# REALTY MARKET NEWS AND COMMENT

## Many Sales of Flats and Dwellings Reported From Uptown Sections.

## BUILDERS BUY HOUSES

## Say It Is More Profitable to Purchase Than Build at This Time.

A revival of trading was reported from several sections of Manhattan yesterday. The buying reflected a strong undertone, which many real estate men claim exists and will eventually come to the surface. The market showed preference for flats of the moderate priced type and dwellings. An interesting item was the purchase of two Bronx apartments by builders, who said it was more profitable to buy well rented apartments of recent construction than to build themselves because construction cost is higher now than a year ago, even though at that time materials were not cheap. It was principally an investors day. Among those who bought was a school teacher. She bought a home.

### TRADING IN MANY SECTIONS.

ACADEMY STREET—Frederick Brown has resold to the A. R. T. Holding Company, A. R. Thurm president, 645 Academy street, a five story apartment house, on plot 50x100, adjoining the corner of Vermilyea avenue. It was held at $70,000. In part payment the buyers gave the vacant plot 100x100 at the southeast corner of Adrian avenue and 237th street, Marble Hill. The Academy street house and the adjoining apartments, 631 Academy street and 54 and 64 Vermilyea avenue, were recently acquired by Mr. Brown from the builders, the Marva Realty Company. The corner house, 631 Academy street, was bought recently by Mrs. M. E. Hastings.

WEST 113TH STREET—James H. Cruikshank has sold to Bedros G. Terzian the three story dwelling, on lot 16x100, at 246 West 113th street, between Seventh and Eighth avenues. A. Friedman was the broker in the transaction.

WEST 160TH STREET—Samuel Kronsky has resold the three story and basement dwelling, on lot 18x100 feet, at 424 West 160th street to a woman school teacher for occupancy. The property, which was acquired by Mr. Kronsky at auction last November from the Farmers' Loan and Trust Company, as trustee for the M. Louisa Knapp estate, is diagonally opposite the Roger Morris Park. Edward J. Thompson negotiated the transaction.

WEST 172D STREET—The five story apartment house at 642 West 172d street has been purchased by Benjamin Florsheim, a client of Lester H. Goodkind, from the Loring Construction Company, which was represented in the transaction, partly a trade, by Frederic Allen of Frederick Zittel & Sons. The building covers a plot 53.4x100, between Fort Washington avenue and Broadway and was held in the market at $85,000. Mr. Florsheim, who is in the insurance business, gave in part payment the plot 25x100, at the southeast corner of 140th street and Wales avenue, valued at $[illegible],000.

[illegible]N AVENUE—M. I. Strunsky has bought for Bernard London 2109 and [illegible] Harrison avenue, a new five story apartment house, on plot 75x100. The buyers are Vogel & Schultz, builders, who in view of the excellent renting conditions and the high cost of construction, find it more profitable to purchase houses built a short time ago than to produce them. They give in part payment the four story and basement dwelling, 47 West Sixty-eighth street, on lot 25x100. The amount involved was $120,000. The Harrison avenue house is one of two structures acquired by Mr. London several months ago, both of which have now been resold.

WEST NINETY-FIFTH STREET—Miss M. Merritt, represented by John P. Finneran, has sold the five story flat at 70 West Ninety-fifth street, on lot 20x100, adjoining the southeast corner of Columbus avenue. The new owner gave in exchange 2868 Valentine avenue, a two story, two family house, on a lot 25x100, near 198th street; also a plot, with a frontage of 128 feet on Sixty-fifth street, between Seventh and Eighth avenues, Brooklyn, and a dwelling in Asbury Park, N. J., located at 1055 First avenue. The Ninety-fifth street house was acquired by the seller last year from the Kennard estate.

BROADWAY—Warren & Skillin and the Knap & Wasson Company have sold for Butterly & Green the plot, 50x100, on the west side of Broadway, 145 feet south of 190th street. The property is situated diagonally opposite the tunnel street extending over from Broadway to the 191st street subway station at St. Nicholas avenue.

ST. ANN'S AVENUE—Eugene J. Busher has sold for the Kingsley Construction Company the five story flat with stores, at 845 St. Ann's avenue, on plot 24.25x99.92, near Westchester avenue, to Martin Klett, who gave a plot 40x100 on the northeast corner of Blackrock and Pugsley avenues, free and clear, as part payment.

### BUYING IN BROOKLYN.

James Benson of Dutchess county, N. Y., has purchased from Mrs. Vinnie S. King the two family brick house at 8107 and 8109 Seventeenth avenue, Bath Beach. Sidell Bros. were the brokers.

Warren & Skillin and the Knap & Wasson Company have sold for the Lawrence Park Realty Company two three story and basement dwellings at [illegible] 319 Decatur street, each on lot [illegible]. The Holders Real Estate Company [illegible] to a client for occupancy 583 [illegible] street, a one family dwelling.

### RICHMOND HILL HOUSE SALE.

[illegible] Williams & Son have sold for Mrs. [illegible] Wingham her two and a half story cottage, on plot 50x100, at 449 Hartford avenue, Richmond Hill, to William Min of Flatbush, who will occupy the same.

### TAXES PORT RICHMOND PLOT.

Leonard Ginsberg has bought from Max [illegible] the plot 56x103x irregular at the northwest corner of Jewett avenue and Bathe place, Port Richmond, S. I.

### TO BUILD GT. NECK HOUSE.

P. Regan has sold to Paul Hagan of Brooklyn a large plot on Cedar Drive, in the Great Neck Estates, Great Neck, L. I., for improvement with a two story Southern bungalow to cost $28,000.

### $536 FOR MANLIAS CLUB.

Among the parcels of property sold under foreclosure for failure to pay taxes in Suffolk county yesterday was the house and land of the Manlias Country Club on Shelter Island. James Gay of Easthampton bought in the property for $536. A number of wealthy New Yorkers are interested in the club, and it is expected they will redeem the property, which they may do within the next year.

## HIGHER RENTALS DOWNTOWN.

### Front and John Sts. Space Brings From 25 to 33 1-3 P. C. More.

Cammann, Voorhees & Floyd have leased the building at 86 Front street to the Roy L. Brower Company for a number of years at a 25 per cent. increase in rental; also the store and basement at 33 John street to H. Weiss & Co., for the past seventeen years at 18 Cliff street, for five years at an increased rental of 33 1-3 per cent.

M. & L. Hess have rented the seventh floor at 151-53 West Nineteenth street to Sherein & Hahn, and the twelfth floor in the same building to the Emporium Dress Company, the latter tenant being represented by M. Rosenthal & Co.

The Bland Mercantile and Realty Company has leased space in the Union Building at 33 Union Square to Braude Bros., handkerchiefs; Bryan Marsh Works, electric lamps; Charles B. Blum, toys; Union Pencil Company, pencils; Samuel A. Patterson, buttons; William L. Croker, exporter; George Hamilton, jewelry; Royal Corset Company, corset covers and brassieres; Henry W. Hamburger jewelry; Sigmund Gold, exporter, and Rockwell Studio, artcraft.

Horace S. Ely & Co. have rented the first loft at 579 Broadway, running through to Mercer street, to Meyer-Lowenstein.

Spear & Co. have rented the seventh loft at 133 to 141 West Twenty-first street to J. T. Asch & Sons and the third loft to H. Fineman & Son; also the first loft at 43 to 47 West Sixteenth street to the E. B. Kursheedt Apron Company and another loft to S. Kornberg & Son; with Brett & Good the third loft at 311 to 319 Sixth avenue to Cohen, Endel & Co.; the seventh floor at 40 to 46 West Twentieth street to A. Bauman; with Stephen H. Tyng, Jr. & Co. the store and basement at 24 and 26 East Seventeenth street to the A. de Comeau Company.

White-Goodman, with Bastine & Co., have leased the eleventh loft at 31 and 33 West Twenty-first street to Weinstein & Berger; also with S. B. Rigby, top floor at 21 East Twenty-first street to Cohen & Levine, and at 101 Prince street, the fifth floor to Silverstein & Schulte.

### COLBY DWELLING LEASED.

Charles S. Sargent, Jr., has rented the residence of Bainbridge Colby at 49 East Sixty-sixth street for the winter. The dwelling at 166 East Seventy-fourth street has also been rented, furnished, to Alfred F. Faurel for the season.

### RENTS IN THE COUNTRY.

Fish & Marvin have rented for Robert T. Swaine his property on Walworth avenue, Greenacres, Scarsdale, to G. C. Woodruff of this city.

### NEW BRONX BUILDING.

3D AV, w s, 32.08 s of 170th st, 1 sty brick garage, 26.2x114.5—Roseff Realty Co, Samuel Roseff, 15 W 116th st, president, owner; Gronenberg & Leuchtag, 303 5th av, architects; cost.....$5,000

### FOR JERSEY WORKERS.

Archibald H. Bull, head of the Bull Steamship Line, has commissioned Murphy & Dana, architects, to prepare a general layout for the development of a large plot which he owns fronting on Fay avenue and Bayway, Elizabeth, N. J. The plans, which are now in the hands of contractors for estimates to determine the cost of the proposed tenements, treat with a plot of land approximately 225 feet wide by 425 feet in depth.

It is planned to start with three or four of the houses, which eventually will number about eighteen, to contain apartments of four rooms and bath. The houses, as planned, will each accommodate from two to four families.

### GREENWICH ALTERATIONS.

Plans have been prepared by George J. Casazza for remodelling the altered dwelling at 537 Broome street into a store and loft building at an estimated cost of $12,000. The building, which is owned by Thomas Blake, is one of the relics of Greenwich Village, and although converted to business use some time ago has been vacant for several years.

### NEW REALTY CORPORATIONS.

The Util Realty Corporation, Manhattan; capital, $50,000; directors, Ricardo Vilasta, Angela G. V. Cirici, Arthur G. H. Power, Jr.

The Court Street Dock Company, Manhattan; capital, $2,000; directors, Thomas G. Dean, J. R. Johnson, George I. Oliver.

The S. H. C. Construction Company, Brooklyn; capital, $5,000; directors, H. J. Krinsky, I. E. Schlesinger, S. R. Gerstein.

### NEW MANHATTAN BUILDING.

VANDAM ST, 23, for a 2 sty storage, 25x97—A D Julliard, 70 Worth st, owner; P J McKeon, 217 Bway, architect; cost.....$25,000

### MANHATTAN ALTERATION.

57TH ST, 153 W, to a 4 sty dwlg—J Aspegren, Bible House, owner; Gross & Kleinberger, Bible House, architects; cost.....$12,000

### RESULTS AT AUCTION.

[AT 14 VESEY STREET.]
By Joseph P. Day.

GOERCK ST, 1, w s, 25x75, 6 sty tnt and store—J L Honigman and ano, trustees, agt Loretta Corp et al; due, $19,328.72; taxes, &c, $293; to the plaintiff...$19,000

82D AV, 292-6, w s, 25x70, 4 sty tnt and store—Franklin Savings Bank agt Gustav Gerber et al; due, $18,055.33; taxes, &c, $385.70; to the plaintiff.....$17,000

By Henry Brady.

ESSEX ST, 167, w s, 25x87.6, 5 sty tnt and store and 2 sty rear tnt—New York State Sunday School Assn agt Israel Wolfish et al; due, $26,628.42; taxes, &c, $632.72; to the plaintiff.....$25,000

By Arthur C. Sheridan.

PITT ST, 62, e s, 25x100, 3 and 4 sty tnts and stores—W F Ricardo and ano, trustees, agt Fannie Cutsich et al; due, $26,339.13; taxes, &c, $1,113.53; to the plaintiff.....$24,000

### SATISFIED MECHANICS' LIENS.

**Manhattan.**

8TH AV, 468—Henry C Zinn agt Annie T Curnen et al; Aug 9, 1917.....$407.65

30TH ST, 148 and 150 West—Morris Greenberg agt John T McGee et al; Sept 25, 1917.....$200

25TH ST, 124-126 West—J Portman & Co agt Celia Posnansky et al; June 9, 1915.....$107.22

40TH ST, 529 to 533 East—Corrugated Bar Co agt Fleischman Vehicle Co et al; Nov 23, 1917.....$818.71

13TH ST, 7 East—American Slate Works, Inc, agt Society of the Commonwealth Centre, Inc, et al; Dec 12, 1917.....$130

**Bronx.**

TILDEN ST, 709-711-713—Israel Kamerman agt Trimarco Bros et al; Sept 13, 1917.....$150

135TH ST, 265 East—Hiechner Bros agt Day-MacDonald Co et al; March 6, 1917.....$80

LINCOLN AV, 165; also 265 East 135th st—Bernard F Reynolds agt Day-MacDonald Co, Inc, et al; April 3, 1917.$250

LINCOLN AV, 165—M Schelger & Co, Inc, agt Day-MacDonald Co et al; March 24, 1917.....$88

172D ST, e s, 95 w Washington av, 45x100—Edward E Buhler Co agt Margaret Shine et al, Sept 10, 1917.....$984.86

173D ST, 450 East—Witherow Steel Co agt Margaret Shine et al; Oct 26, 1917.....$541.59

### SATISFIED MORTGAGES.

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

119TH ST, s s, 245 e Park av, 20x100.11—Alfred H Ackers to Edw and Auguste Roesler, trustee for Otilie C Roesler, will Aug Roesler, July 19, 1912; atty, Bowers & S, 46 Cedar st.....$16,500

86TH ST, 54-56 W—David J Ryan to Madison M Jones, 107 E 76th st, Nov 14, 1916; atty, Beshlel Fixman, 55 Liberty st.$1,500

86TH ST, n s, 150 w 10th av, 50x100.5—Jas H McManus to Robt W Chanler, 147 E 40th st, May 1, 1917; atty, Ashforth & Cox, 261 5th av.....$6,000

101ST ST, n s, 150 w Lenox av, 16x99.11—Isaac H and Anna B Dunnan to the N Y Life Ins & Trust Co, cor Chas G Heller, 61 Wall st, May 15, 1908; atty, Lawrence C Cole, 170 Broadway.$11,000

125TH ST, 208 W—Mary J and Frank R Knight to Ry S Knight, 17 Livingston place, Dec 22, 1916; atty, Geo M Bruce, 156 Bway.....$15,000

[illegible] W—Martin Kennedy to Chas [illegible] Dec 17, 1917; atty, [illegible] Bank, 191-31 Bway.....$[illegible]

[illegible] Bway, [illegible] Bway.....$[illegible]

## TRANSACTIONS RECORDED.

### TRANSFERS.

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

**Downtown.**

(South of Fourteenth street.)

GOUVERNEUR ST, 46, s s, 26.4x101.8x28.4x101.6—Ida Burstein to Lulu Katz, 914 Putnam av, Bklyn, q c, all liens, Dec 18.....$1

HENRY ST, 164, e s, 26.11x100—Morris Levinson et al to Morris Romm, 417 E 146th st, Bronx, mtg $32,500, Dec 17..$1

CHRYSTIE ST, 325, w s, 20x100—Jacob Nussbaum to Mary Lang, 63 E 84 st, Nov 7.....$1

**East Side.**

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

17TH ST, 143 E, 25x92, the land—Hamilton Fish et al, directors and trustees of the Hamilton Fish Corpn, in dissolution, to William Allaire & Sons, 190 3d av, all liens, Nov 22; atty, Title Guar & T Co, 176 Bway.....$19,750

26TH ST, 311-13 E, 75x98.9—Bella Hillman to Pauline Price, 1630 Bathgate av, Brooklyn, a t, Nov 30.....$100

96TH ST, 324 E, 25x100.8—Mary E Smith Mihard to Isidor D Brokaw, 68 Fort Washington av, mtg $27,000, all liens, Dec 14; attys, Greenberg & Levy, 55 Liberty st.....$1

96TH ST, 324 E, 25x100.8—Isidor D Brokaw to Millie Rosenberg, 894 Riverside Drive, all liens, Dec 14; attys, Greenberg & L, 55 Liberty st.....$1

**West Side.**

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

53D ST, 28 W, 22.6x98.9—Hattie Kennedy to Margaret Holding Co, 44 Cedar st, mtg $40,000, Dec 18; atty, Armin H Mittlemann, 44 Cedar st.....$100

10TH AV, n e cor 57th st, 100.8x25—Patk McMahon to Mary, his wife, ½ part, subj to balance of $6,000 on mtg $20,000, June 10, 1901; atty, E J O'Gorman, 35 Chambers st.....$1

SAME PROPERTY—Patrick McMahon, exr, &c, Mary McMahon, to Josephine C McCormack and Jas J, Martha F and Jno P McMahon, children and heirs Mary McMahon, 477 10th st, ½ part, Dec 19, 1917; atty, same.....$22,500

95TH ST, s s, 487 e 10th av, 17x100.8—Gordon J Newman to West Side Community House, 105-13 W 95th st, mtg $7,000, Dec 17; atty, Title Guar & T Co, 176 Bway.....$10,500

**Uptown.**

(Manhattan Island, north of 110th street.)

119TH ST, 242 E, 27.8x100.10—Wenare Holding Co to Elemco Realty Co, 32 Liberty st, all liens, Dec 17; atty, Title Guar & T Co, 176 Bway.....$11

122D ST, 417 E, 16.8x100.11—Rosine Marmo to Maria R Rice, 322 E 115th st, mtg $4,000, all liens, Dec 18; attys, Lawrence & Cleth, 216 E 113th st.....$1

135TH ST, 248 W, 25x100.11—Geo R Peabody to Natalie C Peabody, 33 W 51st st, ¼ pt, mtg $5,000, Dec 5; attys, Morris & McVaight, 32 Liberty st.....$100

183D ST, 599 W, 16x74.11—Wm T Hardy to Thos Ward, 596 W 158d st, q c, Oct 23; atty, N Y Title & T Co, 185 Bway..$1

NAGLE AV, e l, 280 s w from c l Ellwood st, runs s 100x w 50x n 100x e 25 to av x n e 50 to beg—Fredk W Seybell and ano, exrs, to Harold S Lyon, 963 St Mark's av, Brooklyn, mtg $8,000, all liens, Dec 4; attys, Lyon & Smith, 46 Cedar st.....$100

SAME PROPERTY—Harold S Lyon to Florence E Smith, 310 W 79th st, mtg $8,000, to bond s and a g, all liens, Dec 18; atty, same.....$1

**Bronx.**

(Borough of The Bronx.)

HOE AV, w s, 275 s 172d st, 55x100—Louis Epstein to Anna Epstein, 460 E 145th st, Dec 15; atty, Jacques Mantinbaud, 115 Bway.....$1

135TH ST, 622 E, 25x100—Louis Epstein to Anna Epstein, 460 E 145th st, Dec 15; atty, Jacques Mantinbaud, 115 Bway..$1

162D ST, 413 E, 40x100—Louis Epstein to Anna Epstein, 460 E 145th st, Dec 15; atty, Jacques Mantinbaud, 115 Bway..$1

LOT 20, map Flanagan estate—Max Bendit, ref, to Daniel Schatz, 537 E 87th st, Oct 11; atty, E F Feuerman, 261 Broadway.....$100

LOTS 5 and 6, blk 1, map Tremont Terrace—Pasquale Monaco to Conservative Realty Corpn, 99 Nassau st, mtg $1,000, Dec 14; atty, J J K O'Kennedy, 99 Nassau st.....$75

138TH ST, 456 E, 16.8x100—Richard D Whiting, ref, to Abr Lightstone, 503 W 110th st, Dec 18; atty, Simon M Platt, 303 Brook av.....$100

SILVER ST, n s, 23.1 w Rosalie st, 23.1x28.11—Chas E Moore, ref, to Susie Norman, Mount Vernon, N Y, Dec 14; attys, Williamson & B, 34 Alexander st, White Plains, N Y.....$1

HULL AV, 3284, e s, 25x100—Bernard W Fuchs to Giselle Fuchs, his wife, 3284 Hull av, Dec 18; atty, Giselle Fuchs, 3284 Hull av.....$1

182D ST, 372 E, 40x irreg—Gertrude Edwards to Hudwill Corpn, 7 W 45th st, mtgs $24,000, Dec 14; atty, Hudwill Corpn, 7 W 45th st.....$1

165TH ST, 463 E, 18.2x120.6—Delia M Byrne to Kath J Dodin, 652 E 165th st, Dec 18; atty, Kath J Dodin, 652 E 165th st.....$1

LOTS 597 to 600, map Ellz R H King—Wm A Hoppin, ref, to Ferdinand Rosenberger, 564 Brook av, Dec 14; atty, Henry G K Heath, 35 Nassau st.....$4,000

13TH ST, s s, 405 e Av B, Uniondport, 33.4x105—Frank Gass, Inc, to Morris Rose, Co, 7 W 45th st, mtg $3,500, Nov 30; atty, Hudson P Rose Co, 7 W 45th st.$100

VYSE AV, w s, 200 s 173d st, 25x100—A James A Sullivan, ref, to George H Faulkner, 441 3d st, Bklyn, Dec 13; atty, U S T G Co, Court and Remsen sts, Bklyn.....$5,000

JEROME AV, s e c o 161th st, runs s 149.1 to Cromwell av x s 167 to Cromwell creek channel x w 159.2x202.11 to 164th st x w 125.10x n 466.6; also Jerome av, s e cor 164th st, runs s 118x e 26x s 118x n 174.6x w 137.7 to Robinson st al to Hanaid H Macdonald et al, Westhampton Beach, L. I, May 24, 1917; atty, T G & T Co, 176 Bway.$15

VYSE AV, w s, 100 s 173d st, 25x100—Georgina A Faulkner to U S T G Co, 176 Montague st, Bklyn, mtg $6,500, Dec 18; atty, U S T G Co, Court and Remsen sts, Bklyn.....$100

PLOT begins low water mark Long Island Sound, 137.3 s Horton st, runs e 100x s 131.8 to Rochelle st x w 400x n 131.8—City Island Land and Dock Co to Otto J Schwarzler, 1852 Grand Blvd and Concourse, Dec 17; atty, T G & T Co, 176 Bway.....$1,941

FOREST AV, w s, 23.4 s 158th st, 16.8x73—Jacob Newmark (ref) to Ella C Christie, 104 W 70th st, Dec 18; attys, McLaughlin & S, 15 William st.....$3,500

BOSTON ROAD, 1447-49, n s, 38x150-1447-1451 Boston Road Bldg Co, Inc, to Millie Rosenberg, 894 Riverside Drive, Dec 15; attys, Greenberg & L, 55 Liberty st.....$100

LOT 7, block 39, map Bruce-Brown Land Co—Mary A Brady to Edwin Land, 782 E 166th st, Dec 18; atty, L T & T Co, 160 Bway.....Gift

LOT 140, map Hunter estate—Frank Gass to Wm A Fatella, 553 E 187th st, Dec 14; atty, T G & T Co, 176 Bway.....$200

142D ST, 432 E, 15x100—Thos Dalton to Louis Katz, 480 Manhattan av, mtg $2,000, Dec 14; atty, T G & T Co, 176 Bway.....$1

BERRIAN ST, e s, 50 s 178th st, 23x100—Emma Michaels to Mary Kane, 386 Willis av, Dec 19; atty, T G & T Co, 176 Bway.....$1

### MORTGAGES.

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

**Downtown.**

(South of Fourteenth street.)

GREENWICH ST, n e cor Vesey st, 26.10x244—Mary E Wood to Mary 42.5x110.2, Dec 14—Mary E Manuel to Title Guaranty & T Co, 176 Broadway, due and interest as per bond.....$18,000

SOUTH ST, 224-31, n s, 40x90, Oct 27—Harry Morrill to Mimamo Realty Corpn, 320 Broadway, due May 1, 1919, 6%, atty, Paul Hellinger, 320 Bway.$1,000

AVENUE D, 13, w s, 18.7x82, Dec 6—Simon Silverman to Abr Reich, 38 Av C, due Dec 1, 1921, 6%, pr mts.....$5,500; atty, J. Perlmutter, 157 Clinton st.$1,000

**East Side.**

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

60TH ST, 240 e, ½ part and life estate in other ½ part, Nov 12—Emma J Albo de Herndles to Frederic C T Mortimer, 38 Hatton Garden, London, Eng, 1 yr 7½% pr mtg, $1,000; attys, Stewart and Shearer, 45 Wall st.....$1,000

**West Side.**

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

83D ST, 28 W, 22.6x98.9, Dec. 18—Margaret Holding Co to Arnold Rothschild, 104 W 44th st, 3 yrs, 7½%; atty, Armin N. Mittlemann, 44 Cedar st.....$40,000

45TH ST, 420-22 W, 100.5x50x irreg, Dec 17—The Swegon Co of America to the Brooklyn Trust Co, 177 Montague st, Bklyn, due Dec 1, 1920; atty, Lawyers T & T Co, 160 Bway.....$75,000

10TH AVE, 442, w s, 25.1x100, Dec 19—Sarah Goldstein & Jos Goldstein to Heller, 71 Central Park W, 1 yr 6%; address 39 William st.....$[illegible]

10TH AVE, n e cor 57th st, 100.8x25, Dec 18—Mary A Brady, Jas J, Martin F and Jas T McMahon and ano to Bulgarian Industrial Sav Bank, 3 yrs 5%; attys, H & E J O'Gorman, 31 Chambers st.....$18,000

**Uptown.**

(Manhattan Island, north of 110th street.)

NAGLE AV, 125-26, and 165-72, n s, 2 plot, each, 100x150, 3 mgs, each, $15,000, Dec 15—Investors Corpn to Simon W Straus, 3 E 69th st, trustee for bondholders; atty, I S Rothschild, 150 Broadway.....Gold bonds, $220,000

**Bronx.**

(Borough of The Bronx.)

VYSE AV, w s, 200 s 173d st, 25x100—Georgina A Faulkner to U S Title Guaranty Co, 176 Montague st, Brooklyn, Dec 18, due Jan 1, 1921, 5½% p c; atty, U S T G Co, 176 Montague st, Bklyn.$6,500

BOSTON RD, 1447, n s, 26.8x120—Millie Rosenberg to Henry W Dazin, 117 E 23d st, pr mtg $27,500, Dec 15, installs, 6 p c; atty, R R Greenberg, 55 Liberty st.....$5,000

BOSTON RD, 1449, n s, 26.8x120—Same to same, pr mtg $27,500, Dec 15, installs, 6 p c; atty, same.....$5,000

LOT 140, map Hunter estate—Wm A Fatella to Frank Cerchia, 2393 Hughes av, Dec 10, 5 yrs, 6 p c; atty, T G & T Co, 176 Bway.....$300

142D ST, 432 E, 15x100—Louis Katz to Thos Dalton and ano, 480 E 142d st, prior mtg $2,000, Dec 14, installs, 6 p c; attys, T G & T Co, 176 Bway.....$1,000

BERRIAN ST, e s, 50 s 178th st, 23x100—Mary Kane to Frank Cerchia, 2393 Hughes av, Pelham Manor, N Y, Dec 19, due as per bond; atty, T G & T Co, 176 Bway.$3,000

### ASSIGNMENTS OF MORTGAGES.

**Manhattan.**

69TH ST, 306-308 W, mtg $8,625—Adelaide Silberman to Mary D Morehouse, 150 88th st, Bklyn; atty, W L Morehouse, 50 Court st, Bklyn.....$100

VERMILYEA AV, 33-35—Cordelia P Gammons to Corinne H Joh, 847 West End av; atty, Lawyers T & T Co, 160 Broadway.....$5,000

SAME PROPERTY—Corinne H Joh to Regina Hyman, 12 N Wave Crest av, Arverne, B of Q; atty, same.....$5,500

1ST AV, 2224-26, Dallon Realty Co to Pauline Gracin, 2416 Cortlland pl, Bronx; atty, J I Berman, 346 Bway.....$100

71ST ST, 112-115 W, mtg $7,500—Pollack & O'Neill to Alex Greif, 233 E 83d st; atty Albert M Isay, 43 Cedar st.....$1

148TH ST, 205-9 W, 3 mtgs, each $11,000—Natelm Corpn to the State Bank, 378 Grand st.....$1

7TH AV, 276, mgt $26,000—Elliott M Eldredge, trustee, to Florence V French, 266 Clinton av, Bklyn; attys, Thompson & Fuller, 165 Bway.....$1

**Bronx.**

WARREN AV, w s, 285.2 s land I G Johnson, 382.6x irreg—First National Bank of Remsen, N Y, to Bond, Mtg & Securities Co, 22 Exchange pl; atty, P Beale, 165 Bway.....$1

SAME PROPERTY—First National Bank of Holland Patent, N Y, to same; atty, same.....$1

18TH ST, n s, 100 w Grand av, 50x100—Philip Wattenberg to Frida Wattenberg, 2109 Forest av; atty, Frida Wattenberg, 2109 Prospect av.....$100

TINTON AV, 1449—Geo C Engel to Wilhelmina E Geiselman, 515 E 82d st; atty, Wesselman & K, 55 Liberty st..$1

UNION AV, s w cor 158th st—State Bank to Title Guar & T Co; atty, Title, Guar & T Co, 176 Bway.....$40,000

DALY AV, 6 s, 91.11 n 131st st—City Real estate Co to Lincoln Trust Co, 204 5th av; atty, T G & T Co, 176 Bway..$55,000

BROOK AV, 372—Walter Solomon to Mary A Weber, 441 E 140th st; atty, M B Feller, 44 Court st, Brooklyn.....$1

### LIS PENDENS.

**Manhattan.**

SOUTH ST, 181—Abram J Schlesinger agt Nicola Colabello et al (action to foreclose mechanic's lien); atty, A Leichter.

PLOTS 33 and 34, map of property of Fort Washington & Buena Vista Syndicate—178th st, Hollows av, Inc, agt F P Freehold Estates, Inc, et al (foreclosure of mortgage); atty, Arnstein & Levy.

LEXINGTON AV, 1501—Excelsior Savings Bank of the City of N Y agt Ray Charig et al (foreclosure of mortgage); atty, H Swain.

12TH ST, 118 and 120 E—Joseph Houser agt Susie Stein et al (specific performance); atty, Isaac Pavlow.

7TH ST, s w c 1st av, 12.6x28.6x irreg, and 7th st, s s, 100 w 1st av, 25x68.4, two actions—Matilda Lahm agt Annie Roth et al (foreclosure of two mortgages); atty, F G Ashley.

2D AV, e s, 25.3 s 55th st, 20.5x64—Anna R Fairchild agt Auguste Bishop (foreclosure of mortgage); attys, Theall & Beam.

**Bronx.**

STEBBINS AV, 1391—German Exchange Bank of the City of New York agt Frederick Ohmels et al; foreclosure of mortgage; atty, J Steiner.

STEBBINS AV, 1397—German Exchange Bank of the City of New York agt Frederick Ohmels et al; foreclosure of mortgage; atty, J Steiner.

STEBBINS AV, 1397—German Exchange Bank of the City of New York agt Frederick Ohmels et al; foreclosure of mortgage; atty, J Steiner.

PORTION of parcel H, map showing property belonging to Benj Franklin A Willcox, Esq, with property adjacent thereto, situated in cities of New York, Mount Vernon and town of Pelham, N Y—Caroline W Fraser agt Eastchester Docks Co et al; foreclosure of mortgage; attys, Willcox, Williams & Evans.

SAME PROPERTY description—Caroline W Fraser agt Eastchester Docks Co et al; foreclosure of mortgage; attys, Willcox, Williams & Evans.

LOT 32, blk 3683, sec 11, on tax map—City of New York agt Walter C Field et al; action to foreclose tax lien; atty, L Hardt.

LOT 31, n s, map of North Melrose—Joseph J Smith agt Catharine Connolly et al; foreclosure of mortgage; atty, M J Sullivan.

MORRIS AV, n e cor 149th st, 30x70.3—Marie Holdermann agt Frederick Holdermann et al; foreclosure of mortgage; atty, M J Sullivan.

### MECHANICS' LIENS.

**Manhattan.**

CHATHAM SQUARE, 5—Michael Cappiello agt Henry Bergh et al, owners; Max Rothbart and Louis Koenig, contractors; $[illegible].

71ST ST, 214 W—Wm J Higgins agt E Holmes, owner and contractor.....$101.75

128TH ST, 205-207 W—North Side Lumber Co, Inc, agt Amsterdam Heinlein, owner; Plaza Contracting Co, Inc, contractor.....$255.41

63D ST, 106-108 W—North Side Lumber Co, Inc, agt Wm H Wheeler, owner; Plaza Contracting Co, Inc, contractor.....$412.18

BLEECKER ST, 159-161—North Side Lumber Co, Inc, agt Elsie Angiola, owner; Plaza Contracting Co, Inc, contractor.....$224.37

119TH ST, 138 W—North Side Lumber Co, Inc, agt Katie Schwartz, owner; Plaza Contracting Co, Inc, contractor..$51.89

8TH ST, 41 W—Fordham Stone Renovating Co agt Edwin H Schiffer, owner; Bisell Bros, contractors.....$190

**Bronx.**

ELSMERE PL, 861—Samuel Litwin agt Eugene Martin, owner; David Martin, John B Martin and Mrs. John B Martin, contractors.....$183

### RECORDED LEASES.

**Manhattan.**

2D AV, 416, 24th st, 202 E, all—Otto Wagner to Harry Weinstock, 202 E 24th st, 4 yrs from Oct 1, 1917; atty, Mark Goldberg, 302 Bway.....$2,630

48TH ST, n s, 283.4 e Park av, Chatham Hotel, all—33 E 48th St Realty Co to James H Perle, 825 16th st, Washington, D C, and A Eugene Kirby, 137 W 122d st, from Oct 1, 1917, to Sept 30, 1926; attys, Arnstein & Levy, 128 Broadway.....$125,000

10TH ST, 51 E, 20x92.6, the land—Hamilton Fish Corp, in dissolution, and Hamilton Fish et al, its directors and trustees, to Clara Fredl, 811 E 15th st, Brooklyn, 10 yrs from Nov 1, 1917, option of 21 yr renewals, taxes, &c, $5,2; atty, Wm F Clare, 185 Bway.....

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# ARMY ORDERS

*Special Despatch to THE SUN.*

WASHINGTON, Dec. 19.—The War Department issued the following army orders to-day:

## REGULAR ARMY.

### Signal Corps.

Appointment of Harry Ganth to grade of Captain (temporary) is announced. He will report to Rockwell Field, San Diego, Cal., for duty.

Temporary Second Lieut. J. Snyder to Camp Lewis, San Antonio, for duty.

Capt. O. J. May to Chief Signal officer for duty.

Major C. C. Benedict, granted extension of leave of absence, three days.

Major J. D. Carmody to general supply depot, Morrison, Va.

Temporary Second Lieut. L. P. Dolen to Morrison, Va.

Major C. A. Drave will report to Chief Signal Officer for duty.

Temporary Second Lieut. M. Hurt to Garden City, N. Y.

Temporary First Lieut. G. W. Arnold to Portland, Ore., and report to Col. B. P. Disque for duty.

### Medical Corps.

Lieut.-Col. W. L. Little, relieved at Newport News, Va., to Fifteenth Cavalry Division, Fort Bliss, Texas.

Major T. D. Woodson will report to Surgeon-General for consultation and return to station.

### Field Artillery.

Major L. P. Collins, Fourth Field Artillery, relieved at Fort Oglethorpe, Georgia, to school of fire for Field Artillery, Fort Sill, Oklahoma.

### Infantry.

Major A. J. Atkins, relieved from Sixty-first Infantry, to Third Division (regular) as assistant Chief of Staff.

Major L. Farrell, unassigned, to Thirty-sixth Infantry.

Lieut.-Col. R. E. Ingram relieved at Fort Benjamin Harrison, Indiana, to Camp Logan, Texas.

Major D. P. Wood to Camp Logan, Houston, Texas, for duty as Adjutant, Fifth Division.

Second Lieut. F. P. Shaw, Forty-second Infantry, granted leave of absence seven days.

Capt. C. H. Rice to duty as assistant Chief of Staff, Fourth Division, Camp Greene, North Carolina.

Major W. H. Clendenin, Twenty-ninth Infantry, relieved with that department to Camp Logan, Texas (Fifth Division, regular).

First Sergeant C. V. Ammons, Company F, Forty-fourth, is appointed to the grade of Captain, Signal Corps (temporary), and will report to Chief Signal Officer for duty in his office.

### Ordnance Department.

Capt. F. W. Bowley, relieved from present duties, to Camp Meade, Maryland, as assistant instructor of Ordnance Supply School.

### Coast Artillery Corps.

Major W. Singles, relieved from coast defences of Mobile, to coast defences of Long Island Sound and to Fort H. G. Wright, New York.

### Cavalry.

Major J. A. Wagner, relieved from present duties, to Fort Bliss, Texas, for duty.

Col. H. J. Slocum, granted ten days leave of absence.

First Lieut. E. A. Everitt, Jr., Eighteenth Cavalry, will report to Brig.-Gen. George G. Gatley, Camp Sevier, South Carolina, for duty as aide de camp.

Provisional Second Lieut. F. S. Pope, Twenty-fourth Cavalry, granted ten days leave of absence.

Capt. P. H.