plans for a thirteen story fireproof apartment house on the west side of Edgecombe avenue, 899.6 feet north of 150th street, for the Candler Holding Corporation, Jacob I. Frankel president. It will have a frontage of 179 feet and a depth of 87.11 feet. The facade will be of brick and limestone. The cost has been estimated at $600,000. The building will be the tallest in the Washington Heights section.

HOTEL FOR 71ST STREET SITE.

Plans have been filed by Emery Roth, architect for the Gresham Realty Company, Max Sloman president, for a fourteen story apartment hotel on the south side of Seventy-first street, 320 feet west of Amsterdam avenue. It will have a frontage of 79 feet and a depth of 100.5 feet. The facade is to be of brick and limestone and terra cotta in the French Renaissance style of architecture. The cost has been estimated at $1,000,000.

APARTMENT FOR WEST END.

The Paterno Construction Company, Charles V. Paterno president, has filed plans for a thirteen story fireproof apartment house for the northeast corner of West End avenue and Seventy-fourth street. It will have a frontage of 102.2 feet on the avenue and 99.6 feet on the street, with a facade of brick, limestone and terra cotta. Schwartz & Gross are the architects and have estimated the cost at $250,000.

SPACIOUS DRIVE APARTMENT.

George F. Pelham, architect, placed on record yesterday plans for a six story apartment house 215.5x113.1 in size to be erected on Riverside Drive, 445.2 feet west of 158th street. The Langhorne Construction Company is the owner. The cost is estimated at $175,000.

$100,000 GARAGE ON 68TH ST.

William Bradey has filed plans through E. H. Jones, architect, for a three story garage on the south side of Sixty-eighth street, 200 feet west of West End avenue. It will have a frontage of 231.1 feet and a depth of 100.5 feet and the cost has been estimated at $100,000.

THEATRE FOR BEDFORD PARK.

In the Bronx Bureau of Buildings yesterday plans were filed for a two story theatre and stores, on plot 86.1x200, for the northwest corner of Webster avenue and 195th street, estimated to cost $110,000. George F. Pelham is the architect and the Bedford Park Amusement Company is the owner.

TO BUILD BROOKLYN PLANT.

The Turner Construction Company has been awarded the general contract for the erection of a four story reenforced concrete factory building for the Doehler Die Casting Company approximately 125x50 feet, with an L 25x54, located on Court and Huntington streets, Brooklyn.

CITY DWELLINGS LEASED.

J. B. English has leased for N. Lyon the four story dwelling at 160 West Forty-sixth street to Louis Pane for a term of years for business purposes.

BOYNTON EXPLAINS BIG REALTY SMASH

Blames Wrecking of American Co. to War Conditions and Other Causes.

HEARINGS IN SUIT BEGIN

George C. Holt, former Federal Judge, began hearings yesterday in the Woolworth Building as special master in the equity proceedings in connection with the failure of the American Real Estate Company, the largest concern of its kind in the city, for which receivers were appointed on April 20 by Judge Learned Hand.

When a friendly suit in equity was brought on behalf of the mortgage bondholders by Olin J. Stephens, Inc., and Henry Schmitt, Jr., the liabilities had been set in a statement by the company last January at $14,196,349, with the total assets of $16,773,361. The indebtedness of the company included $7,849,989 in 6 per cent. coupon bonds and certificates and $5,719,462 in 6 per cent. cumulative bonds and certificates and interest.

Edward B. Boynton, president of the company, was the only witness called before Mr. Holt yesterday. He was examined by ex-Attorney-General George W. Wickersham, counsel for ex-Judge Walter C. Noyes and Alfred E. Marling, the receivers. Mr. Boynton gave a review of the company's operations and the causes which he believed had led to the receivership.

After telling of the concern's work in developing the Park Hill, West Side and east Bronx sections—particularly the apartment house district centring about the Simpson street subway station—Mr. Boynton said that the company's policy had undergone a change after January 1, 1909. Besides simply improving districts, the company had set about purchasing revenue producing property already in improved form. The purpose, he said, was to obtain a definite revenue from rentals.

From that time on, he testified, the company paid 6 per cent. on the common stock issued to carry on the work. The last dividend of the common as well as the last on the preferred stock was paid in April, 1915.

Explaining how the "book values" of the properties were fixed, Mr. Boynton said that at the time of purchase the actual cash cost was put on the books. To this was added from year to year the cost of improvements, taxes or assessments. Likewise the amount was increased by the annual interest on the investment at 6 per cent.

Each year, the president explained, an inventory of the assets was made based on an appraisal made by outside real estate experts. This inventory, which he called "the added inventory," was then "the factor determining the book value of the property."

Until 1915, Mr. Boynton said, the inventory additions were credits. In explaining why they decreased last year he said that this was due to the shortage of money caused by the war, the more stringent building regulations enforced on improved property, the increased cost of building materials and the marked falling off in immigration, which affected the growth of the city's population. He acknowledged that the carrying of improved property had proved, contrary to the company's expectations, less profitable than the carrying of unimproved.

The hearing will be continued on Thursday afternoon.

COMMERCIAL SPACE RENTED.

Lofts in Factory Sections Get New Tenants.

M. & L. Hess have leased the eleventh floor at 105 and 107 East Twenty-ninth street for a term of years to the Genee Underwear Company, now on West Thirty-eighth street; top floor at 25 West Fifteenth street to R. Sperling; also an additional floor at 31 and 33 East Tenth street to L. Greenberg, manufacturer of jewelry and novelty boxes.

George W. Brettell has rented to the J. Gelbenstein Company the store in 2269 Third avenue, for E. Y. Jacobus to Mr. Kane the building at 2009 Lexington avenue.

RENTING WATERFRONT HOMES.

S. Osgood Pell & Co. have leased Ashford, the Francis L. Field place, comprising five acres in lawn and gardens and with large Colonial dwellings, garage and gardener's lodge, near the shore in Belle Haven, Greenwich, Conn., to James Shewan, Jr., for the season. This property was recently rented through Fish & Marvin to Ira S. Berry.

A. E. & D. A. Karelsen have rented cottages at Edgemere for the G. & L. Construction Company on Hudson avenue, to Louis Hamburger; for William P. Ward on Beach avenue near Jamaica Bay, to F. V. Z. Didrickson; for Charles Sellitz on Beach Thirty-eighth street, to Anna E. Fredericks of Montclair; for the Nortona Company on Rochester and Harriman avenues, Edgemere Crest, to Jacob Ritter, A. Lawrence and Samuel Ritter; for Fred G. Foote 114 Frank avenue, to William J. Brett; for M. F. Norton corner of Franklin and Channel avenues, to Jacob A. Cohen, and for the S. & L. Construction Company 320 Dickerson avenue, to Ralph M. Gans and 325 Dickerson avenue, to Leon Hirsh; 5 Beach Forty-first street, to Adolph Weisberger, and 7 Sea View avenue, to Joseph Hordes.

MECHANICS' LIENS.

Manhattan.

134TH ST, 459 E—Morris Karsh agt Jones C McEachen, owner and contractor ..... $

EAST HOUSTON ST, 186—D Friedman & Son agt Albert Westpfall, owner, August Westpfall, owner and contractor $180

Bronx.

WEBSTER AV, s s, 50 n 182d st, 50x100—East Side Iron Works, Inc, agt McEvoy & Koster Bldg Co, Inc, owners and contractors $520

176TH ST, n w cor Anthony av, 70.4x93.4—East Side Iron Works, Inc, agt Cleland Realty Co, Abraham Davis and Louis Davis, owners; Cleland Realty Co, contractors $308

SOUTHERN BOULEVARD, e s, 300 n 172d st, 40x100—Brooklyn Fireproof Sash and Door Co, Inc, agt Philip Rosen, owner; Home Union Building Corpn, contractors $201

KELLY ST, 1114 and 1116—Henry Schleichkorn agt Willemette Construction Co, owners and contractors $1,650

171ST ST, 544 E—Otis Elevator Co agt Rosalia Weiser, owner; William Weiser, contractor (removal) $140

SOUTHERN BOULEVARD, e s, 300 n 172d st, 49x100—Louis Katz agt Philip Rosen, owner; Sarah Weiner, contractor $1,150

SOUTHERN BOULEVARD, e s, 300 n 172d st, 49x100—Grand Iron Works, Inc, agt Philip Rosen, owner; S Wiener and Philip Rosen, contractors $1,362

SOUTHERN BOULEVARD, e s, 300 n 172d st, 40x100—Builders Brick and Supply Co, Inc, agt Philip Rosen, owner; Sarah Weiner, contractor $1,412

SATISFIED MECHANICS' LIENS.

Manhattan.

13TH ST, 327 to 337 W—Albert Oliver & Son, Inc, agt St Bernard's Roman Catholic Church et al, June 13, 1916 (by bond) $689.23

85TH ST, 106 to 110 E—Igoe Bros agt 106 E 85th St Corpn et al, May 25, 1916 (by bond) $97.80

SAME PROPERTY—Lawrence Cement Co agt same, June 1, 1916 (by bond) $1,501.45

Bronx.

BRYANT AV, 1023 and 1030—Della Trainer agt Washington Place Building Co et al, June 12, 1916 ..... $29.17

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 street.)

BURLING SLIP, 31-35, n e s, 94.10 s e Front st, runs n e 58.3 x n w 2.10 x n e 6.8 x s e 63.6 x s w 63.1 to Burling Slip x n w 59.10 to beg—Farmers Loan & Trust Co, trustee, to Jos F Cullinan, 39 W 71st st, all liens, June 5; attys, Goldsmith, C & C & W, 61 Bway $55,000

MARKET ST, 77, n w cor Cherry st, 31.8x60x38.1x60 (foreclos May 23)—Chas I. Greenthal, ref, to Chas Grosskwith, subj to mtg ——, all liens, June 9; atty, Alfred R Bunnell, 55 John st $1,000

RIVINGTON ST, n s, 102 w Chrystie st, runs n along 10 ft alley, 83 x w 19 x n 2 x w 19 x s 85 to st x e 38 to beg, with rights to 10 ft x 2 ft alleys—Ziotte Singer to Gold Theatre Corpn, 35 Nassau st, all liens, June 15; attys, Lachman & Co, 35 Nassau st $100

WEST WASHINGTON PL, n e s, 220 n w Macdougal st, 22x97; West Washington pl, n e s, 242 w Macdougal st, 22x97—Fogliasso Clement Bldg Co to Angelo Alpi, 93 Macdougal st, June 4; atty, Wm E Cook, 309 Bway $1

6TH ST, 427 E, n s, 275 w Ave A, 25x90.10—Jacob Volgt to Kath Maeder, 243 Clarkson av, Bklyn, mtg $22,000, all liens, June 12; atty, Morris D Reiss, 809 Bway $100

8TH ST, 365-67 E, n s, 183 e Av C, 50x83.11—Jonas Blatt et al to Jos Sonsin Co, Inc, 1344 Bristow st, Bronx, mtg $29,000, June 14; atty, L S Harris, 570 E 161st street $100

10TH ST, S E s, 150 e 5th av, 25x92.3—Paul Tuckerman et al, exrs A G Sedgwick, to Julia H Fisk, Newfoundland, N J, mtg $12,000, all liens, May 26; atty, L T & T Co, 160 Bway $27,500

10TH ST, 238 E, s s, 100 w 1st av, 25x92.4; Madison av, 1483, e s, 25.5 s 102d st, 25.2x106.5x25.9x111.10; 101st st, 136 E, s s, 92.4 w Lexington av, 17x100.11—Abr A Silberberg to Isaac Silberberg, both at 64 E 91st st, all liens, June 14; address, 256 Bway $1

East Side.

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

32D ST, 315 E, n s, 200 e 2d av, 20x98.9—Emigrant Indust Sav Bank to Cath Toney, 305 E 33d st, all liens, June 13; atty, T G Co, 176 Bway $1

101ST ST, 414 E, s s, 285 e 1st av, 37.6x100.11—Central Trust Co to Amy Holder, 56 W 105th st, h and s, c s, all liens, June 15; atty, T G Co, 176 Bway $1

West Side.

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

75TH ST, 300 W, 142 w West End av, 18x102.2 (foreclosure June 8)—Geo W Simpson, ref, to Real Estate Mtg Co of New Jersey, 43 Wall st, June 15; atty, Jno B Pine, 43 Wall st $100

78TH ST, 320 W, s s, 282 w West End av, 18x102.2—Hatasatah Rlty Co to Fred'k A Ross, 1620 Nostrand av, Bklyn, mtg $20,000, all liens, June 13; atty, Isaac Imly, 32 Nassau st $15,000

WEST END AV, w s, 86.2 s 85th st, 15.6x100x irreg—Farmers Loan & Tr Co, & ano, exrs, &c, Caroline A Brundage, 243 Minnie Young, 44 93d st, mtg $17,500, all liens, June 3; atty, T G & Tr Co, 176 Bway $22,000

SAME PROPERTY—Wm H Young & Lele st, his wife, to same, q c, all liens, June 3; atty, same $1

90TH ST, 57 W, n s, 193.9 e Col av, 18.9x100.8—Annie T, wife Jno P O'Brien, to Marg t R Bradshaw, 148 E 74th st, mtg $20,000, all liens, June 8; atty, Richard B Kelly, 233 Bway $1

94TH ST, n s, 1142 e Bway & at w s old Bloomingdale rd, 29 to w s old road to 75 Louis T Ewry, Westfield, N J, to West 82d st Rlty Co, 2520 Bway, s t, Apr 18, 1916; atty, N Y T Ins Co, 135 Bway $1

MANHATTAN AV, w s, 67.7 n 105th st, 16.7x75—Chas P Francis, Phila, Pa, to Wm Lustgarten & Co, Inc, 68 Wm st, mtg $4,000, May 29; atty, T G & T Co, 176 Bway $100

Uptown.

(Manhattan Island, north of 110th st.)

RIVERSIDE DR, 528, e s, 452.2 s 127th st, runs s 88x n 235.4 w 9x s 67x n 324 dir x s 59 to bkg—Missouri Valley Rlty Co to Martonbert Rlty Corp, 149 Bway, mtg $140,000, all liens, June 7; atty, T G & T Co, 176 Bway $100

134TH ST, n s, 245 w Park av, 26x99.11—Kenton Rlty Co to 135 Bway Holding Corp, 135 Bway, mtg $11,000, all liens, June 7; atty, N Y T Ins Co, 135 Broadway $1

134TH ST, 227 W, n s, 266.8 w 7th av, 16.8x99.11, foreclosure—Eugene E Spiegelberg, ref, to Jos Reale, 512 E 180th st, correc deed recorded May 1, 1916; mtg $7,000, all liens, May 31; atty, Walter J Freeland, 1 Pine st $2,100

137TH ST, 9 W, n s, 123.2 w 5th av, 35.7x99.11—Annie B Ritterbund to David S Ritterbund, 57 W 76th st, all liens, June 13; atty, D Sulin Ritterbund, 32 Broadway $100

153D ST, 538 W, s s, 225 w Amster av, 25x99.11—Fred W Crandall et al to Marg Crandall, 599 W 75th st, corrective deed from May 29, 1916, when R S were omitted, mtg $22,000, all liens; atty, Hy P Hornes, 500 W 181st st $1

FORT WASHINGTON AV, n s, 100 e Fresman Constr Co to Hudson View Constr Co, 189 Bway, mtg $190,000, May 18; atty, Philip D Shapiro, 109 Nassau st $1

DYCKMAN ST, e s, 100 w Sherman av, 100x100—Hallecy Bldg Corp to Hatasatah Rlty Co, 458 5th av, mtg $45,000, June 14; atty, L T & T Co, 160 Bway $100

Bronx.

(Borough of The Bronx.)

HAVILAND AV, n s, being part lot 270, map Unionport, 50x108—Della A Morrison to Gottlieb Wieland, same, June 13; atty, M H McHugh, 2215 Westchester av $1

PROSPECT AV, 564.6, e s, 46.1x131.5x37.6x158.3—Podgar Rlty Co to Hayden Real Estate Corpn, 30 Church st, mtg $31,500, June 14; atty, Jas M Anderson, 30 Church st $1

COLLEGE AV, w s, 240 s 180th st, 20x85—Phelan Estates, Inc, to John Gallagher, 2292 Grand Boul and Concourse, mtg $4,500, June 3; atty, M J Sullivan, Willis av and 140th st $100

SHERMAN AV, s e c, 166th st, 88x100—Bronx Enterprise Co, Inc, to J W R Rlty Co, same, mtg $4,500, June 13; atty, T G & T Co, 176 Bway $100

BELMONT AV, n w c, 183d st, 27.4x100—Wolf Burland to Jennie Patterson, 210 W 112th st, mtg $27,000, May 25; atty, T G & T Co, 176 Bway $1

VYSE AV, w s, 75 s 183d st, 25x100—Carrie L Agner to Carmela Brignglio, 827 Benedict av, Woodhaven, L I, mtg $1,500, May 31; atty, N Y Title Ins Co, 135 Bway $1

VALENTINE AV, 2182, e s, 20x118.3 to Tiebout av—Lina Anderson to Emil A Tiibaut, 329 W 82d st, mtg $8,000, June 12; atty, Tiebout & Tiibaut, 15 Wall st $1

VALENTINE AV, 2461, s w c, 25x98.3x99.5x28.1—Fredk Stuhenwold et al to Nanette L Maupal, 241 E 187th st, mtg $25,000, June 13; atty, L T & T Co, 160 Bway $100

PLOT beging 110.9n 176th st and 87.7d e Crotona Parkway, runs n 63.4x e 7.5x s 63.7x w 7.5—Anne Elientuch to S B Bldg Corp, 363 5th av, June 14; atty, T G & T Co, 176 Bway $1

3D AV, w s, 196.9 s 179th st, 72x93—I. Napoleon Levy and ano to John H Phillips on River rd, Inwood, N Y, mtg $, June 12; atty, John H Phillips, 128 Bway $1

SAME PROPERTY—John H Phillips to I. Napoleon Levy, 18 W 72d st, June 12; atty, I. Napoleon Levy, 128 Bway $1

WESTCHESTER AV, s w cor Olmstead av, 41.1x irreg x 41.1x150—Ferdinand C Bauman to John Davis, exr, 126 E 144th st, May 12; atty, L Atterbury, 68 William st $1

6TH AV, e s, 100 n Briggs st, 35x irreg (Laconia Park)—Geo H Lawrence et al, exrs and trus, to Walter Whewell, exr, 236 E 178th st, confirmation deed, May 20; attys, Clocke, K & R, 391 E 149th st $50

MORTGAGES.

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

Downtown.

(South of Fourteenth street.)

MACDOUGAL ST, 40-42, e s, 100 n Prince st, 40x194 irreg—Angelina Scuirrleio to Frank Scorelle, 30 Wadsworth av, demand, 6 p c; atty, T G Co, 176 Broadway $3,500

10TH ST, S E, s s, 150 e 5th av, 25x92.3—Julia H Fisk, Newfoundland, N J, to Paul Tuckerman, Tuxedo Park, N Y, et al, exrs Arthur G Sedgwick, due June 15, 1919, 4½ p c; atty, L T & T Co, 160 Bway $12,000

12TH ST, 220 E, s s, 308.2 w 2d av, 23.4x106.6—Tillie Silverman to N Y Title Ins Co, 135 Bway, 3 yrs, 5 p c; address, 135 Bway ..... $

SAME PROPERTY—Same to Benj Bernstein, 617 W 141st st, 3 yrs, 6 p c, pr mtg $18,000 ..... $3,000

East Side.

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

87TH ST, s s, 225 e Ave A, 16.8x82.2—Aug R Zielo to Bank of Europe, 1429 1st av, due as per bond (notes); address, 1429 1st av $2,500

101ST ST, s s, 285 e 1st av, 37.6x100.11—Amy Holder to Central Trust Co of N Y, 54 Wall st, due as per bond; 2d ave, Joline, L & R, 54 Wall st $21,500

West Side.

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

9TH AV, 365, w s, 49.4 s 31st st, 25x100—Mamie Duschnes, by Alex W Cohn, her committee, Pauline Levy, Hattie Cohn, Chas H Cohn, by Hattie Cohn, his atty, and Alex W Madeion and Ernestine Cohn to Berthold Hahn, 26 W 91st st, 1 yr, 5 p c, pr mtg $19,000; atty, Leon Forst, 135 Bway $1,000

48TH ST, 608 W, s s, 150 w 11th av, 25x100.5—Jacob Kessler, Woodcliff, N J, to Union Dime Sav Bank, 701 6th av, due and int as per bond, attys, Butcher, T & F, 1 Madison av $3,500

WEST END AV, w s, 86.2 s 85th st, 15.6x100x irreg—Minnie K Young to Farmers Loan & Trust Co, 22 William st, and ano, exrs Caroline A Brundage, 3 yrs, int as per bond; attys, Geller, R & H, 22 Exchange pl $17,500

Uptown.

(Manhattan Island, north of 110th st.)

112TH ST, 5 W, n s, 126 w 5th av, 26x100.11—Lena Johnson to Herman Meitzer, 491 Simpson st, 3 yrs, 6 p c; atty, Jos G Abramson, 30 Church st $25,000

113TH ST, s s, 287 w 3d av, 27x100.11—Thos R Rushby to Lydia E Morrill, 430 W 119th st, due Jan 6, 1916, 5 p c; attys, McDonald & B, 15 William st, note $2,000

10TH AV, n e cor 210th st, 99.11x100—Manatee Co to Metropolitan Life Ins Co, 1 Madison av, due Sept 1, 1919, 5½ p c; attys, Butcher, T & F, 1 Madison avenue $18,000

Bronx.

(Borough of The Bronx.)

GRAND BOULEVARD & CONCOURSE, w s, at s s lot 174, map Prospect Hill estate, 105.8x— —Whitegate Co, Inc, to John Brown, 614 W 149th st, pr mtg $2,600, June 12, due as per bond; atty, Harold Swain, 176 Bway $7,300

BRISTOW ST, w s, 275 s Jennings st, 20x100—Benj Freund to Solomon Tenenbaum, 222 Henry st, June 14, demand, 6 p c; atty, Leopold Freiman, 309 Broadway $2,000

WESTCHESTER AV, 690, s s, 48x131.11—Leicestershire Rlty Co to Wm R Rose, 309 W 81st st, June 5, demand, 6 p c; atty, F C Kronmeyer, 2 Wall st $4,000

SHERMAN AV, s s cor 166th st, 28x100; also 176th st, 857-63 E, n e s, 100x150—J W R Rlty Co, Inc, to Bronx Enterprise Co, Inc, June 14, installe, 6 p c; atty, L Langsam, 261 Bway $4,500

MORRIS AV, n w s, being lot 276, map part farm, Chas Berrian, 25x101.5—Jac D Murphy to Dollar Sav Bk, 2808 3d av, June 15, due as per bond; attys, Miller & G, 43 Cedar st $2,000

12TH ST, s s, part lot 285, map Unionport, 25x108—Mary Baumann to Martin Lockwood, 921 W 3d st, Plainfield, N J, June 14, 2 yrs, 6 p c; attys, Hirschman & V, 291 E 149th st $460

ASSIGNMENTS OF MORTGAGES.

Manhattan.

BROOME ST, 583—Title Guarantee & Trust Co, 176 Bway, to German Evangelical Reformed Church in City of N Y, 110 Cornelia st, Bklyn; address, same $5,000

74TH ST, 57 W—Same to Bennett J King, 12 E 50th st, and ano, trus, for Sarah King, will Edw J King; address, same $20,000

2D AV, 2168—Beatrice Marmello to Lucy Lotito, 152 E 116th st; atty, Louis Campora, 93 Nassau st $1

HUDSON ST, 625—Cornelia M Adams to Arthur F Adams, 314 W 105th st, and ano, trus; atty, B E Rabell, 38 Park Row $1

9TH AV, 865—Equitable Life Assur Society to Emigrant Indust Sav Bank, 51 Chambers st; attys, R & E J O'Gorman, 51 Chambers st $19,000

26TH ST, 312 E—Title Guarantee & Tr Co to Bennett J King, 12 E 50th st, and ano, trus; address, 176 Bway $4,000

CLINTON ST, 101—Same to U S Trust Co, 45 Wall st; address, same $22,000

3D AV, 1374—Same to same; address, same $18,000

34TH ST, 214-20 E—New York Bible Society to Bond & Mtg Guarantee Co, 175 Remsen st, Bklyn; atty, T G Co, 176 Bway $65,000

84TH ST, 8 E—Home Life Ins Co to Title G & T Co, 176 Bway $80,000

3D AV, 454—Sarah King to Bennett J King, 12 E 50th st, and ano, trus, address, 176 Bway $11,000

LEXINGTON AV, 385—Jane M Suydam to Hans F Sav, 280 4th av; attys, Cadwalader, W & T, 40 Wall st $40,000

CLINTON ST, 145—Annie Leyserohn to Dry Dock Sav Instn, 241 Bowery; atty, F M Tichenor, 55 Park Row $1

41ST ST, 622 W—Annie M Byrne and ano to Fannie Heller, 345 W 38th st; atty, L T & T Co, 160 Bway $100

WEST END AV, w s, 32 n 90th st, 27x46.4x irregx40—Metropolitan Life Ins Co to Jenette T Schafer, 246 West End av; attys, Guggenheimer, U & M, 120 Broadway $27,000

Bronx.

CHATTERTON AV, n s, part lot 141, map Unionport, 25x108—Geo Dannenfelser, exr, to Mary Dannenfelser, Haverstraw, N Y; atty, Harvey De Baum, Haverstraw, N Y $4,000

GRACE AV, w s, 175.1 n Westchester av, 25x100—Same to same; atty, same $4,000

HAVEMEYER AV, e s, 58.5 n Ellis av, 25x100—Geo Dannenfelser to same; atty, same $4,000

AQUEDUCT AV, 2348—Saml L Hewlett and ano, exrs, to John D Stephanidis, 880 Riverside Drive $14,000

BRYANT AV, s s, 75 n Lafayette av, 50x100—Nathan S Hart and ano, trus, to Isaac Gluck, 270 E 87th st; attys, Sullivan & C, 49 Wall st $940

GRAND AV, s s, 200 w 176th st, 98.4x irreg—Martha W Kridel to Edig M Crosby, 10 Clarendon pl, Orange, N J, atty, Title Guar & T Co, 176 Broadway $20,216.67

3D AV, w s, 186.9 s 179th st, 72x93—Frances B Austin to N Y Title Ins Co, 135 Bway $1

WEBSTER AV, e s, 264 s 183d st, 40x90—N Y Mtg & Security Co to Edw W Tapp, 114 Flushing av, Jamaica, L I; atty, N Y Title Ins Co, 135 Broadway $20,500

CAULDWELL AV, 713—Hy Kuhlman to Rachel L Bartley, 27 Neptune av, New Rochelle, N Y; atty, Title Guar & T Co, 176 Bway $5,000

JENNINGS ST, n e cor Bristow st, 25x—Eliz Bartenfield, extrx, to Ida Brandmann, 734 Hewitt pl $1,500

THEROUT AV, w s, 94 n 183d st, 47x irreg—Louise F Norton to N Y Mtg & Security Co, 135 Bway; atty, N Y Title Ins Co, 135 Bway $7,000

GRAND AV, w s, 56.5 n 176th st, 96.4x irreg—Eliz M Crosby to Lewis School House, 401 West End av; atty, Title Guar & Tr Co, 176 Bway $20,000

INTERVALE AV, w s, 145.10 n Westchester av—Guar Mtg Co to Lynn Greenwood Cemetery, 170 Bway; atty, Lynn Mtg Co, 200 Bway $2,000

LEVIN ST, 292, map Lehbauer Pk—Clara Van Riper & ano, extrx, to Sue Van Riper, ——; attys, Carrington & P, 200 Bway $4,000.50

BRISTOW ST, n e cor Jennings st—Payne Estate, a corp, to Alice V Payne & ano, trus, 98 Park av; atty, Title Guar & Tr