BUILDING PROJECTS CLAIM PROPERTIES

Parcels on the West Side, in Harlem and on the Heights Secured for Improvement.

LARGER 71ST ST. HOTEL

Most of the buying yesterday was for improvement. Some was of an investment nature, while other was speculative. The buying was not limited to any special section; it developed in the West Side, Harlem, Washington Heights and The Bronx. The hotel planned for West Seventy-first street will be larger than was at first contemplated, the promoters having yesterday secured an adjoining parcel. A Madison avenue dwelling was taken by investors and will be built over by the buyers, who have been operating along similar lines in that section for a long time. Chelsea is to have another flat, it will be on Twenty-fourth street, and in 150th street builders took over a site on which to build two six story flats. Nearly every deal closed during the day will be followed by extensive structural changes.

ENLARGE 71ST ST. HOTEL SITE.

The Gresham Realty Company, Bing & Bing, have purchased two dwellings at 231 and 236 West Seventy-first street from Mrs. James W. Westerfield and Mrs. William H. France respectively through Slawson & Hobbs. They recently acquired the adjoining houses, 228 to 232, through the same brokers, thus completing a plot 100x100.5, which is to be improved with a fourteen story apartment hotel. Plans for the improvement were filed on Thursday by Emery Roth, who estimates the cost at $400,000.

INVESTORS ON MADISON AVENUE

William A. White & Sons have sold for the Granby Corporation 712 Madison avenue, a four story building, on lot 20x70, 20 feet north of Sixty-third street. The property has been held at $60,000. The new owners contemplate altering the present building for store and apartment purposes. The buyer is a syndicate which has purchased and developed other property in that neighborhood.

PLAN MORE CHELSEA FLATS.

James N. Wells Sons have sold for Lillian L. Gardner of Raymond, N. H., 311 and 318 West Twenty-fourth street, two three story and basement dwellings, on plot 37x98.9, 150 feet west of Eighth avenue, to a client, who resold the site through the same brokers to the 311 West Twenty-fourth Street Corporation. This company, formed recently with a capital of $12,000, and K. M. Spence, C. E. Rea and J. P. Eadie as directors, will erect a six story building containing three and four room suites. The adjoining property at 315 to 319 was recently sold by Lewine & Kempner to the Superior Contracting Company for a similar operation.

150TH ST. APARTMENT SITES.

The F. R. Wood, W. H. Dolson Company has sold for William Ash 557 West 150th street, a three story dwelling, on lot 25x100, 175 feet east of Broadway. The purchaser is Samuel Wacht, who owns the three adjoining lots on the west. Mr. Wacht has resold the combined site, 100x100, to the Samuel Davis Construction Company, which will improve the property with two six story apartment houses.

EAST 73D ST. HOUSES SOLD.

EAST 73D STREET—Douglas L. Elliman & Co. have sold for the Frankenberg estate 56 East Seventy-third street, a four story and basement dwelling, on lot 17x102.2, to a client, who will occupy it after alterations are made. The Elliman company recently sold 46 East Seventy-third street to L. N. Dickinson and 48 to Dr. Walter Anderson.

EAST 73D STREET—Pease & Elliman have sold for Otto Horwitz the four story dwelling at 106 East Seventy-third street, on lot 18x102.2, between Park and Lexington avenues. The purchaser is Haliburton Fales, who owns 104, adjoining, and the abutting property at 105 and 107 East Seventy-second street.

EAST 96TH STREET—Pease & Elliman have sold for Augustine J. Smith to Robert L. Livingston 1½ feet of property on the south side of Ninety-sixth street 228 feet east of Fifth avenue, which Pease & Elliman recently sold for Francis K. Pendleton. Mr. Livingston, a member of the banking firm of Gillespie, Livingston & Co., is having plans prepared for a new house 25 feet wide by Ogden Codman.

WEST 8TH STREET—Robert M. Bush & Co. have sold 26 West Eighth street, a four story dwelling, for the estate of Francis D. Millet to Paul Conkling, who gets the house as a gift from his father, the Rev. Nathaniel W. Conkling.

ST. NICHOLAS AVENUE—Arnold, Byrne & Baumann have sold for the Corporal Realty Company, Ennis & Sobolt, to Anton Weinig, the southeast corner of St. Nicholas avenue and 188th street, a five story apartment house, with six stores, on a plot 36.5x100. In part payment Mr. Weinig gives the four lots, 100x94.10, on the south side of 188th street, 100 feet west of St. Nicholas avenue. The Corporal Realty Company purchased this property in January, 1915, and altered the building, putting in stores.

AVENUE A—Max Bierman has purchased from Samuel Maszwinski 41 Avenue A, southwest corner of Third street, a four story tenement, on lot 26.8x50, Astor leasehold.

WEST 145TH STREET—John J. Egan as broker has sold to Dr. John E. O'Connell the brick and brownstone dwelling at 413 West 145th street, Manhattan. The purchaser will occupy the house as an office and residence.

WEST BRONX PLOT SOLD.

OGDEN AVENUE—A. Kronengold has sold eight lots fronting on Ogden and Nelson avenues, 75 feet north of 166th street, in a trade for four four story buildings at 660 to 670 Broadway, Brooklyn.

FOX STREET—The Mac Construction Company has sold 654 Fox street, a five story apartment house, on plot 40x100, to Morris Goldstein.

TRINITY AVENUE—John F. Fetzer has sold for Dr. A. C. Butts, to C. Kraft, 1004 Trinity avenue, near 165th street, a three story dwelling, on lot 20x100.

GOOD BAY RIDGE PRICES.

At the Supreme Court partition sale of 66 Bay Ridge lots, held by the Jere Johnson, Jr., Company in the Brooklyn Real Estate Exchange, the lots being located on Bay Ridge, Seventh and Eighth avenues and Ovington avenue, the entire offering was disposed of for a total of $48,000. Lots on Ovington avenue between Stewart and Seventh avenues sold for $670 to $800 each. Lots on the west side of Seventh avenue between Bay Ridge and Ovington avenues, from $855 to $1,150 each; on the east side of Seventh avenue, $875 to $905; on the north side of Ovington avenue between Seventh and Eighth avenues, for $650. Lots on the west side of Eighth avenue between Bay Ridge and Ovington avenues sold for $640 to $775. The southeast corner of Bay Ridge and Eighth avenues and the lot adjoining were sold for $1,430 each. The balance of the inside lots on Bay Ridge avenue, east of the corner, sold for $620 to $850 each. Among the purchasers were Asher Dann, J. Hofer, Charles A. Erickson, Ronald F. Brennan, Theodore Schneider, Melvin Brown, Oscar Sherman, B. H. Farrell, Marie Hanley, Catharine O'Brien, Peter Burke, Frank D. Daines, Morris Reizenstein and Otto W. Walter.

SALE OF BROOKLYN DWELLING.

The Bulkley & Horton Company has sold 1300 Park place, a three story brick two family dwelling, near Troy avenue, for William Behrman to a client for investment.

STATEN ISLAND PLOT BUYER.

The Pavilion Hill Corporation has sold a plot of four lots to Charles E. Lyman of Stapleton on Tompkins Circle and St. Paul's avenue, Tompkinsville, Staten Island.

BUYS SCARSDALE HOME.

Fish & Marvin have sold for Clarence W. Eisner a property in the Edgemont estate, near Scarsdale station, to Mrs. Susan A. Graham of New York city. The house has been purchased while under construction and the new owner intends to occupy it.

BUYS HUNTINGTON PLACE.

Daniel M. Gerard has sold to Moses Allen Warren of New York two acres of land and a new residence on the property of George Taylor on Huntington Bay, Huntington, L. I.

BUYERS IN RECENT DEALS.

The Hallecy Construction Company is the buyer of the dwelling at 320 West Seventy-eighth street, from the Hatasatah Realty Company. The store building, 110x100, on the north side of Dyckman street, 100 feet south of Sherman avenue, figured in exchange.

WILL DESIGN 10TH ST. FLAT.

W. L. Rouse and L. A. Goldstone will design the nine story apartment house to be erected at 42 to 46 West Tenth street by Hyman Schroeder. It will be Dutch Colonial in design.

SHAKESPEARE AVENUE FLATS.

Building will be started soon of two five story apartment houses on the plot of six lots on the southwest corner of Shakespeare avenue and 169th street, sold recently by W. S. Patten and J. L. Van Sant. The corner building will cover a plot 70x100 and the inside one 80x100, the operation to involve about $200,000. The houses will be ready for occupancy in the fall.

LARGER PHONE EXCHANGES.

McKenzie, Voorhees & Gmelin, architects for the New York Telephone Company, have filed plans for adding one story to the six story telephone exchange building at 346 to 352 West Seventeenth street at an estimated cost of $40,000 and three stories to the three story telephone exchange at 126 to 130 Orchard street, thereby making it a six story structure, at an estimated cost of $60,000.

$60,000 CHELSEA ZONE FLAT.

On the north side of Twenty-second street, 225 feet east of Eighth avenue, a six story flat will be erected by the Gold Theatre Corporation, Max Gold president, on a frontage of 56.3 feet and a depth of 84.1 feet. It will accommodate thirty-six families. J. M. Felson is the architect and has estimated the cost at $60,000.

SCHOOL IN OLD DWELLING.

The three story dwelling at 309 to 315 West Eighty-third street is to be made over into a private school at an estimated cost of $15,000. John R. Slattery is the owner of record. The Berkley School, Inc., is the lessee. Jacob & Henry Glaser are the architects.

STORE BUILDING ON HEIGHTS.

Plans have been filed by Buchman & Fox, architects for Abby S. & Charles C. Marshall, for a two story salesroom at the northeast corner of Wadsworth avenue and 181st street. It will have a frontage of 25 feet on the avenue and 100 feet on the street and the cost has been estimated at $15,000.

DOWNTOWN SPACE IN DEMAND.

Buildings and Parts of Buildings Rented in Older Sections.

Frederick Southack & Alwyn Ball, Jr., have leased for Samuel Weil the entire six story and basement building at 366 Greenwich street, corner of Franklin street, to the Mercantile Lunch Company; first, second and third lofts of the same building to John L. Hasbrook & Sons; for William L. Skidmore the entire building at 220 West street; for Douglas Robinson, Charles S. Brown Company the entire building at 21 Lispenard street to Gilson & Veer.

Spear & Co. have rented for the firm of L. J. Carpenter the entire building at 70 Greene street to A. Mormando Company; with Southack & Ball the top loft in 119-21 Wooster street to Max Ginsberg and with William C. Walker's Sons the first loft in 682 Broadway to the Diamond Cap Works.

Charles B. Walker has leased the store floor at 208 Canal street to the Weinstein Jobbing Company; space in 86 Walker street to Stewart Warren & Co.; loft in 196 Centre street to M. Zuckman and space in 147-49 Lafayette street to Walter Hindle.

Pease & Elliman have leased to D. A. Schulte, owners and operators of the Schulte Cigar Company, in the Marie Antoinette Hotel, at the northwest corner of Broadway and Sixty-sixth street, a large corner space on ground floor and in the basement for a long term of years. Extensive alterations will be made under the supervision of Hiss & Weeks, architects, and on completion the Schulte company will occupy the corner portion of the premises.

M. & L. Hess have leased the entire fifteenth floor at 452 Fourth avenue, northwest corner of Twenty-ninth street, containing 8,500 square feet, to the Eureka Mercantile Company, commercial bankers, now at 354 Fourth avenue.

Ames & Co. have leased to S. & M. Manasse the ground floor store at 6 West Twenty-ninth street for a stationery business for a term of years.

The Herbert Gulick Company has leased a store at 402 Madison avenue to James Robinson, jeweller; also the first floor at 553 Fifth avenue to the G. Gazvini Company, Oriental rugs and art objects.

TENANTS FOR CITY HOUSES.

Douglas L. Elliman & Co. have leased for a term of years for Fernando Wood 119 East Thirty-ninth street, a five story American basement dwelling, to Theodore E. Steinway of Steinway & Sons, piano manufacturers.

Shaw & Co. have leased for Sarah Fullan the three story and basement dwelling at 6 East 130th street to Catharine Phillips.

Pease & Elliman have leased for a term of years to Richman Levering the five story American basement dwelling at 22 East Sixty-seventh street, adjoining the southwest corner of Madison avenue. This lease was made for the lessee, Mrs. John A. Black, for the balance of her term, and an extension thereafter was negotiated by the same brokers with the owner of the house, R. Fulton Cutting.

Ames & Co. have leased for George W. Wepfer to M. M. Joyce the three story and basement dwelling at 303 West 102d street.

Samuel H. Martin has leased for the estate of Charles Garneau the two four story and basement dwellings at 161-63 West Sixty-fourth street to Elizabeth Mulcahy.

The Houghton Company has leased for the Bond and Mortgage Guarantee Company the four story and basement dwelling at 132 West Seventy-eighth street to Ora N. Childress.

RENTS FINE ESTATE.

Worthington Whitehouse has leased the Carpenter estate on Feeks lane, Locust Valley, to James B. Clews for the season. The property consists of about thirteen acres and is between the estates of Frank Bailey and Daniel A. Loring, Jr.

L'Ecluse, Washburn & Co. have leased the Hewlett homestead at Roslyn, L. I., to Frank C. Henderson of Oklahoma. This place is one of the oldest residences on Long Island and has been in the family over 200 years. It has been modernized and is now one of the most charming houses in the vicinity. Mr. and Mrs. Henderson will occupy the place.

Baker-Crowell have leased the Mary Fraser property of four acres on Hempstead Harbor, Port Washington, to Charles H. Pope of Manhattan; the M. W. Chapman estate of fourteen acres, facing the waters of Long Island, Port Washington, to E. L. Hengerer of Manhattan.

The Lewis H. May Company has leased cottages at Edgemere, L. I., for A. A. Weigert on Beach Thirty-third street to A. S. Phillips; for Lancaster Sea Beach Improvement Company on Beach Thirty-seventh street to Bellette Regensburg; on Beach Forty-third street to A. E. Wright.

Pease & Elliman have rented for the Sea Gate Association to E. E. Perkins of Plainfield a cottage at Sea Gate, L. I.

Fish & Marvin have rented for D. B. Lawrence his house on Tanglewylde avenue, Lawrence Park, Bronxville, to Marshall McLean, Deputy Attorney-General of the State of New York; for Mrs. Larkin G. Mead her house in Lawrence Park, furnished, for the summer, to Miss Sophie Gaus of Brooklyn.

John F. Scott with Pease & Elliman has rented for Charles C. Adams his country place on the corner of Ocean avenue and Hollywood Crossing, Cedarhurst, L. I., to Mrs. John G. Holmes of Pittsburg, Pa. Mr. Scott has rented for Philip L. Gill his house on Wood lane, Woodmere, L. I., to Victor Godwin.

BROKER IN BIG SALE.

Sol Stern was the broker in the sale recorded a few days ago of the twelve story and basement store and loft building at 30 Irving place, corner of Sixteenth street, for the estate of Edward Rothschild. The property was held at $650,000, and the price obtained is understood to have been close to that figure.

Robert Brown and Louis B. Forscher represented the Missouri Valley Realty Company in the sale of Ulysses Court at 528 Riverside drive, sold on Wednesday.

$7,500,000 DEAL CLOSED.

Payne Transfers Fifth Avenue Corner to Postal Life.

The last step in the series of sensational deals associated with the southeast corner of Fifth avenue and Forty-third street was taken yesterday, when Clarence Payne transferred title to the property to the Postal Life Insurance Company. This series of deals, all consummated in a period of a few months, totalled $7,500,000. There is a sixteen story building on the property to-day. When Mr. Payne bought the corner last September this structure had not been carried above the fence which surrounds the property.

Mr. Payne held it until the steel skeleton had been carried two floors above the sidewalk and then sold it to the Postal Life Insurance Company, for use as headquarters. The company gave its building at Nassau and Liberty streets and other properties, some of which have since been sold. It was the biggest deal of the year. Mr. Payne made $750,000 in the turnover, real estate men have estimated. He put only $150,000 into the deal and held the Fifth avenue property only two months. For quick profit it will always be remembered.

It was only by five minutes that Mr. Payne won the right to the big profits paid him by the insurance company, for this company wanted the property and its representative with certified check got to the offices of Harris & Maurice Mandelbaum just five minutes after Mr. Payne had exercised his option to buy the realty. The Mandelbaums, who promoted the operation, made enough money on the sale to start a similar operation without adding a penny to the sum. Details of the transfer will be found in the records of this page.

NEW REALTY CORPORATIONS.

Novellum Realty Developers, Manhattan; capital, $10,000; directors, Abraham Sacks, Benjamin Liebowitz and Charles Goldstein.

B. L. Holding Company, Manhattan; capital, $500; directors, Barnett Levy, Beatrice Levy and Moses Levy.

Collegiate Building Corporation, Manhattan; capital, $1,000; directors, William A. Todd, Walter G. Dunnington, Jr., and Charles H. Harper.

A. W. King & Co., Manhattan; capital, $10,000; directors, Abraham W. King, Jacob Rabinowitz and Joseph A. Lewis.

McBen Building Company, Manhattan; capital, $1,000; directors, James J. Benson, Anthony F. Barros and Donald G. Walton.

311 West Twenty-fourth Street Corporation, Manhattan; capital, $12,000; directors, James Peadle, Clarence E. Rea and Kenneth M. Spence.

Charlotte Realty and Construction Company, Brooklyn; capital, $2,000; directors, Moses Napelbaum, Robert M. Napelbaum and Irving Napelbaum.

Evangeline Company, Manhattan; capital, $2,000; directors, Maurice Steiner, Samuel Stein and Florence Donnelly.

Brownsville Real Estate Exchange, Brooklyn; capital, $1,200; directors, Nathan Mintz, Rebecca Schwarz and Lizzie Mintz.

Cumberland Building Company, Brooklyn; capital, $1,000; directors, Joseph P. Kendall, Joseph M. Kendall and George Hughes.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan, The Bronx and Brooklyn.

[AT 14 VESEY STREET.]

By Joseph P. Day.

65TH ST. 5-9 W. n s, 125 w Central Park W, 95x100.5, three 5 sty flats—A A Crandell agt Flanagan Realty Co et al; due $10,471.28; taxes, &c, $1,250; prior mtg $105,000; to the plaintiff over prior liens $100

[AT 3298 THIRD AVENUE.]

By Henry Brady.

149TH ST. 519 E, s s, 100 e Brook av, 25x84.8, 5 sty flat—John McClure, sub trstee, agt Max Reich et al; due $20,164.43; taxes, &c, $291.83; to the plaintiff $20,000

By Joseph P. Day.

LARGE tract in town of East Chester, fronting on tracks of N Y, N H & H R R—G D Hawes agt H B Campbell et al; partition; adjourned to Sept 28.

[AT THE BROOKLYN REAL ESTATE EXCHANGE.]

By N Shuter.

DEGRAW ST, n s, 250 w 5th av, 20x98.6—John J Pierrepont agt Chas P Gray et al; to the plaintiff $5,450

12TH ST, E, e s, 300 n Av J, 20x100—Geo J Hartman agt Jno H Bush et al; to the plaintiff $1,000

LOCUST AV, n e cor Coney Island Plank rd, 407.11x103.8x irreg—Clara J Brown et al agt Eliz Murphy et al; to the plaintiff $9,375

By Thomas Hoveden.

59TH ST, s s, 229 e 12th av, 40x100.2—Wm K Holmes et al agt Rose Ullano et al; to the plaintiff $1,500

MECHANICS' LIENS.

Manhattan.

3D ST, 321 and 323 E—Jacob Reisberg agt Fannie Osborne or Osnowitz, owner; Henry Osborne (or Osnowitz), contractor $89

CANNON ST, 35—Samuel Ascher agt Mollie Reichard, owner; Solomon Levine, contractor $225

BROADWAY, 833—Berger Mfg Co agt Almy G Gallatin, owner; Thomas Dillon & Son, contractors $130

Bronx.

JACKSON AV, w s, 100 s 158th st, 74.3x irr—Imperial Trim Co, Inc, agt Wick Realty Co, Inc, owners and contractors $1,600

CRESCENT AV, n s, 44 w Hughes av, 100x157.4—Hydraulic Press Brick Co agt Martimucci Furniture Co, Inc; Maria Martimucci and Eustachio Martimucci, owners; James Criscuolo, contractor $267

WEBSTER AV, 2735—Reenik Bros agt Infantino Realty Co and Raffele Mancuso, owners; J B Infantino & Infantino Bldg Co, contractors $66.40

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.)

NASSAU ST, 35-39, s w cor Liberty st, 56.58, 111x79.2x irreg—Postal Life Ins Co to Croyden Corpn, 128 Bway, b and s, June 15; attys, Stoddard & M, 128 Bway $1,400,000

PIKE ST, 54, w s, 24x86—Kath Chambers, Morristown, N J, to Chas Gronich, 1043 Tinton av, Bronx, c a q, June 7; atty, T G Co, 176 Bway $100

MADISON ST, 390, s s, 100 e Jackson st, 25x95.5—Chas F Miller to Adam Miller, 44 E 87th st, ½ part, all liens, June 16; attys, Deyo & B, 111 Bway $100

WOOSTER ST, e s, 126 s Spring st, runs e 110 x s 25 x w 10 x s 25 x w 100 to st x n 50 to beg—Incas Realty Co to Wardour Corpn, 128 Bway, b and s, June 15; atty, T G Co, 176 Bway $100

MORTON ST, 40, s s, 150.2 w Bedford st (foreclos June 1)—Richd M Martin, ref, to Eugene A Philbin and Chas K Beckman, exrs, 555 Park av, June 14; attys, I, F & T Co, 160 Bway $25,000

9TH ST, 5 E, n s, 125 e 5th av, 25x92.3—Silore Ford and ano to Harrie H Benkard, Hewletts, L I, June 13; atty, T G Co, 176 Bway $100

HUDSON ST, 637, n w cor Horatio st, 19.7x59.8—Farmers L & T Co and ano, exrs, to Flauton Realty Corpn, 545 W 111th st, mtg $6,987, May 25; atty, L T & T Co, 160 Bway $10,752

East Side.

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

17TH ST, n s, 100 e 5th av, 25x92—Incas Realty Co to Wardour Corp, 128 Bway, b & s, June 15; attys, Stoddard & M, 128 Bway $100

5TH AV, s e cor 43d st, runs e 108 x s 25.5 x e 16 x s 37.6 x w 123 to av x n 62.11, all of; 43d st, s s, 108 e 5th av, 15x24.5, ½ part; 43d st, s s, 123 e 5th av, 10x100.5 — ½ part — 511 Fifth Av Corp to Postal Life Ins Co, 35 Nassau st, mtge $1,700,000, all liens, June 15; attys, Stoddard & M, 128 Broadway $100

MITCHELL PL, 12, n s, 198 e 1st av, 18x80.10—Edith A McCormick and ano, exrs, &c, to Gussie Geringer, 889 1st av, June 13; atty, N Y T I Co, 160 Bway $100

MITCHELL PL, 13, n s, 216 e 1st av, 18x80.10—Gussie Geringer to Kalman Grossman, mtge $5,000, all liens, June 13; atty, N Y T I Co, 160 Bway $1

64TH ST, pt, 13 & 15 E, n s, 274 e 5th av, 31x100.5—Edith S Fabbin to Helen C Thorpe, 6 E 69th st, June 9; atty L T & T Co, 160 Bway $100

80TH ST, 59 E, n s, 171 w Park av, 20x102.2—Isabella Hoffman to Chas T Terry, 59 E 80th st, mtge $16,000, June 14; attys, Merrill, R & T, 100 Broadway $100

101ST ST, s s, 285 e 1st av, 37.6x100.11—Amy Holder to Irwin L Solomon, 1890 7th av, mtge $21,500, June 15; atty, L J Solomon, 41 Park Row $1

108TH ST, 106 E, n s, 51 e Park av, 25.8x50 (foreclosure June 13)—Wm G Brown, ref to Farmers' Loan & T Co, 22 William st, trustee will Jacob Miller, June 14; atty, Geller, R & H, 22 Exchange pl $6,200

West Side.

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

35TH ST, 102 W, n s, 60 w 6th av, 20x98.9—Wm C & Grace F Adams to Sarah T Adams, 318 W 72d st, 1-3 part, mtg $69,000, on this and other property, June 14; atty, Fredk W Hubby, Jr, 26 Liberty st $100

67TH AV, 421, w s, 89.1 s 26th st, 19.7x70—Wm C & Grace F Adams to Sarah T Adams, 318 W 72d st, 1-3 part, mtg $69,000, on this and other property, June 14; atty, Frank W Hubby, Jr, 26 Liberty st $100

85TH ST, s s, 275 e 8th av, 25x88.9—Libbie R Hall, extrx Nicholas Brewer to Benaben Realty Corpn, 149 Nassau st, all liens, June 14; atty, Jno H Stoutenburg, 149 Nassau st $35,000

38TH ST, 223-41 W, n s, 227.7 w 7th av, 102.11x98.9—Birwin Realty Corpn to 38th St Realty Co, 42 Bway, all liens, June 15; atty, Julius Miller, 42 Broadway $1

46TH ST, 428 W, s s, 375 e 10th av, 25x100.4—Chas F Miller to Adam Miller, 40 E 87th st, all liens, June 16; attys, same $100

46TH ST, 424 W, s s, 300 e 10th av, 25x100.4—Same to same ½ part, all liens, June 16; attys, same $100

46TH ST, 432 W, s s, 325 e 10th av, 25x100.4—Same to same, ½ part, all liens, June 16; attys, same $100

49TH ST, s s, 257 e 7th av, 17.6x100x irreg—Goldie Fromberg, 1060 Bush st, San Francisco, Cal, to Harry S Cassel, 15 W 80th st, mtg $22,431, all liens, Sept 14, 1914; atty, T G Co, 176 Bway $23,000

SAME PROPERTY—Harry S Cassel to Ottilie H Mendel, 616 W 137th st, mtg $27,309.33, all liens, June 7; atty, same $1

71ST ST, 234 W, s s, 400 e West End av, 20x100.5—Frank P Briody to Gresham Realty Co, 119 W 40th st, mtg $20,000, all liens, June 15; atty, T G Co, 176 Bway $100

SAME PROPERTY—Carrie Westerfeld to Frank P Briody, 714 41st st, Bklyn, $20,000, all liens, June 15; atty, same $1

RIVERSIDE DRIVE, 315, e s, 43.10 s 104th st, 21.10—Tanner Realty Corpn to Robt L Moffett, 471 Park av, all liens, June 13; address, 52 Wm st $400

AMSTERDAM AV, s e c 106th st, 47.10x100—Postal Life Ins Co to Warlock Corpn, 128 Bway, b and s, June 15; attys, Stoddard & M, 128 Bway $100

Uptown.

(Manhattan Island, north of 110th st.)

111TH ST, 150 W, s s, 110 e 7th av, 40x100.4—Alice V Amy to Lusomas Holding Co, 398 W 145th st, mtg $52,000, all liens, June 3; atty, L T & T Co, 160 Bway $100

121ST ST, 12 E, s s, 100 w Park av, 25x100.11—Eliza Chase to Edw H Burger, 110 St Nicholas pl, mtg $32,500, all liens, June 14; atty, L T & T Co, 160 Bway $100

122D ST, 232 W, s s, 386 w 7th av, 24x100.11—Martin Bamberger and ano, exrs Gilbert Bamberger to Martenberg Realty Corpn, 149 Bway, mtg $28,000, June 15; atty, L T & T Co, 160 Broadway $100

120TH ST, n s, 352.4 e 7th av, 16.8x99.11—Farmers Loan & T Co as ano, exrs, to Margt F Tucker, 2193 7th av, mtg $3,700, June 3, atty, T G Co, 176 Broadway $5,700

LENOX AV, s e c 138th st, 99.11x100—Alice M & Edgar H Loveridge, Teaneck, N J, to Timmins Realty Co, 145 Broadway, West Hoboken, N J, Jan 12; atty, Jno Warren, 1 Exch pl, Jersey City $1

SAME PROPERTY—Howell S Benner and ano, trus for Alice M Loveridge, to same, b and s, Jan 17; atty, same $1

173D ST, 567 W, n s, 137.6 e St Nicholas av, 37.6x100—Ellen F Finlay, Corcoran Manor, Port Chester, N Y, to Swift Realty Co, 30 E 42d st, mtg $34,500, June 15; atty, Jas Frank, 30 E 42d st $1

ST NICHOLAS AV, s w c 186th st, 100x100—Fifth Ave Bond & Mort Co to Helen C Corsa, 1066 Fox st, Bronx, mtg $185,000, June 15; atty, Michael J Murray, 505 5th av $1

ACADEMY ST, w s, 75 s Vermilye av, 25x100—Loyal Bldg Co to Louis Davis, 241 W 113th st, Feb 18; atty, J H Zieser, 217 Bway $1

ACADEMY ST, e s, 150 n Vermilye av, 50x100—Loyal Bldg Co to Irene B Morgan, 710 W 170th st, 2-3 part, and Laura W Reed, 1000 University av, Bronx, 1-3 part, mtg $46,000, June 15; atty, T G Co, 176 Bway $100

ISHAM AV, w s c s, 1009, map of L Drake property, lot 235, 25x140x30.3x140.10, lot 236, 25x140, lots 237-238, 25x140 each—Ferdinand C Bauman to Mary M Sage, 26 W 84th st, all liens, June 6; atty, Thos F Keogh, 253 Bway $100

Bronx.

(Borough of The Bronx.)

TRINITY AV, 522, e s, 21.6x109—Louis R Martin to Vito Riche, 361 E 150th st, mtg $3,000, June 1; atty, L T & T Co, 160 Bway $100

SOUTHERN BOULEVARD, 888, e s, 27x100—Fred Meyer to Radec Co, Inc, 35 Nassau st, mtg $20,000, June 15; attys, Lese & C, 35 Nassau st $100

UNIVERSITY AV, s w c 190th st, 100.10x68.11x100x50—Wm M Moore to Wm M Moore Holding Co, Inc, 42 Bway, June 15; attys, Weschler & K, 42 Bway $100

141ST ST, 152 E, n s, 27x100—Fred Meyer to Radec Co, Inc, 35 Nassau st, mtg $19,000, June 15; attys, Lese & C, 35 Nassau st $100

154TH ST, n s, 450 w Courtlandt av, 50x100—Cedar Const Co, Inc, to Fred Meyer and ano, 888 Southern Boul, mtgs $47,000, June 15; atty, L T & T Co, 160 Bway $100

MORRIS AV, n s, 81 e 184th st, 19.7 w Walton av, x 125x198.3x125—Wm M Moore to Wm M Moore Holdg Co, Inc, 42 Bway, mtg $17,500, June 15; attys, Weschler & K, 42 Bway $100

FOX ST, 634, e s, 40x100—Mack Constn Co, Inc to Morris Goldstein, 442 Stone st, mtgs $32,750, June 15; atty, T G & T Co, 176 Bway $100

UNIVERSITY AV, n e cor 190th st, 150x124.11x167.7x124.6—Wm M Moore to Wm M Moore Holdg Co, Inc, 42 Bway, mtg $40,000, June 15; attys, Weschler & K, 42 Bway $100

143D ST, s s, 185.7 w 3d av, 15.1x100—Mary J Schoeppler to Annie Schnaufer, 2762 Marion av, 1-3 part, June 15; atty, E L Hammer, 2805 3d av $160

PARK AV, e s, 174.3 n 166th st, 50.10x irreg—Jas E Hayes to Geo Y Bauchle, 140 W 79th st, mtg $5,000, June 15; attys, Bauchle & C, 51 Chambers st $10

CHISOLM ST, w s, 165.3 s Freeman st, 120x11.11x15x17.2x91.10 to Stebbins av x 54.2x47.3—Jas Sonsin Co Inc to Jonas Blatt and ano, 287 7th st, mtgs $52,000, June 14; atty, S A Langfur, 299 Bway $100

LOTS 227 and 228, map Samler Estate—Uriah Harris to Jimmie Krieger, 51 E 96th st, mtg $4,600, June 15; atty, N Y Title Ins Co, 135 Bway $100

PLOT begins 940 E White Plains rd and 570 n Morris Park av, 25x100—Mary Swartz to Martin Swartz, 54 E 105th st, mtg $4,500, May 24; atty, Meier D Seigel, 63 Park Row $4,700

SAME PROPERTY—Martin Schwartz to Mary Schwartz, 54 E 104th st, mtgs $4,500, June 5; atty, same $4,700

BROOK AV, e s, 168.1 s 169th st, 45.6x irreg—Josef Grossman to Steinmetz Constn Co, 985 Fox st, mtg $27,000, June 10; atty, S B Steinmetz, 985 Fox st $1

UNIVERSITY AV, 1652, e s, 40x100—Jos R Truesdale, ref, to August Wertz, 622 E 182d st, June 15; atty, Geo A Blank, 221 Bway $3,000

MONTICELLO AV, w s, 150 n Jefferson av, 50x100—Chas E Hindley to Thos W Hindley, 263 Av B, June 12; atty, T W Hindley, 263 Av B $100

MANIDA ST, 819, w s, 25x100—Philip Mauro to Saml Lafman, 687 Rockaway av, Bklyn, mtg $7,500, May 22; atty, Oscar H Stearns, 371 Fulton st, Bklyn $1

57TH AV, s e cor 4th st, Wakefield, 60x100—Chas E Buchner, ref, to Cecilia Zanelli and ano, 100 E 129th st, June 16; atty, John Santara, Times Bldg $5,200

LOTS 244 and 245, map St Joseph's Orphan Asylum—Jas G Freaney to Peter J Miller, 2102 Vyse av, mtg $750, June 15; atty, T G & T Co, 176 Bway $100

LOT 15, blk 2934, tax map—Jos M Callahan, ref, to Bond & Mtg Guarantee Co, 175 Remsen st, Bklyn, June 18; atty, T G & T Co, 176 Bway $27,000

MORTGAGES.

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

Downtown.

(South of Fourteenth st.)

NASSAU ST, 35-39, s w cor Liberty st, 56.58, 111x79.2x irreg—Croyden Corp to Postal Life Ins Co, 35 Nassau st, due July 1, 1926, July 1, 5 p c; atty, Stoddard & M, 128 Bway $750,000

BROOME ST, 428, n s, 25 e Crosby st, runs e 25 x n 100 x w 50 to e x Crosby st (41) x s 25 x e 25 x s 75 to beg—Fannie C & May V Peyser to Farmers Loan & T Co, 22 William st, 3 yrs, int as per bond; attys, Geller, R & H, 22 Exchange pl $14,000

WOOSTER ST, e s, 126 s Spring st, 25x110x irreg—Wardour Corp to Fred S Armstrong, 400 Park av, and ano, trsts Chas P Armstrong, June 12, 3 yrs, 5 p c; attys, Stoddard & M, 128 Broadway $50,000

WEST BWAY, n w cor 3d st, runs n 209.6 to s w cor West Bway & Wash Sq S x w 25 x s 26.8 x w 25 x s 152.10 to 3d st x n 50 to beg—Thirty Fifty Co to Columbia Trust Co, 60 Bway, demand, 6 p c, June 2; attys, Merrill, R & T, 100 Broadway $22,500

HUDSON ST, 637, n w cor Horatio st, 19.7x59.8—Flanton Rlty Corp to Farmers Loan & T Co, 22 William st, and ano, exrs Jas Everard, 3 yrs, May 1st as per bond; attys, Geller, R & H, 22 Exchange pl $3,700

Bronx.

(Borough of The Bronx.)

DECATUR AV, w s, 141.3 n 194th st, 50.1x102.11x30.1x102.8x50—Henry Realty Co to Lawyers Mtg Co, 59 Liberty st, June 14, due Nov 1, 1921, 6 p c; atty, T G & T Co, 176 Bway $36,000

DECATUR AV, w s, 191.4 n 194th st, 50.1x102.8x same, June 14, due Nov 1, 1921, 6 p c; atty, same $36,000

DECATUR AV, w s, 145.3 n 194th st, 50.1x102.8x same to same, June 14, due Nov 1, 1921, 6 p c; atty, same $36,000

DECATUR AV, w s, 125.6 n 194th st, 19.5x102.8—Same to same, June 14, due Nov 1, 1921, 6 p c; atty, same $36,000

DECATUR AV, w s, 240.7 n 194th st, 50.1x131.10—Same to same, June 14, due Nov 1, 1921, 6 p c; atty, same $36,000

PASSAGE AV, e s, 231.6 s 149th st, 21.8x102—Vito Riche to Frank Martin Scarlato, N Y, June 1; instal $2,000

141ST ST, n s, 117.8 e 3d av, 50x75—John D Helmke to Henry W Helmke, 329 Alexander av, prior mtg $20,000, June 2, 5 p c; attys, Effers & A, 149 Bway $6,000

154TH ST, n s, 450 w Courtlandt av, 50x100—Fred Meyer to Cedar Constn Co, Inc, 35 Nassau st, prior mtg $58,000, June 15; installs, 6 p c; attys, Lese & C, 35 Nassau st $100

FOX ST, w s, 585.1 n 163d st, 110x irreg—Uneeda Garage, Inc, to Tilde Wachtel, 790 Riverside Drive, June 15, 3 yrs, 6 p c; atty, Lawyers Title & Trust Co, 160 Broadway $3,000

MANIDA ST, 819, w s, 25x100—Saml Lafman to Philip Mauro, Framingham, Mass, May 22, due May 1, 1918, 5 p c; atty, Oscar H Stearns, 371 Fulton st, Bklyn $300

ST PETER'S AV, s w s, in div line bet 3 and 4, map Jacob V