REALTY MARKET NEWS AND COMMENT

E. H. Van Ingen Unites Fifth Ave. and 21st St. Holdings After Many Years.

MOUNTS SELL OLD HOUSE

Mortgage Companies Sell—Silk Company Moves Down Town.

E. H. Van Ingen, who owns the Mohawk Building, at the southwest corner of Fifth avenue and Twenty-first street, is said to have finally succeeded in connecting his corner holdings with property on Twenty-first street which he bought some time ago to protect the west light of his building. He has acquired the Richard Mount property at 4 West Twenty-first street, the four story dwelling adjoining the nine story Mohawk Building. The house covers a site 21.6 feet wide and 92 feet deep. Mr. Van Ingen owns the three houses to the west of this dwelling, the properties at 6, 8 and 10. These are each 25 feet wide, and with the Mount property form a building site 96.6 feet wide and 92 feet deep. With the Mohawk property Mr. Van Ingen's holdings extend back 239 feet along Twenty-first street. The purchase of the Mount property has been the aim of Mr. Van Ingen for some time. It had been the dwelling place of a member of the Mount family, which owns considerable property in this section, and for that reason offers to part with the property would not be entertained by the owner. Richard Mount is credited with the ownership of the dwelling since 1873.

CANNOT HOLD THEIR BUILDINGS

The property at the southeast corner of Greenwich and Leroy streets, title to which was acquired yesterday from the Gouverneur Mortgage Corporation by Baker & Williams, warehouse proprietors, will be improved with a tall warehouse to take the place of the structure on Washington street, between Spring and Charlton streets, which was acquired recently by the New York Central Railroad. The property acquired yesterday is 100x100. William A. White & Sons negotiated the deal. About a year ago Baker & Williams purchased a plot of 12,000 square feet on Morton street, running from Greenwich to Washington, and erected a nine story warehouse, which was rented by the United States Government upon its completion.

UPTOWN DWELLING SALES.

WEST 131ST STREET—The Bond and mortgage Guarantee Company has sold the three story and basement brownstone dwelling, on lot 20.2x99.10, at 250 West 131st street, to the Ideal Mortgage Corporation, Hugh H. Senior president. The same buyer purchased the similar property adjoining at 254 on Tuesday. W. V. Reynolds negotiated both deals.

MANHATTAN AVENUE—The Lawyers Mortgage Company has sold the three story and basement dwelling, on lot 17.5x70, at the southeast corner of Manhattan avenue and 106th street.

$45,000 FOR BROOKLYN PLOT.

Matthew V. O'Malley, an insurance man of Brooklyn, paid $45,000 for the northeast corner of Fulton street and Rockwell place, to the city yesterday. The sale was ordered by the Public Service Commission and was conducted by Joseph P. Day. The plot is irregular in shape, fronting 46.10 feet on Fulton street and 65 feet on Rockwell place and extending back 75.6 feet from Rockwell place, containing approximately 4,500 square feet. It is known as 647 and 649 Fulton street, and adjoins the old Majestic Theatre on the west, and is diagonally across Fulton street from the Orpheum Theatre. According to report, the property has been purchased in behalf of the Majestic Theatre owners. The property was acquired by the city in the construction of the Fourth avenue subway.

T. Adler has sold to a client of Joseph Metzger 367 South Fifth street, a five story tenement, on plot 50x95.

INVESTOR BUYS AT STAPLETON.

Moffatt & Schwab have sold the two family frame dwelling at 36 Jackson street, Stapleton, for Henry D. Kuck to Henry G. Otto for investment.

$50,000 FOR COUNTRY PLACE.

New Yorker Buys Adams Estate at Plandome.

Baker Crowell has sold the Cushing Adams estate, consisting of four acres of ground, large Colonial house, fourteen rooms, four baths, three machine garage and a large trout pond at Plandome, L. I., to J. J. Ricks of Manhattan. The price paid is reported to be $50,000.

SOUTHERNER BUYS ESTATE.

William L. Burton, a prominent lumber dealer of New Orleans, has bought the estate of sixty-six acres on Willets Point road, known as the convent property, and will improve it with a dwelling for occupancy by himself and family. Mr. Burton purchased the property from James W. Gerard, former United States Ambassador to Germany, who acquired it recently. The property is near the entrance to Fort Totten and has a commanding view of Long Island Sound in both directions, as well as Fort Schuyler and the Westchester shore. The convent property was originally owned by the Gardiner family of Gardiner's Island. It was bought from them by the Sisters of St. Joseph and for years was used as a convent, from which fact it derived the name of convent property. The consideration is said to have been $75,000.

7,500 LONG ISLAND LOTS DEAL.

Irving H. Wolfe has sold for the Patchogue Holding Company, August Heuer president, to Norman Butler of New York, 7,500 lots at Patchogue, L. I., being the balance of property owned by the company. Mr. Butler contemplates the erection of a number of summer bungalows on the tract.

ADDS TO YONKERS HOLDINGS.

The Robert E. Farley Organization has sold a plot on Wickes avenue, Nepperhan Heights, Yonkers, N. Y., to Gaston Jaure, to add to his present holdings

IRVIN S. COBB SELLS ESTATE.

Irvin S. Cobb, author, has sold his farm of twenty-eight acres at Ossining, Westchester county, to George H. Burr. Deeds were recorded yesterday. Mr. Cobb spent a large amount of money in fixing up the place. He bought the property a few years ago.

BUYS AT NORWALK.

George Thorne Hill, Jr., of 960 Park avenue, has purchased through Morace E. Dann, the Oliver Hoyt place at Norwalk, Conn., consisting of house, stable, garage and ten acres of land, and will improve for residence.

SILK FIRM MOVES DOWNTOWN.

Leaves Mercer Street for Big Building on Leonard Street.

The Charles F. Noyes Company has leased for William Cruikshank's Sons, representing Woodbury G. Langdon, the five story and basement building at 80 and 82 Leonard street, between Broadway and Church street, on plot 50x100 to the Bedford Mills for five years. This lease is of interest because the tenant, one of the largest converters of silk and cotton goods, located for twenty years at Third and Mercer streets, has decided to move downtown.

M. & L. Hose have leased offices at 30 and 32 East Twentieth street to the Lafayette Knitting Mills and the Arrow Embroidery Works; also offices on the twelfth floor at 432 Fourth avenue to the Mercantile Silk Mills.

F. & G. Pflomm have leased the third loft at 279 Fifth avenue to Spiro & Kutner as a salesroom for women's dresses for a term of years; sixth loft at 1 East Twenty-eighth street to the Lillian Manufacturing Company, dealers in lamp shades and novelties, for a term of years; store at 34 West Twenty-second street for J. E. Faltbute to N. Becker & Sons; store and basement at 7 Washington place to A. Hentkamp, and tenth floor at 24 and 26 West Thirtieth street to Nathan Scheer.

Bastine & Co. have leased the top floor at 235 Fourth avenue to the Clarence Skirt and Waist Company; space at 112 East Nineteenth street to the Publicity Art Service and the Interborough Cigar Company, and the fourth floor at 91 Fifth avenue to B. O. Wright & Co.

The John P. Peel Company has leased for Henry Eggers & Co. the stable at 450 West Fifteenth street to R. J. Mulligan for a term of years.

Michael E. Lipset has leased for the Lewis H. May Company, as agents, the store and basement at 18 West Twenty-seventh street to the Elite Velvet and Silk Company; sixth loft at 18 West Twenty-seventh street to the Paris Dress Company; tenth loft at 134 to 140 West Twenty-sixth street to Hamburger Bros.; fifth loft at 118 and 120 West Twenty-seventh street to R. Schwarz & Co.; second loft at 12 and 14 West Thirty-second street to the Simplex Cloak Company; sixth loft at 50 to 54 West Seventeenth street to the Breslin Waist and Dress Company; space at 127 to 131 West Twenty-fifth street to the Samuel Corn Company; at 37 and 39 West Twenty-eighth street to the Elm Costume Company, and at 36 and 38 West Twenty-fifth street to Louis Hirshowitz.

Larkin & Dinkelspiel have leased for a term the third loft at 717 Seventh avenue to Eisenberg & Gittlemen, manufacturers of dresses, and a store at the northwest corner of Forty-third street and Sixth avenue to Michel J. Catanis, barber.

UPTOWN FLAT BUYERS.

James Crutkshank is the buyer of the four story flat at 135 East 119th street sold by Mary N. Crosby on Tuesday.

Albert S. Konselman is the buyer of the five story flat at 208 West 120th street, reported sold recently by George W. Sasse for Max Jacoby.

William McBride is the buyer of the new six story apartment house at 834 to 838 Riverside drive, the sale of which was reported recently by the Gustavius Construction Company. The property had been held at $135,000. Nehring Brothers were brokers in the transaction.

BIG LOAN TO GOLFERS.

The Title Guarantee and Trust Company has made a loan of $425,000 on the property of the Oak Ridge Golf Club at Tuckahoe, Westchester county. The tract contains over 100 acres and has a large frontage on the White Plains road. The clubhouse was but recently completed and is one of the finest homes in that section.

73D ST. HOTEL PLANS FILED.

The fifteen story hotel which will be erected on the site of seven of the twenty Clark estate houses, on the north side of Seventy-third street, west of Columbus avenue, will be erected for the Hotel Hamilton Corporation, with offices at 20 Church street. Details of the structure were filed yesterday by Schwartz & Gross, architects, who estimate the cost of the structure at $400,000. The building will cover the property at 141 to 153, according to the plans filed.

STUDIO FOR MRS. WHITNEY.

Mrs. Harry Payne Whitney has leased the four story dwelling at 147 West Fourth street, between Washington Square West and Sixth avenue, for a studio. McCotter & Davis were the brokers.

LEASES HOUSE ON DRIVE.

The Houghton Company has leased for the estate of Sarah E. Mellen, Jane H. Pierce executrix, the four story and basement dwelling at 61 Riverside Drive, adjoining the north corner of Seventy-eighth street, to Edwina A. Lewis.

Douglas L. Elliman & Co. have leased 21 West Thirty-seventh street, the former residence of Dr. V. H. Norrie, to Mrs. Katherine Barrows for a long term of years.

The Payson McL. Merrill Company has leased for Miss Katharine Ludington to Miss Mary Appleton dwelling furnished at 56 West Tenth street.

The Douglas Robinson, Charles S. Brown Company has leased for Prof. William M. Sloane 163 East Seventy-fourth street, furnished, for the season to Joseph Larocque, Jr. Also for Delano & Aldrich 310 Lexington avenue, furnished, to Philip Boyer.

F. & G. Pflomm and Slawson & Hobbs have rented the dwelling at 255 West Eighty-fifth street for Charles J. Bulkeley to Mrs. G. Taylor.

Goodwin & Goodwin have rented for the German Savings Bank to M. D. Miller the three story and basement dwelling at 72 West 119th street. This makes the ninth private house on that street rented within the last few months.

TENANTS FOR APARTMENTS.

Douglas L. Elliman & Co. have leased a large apartment at 320 Park avenue, furnished, for the winter season to Mrs. Ellis Hollingsworth; also an apartment at 772 Park avenue, furnished, for the winter season to Mrs. James Cunningham; also an unfurnished apartment in the Verona, 32 East Sixty-fourth street, to Albro Akin.

Pease & Elliman have rented apartments at 65 West Eleventh street to Dr. B. Rosenbluth, at 815 Park avenue to H. P. Farrington, at 305 Lexington avenue to Miss Christine Willcox, at 106 East Eighty-fifth street to Mrs. W. T. Sloper, at 103 East Seventy-fifth street to Dr. Edgar Stillman, and at 64 East Eighty-sixth street to W. M. Sebring.

WOODMERE, L. I., RENTAL.

John F. Scott and Pease & Elliman have rented for Sellers McKee the Philip L. Gill place on Wood lane, Woodmere, L. I., to Miss Helen D. Nelson.

RENTS NAVAL MAN'S HOUSE.

Herbert A. Sherman has rented for Lieut. Stuyvesant Wainwright of the Naval Reserve his house at Milton Point, Rye, N. Y., to Robert F. A. Banks.

REALTY OWNERS' MEETING.

The Real Estate Owners Protective Association will meet at the Hotel Majestic next Monday evening, November 19, at 8:15 o'clock.

NEW REALTY CORPORATIONS.

The Marbob Realty Corporation, Brooklyn; capital, $1,000; directors, Cyrus C. Wallace, Creighton Hutchins and Mildred Gibson.

The Rencelay Realty Company, Manhattan; capital, $1,000; directors, Florence Kingsley, Henry Hart and David L. Gluck.

BROKERS BOOST COMMISSION RATES

Increased Overhead Charges Compel Advance on All Deals.

The Real Estate Board of New York has found it necessary to take some steps to meet the increasing cost of necessities brought about by the war. For a long while it has given consideration to ways and means of increasing the income of its members and finally placed the question up to the committee on ethics and commissions and the board of governors. These two bodies deliberated over the advisability of advancing the rate of commission and at a joint meeting yesterday in the board's rooms decided to raise the rate on sales of property in Manhattan, The Bronx and Brooklyn from 1 per cent. to 2½ per cent. on all sales up to $40,000 and 1 per cent. of the excess of the selling price above that figure.

On the question of advancing commissions on renting considerable time was spent in debate, but it was finally decided to allow the prevailing rate to stand. The new sales rate will become effective January 1, 1918.

The action of the New York board is not a precedent by any means. In Pittsburg, Chicago, Kansas City and other large cities the higher rate has been in vogue for some time. The equalization of the rates is considered by some brokers to be a forerunner of a greater amount of interstate business, the out of town brokers being reluctant to transact business with New York because of the difference in commission rates. The higher charges, which are not to be made until after the end of the year, will materially help local brokers to defray expenses that have been continually increasing as the result of greater overhead charges. The additional 1 per cent., it is believed, will offset to a great extent the fewer sales.

TRANSACTIONS RECORDED.

TRANSFERS.

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

Downtown.

(South of Fourteenth street.)

BONHOF ST, 217 E, 18.16x20.10, 6th st, 219 E, 25x80.9x, Nov 14—Christian National Church of New York City to John Hawkins, Mt Vernon, N Y. Tr. $27,000; Daniel Boylan, 299 Broadway $3,000

SAME PROPERTY, Nov 14—Same to Michael Komarnicki, 101 1st st, 1 yr, $2,500; atty, same $2,000

East Side.

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

26TH ST, 22 E, 15x70, Nov 12, Maria A Livingston to Mary Ann Fund Assn, 19 Wall st, 2 yrs, New York Title & Mtg Co, 135 Broadway $15,000

West Side.

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

74TH ST, s s, 100 w Columbus av, 22x92.2, Nov 12, Ave Realty Corp to Hy W Eaton, 120 W 41st st, 1 yr and int as per bond; atty, Lawyers Title & T Co, 140 Broadway $4,000

BROADWAY, w s, 100.5 n 74th st, 50x100, Nov 12, Realty Holding Corp to Caroline Rothmann, 35 8th st, or all, subj to ext of mtge $100,000 for 5 yrs, Title Guar & T Co, 176 Broadway $100,000

WEST END AV, w s, 24.9 n 74th st, 18.9x100, Nov 12, Jas H Wilson to Jas H Wilson, 200 West End av, 3 yrs, $300 ..... $300

Uptown.

(Manhattan Island, north of 110th street.)

119TH ST, n s, 275 e Lenox av, 25x100.11, Nov 12, Anthony Bldg Corp to Joe Bossert, 19 Handman pl, Jamaica, L I, demand, int as per note; atty, J Frank Ryan, P O Bldg, Jamaica, L I $124.66

5TH AV, s s, 25 n 121st st, 25x99, Nov 15—Emily M Roemer to Veronica J Klaren-meyer, 545 W 164th st, 3 yrs, 6%; atty, Lawyers Title & T Co, 140 Broadway $9,000

Bronx.

(Borough of The Bronx.)

BROADWAY, s s, 273.9 n 254th st, 180x irreg—Max Marx to Arthur M Bisig, Yonkers, N Y, Nov 12, due as per bond; attys, Goldsmith, C C & W, 61 Broadway $20,000

BLISHOW ST, 1245, s s, 25x irreg—Sadie B Wattenberg to Pauline Miller, 1240 Bristow st, Nov 12, due as per bond; atty, Max Laubein, 8 Maiden lane $2,000

UNION AV, s s, cor Home st, 50x99.4x74.8x110.2—Jacob Unger to Union Av Corp, 280 Amsterdam av, mtg $37,000, Nov 14; atty, Joseph Condon, 1181 Washington av $100

ROBBINS AV, e s, being lot 279 and part lot 278, map Milton & C Co—Metropolitan Realty Co to Annuccio Santini, 452 E 149th st, Nov 12; atty, M J Sullivan, 149th st and Willis av $1

149TH ST, s s, 100 w Clifton av, 25x100; also 149th st, s s, 90 w Brook av, runs 25x n — to s s 149th st x e — x s to beg—Santini Realty Co to Annuccio Santini, 452 E 149th st, Nov 12; atty, M J Sullivan, 149th st and Willis av $1

WESTCHESTER AV, n w c 158th st, 200x71.7x irreg x 50 to Union Av Corp, 280 A Stevens, ref, to Wm L Condit and ano, exrs, Hoboken, N J, Nov 2; atty, Elkus, G & P, 111 Broadway $200,000

VYSE AV, s e c 163d st, 25x100—John P Dunn, ref, to Edwin B Meaks, trustee, 64 W 47th st, Nov 13; atty, E G Duvall, 277 Broadway $25,000

BROADWAY, s s, 273.9 n 254th st, 180x200.11x180.4x257.5—David J Rosen, ref, to Max Marx, 419 Convent av, Nov 12; atty, Goldsmith, C C & W, 61 Broadway $20,000

187TH ST, n s, 200 w Alexander av, 50x100—Belwood Realty Co to M I P Realty Corp, Nov 14, mtg $6,000; attys, Cary & C, 59 Wall st $1

187TH ST, s s, 175 e Lincoln av, 100x100—Belwood Realty Co to M I P Realty Corp, mtg $16,000, Nov 14; attys, Cary & C, 59 Wall st $1

GERARD AV, n s, 203.9 e Bergen av, runs n 191.9x w 185x s 64.2 to c l Mill Brook x s w 114.8x w 21.4 x s 47.10 x w 28.11 to av x — 7.11—Santini Realty Co to Annuccio Santini, 452 E 149th st, Nov 12; atty, M J Sullivan, Willis av and 149th st $1

WESTCHESTER AV, s s, 125 e Bergen av, 100x30.8x117.4x31.4—Santini Realty Co to Annuccio Santini, 452 E 149th st, Nov 12; atty, M J Sullivan, Willis av and 149th st $1

223D ST, n s, 447.11 e White Plains rd, 28.8x114.8—Esther Henry to Esther, wife Isidor Henry, 761 E 223d st, Sept 8, 1914; attys, Pressinger & N, 60 Wall st $1

SAME PROPERTY—Esther Henry to Henry Meyer, 749 E 223d st, Feb 26, 1916; atty, same $1

251TH ST, n s, 45 e Katonah av, 25x100—David G Curedale to Mary Curedale, 748 E 137th st, Nov 12; atty, J W Bryant, 891 E 149th st $100

225TH ST, n s, 110 e Katonah av, 25x100—Mary Curedale to David G Curedale, 614 Beach Terrace, Nov 12; atty, J W Bryant, 891 E 149th st $100

SAME PROPERTY—David G Curedale to Wm P Craven, 614 Beach Terrace, Nov 12; atty, same $100

148TH ST, s s, 94 w Courtlandt av, 100.1x103.11x106.1x105.4 — Adolph Hank to Eleanor Hank, 1064 Forest av, Nov 7; atty, C A Furthman, 32 av and 148th st $1

SAME PROPERTY—Eleanor Hank to Adolph Hank and ano, 1064 Forest av, Nov 7; atty, same $1

BEACH TERRACE, 593, s s, 22.9x irreg—Fredk Deyerberg to Louis H Giraud, 2418 University av, mtg $6,500, Nov 8; atty, C A Furthman, 32 av and 148th st $1

SAME PROPERTY—Louis H Giraud to Fredk Deyerberg and ano, 694 E 169d st, mtg $6,500, Nov 8; atty, same $1

ANTHONY AV, e s, 44.1 n Prospect pl, 18x110.8x irreg x 110.4—Hannah Steiner to Caroline Wagner, 700 Eagle av, Nov 9, $9,000; Oct 16; atty, Title Guar & T Co, 176 Bway $1

LOT 15, map 28 lots Cornell est—Lambert G Mapes to Frank Gass, Inc, 2215 Westchester av, May 24; atty, Frank Gass, Inc, 2215 Westchester av $1

GLEASON AV, n s, 25 e line bet lots 243 and 244, map Unionport, 25x105, part lot 244 said map—Sidney B Hickox to Frank Gass, Inc, 2215 Westchester av, Dec 10, 1914; atty, Frank Gass, Inc, 2215 Westchester av $100

12TH ST, s s, 405 e Av B, 33.4x100—Anna Gittinger to Frank Gass, Inc, 2215 Westchester av, Jan 21; atty, Frank Gass, Inc, 2215 Westchester av $1

LAMPART AV, s s, 400 w Fort Schuyler rd, 25x100—Frank Gass to Frank Gass, Inc, 2215 Westchester av, Nov 13; atty, Frank Gass, Inc, 2215 Westchester av $100

BOGART AV, s s, 25 e Pierce av, 25x100—Chas Fontana to Pasquale Bavilacqua, 415 E 148th st, mtg $2,500, Nov 13; atty, Title Guar & T Co, 176 Bway $100

ELTON AV, n s, at a — 242d st, 21.82x99.2x109.6—Mary A McGowan et al to Martha E Fitton, ex, Nov 13; $31,000; Nov 10; atty, C A Furthman, 32 av and 148th st $100

MORTGAGES.

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

Downtown.

(South of Fourteenth street.)

6TH ST, 517 E, 18.16x20.10, 6th st, 219 E, 25x80.9x, Nov 14—Christian National Church of New York City to John Hawkins, Mt Vernon, N Y. Tr. $27,000; Daniel Boylan, 299 Broadway $3,000

SAME PROPERTY, Nov 14—Same to Michael Komarnicki, 101 1st st, 1 yr, 6%; atty, same $2,000

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(Manhattan Island, north of 110th street.)

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Bronx.

(Borough of The Bronx.)

BROADWAY, s s, 273.9 n 254th st, 180x irreg—Max Marx to Arthur M Bisig, Yonkers, N Y, Nov 12, due as per bond; attys, Goldsmith, C C & W, 61 Bway $20,000

BLISHOW ST, 1245, s s, 25x irreg—Sadie B Wattenberg to Pauline Miller, 1240 Bristow st, Nov 13, due as per bond; atty, Max Laubein, 8 Maiden lane $2,000

UNION AV, s s, cor Home st, 50x99.4x74.8x110.2—Jacob Unger to Union Av Corp, 280 Amsterdam av, to Peter Ringer, 30 W 70th st, prior mtg $27,000, Nov 14, due as per bond; atty, Joseph Condon, 1181 Washington av $9,000

SAME PROPERTY—Chas Fontana to Pasquale Bavilacqua, 415 E 148th st, mtg $2,500, Nov 13; atty, Title Guar & T Co, 176 Bway $100

ELTON AV, n s, at a — 242d st, 21.82x99.2x109.6—Mary A McGowan et al to Martha E Fitton, ex, Nov 13; $31,000; Nov 10; atty, C A Furthman, 32 av and 148th st $100

ASSIGNMENTS OF MORTGAGES.

Manhattan.

27TH ST, 244 E, 56th st, 44 W Columbus av, 25x98.6, 49th st, 146 E, 25x98.6, 64-66, 9th st, 27-41 W Amsterdam av, 500 48th st, 124 W—Title Guar & T Co to N Y Investors Corp, 176 Bway; atty, T G & T Co, 176 Bway (eight assns) $451,000

ST NICHOLAS AV, 422—Bertha Metzger to Julius I Metzger, 26 W 88th st; atty, T G & T Co, 176 Bway $9,500

SAME PROPERTY—Julius I Metzger to Otto J Metzger, Far Rockaway, L I of J; atty, same $1

SAME PROPERTY—Otto I Metzger to Julius and Carrie Metzger, 26 W 88th st; atty, same $1

128TH ST, 145—Isaac Metzger to Julius I Metzger, 26 W 88th st; atty, T G & T Co, 176 Bway $10,000

SAME PROPERTY—Julius I Metzger to Otto J Metzger, Far Rockaway, L I of J; atty, same $1

SAME PROPERTY—Otto I Metzger to Julius I and Carrie Metzger, 26 W 88th st; atty, same $1

8TH ST, 27 W—N Y Title & Mtg Co to James A Trowbridge, at Noroton, Conn; address 185 Bway $14,000

9TH ST, 9 E—Title Guar & Tr Co to Emil Thiele, 17 E 46th st; atty, T G & T Co, 176 Bway $1,000

66TH ST, 12-24 W—Title Guar & Tr Co to Metropolitan Life Ins Co; attys, Butcher, T & F, 1 Madison av $75,000

127TH ST, 60-66—Cary & S Realty Corp to U S Title Guaranty Co, 176 Montague st, Brooklyn; atty, A H Atterbury, 30 Broad st $6,000

SAME PROPERTY—U S Title Guaranty Co to Albert H Atterbury, Plainfield, N J, address, 30 Broad st $6,000

8TH AV, w s, 49.4 n 30th st, 24.6x100, int of $8,000 in mtg $18,000—Harry A Silberstein to Bertrit Silberstein, 150 W 95th st; address, H A Silberstein, 90 Nassau st $1

81ST ST, 55 W—McMorrow Engineering & Const Co to Sarah M Arvia, 555 Park av; attys, Wells & S, 84 Nassau st $100

Bronx.

LOTS 44 and 45, map Century Investing Co—Helen M Kelly, gdn, to Eugenia C Davis, Jericho, L I; attys, Alexander & G, 120 Bway $42,200

WASHINGTON AV, e s, 109.9 n Fletcher st, 40.1x86 — Same to same; atty, same $20,000

WASHINGTON AV, e s, 73.2 n Fletcher st, 36.7x78.4 — Same to same; atty, same $20,000

138TH ST, n s, 104.1 e So Boulevard, 37.6x100 — Same to same; atty, same $23,000

LOT 3, map Coster estate—Amelia De Mattini to Amo Realty & Const Co, 842 E 120th st; atty, Leo Schafran, 51 Chambers st $1

GRANT AV, e s, 288.6 n 168d st, 20x90—Isaac Metzger to Julius I Metzger, 26 W 88th st; atty, Title Guar & T Co, 176 Bway $5,000

SAME PROPERTY—Julius I Metzger to Otto I Metzger, s e cor Nelison av and State st, Far Rockaway, L I; atty, same $1

SAME PROPERTY—Otto I Metzger to Julius I Metzger, 26 W 88th st; atty, same $1

187TH ST, 874 E—Louisa C Reynolds to Julia P Christ, 420 State st, Bklyn; attys, Hirlemann & V, 302 Pulaski st $1

CAMBRELING AV, w s, 125 n Bayard st—Clara S Beach (ex) to Caroline B Beach, 2655 St Raymond's av, and ano; atty, L G Mapes, 1463 Williamsbridge rd $4,000

SOUTHERN BOUL, s w cor 172d st—Title Guar & Trust Co to N Y Investors Corp, 176 Bway; atty, Title Guar & T Co, 176 Bway $50,000

182D ST, n s, 125 e Brook av—N Y Title & Mtg Co to Thos P Humes Cranston, R I; atty, N Y Title & Mtg Co, 135 Bway $1

SATISFIED MORTGAGES.

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

85TH ST, s s, 300 e 5th av, 25x102.2—Thos and Cath Purdue to Jas L Greenleaf and Samuel Riker, Jr, exrs will Emmeline M Greenleaf, July 1, 1872; atty, Lawyers Title & T Co, 160 Broadway $1,000

81D ST, 235 E—S K C Co, Inc, 245 Bway, to Samuel H Golding, 706 Riverside Drive, March 11, 1916; atty, N Y Title & Mtg Co, 135 Bway $3,045

WASHINGTON ST, 889—Max and Louise Ams to the Irving Sav Instn, 115 Chambers st, Feb 18, 1890; atty, Morris Blau, 154 Nassau st $10,000

LIS PENDENS.

Manhattan.

VYSE AV, e s, (1) 0 ft s of Boston rd, 50.5x99.8x irreg; Vyse av, e s, 25.5 n of Boston rd, 28.5x99.8x24x94.4; Cooper st, n s, 150 ft e of 204th st, 50x100—Della Murphy agt Michael J Dowd et al (foreclosure of mortgage); atty, W F Clare.

ORCHARD ST, 156—Emma Ziegel agt Morris Lipschitz et al (foreclosure of mortgage); attys, Elsman, Levy, Corn & Lewine.

Bronx.

LOTS 26 and 27, map of Wardsville, town of West Farms—Chiaffarelli Co agt Rebecca Elson (foreclosure of mortgages); atty, C P Hallock.

LOT 176, map of 175 lots in Bronx Borough, belonging to estate of Lewis Gouverneur Morris—Nancy Levy et al, as exrs, agt John E Scharsmith et al (foreclosure of mortgage); atty, J C Israel.

VYSE AV, e s, 51.8 ft s of Boston rd, 50.4x97.6; also Vyse av, e s, 51.8 ft s of Boston rd, 28.4x94.8; also Cooper st, n s, 150 ft e of 204th st, 50x100—Della Murphy agt Michael J Dowd et al (foreclosure of mortgage); atty, W F Clare.

POPLAR ST, s s, at intersection of n s of Bear Swamp rd, 97.9x114.6—Mary B Cash agt Elizabeth A Clancy et al (foreclosure of mortgage); atty, H Swain.

PRODUCE MARKETS.

BEANS AND PEAS — Receipts, 2,126 bags beans. Marrow, cosco'rrones, Chilean, 1916, $12.50; Lady Washington, 1917, California, choice, $14.25@14.50; small white, California, choice, 1917, $14.50; Kotenashi, Manchurian, 1916, $14.50; red kidney, choice, 1916, $15@15.25; red marrow, 1916, $12.75@13; white kidney, choice, 1916, $13; yellow eye, 100 lbs., $13.75@14; pinks, California, 1916, $10.25@10.50; lima, 1911, California, $14.50@15. Peas, Scotch, 1917, choice, $11.25@11.50; green, Chilean, $10.75@11; black eye, 1917, California, choice, $16.75; split, yellow, $9.25@10; green, $16.75@17; small white, Manchurian, 100 lbs., $6@6.25; large white, Manchurian, 100 lbs., $7.

BUTTER — Receipts, 5,690 packages. Creamery, higher than extras, per lb., 47½@48c.; extras (92 score), 46@47½c.; firsts (88 to 91 score), 42@44½c.; seconds (82 to 87 score), 40@41½c.; thirds, 38@39½c.; creamery, unsalted, higher than extras, 46½@47c.; extras, 45¾@46c.; firsts, 43@43½c.; seconds, 41@42½c.; creamery, held, higher scoring than extras, 43@45½c.; extras, 42@42½c.; firsts, 40½@41½c.; seconds, 39½@40½c.; thirds, 38@39c.; State, dairy tubs, finest, 42@44c.; good to prime, 40½@42½c.; common to fair, 38@40c.; renovated, extras, 41c.; firsts, 39½@40c.; lower grades, 35@38c.; ladles, current make, firsts, 28½@24½c.; seconds, 23c.; lower grades, 22@22½c.; packing stock, current make, No. 1, 23@23½c.; No. 2, 22@22½c.; lower grades, 20@21c.

CHEESE—Receipts, 814 boxes. State, whole milk, flats, fresh, colored, specials, lb., 23@23½c.; white, specials, 23@23½c.; colored, average run, 22½c.; white, average run, 22½c.; prime to choice, 21@22c.; lower grades, 16@20c.; held, specials, 24@24½c.; held, average run, 23@23½c.; twins, held, specials, 23½@23¾c.; average run, 23@23½c.; Wisconsin, whole milk, fancy, twins, held, 24@25½c.; single daisies, 24¾@25½c.; double daisies, 24½@25c.; Young Americas, fresh, 25½@26c.; held, 26@26½c.; State, skims, twins and flats, held, specials, 20@20½c.; flats, fresh, specials, 18½@19c.; twins and cheddars, fresh, specials, 18½@19c.; flats, prime to choice, 16@18c.; twins and cheddars, prime to choice, 15@16c.; fair to good, 12@15½c.; lower grades, 8@11c.

COTTONSEED OIL—Sales, only 700 barrels. A little selling for Western account, but interest limited and final prices practically unchanged from Wednesday's. Crude was about steady, with some buying reported on basis of $1.25.

Range of prices:

	Open.	High.	Low.	Close.	Wednesday.
Spot				15.00	
November	15.00	15.00	15.00	15.00	15.00
December				15.00@15.25	15.00
January	15.25	15.25	15.25	15.20@15.21	15.21
February				15.35	15.35
March	15.35	15.35	15.35	15.35@15.40	15.40
April				19.00	
May				19.00	

EGGS—Receipts, 6,435 cases, not including 500 for export. Fresh gathered extras, per dozen, 54@55c.; extra firsts, 52@53c.; firsts, 48@51c.; seconds, 42@46c.; thirds and poorer, 38@40c.; fresh gathered dirties, all sizes, good to prime, 38@39c.; fresh gathered checks, good to choice, dry, 32@33c.; under grades, 25@31c.; refrigerator, special marks, fancy, storage and insurance paid, 34½@35c.; firsts, storage and insurance paid, 31@32½c.; seconds, storage and insurance paid, 31½@32½c.; lower grades, storage and insurance paid, 28@31c.; refrigerator, nearby whites, 40@44c.; State, Pennsylvania and nearby Western hennery whites, fine to fancy, 47@50c.; ordinary to good, 60@72c.; gathered whites, ordinary to fine, 58@75c.; State, Pennsylvania and nearby whites, pullets, 52@60c.; Western and Southern, gathered whites, 57@62c.; State, Pennsylvania and nearby browns, 53@61c.; gathered brown and mixed colors, 45@55c.

FLOUR AND MEAL — Offers of flour from the West were small. The three Northwestern milling points turned out last week 612,000 barrels, compared with 634,000 a year ago. Quotations in wood in New York Produce Exchange: Spring patents, $10.65@10.95; spring clears, $10.10@10.35; winter patents, $10.60@10.85; winter straights, $10.30@10.60; Kansas straights, $11.25@11.50; fancy spring patents, jobbing lots, $11.45. BUCKWHEAT FLOUR—Market firm, $6.25@6.50 per 100 lbs. RYE FLOUR—Firmer; fair to good, $9.25@9.90; choice to fancy, $9.95@10.10, jute sport, and to arrive. CORNMEAL—Steady; fine white and yellow, $4.90@5.15; coarse, $5.10@5.15; kiln dried, $9.75. FEED—City steady; bran, bulk, $36.100 lb. sacks, $37; heavy middlings, do., $42; fine middlings, do., $43; red dog flour, $48.140 lb. sacks, $46; Western steady; bran, 100 lb. sacks, $35.50; standard middlings, do., $42.50; fine middlings, do., $52; red dog flour, 140 lb. sacks, $62. Oil meal, $54 in 100 lb. sacks.

FRUITS, DRIED — Hardly any evaporated apples offering locally and market largely nominal. Prime new crop goods up state worth 12½@13c. loose, f. o. b. State shipping point. APPLES—Evaporated, prime, 14½@15c. RASPBERRIES—80c.

FRUITS, FRESH—APPLES—Per bbl. McIntosh, $4@7; Jonathan, $4@4.50; Wealthy, $4@5; Snow, $4@5.50; Winesap, $4@5; Twenty Ounce, $4@5.50; King, $4@5.50; Northern Spy, $4@5.50; Baldwin, $4@5; Ben Davis, $3@3.50; Greenings, $4@5.50; all sorts, common to