REALTY MARKET NEWS AND COMMENT

Selling and Leasing of Good Volume—Renting in Town and Country a Feature.

UPTOWN FINANCIAL ZONE

Many Corporations Locating Near Fifth Avenue and 42d Street.

There was a good volume of selling and leasing reported from yesterday's city and suburban real estate market and some of it was of unusual interest. Most important of all was the leasing of eight floors in the Guaranty Trust Building, at Fifth avenue and Forty-third street, to James B. Duke and his business associates, who will take there the offices of eleven big corporations which they control. It is the conclusive stroke to the formation of an uptown financial centre. A large plot on the East Side and in a restricted section is to be improved with a garage which will be leased to an operating company for a long term of years at an aggregate rental of $200,000. Beyond the city limits many valuable parcels were sold.

SITE FOR LARGE GARAGE.

The L. L. D. Corporation has purchased from the trustees of the Leake & Watts Orphan Asylum the old stable and factory, on plot 50x100, at 227 and 229 East Fifty-sixth street for improvement with a six story garage for 150 cars. A. L. Lebman, broker in the deal, has negotiations pending to lease the structure for twenty years at a net rental of $200,000. The improvement has been sanctioned by the Board of Standards and Appeals.

Cross & Brown Company has sold the plot 100x100 at 27 to 33 West Sixty-first street to the Packard Motor Car Company. This property consists of four story apartment houses. The former owners, Lambert Suydam estate and Gustavus Goldsmith, have been holding this property at $200,000. Sale of 27 and 29 was reported yesterday. The property is immediately adjoining the Packard salesroom at Sixty-first street and Broadway and this recent acquisition will give the company a holding of 114 feet on Broadway and 286 feet on West Sixty-first street. The Packard company intends to hold this property in its present condition for possibly a year or two and then will erect a building to suit its needs.

REALTY CO. BUYS IN 50TH ST.

EAST 59TH STREET—J. Clarence Davies has sold 43 East Fifty-ninth street, a four story and basement dwelling converted for business, on lot 16.8x100.5, one door from the Tuxedo, at the northeast corner of Madison avenue. The property was sold for Anne H. Ogilby to the Raynhan Realty Company.

SECOND AVENUE—Van Norden & Wilson have sold 2495 Second avenue, a five story tenement, between 127th and 128th streets, on lot 25x75, for a client of Morgan, Lockwood & Brown, attorneys, to John McKee. This property has been held at $10,500.

WEST 96TH STREET—The New York Trust Company as trustee has sold to Ennis & Sinnott the five story dwelling, on lot 25x100.8, at 130 West Ninety-sixth street, between Columbus and Amsterdam avenues.

BROOKLYN INVESTORS ACTIVE.

Louis Gold has sold a three story brick business building on the east side of Third avenue, 40 feet north of Thirty-sixth street, to an investor.

Louis Gold has sold a three story brick business building on the east side of Third avenue, 40 feet north of Thirty-third street, Brooklyn, to an investor. On Tuesday the building adjoining was bought by an investment buyer.

Six two family dwellings at 1002 to 1012 Fifty-third street, 100 feet east of Fort Hamilton avenue, each on a plot 23.6x100, were sold yesterday. The buyer is A. J. Boulton, an investor.

Samuel Zirn has sold for Robert B. Scofield the three story and basement one family house at 79 South Ninth street. It was sold at $6,000.

I. Salsberg has sold for the Connelly Realty Company, to an investor, the sixteen family apartment house, on plot 80x100, on the north side of Fifty-third street, 140 feet east of Fourteenth avenue.

The Alco Building Company has sold the one family, semi-detached dwelling, on plot 25x100, at 2158 Sixty-sixth street, Mapleton Park, to Benjamin Fischkorn.

Meister Builders have sold to a Mr. Oddo a two and a half story stucco dwelling at 1123 Seventy-fifth street.

BUY HOMES IN QUEENS.

Frank J. Magerle has sold 733 Church street, Richmond Hill, a cottage, for Mrs. Lillian Bicknell, to be occupied by the purchaser; 28 Freedom avenue, Brooklyn Hills, a one family cottage, to Laura Tarataro for occupancy; the southeast corner of Nostrand place and Emerson street, Richmond Hill, a two family detached cottage, for Mrs. Marie Heinle, and 22 Ferry street, Woodhaven, two family brick house, for Mrs. Elizabeth Bambach.

ELMHURST SITE FOR GARAGE.

The Thoroughfare Garage Company has bought a corner plot 160x200 on Queens Boulevard in the Elmhurst section. The property is part of the Queensboro Corporation holdings.

SHERRY BUYING MORE LAND?

Louis Sherry, who owns a large estate on the old Courthouse road at Manhasset, adjoining Great Neck, is said to have purchased additional property valued at about $250,000. He is reported to have bought the Thompson, Day and Browning farms, comprising in all nearly 100 acres. It will be added to his estate, giving him one of the largest properties in the section.

TO REPRODUCE LEE HOME.

J. E. Breuer has sold the property of the Grace L. Hommedieu heirs on Middle Neck road, Great Neck, L. I., to George Nicols of Bayside. The property was held at $6,000 and the purchaser will improve it with a reproduction of the famous Lee Mansion in Arlington, Va.

SALE OF LONG ISLAND FARM.

George E. Brooks, formerly of Brooklyn, has sold his farm at Jamesport, L. I., to John Richter, Sr., for about $15,000. The farm is located on Manor lane. It comprises about sixty acres.

BUYS FINE ISLIP ESTATE.

The Margaret Goodridge estate at Islip, consisting of ten acres and a residence, in the fashionable section, has been purchased by Franklin L. Hutton, a Manhattan banker. The property is bounded on the north by the Rothschild estate and adjoins the country homes of Allan Pinkerton and Mr. Louis Gibb. The estate was held at $25,000.

BUYS 1,200 FOOT STRIP.

Griffen, Prince & Ripley have sold a narrow strip, 1,200 feet in length, owned by the Lorena Company at Ardsley Park, Ardsley-on-Hudson, to J. Allen Townsend. It has a frontage on Ardsley avenue, adjoining the Townsend estate.

UPTOWN "WALL ST." FORMING.

Many Corporations Locating in Fifth Ave. and 42d St. District.

A financial centre seems to be in the making near Fifth avenue and Forty-second street. In fact, an uptown "Wall Street" is assured by the locating of eleven big and wealthy concerns in the Postal Life Insurance Company's building which is now being completed at the southeast corner of Fifth avenue and Forty-third street. Eight of these concerns practically control the tobacco business of the country. In other words, James B. Duke and his many allied corporations are to have headquarters in the Postal Life Building, having leased eight entire floors, about 48,000 square feet, all of which is to be devoted to executive offices. The Duke subsidiaries are headed by Benjamin B. Duke, John A. Harris, R. L. Patterson, Henry R. Hoyt, George Arents and H. P. Kingsbury. Four of the floors were used by the Republican National Committee. The big concerns which have decided to locate at Fifth avenue and Forty-third street include the Southern Power Company, the American Cyanamid Company, the British-American Tobacco Company, the Standard Stemmer Tobacco Company, the International Arms and Fuse Company, the International Mail Equipment Company, the Durham Duplex Razor Company, the Port Lobos Petroleum Company, the International Manufacturing Company, the Piedmont and Northern Railroad Company, the New York Estates Corporation and the Durham Realty Company.

The Guaranty Trust Company is to have the lower part of the building. Above the trust company's offices will be the headquarters of the Postal Life Insurance Company.

The Astor Trust Company, another of New York's big financial institutions, is to have the lower floors of the building being built at the southeast corner of Fifth avenue and Forty-second street. The headquarters of many commercial and financial corporations are to be located in this building. East of the avenue along Forty-second street as far as Grand Central are a number of banks and trust companies.

DEAL FOR RUMSON ESTATE.

Bernon S. Prentice has bought Mrs. H. F. Hadden's Rumson road property. The property comprises about five acres of land fronting nearly 500 feet on the north side of Rumson road adjoining the Seabright Lawn Tennis and Cricket Club. On the acres are two large residences, gardener's cottage and a stable garage. William H. Hintelmann negotiated the sale.

PHYSICIAN BUYS OVERLY.

Overly, the country place of Mrs. Julian T. Day at Purchase, valued at $125,000, has been bought by Dr. Max Wallerstein, a client of Kenneth Ives & Co. The estate was formerly owned by Warner M. Van Norden. It fronts on Westchester avenue, Kennelworth road and Purchase street and contains thirty-five acres, a large residence and outbuildings, adjoining the estates of Hobart Park, Richard H. Hunt and Mortimer F. Fox.

LARGER SITE FOR DWELLING.

The Scarsdale Estates have sold a plot on Walworth avenue, in the Greenacres section of Scarsdale, to C. W. Eisner of White Plains. This is the third parcel which Mr. Eisner has purchased this year. He plans to improve the plots with a dwelling to be ready for use next spring.

UPTOWN PLOT BUYER.

Ex-Coroner Gustave Scholer is the buyer of the plot, 32.6x124, on the east side of St. Nicholas avenue, about 162 feet south of 162d street, sold yesterday by William S. O'Brien. Mr. Scholer owns the adjoining lot to the south, which gives him a frontage of 57.9x123.4x irregular.

Henry Schneider is the buyer of 1441 Second avenue, sold by Bryan L. Kennelly for the estate of Adolph Droste.

PLAN CITY GARAGES.

A garage to cost $40,000 is planned by A. Smith for the plot, 150x125, at 4352 Broadway, near 187th street. Hurwitz, Landsman & Bartos are the architects.

John W. Decker has filed plans for a two story garage, 100.11x76, to be erected on the west side of Tinton avenue 171 feet south of 163d street. John DeHart, architect, estimates its cost at $15,000.

BIG PLANT FOR BROOKLYN.

Shampan & Shampan have prepared plans for a four story brick factory, 160x180, for S. Weisglass & Co., at the corner of Franklin avenue and Milford street, to cost $80,000. The building will be occupied for the manufacture of brass bedsteads.

RENTING COUNTRY PLACES.

Baker Crowell has leased for a term of years the Mary J. Phillips estate facing Long Island Sound, Elms Point, Great Neck, L. I., to Edwin A. Strong.

John F. Scott has rented for Edwin M. Stern his house on Union avenue, Hewlett, L. I., for a term of years to Arthur Goadby of Huntington, L. I.

S. Osgood Pell & Co. have let for Mrs. Leander P. Jones her property at the corner of East Putnam avenue and Church street, Greenwich, Conn., to Mrs. Edith E. Mason, and have also rented at Greenwich the Hillard place in West Putnam avenue to Sayre McLeod.

Julia Beverley Higgens has let for Mrs. John Turner Atterbury her place at Mount Kisco, consisting of furnished dwelling, cottage and outbuildings and 200 acres of land, to Carll Tucker for a term of years.

William H. Hintelmann has leased the M. L. Jellinek property, North Beach, Seabright, to J. P. C. Alden of New York; Dr. W. Gill Wylie's Navesink avenue property, consisting of large residence and three acres of land, to Mrs. Robert Reutter of New York; E. S. Nesbitt's Rumson road cottage to C. E. Reutter of New York; Joseph Mehaffey's Shrewsbury River front cottage to Beth Medine of New York; Mrs. Cheston Simmons's Buena Vista avenue property, comprising seven acres of land, with residence and stable garage, to W. D. Gelshenen of New York; Michael Bennett's Rumson road property to A. V. Stout of New York, and Peter Olsen's Lincoln avenue cottage to George Carpenter of New York.

BROKERAGE OFFICE CHANGES.

Ernest C. Pollion, for several years at 103 Park avenue, is now associated with N. Brigham Hall and William D. Bloodgood.

Albert M. Crowe has opened an office at 47 West Thirty-fourth street for the transaction of a general real estate brokerage business. Mr. Crowe was formerly with the Nelson, Lee & Green Company.

EAST SIDE LANDMARK SOLD.

Samuel Zipris has sold for the estate of Bernhard Cohen the northeast corner of Canal and Ludlow streets, known as 35-37 Canal and 2, 4 and 6 Ludlow street. This property has been held by the estate for the last thirty-three years and is an old landmark on the East Side. Joseph Vidootzky, importer of herring, is the buyer.

RENTS 57TH STREET HOUSE.

Douglas L. Elliman & Co. have leased furnished for the season 17 East Fifty-seventh street, a five story American basement dwelling, for Stephen O. Lockwood to J. K. O. Sherwood of Glen Cove, L. I.

Pease & Elliman have leased for Russell E. Burke to S. Feld the three story American basement dwelling at 222 West End avenue, between Seventieth and Seventy-first streets.

RENTING IN OLD LOFT ZONE.

Much Space Between 18th and 23d Streets Leased.

Sutton & Benjamin have leased in the Fish Building, at the northeast corner of Fourth avenue and Twelfth street, the top loft to Robert Colin & Co., the fifth loft to G. S. Roth & Sons Company and the first loft to the American Uniform Company; the first loft at 170 Greene street to Joseph Kupferschmidt and the first loft at 55 Great Jones street to Brussels Custom Made Canvas Company.

The Brett & Goode Company has leased the fifth floor in the old Fourteenth Street Store Building on Sixth avenue from Thirteenth to Fourteenth street to Schaffner & Ruhstadt with Heil & Stern, and to the Layman-Berkowitz Company the ninth floor through Frederick Fox & Co.

M. & L. Hess have rented the tenth floor at the northeast corner of Thirteenth street and Sixth avenue to Jones-Brundage & Co., and with Spear & Co. the tenth floor at 51 to 95 University place, northeast corner of Eleventh street, to Driesen, Meyer & Oronsky.

Spear & Co. have rented the tenth floor at 45 to 51 East Eleventh street to Driesen, Meyer & Oronsky; with Carstein, Linniken & Co. a loft in 840 Broadway to Kantor Bros. and a loft in 75 and 77 Spring street to the Eagle Knee Pants Company.

Mark Rafalsky & Co. have leased the store and basement containing 13,000 square feet at 150 to 154 West Twenty-second street to the Rose & Frank Company; the fifth floor to Schwartz Bros.; with M. Rosenthal Company the third floor to N. Monfort & Co., and the sixth floor to Weinstein & Kaplan, and with M. Forman & Co. the seventh floor to the Columbia Cloak Company; at 133 and 135 West Nineteenth street the ninth floor to Leon Reck; at 130 and 132 West Twenty-fifth street the sixth floor to Winnegrad, and with Leonard J. Carpenter the twelfth floor in the Remsen Building at 150 Madison avenue to Isaac A. Harris.

Bastine & Co. have leased the fourth floor at 653 First avenue to the Reed Shop, upholsterers; at 45 West Twenty-seventh street ninth floor to Jacob Schiffman, manufacturer of cloaks and suits; at 15 West Twenty-sixth street second floor to the Modern Cloak and Suit House, and at 31 West Twenty-first street seventh floor to Samuel Abramawitz.

The Crook & Livingston Company and the Cross & Brown Company have leased the fourth floor at 22 West Forty-sixth street to the Import Flower and Feather Company.

Huberth & Huberth have leased part of the fifth floor in the Automobile Building at 1926 Broadway to the Van Cortlandt Vehicle Corporation, selling agents for the Peerless Motor Car Company.

Samuel H. Martin and George W. Bowman have leased for the Jefferson Arms Company the four story dwelling at 45 West Sixty-ninth street to N. R. Fernandez.

The Charles F. Noyes Company has leased the fifth floor at 117 and 119 Spring street to Roth Bros., a floor at 59 Ann street to the National Asbestos Packing Manufacturing Company, a floor at 21 and 23 Ann street to I. O. Woodruff & Co., and a portion of the third floor at 37 and 39 Liberty street to George R. Brown.

Heil & Stern have leased in 40 and 42 West Twenty-seventh street eleventh floor to Simon Spagat; in 167 and 139 West Twenty-fifth street ninth floor to M. Neugass Company; in 25 and 27 West Twenty-sixth street fifth floor to Hyman Goldberg; with Henry Dinel, third floor in 43 to 47 West Twenty-fourth street to Mail Order House of Switzerland; with Brett & Goode fourth floor in 62 and 64 West Fourteenth street to Schaffner & Ruhstadt; with Frederick Fox & Co., ninth floor in 45 to 51 West Twenty-fifth street to Lipschitz Bros., and with Bastine & Co. ninth floor in a building at 34 East Twelfth street to Berger, Raphael & Wile.

Cross & Brown Company has leased the store at 24 Leonard street; at 13 to 17 Crosby street sixth floor to Howard Specialties Company; at 143 and 145 West Sixtieth street ground floor to C. H. Washburne; at 1790 Broadway space to Stephen Nemeth; at 396 and 398 Broadway space to Harper Bros.

RESULTS AT AUCTION.

(AT 14 VESEY STREET.)

By Henry Brady.

THOMPSON ST. 254-256, 40x76, 6 story brick and stone—Barnet de Hirsch Fund agt J. S. Beard; amt. due, $61,824.33; taxes, &c., $472.10; adjourned to Dec. 14.

114TH ST. 365-367 W, 50x100, 7 story Minerva apt. house—Seamen Bank for Savings agt Bernard Brindze et al; due, $54,772; taxes, &c., $4,376.40; to the plaintiff.....$70,000

HAMILTON TERRACE, 42, 20x100, 3 story dwelling—Julia Coddington agt M. L. Kaughran et al; due, $16,411.60; taxes, &c., $1,315.60; to the plaintiff.....$12,900

40TH ST. 540 E, 16.8x98.9, 4 story house—Henrietta Stolzberger agt A. M. Ryan; sheriff's sale; adjourned sine die.

By Joseph P. Day.

58TH ST. 243 E, 20x100.8, 2 story dwelling—George Ramsey and anc. admr. agt I. J. Danziger et al; due, $15,281.87; taxes, &c., $1,157.12; to Adolph Newman.....$11,525

[AT 2208 THIRD AVENUE.]

By Bryan L. Kennelly.

BAYCHESTER AV. e s, 100 n Railroad av, 2 lots; also Baychester av, w s, 50 n Ferris av, gore lot—M. M. Rodgers agt G. P. Shirmer et al; due, $527.95; taxes, &c., $522.72; to the plaintiff.....$1,119.50

By Henry Brady.

HUGHES AV, 2481, 14.8x87.8x irreg, 2 story frame house—O. F. Gifford agt David Stemher et al; due, $4,214.19; taxes, &c., $139.25; to the plaintiff.....$4,000

RECORDED LEASE.

Manhattan.

8TH AV, 461-479, 14th floor—461 8th Av Co to Dodge Publishing Co, N Y C; 10 yrs from May 1, 1917; atty, Jno F Couch; 571 Bway.....$13,000

LIS PENDENS.

Manhattan.

50TH ST, 432 E—Emigrant Industrial Savings Bank agt Michael Maier et al (foreclosure of mortgage); attys, R & E J O'Gorman.

125TH ST, s s, 75 w Lenox av—Ida Straus agt Temple Improvement Corp et al (foreclosure of mortgage); atty, M A Vogt.

BROADWAY, 649—Union Dime Savings Bank agt Claire Forshew et al (amended foreclosure of mortgage); attys, Butcher, Tanzer & Foster.

91ST ST, 15 E—James P Hinch agt Chas M MacNeill et al (action to foreclose mechanic lien); attys, Wilson, Barker & Wager.

ELIZABETH ST, 23-25, and Canal st, 164-166—Edw F DeHelsdon et al agt Martin Ahrenkiel et al (foreclosure of mortgage); attys, Dean, Tracy & McHarg.

RIVINGTON ST, 125—Edw V Harman agt Israel Buchman et al (action to foreclose mechanic lien); attys, W A Reynolds.

62ND ST, 332 E—Jane A Hotaling agt Franklin P Russell gdn et al (amended foreclosure of mortgage); atty, H Swain.

63D ST, 332 E—Luther Kountze, trustee, agt Franklin P Russell gdn, et al (amended foreclosure of mortgage); atty, H Swain.

65TH ST, 246 W—Marietta E Ravekes et al agt Anna Errett et al (foreclosure of mortgage); attys, Millard & Thornton.

Bronx.

BROOK AV, e s, 125 ft n of 171st st—Chas W Bohmfalk, against Kathryn D. Quirke as admr, etc, et al (foreclosure of mtge); atty, H Swain.

WALTON AV, e s, 116.3 ft n of 165th st—Frank Veith against Marie Kahrs, et al (foreclosure mtge); atty, H Swain.

MAPES AV, e s, 140 ft s of 149th st—Ella Fitch Remington against Glouse Gurland et al (foreclosure mtge); attys, Fitz Moss & Grant.

PROSPECT AV, e s, 125.5 ft n of 179th st—Josephine M Schumacher against Catherine A McGuire et al (foreclosure of mtge); atty, J Elsner.

POND PL, w s, 414 ft s of 156th st—Ella Christie against Chas W Callahan, et al (foreclosure mtge); attys, McLaughlin & Stern.

Five Extra Copper Dividends.

Five copper companies yesterday declared extra dividends, payable December 31 to stock of record of December 15. Following the dividends announced with those declared three months ago: Utah Copper, $2.50 quarterly and $1 extra, against $1.50 and $1.50 extra. Chino Copper, $1.50 quarterly and $1 extra, against $1.25 and $1 extra. Butte & Superior, $1.25 quarterly and $5 extra, against $1.25 and $5 extra. Nevada Consolidated, 50c. quarterly and $1 extra, against 50c. and 50c. extra; Ray Consolidated, 75c. quarterly and 25c. extra, against 50c. and 25c. extra.

TRANSACTIONS RECORDED.

TRANSFERS.

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

Downtown.

(South of Fourteenth street.)

JEFFERSON ST, 48, 20x26.1—Jacob Henderson to Joe Calmenson, 218 W 14th st, mtg $11,500, all liens, Oct 25; atty, I M Levy, 233 Bway.....$1

ELDRIDGE ST, 171, 25x100—Fannie, wife of Samuel Werner, to Bernard Galewski, 26 W 120th st, mtg $10,000, all liens, Dec 4; atty, David Galewski, 299 Broadway.....$1

COLUMBIA ST, 74-76, s e cor Rivington st (269-71), 58.10x45.8—Lena Hoffspiegel to Max Silverstein, 146 Lewis st, mtg $45,000, all liens, Dec 4; address, 309 Bway.....$100

SAME PROPERTY—Max Silverstein to Hyman and Lena Hoffspiegel, 245 Kosciusko st, Bklyn, mtg $45,000, b and s, Dec 6; atty, Max Silverstein, 309 Broadway.....$100

LEROY ST, s s, 140 w Hudson st, 26x100—Henrietta A Beam, Yonkers, N Y, to Patrick Shiel, 32 Grove st, mtg $6,500, Dec 7; atty, Title Guar & T Co, 176 Bway.....$100

3D ST, 194-96 E, 48.4x45.11—Sol Phillips to Simon Asch, 146 W 117th st, mtg $10,000, all liens, Dec 7; atty, Harry A Cohen, 31 Chambers st.....$100

4TH ST, 49 E, 25x100—Lena Hoffspiegel to Max Silverstein, 146 Lewis st, mtg $31,000, Dec 6; address, 309 Bway.....$100

SAME PROPERTY—Max Silverstein to Hyman and Lena Hoffspiegel, 245 Kosciusko st, Brooklyn, mtg $31,000, Dec 6; address same.....$100

10TH ST, s s, 221.11 e 6th av, 43x92.3—Mary K Robinson to John Alden Realty Corpn, 30 E 42d st, all liens, Dec 1; atty, Title Guar & T Co, 176 Bway.....$47,000

10TH ST, s s, 264.11 e 6th av, 21.6x92.3—Richard S Elliott to same, mtg $13,000, Dec 4; atty, same.....$100

East Side.

(East of Fifth avenue, between Fourteenth and 110th streets.)

30TH ST, 139-41 E, 46x98.9 (foreclos Dec 1, 1916)—Orson A Raynor, ref, to Moss Estate, 60 Wall st, Dec 6; attys, Creevey & Rogers, 60 Wall st.....$70,000

38TH ST, s s, 121.6 w 3d av, 21.6x98.9—Cornelia L Wright, indiv & extrix, to Blackwood Realty Co at Scarsdale, N Y, all liens, Nov 24.....$100

SAME PROPERTY—Blackwood Realty Co to Holding Co, 149 Bway, int $18,000, all liens, Dec 4; atty, Lawyers T & T Co, 160 Bway.....$100

LEX AV, 217, 20x70—Dietrich, H, & Wm Kulas, to Kulas Bros, on the premises, all liens, Dec 4; atty, Henry Wendt, 93 Nassau st.....$1

AV B, e s, 21.2 n 80th st, 51x68.3 to w s, exterior st x51.8x62.10—J Hy Coleman, Chatham, N Y, to Vincent J Slattery, 241 W 102d st, ½ part, all liens, Nov 17; address 100 William st.....$1

West Side.

(West of Fifth avenue, between Fourteenth and 110th streets.)

61ST ST, 81-83 W, 50x100.5—Byron B Goldsmith, et al, exrs, &c, to Packard Motor Car Co of N Y, 1461 Bway, mtgs $15,000, all liens, Dec 4; atty, Lawyers Title & T Co, 160 Bway.....$1

CENTRAL PARK W, s w cor 91st st, 100.8x100—Albert L. Neumann to 145 E 49th St Corpn, 103 Park av, mtg $400,000, Nov 24; atty, Title Guar & Trust Co, 176 Bway.....$100

96TH ST, 49 W, 20x100.8—Oscar Kress to Belmont Realty, 33 W 34th st, mtg $16,000, all liens, Dec 5; atty, Wm S Haskell, 285 Bway.....$100

Uptown.

(Manhattan, north of 110th street.)

2D AV, 2273, 25x84.10—Melrah Realty Co to Chas A Sherman, trustee, 23 W 52d st, mtg $12,500, all liens, Dec 4; attys, Bowers & S, 44 Cedar st.....$200

117TH ST, 12 E, 25x100—Annie Nittha to Mary E Lenahan, 713 E 152d st, ½ part, a L party second part now owns whole of premises, mtg $3,000, all liens, Dec 4; attys, McLaughlin & Stern, 15 William st, etc.....$100

125TH ST, n s, 124.10 e Madison av, 21.1x99.11—Swift Realty Co to Hudson Realty Co, 29 E 42d st, mtg $41,000, all liens, Nov 9; aity, J Frank, 39 E 42d st.....$1

ST. NICHOLAS AV, 493-4, 26.6x80.1x86x irreg—Sarah Weiss to Fannie Manheimer, 124 E 91st st, mtg $27,000, all liens, June 20; adress, 117 W 96th st.....$100

7TH AV, n e cor 146th st, 49x100—Dry Dock Sav Instn, 341 Bowery, to Harry Cahane, 217 Ritter pl, Bronx, Dec 1; atty, F M Tichenor, 38 Park Row.....$100

146TH ST, 244 W, 27.6x99.11—Sarah Weiss to Fannie Manheimer, 124 E 91st st, mtg $25,000, all liens, June 20; address, 117 W 96th st.....$100

154TH ST, 417 W, 16.8x100 (partition), s s Oct 9, 1916)—Jno J Adams, ref, to Margaret H Webb, 599 W 179th st, Dec 6; attys, McLaughlin & Stern, 15 William st.....$7,000

174TH ST, 401 W, 42.6x99.11—Fina Holding Corpn to Hanover Mtg Co, 49 Wall st, mtg $34,000, all liens, Dec 1a; atty, Geo R Coughlan, 49 Wall st.....$100

COOPER ST, s s, 100 e Hawthorne st, 40x100—Lawrence J Ritz to Daniel J Rice, 870 Whitlock av, mtg $5,000, Dec 4; atty, Jno B Quintin, 257 Bway.....$100

Bronx.

(Borough of The Bronx.)

FOREST AV, 853, w s, 22x100—Julius D Tobias, ref, to Wilhelmine Schwarz, 59 Vernon pl, Yonkers, N Y, Dec 4; attys, Hildreth & P, 35 av and 144th st.$16,000

BRIGGS AV, n s, 125 w 201st st, 25x100.4, 23.4—Wm H Wright & Son, Inc, to F M Wright Realty Corp, 1926 at and Valentine av, mtg $22,000, Nov 24; atty, Florence M Wright, 2349 Valentine av.....$1

MORRIS AV, s s, 100 w Morris av, 25x100, also 1120 st, n s, 100 w Morris av, 25x100—Michael Martucci to Maria Martucci, his wife, 447 Morris av, mtg $12,000, Aug 23; atty, H W Kerndorf, 320 E 161st st.....$100

170th st, s s, 90.1 e Stebbins av, 28.6x99.7x 26.6x33.4—Bessie Fish to Bessie Krakow, 444 Claremont Parkway, mtg $2,000, Dec 1; atty, T G & T Co, 176 Bway.....$100

167TH ST, s s, 75 e Prospect av, 25x100, e s 167th st and n s 166th st, runs n e 111x n w 78x n e 35x n w 22x s w 150 to 167th st x s e 103—Frank S Ketcham to Edna A Parsons, 2470 W 3d st, Nov 24; atty, T G & T Co, 176 Bway.....$100

180TH ST, n s, 100 w Harrison av, 21.11 to Aqueduct av E x 127.1x94.5x123, also Harrison av, w s, 237.4 s 180th st, 90.1x104.7 to Aqueduct av E x 127.1x94.5x141.5; also Harrison av, e s, 30 s 180th st, 185x100; also Harrison av, e s, 309 s 180th st, 27.11 to Burnside, x 166.2x127.1x100, also Grand av, e s, 70 s 180th st, runs s 90 x e 51 x n 90 to w s Davidson av x n 180 to 180th st x w 50x a 70x w 90; also Grand av, n w c 180th st, 180x100; also Davidson av, w s, 305.9 n Burnside av, 200x90—Burnside Holding Co, 165 Broadway, to Moses Crystal, trustee, 219 W 89th st, mtg $70,000, Nov 9; atty, E S Cahn, 149 Broadway.....c c and $100

ED ST, s s, 200 e Madison av, runs s 100 x n 104.8 x n 24 leading from Bronx Park landing to Bear Swamp x s 44.7x s w 33.9 x w 105.4x n 4 to begin—Fredk Brisach to Eugene L. Brisach, 2177 Wilkins av, Bronx, Dec 1; atty, E L. Brisach, 291 E 149th st.....$100

1221 ST (or Kelly st), 212 E, n s, 25x110.5x 24.8x129.2—Mary E Lenahan to Annie Martha, 713 E 152d st, mtgs $5,000, Dec 4; atty, McLaughlin & S, 15 William st.....Exonerate

CRESTON AV, s w cor 179th st, runs s 18x n 19 to 179th st x n 4.7—Eliz Steinmuller to W E Real Estate, 4 Bway, 1212 Farnam st, Omaha, Neb, Nov 27; atty, T G & T Co, 176 Bway.....$100

WHITLOCK AV, s e s, 249.4 s w Hunts Point av, 21x131.11x25x132.2, Lawrence J Ritz to Daniel J Rice, 870 Whitlock av, mtg $4,000, Dec 4; atty, J B Quintin, 257 Bway.....$100

MONTEREY AV, n e cor 174th st, 50x100—Helen Fish to Hamilton Holding Co, 149 Bway, Nov 24; atty, Lind & P, 46 Cedar st.....$1

FAILE ST, w s, 100 n Spofford av, 50x100—Max Rivlen to Lawrence Dixon, 7 Green st, N Y C, mtg $11,000, Nov 29; atty, C H Friedrich, 32 Nassau st.....$100

AV C, s w cor 6th st, 195x105—Chas J Knothe, or Knote, to Frank Gass & ano, 2248 Powell av, Nov 18; atty, T G & T Co.....$10

SAME PROPERTY—Frank Gass & ano exrs, to Ernest Ahlberg, 920 Castle Hill av, Dec 1; atty same.....$100

AVENUE C, s e cor 40 s 4th st, 100x125—Rice-Fitzgerald Bldg Co to J Rice Co, Inc, 2191 Ryer av, Nov 5; atty, T G & T Co, 176 Bway.....$100

AQUEDUCT AV, s e cor Fordham pl, 22.4 x 93x irreg x irreg x irreg—Jno Tiffin to Adler, 292 W 125th st, Nov 27; atty, T G & T Co, 176 Bway.....$100

MINFORD PL, w s, 251.6 s 172d st, 25x100—Nathaniel Phillips, ref, to Emily M Bunting and ano, exrs, 24 E 26th st, Nov 29; attys, Stitt & P, 119 Fulton st.....$10,500

16TH ST, n s, abt 505 w 4th st, 100x114—Sally Diamond to Rose Diamond, 504 W 123rd st, Nov 17; atty, Sidney Hirsh, 149 Bway.....$1

MECHANICS' LIENS.

57TH ST, 36 W—United Metal Covered Door & Sash Co against Elizabeth L Goodnow & Isabelle L Bigelow, owners; Maxim Construction Co, Inc, contractor.....$451

SAME PROPERTY—Hajek Bros & Co, 1 against same.....$276.35

8TH AV, s e—James W Conlon against Andrew Murphy, owner; Frank Seery, contractor.....$95

42D ST, 304 & 306 W—Falkenbach Mfg Co, Inc, against Heyman Vogel, owner, Raphoto Play Corpn, contractor.....$78

57TH ST, 36 W—Eugene J Wohl against Elizabeth L Goodnow and Isabelle L Bigelow, owners; Maxim Construction Co, contractors.....$321.57

8TH ST, 245-249 W—James W Conlon agt James Baxlie, Inc, owner, Frank Seery, contractor.....$45

57TH ST, 36 W—Peerless Prism Co agt Elizabeth L Goodnow and Isabella L Bigelow, owners; Maxim Construction Co, contractor.....$100

8TH ST, 24 W—David Scheer agt same.....$448.44

146TH ST, 26-34 W—Toni Sirocuse agt James McLaughlin, owner; Frank Seery, contractor.....$486.50

57TH ST, s s, 386 w 8th av—D H McLaury Title Co, Inc, agt Elizabeth L Goodnow and Isabelle L Bigelow, owners; Maxim Construction Co, contractors.$235

Bronx.

194TH ST, s w cor Webster av—Daniel Nathanson agt 1786 Street Imprv Co, owners; Von Dietsch Painting and Decorating Co, Inc, contractors.....$47.77

TIEBOUT AV, e s, 407.11 n 180th st—Indelli & Conforti Co, Inc, agt Traf Bldg Co, Inc, owners and contractors.$4,743

TIEBOUT AV, e s, 407.11 n 180th st—John Kingston agt Traf Bldg Co, Inc, owners; Traf Bldg Co, Inc, and John W Derringer, contractors.....$740

MORTGAGES.

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

Downtown.

(South of Fourteenth street.)

10TH ST, s s, 221.11 e 6th av, 24.6x92.3, Dec 6—John Alden Realty Corpn to Hanover Mort Co, 49 Wall st, due Mar 1, 1918, 6%; atty, Title Guar & T Co, 176 Bway.....$223,000

East Side.

(East of Fifth avenue, between Fourteenth and 110th streets.)

29TH ST, 4 E, 20x98.9, Dec 5—Jno B Hart, Hartford, Conn, to Gramont Constr Co, 31 W 27th st, int 6%; atty, Charles S Harlan, 115 Bway.....$4,000

57TH ST, 47 E, 25x85.5, Dec 6—600 Park Avenue Company to U S Sav Bank of the city of N Y, due Mad av, 5 yrs or demand, 5%, pr mtg $42,000; attys, Merritt, R & T, 100 Bway.....$27,000

102D ST, s s, 125 w 2d av, 25x100.11, Dec 6—Saml Buchthaler to Rebecca Nassau, int $19 E 87th st, installs 6%, pr mtg $12,850; atty, Maurice Mihlenst, 261 Bway.....$1,000

West Side.

(West of Fifth avenue, between Fourteenth and 110th streets.)

69TH ST, 243-45 W, 40x100.5, Dec 7—245 West 69th St Co, 503 5th av, to Edw W Thayer, 4260 Bway, demand, 6%, atty, Jacob I Berman, 346 Bway.....$14,000

CENTRAL PARK W, s w c 91st st, 100.8x100, Nov 24—145 E 49th St Corpn to Lawyers Mtg Co, 59 Liberty st, due May 1, 1920, 5%, pr mtg $400,000; atty, Title Guar & T Co, 176 Bway.....$29,000

COLUMBUS AV, 220, 25.2x100, Dec 1—Mary E Kidd to Charles J Bernstein, 46 Fort Washington av, due and int as per bond, pr mtg $43,000; atty, Title Guar & T Co, 176 Bway.....$2,500

Uptown.

(Manhattan Island, north of 110th street.)

113TH ST, 66 W, 20x100.11, Dec 1—Jno Whitmore and Eita Rosenbaum to Samuel Witty, 210 W 110th st, and Hy Witty, 167 West End av, 1 yrs, 6%; atty, N H Stone, 344 Bway.....$10,000

127TH ST, n s, 118 w Park av, 26.8x99.11, Dec 5—Sarah K and Geo S Daniels, exrs, &c, to Jno Hoylop, Riverview ter, 1 yr, 5½%; attys, Merritt, R & T, 100 Bway.....$3,850

7TH AV, n e c 146th st, 49x100, Dec 6—Harry Cahane to Dry Dock Sav Instn, 341 Bowery, due and int as per bond; atty, F M Tichenor, 38 Park Row.....$45,000

Bronx.

(Borough of The Bronx.)

170TH ST, s s, 30.1 e Stebbins av, 28.7x 33.8x24.8x33.8—Jennie Krakow to Bessie Fish, 552 W 141st st, Dec 6, installs 6%; attys, Kantrowitz & L, 1 Bway.....$1,100

AVENUE C, s w cor Castle Hill av, 101—Ernest Ahlberg to Frank Gass, 2248 Powell av, and ano (exrs), Dec 1, 1 yr, 5½%; atty, T G & T Co, 176 Bway.....$2,150

GRAND BOULEVARD AND CONCOURSE, e s, 42.9 s 182d st, 103.10x111.4x irreg x 83.3—J Rice Co, Inc, to Benj Heneman, 517 Crotona Park North, Dec 1, 2 yrs, 6%; atty, T G & T Co, 176 Bway.....$2,000

ROSELLE ST, w s, 145.4 n Silver st, 27.11x 159.4—Janette P Steuder to John Clavin and ano, Beacon, N Y, Dec 7, due as per bond, atty, T G & T Co, 176 Bway.....$1,000

BRIGGS A