REALTY STARTLED BY MAYOR'S ACT

Dismissal of Board of Standards and Appeals a Bombshell to Real Estate Men.

STEEL PRESIDENT BUYS Takes Collier House on Park Ave.—12th Street Dwelling in a Deal.

If Mayor Hylan had tossed a bombshell into the ranks of real estate men and property owners of this city he could not have upset their poise and confidence in him any more than by asking for the resignations of the members of the Board of Standards and Appeals. It was the one board in the city government in which real estate men had absolute confidence. They had first hand knowledge of its ability, honesty and efficiency to handle the problems of building and construction which came before it day after day. Promising an administration that would be helpful to real estate interests of the city, it was expected that Mayor Hylan would retain the Board of Standards and Appeals, and in that way show that he expected to live up to his pre-election statements.

Real estate men were very outspoken yesterday in their criticism of the Mayor for his actions regarding the board, and many who worked hard for his election have begun to think that Mr. Hylan was not sincere in his promises.

"I cannot see where Mayor Hylan will find a better balanced and more efficient board to manage the building and construction affairs of this city," was the statement of real estate men yesterday. "They are honest men not given to political interests and what is more, by training and by inclination they are well fitted to pass on the tantalizing problems which they must pass on. The zoning law is was one of the best measures introduced for this city in many years. Its usefulness has been threatened more than a few times, and had there been no Board of Standards and Appeals of the character then in office, I am sure that the law would have been broken."

Not only are real estate men disturbed by the removal of the members of the board but also in the wording of the note which the Mayor sent through his secretary to each of the six appointed members and the secretary of the board asking that they resign. In this he said that changes were being considered in the administration of the board and the incumbents of the board would facilitate matters if they would resign. The words "changes" and "facilitate" have been accepted by the real estate men of the city and property owners as meaning that the zoning law is in danger. It is suspected that the Mayor has views of his own on this matter of restricting the use of buildings and the development of property.

Many politicians have been balked by the present Board of Standards and Appeals to have passed permits for buildings which would be contrary to the intentions of the zoning law. The honesty of the members of the board has been tried many times by men who wanted the approval of the board to undertakings which promised them wealth, but would be the ruination of the value of property in the immediate district. The real estate men of the city have learned this and have trusted the board as a consequence and all its decisions have been accepted as being on merits and not the result of some one of the board being seen.

Efforts to influence the board in its decisions forced Chairman Miller to place in the bulletin of the board several weeks ago a notice that such efforts would not help the case when it came before the board for a hearing.

The ability of the old members to hold positions on the board has been illustrated by the refusals by the court to reverse the decisions of the board. In the two years which it has been in existence several thousand cases have come before them. Many of these affected the operation of the zoning law, which land owners and tenants, business and residential, have come to consider one of the best protective measures for the health and welfare of the people of the city. Any attempt to lessen this vigilance will result in widespread indignation both from property owners and tenants.

The identity of the new board has not been intimated as yet by the Mayor, who went to Washington last night to argue for the widening of Hell Gate. He is understood to have explained his actions regarding the Board of Standards and Appeals as just a move to get rid of holdovers. He did not consider the character or ability of the men he was dismissing or the confidence which the great real estate interests of the city have in them. His only intention was to create several new positions for friends. The chairman of the board receives a salary of $7,500 a year, the secretary $3,500 and each of the Commissioners $10 a sitting, which amounts to about $1,000 a year, an insufficient amount for the time given to the work. It was said yesterday that a dishonest board could give its time free to the city and still earn a great deal of money in return for permitting developments which might not be considered favorably by conscientious students or defenders of the zoning law or the building code.

The real estate men of the city are to have a meeting within the week, when it is expected that a committee will be appointed to call on the Mayor and ask his view on the changes which he contemplates in the administration of the board; whether they are merely changes in the personnel of the board or a change in the zoning law and the manner in which it will be enforced.

WOODIN BUYS COLLIER HOUSE.

William H. Woodin, president of the American Car and Foundry Company, who resides at 127 East Sixty-ninth street, has purchased for his new city home the residence of Mrs. Sarah Steward Collier, wife of Robert J. Collier, the publisher, at 752 Park avenue, just north of Seventy-first street. The Colliers have leased a floor in 1067 Fifth avenue. Mr. Woodin paid close to $300,000 for the realty and furnishings. The former Collier residence is a five story American basement limestone house, covering a lot 28.2x86 feet, and was built about ten years ago from plans by Trowbridge & Livingston for Douglas Robinson. Albert B. Ashforth negotiated the sale and the apartment lease was made through Worthington Whitehouse, Inc.

FLATS NEAR WASHINGTON SQ.

Sale of the residence of Mrs. Mary Busing at 4 East Twelfth street, 150 feet east of Fifth avenue, is to result in the reconstruction of that property into studio apartments by Samuel Marcus, who will spend $15,000 for improvements. This is a four story and basement house, on a lot 25x103.3. The Duross Company was the broker.

Another interesting alteration is that contemplated by Manley E. Sturges at 16 East Eighth street, extending through to Washington Mews, a one time residence converted for business, which will now be rebuilt into apartments and studios at a cost of $15,000, from plans by George Provot.

INCREASE 30TH ST. HOLDINGS.

Joseph L. Buttenweiser has bought the plot, 70x92 feet, at 223 to 227 East Twentieth street, from Eugene Ashley, who secured it at the auction sale of the Hamilton Fish properties on Nov. 21 on a bid of $31,750. At that same sale Mr. Buttenweiser bought the adjoining property at 229 to 235, consisting of a two story studio building and five two story stables, on a plot 90x92, in the name of Louise Fox for $40,000. The purchase made to-day gives Mr. Buttenweiser a plottage fronting 160 feet on the north side of the street, with a depth of 92 feet. It is understood Mr. Buttenweiser will improve the entire plot with garages. The Douglas Robinson, Charles S. Brown Company negotiated the sale.

SMALL PROPERTIES SOLD.

WEST 51ST STREET—The three story garage on lot 25x100 at 133 West Fifty-first street, acquired last week by the Winat Realty Company in a trade, has been resold to S. & L. Frank.

BAILEY AVENUE—Cahn & Pittman have sold to Elizabeth Dusek 2892 Bailey avenue, a three story brick two family house, on lot 25x100.

ADDS TO MT. LAKES PLACE.

H. C. Carr, who purchased the English villa, Laurels, located on Morris avenue at Mountain Lakes, N. J., last fall, has bought from Mountain Lakes, Inc., an additional plot which will be utilized in completing a landscape scheme for Mr. Carr's estate.

JACOBS BRIXFORD BUYER.

The Directors' Realty Company, I. Randolph Jacobs president, is the prospective buyer of the twelve story Brixford apartments at 140 West Seventy-ninth street, to be sold by the receivers of Clarence Payne. The consideration to be paid is $385,000. The property is subject to a mortgage of $320,000. Confirmation of the court is necessary before the deal can be closed. Douglas L. Elliman & Co. were the brokers.

BUYER OF ALEXANDER HOUSE.

Charles J. Welsh is the buyer of the dwelling at 116 East Sixty-fifth street, sold recently by Pease & Elliman for Mrs. John W. Alexander. He will occupy the house.

Edna J. Luckey is the purchaser of 527 Manhattan avenue.

BUYS WESTBURY PLACE.

D. Stewart Iglehart, vice-president of William R. Grace & Co., has bought the Robert Stevens estate at Westbury, L. I., comprising twenty-five acres, fronting on the north side of the Jericho Turnpike, east of and adjoining the Robert Bacon place. The estate includes a large frame residence which Mr. Iglehart will remodel and occupy. The Stevens property was valued at $125,000.

BROOKLYN COTTAGE SALE.

Edward Wechsler has bought from M. Wilson the stucco cottage on plot 80x100 at 406 Ocean Parkway, through I. Saizberg.

LARGE ASTORIA FLAT SOLD.

Minor L. Platt has sold for Frank Zvanovec, builder, the five story apartment house at 640 Academy street, Astoria. The house has been held at $125,000 and stands on a plot 100x100, between Grand avenue and Elm street. The new owner is Nathan Friedman, a haberdasher, who buys for investment.

NEW FIRM ON THOMPSON ST.

The estate of Charles Broadway Rouss has sold the seven story building at 52 to 56 Thompson street, on plot 56.3x94, just north of Broome street. The buyer will remodel the structure for his business.

COMMERCIAL SPACE LEASED.

Pease & Elliman have leased offices at the Vanderbilt Concourse building, 52 Vanderbilt avenue, to H. W. Hazelton.

White-Goodman has leased the first second and third lofts at 60 to 62 Warren street, northeast corner of West Broadway, to Ridgway's, Incorporated, for a term of years; has also leased the first loft at 125 Wooster street to the Gerling Toy Company, and with Daniel Birdsall & Co. the store and basement at 41 Walker street to Max Rosenberg.

George R. Reed & Co. have leased space in the Johnston building, 1170 Broadway, to John Young, Joseph New and Louis Vogel; in the Camera building, 112 East Twenty-fifth street, to David Klein; at 111 East Thirty-fourth street to the E. D. Morgan Estate; at 3 East Seventeenth street to Meyer Roeder, and in the Pullman building, 17 Madison avenue, to Henry H. Knox.

Ames & Co. have leased the store and basement at 156 East Thirty-fourth street to the Koh Ono Company of Japan. The company is introducing a novel line of Japanese toys to the American market and will use the Thirty-fourth street property as an assembling and distributing station.

The National Association of Audubon Societies has leased offices at 1974 Broadway.

Cammann, Voorhees & Floyd, with William H. Whiting & Co., have leased for Ralph M. Ward the store and basement at 25 Murray street to the Charles Parker Company.

WOMEN FARM ADVOCATES RENT

Douglas L. Elliman & Co. have rented offices in their building to the Woman's National Farm and Garden Association, an organization for the promulgation of farming and gardening throughout the United States.

TENANTS FOR FINE SUITES.

Douglas L. Elliman & Co. have leased apartments at 1067 Fifth avenue to R. E. Gillmor, at 64 East Eighty-sixth street to William H. Schubart, at 108 East Eighty-second street to F. W. Jones, Jr., and at 518 Madison avenue to Mrs. M. C. Bauer.

Edwin J. Birley of N. Brigham Hall and William D. Bloodgood leased apartments in 109-111 East Fifty-sixth street to Miss Mary E. Herr, Mrs. Louise G. Crosby, Miss Mary D. Miller and Miss M. D. Barrow.

L. J. Phillips & Co. have sublet an apartment at Carolyn Court, 414 West 121st street, to Felix Dinertein for J. Vorreuter.

Pease & Elliman have leased an apartment in 237 West Seventy-fourth street for Sharp & Co. as agents to W. W. Peabody; in 200 West Seventy-ninth street for Mrs. B. A. Tuttle to N. A. Randall, and the Gramont at Broadway and Ninety-eighth street to C. Herzig.

BLANCHE BATES RENTS HOUSE.

Mrs. Blanche Bates Creel has leased through Pease & Elliman from Herman LeRoy Edgar the four story and basement dwelling at 123 East Thirty-eighth street, adjoining the northwest corner of Lexington avenue.

RENTING AT WHITE PLAINS.

Bryan L. Kennelly has leased for Michel Kirkland his estate on Soundview avenue, White Plains, consisting of ten acres with dwelling and buildings, to Charles J. Liebmann of New York.

The Robert E. Farley Organization has rented the second floor of the Brandes Building, Depot Square, White Plains, N. Y., to Community Chautauqua.

MANHATTAN ALTERATIONS.

HUDSON ST, 34-38, to a 7 sty factory—C Selick, Glen Ridge, N J, owner; Townsend, Stinie & Haskell, Inc, 1328 Broadway, architects; cost.....$5,000

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.)

MONROE ST, 76, 25x82.1 (foreclos Feb 13, 1918)—Phoenix Ingraham, ref, to Walter F. Kingsland, 22 Avenue du Bois de Boulogne, Paris, France, Feb 14; atty, F de P Foster, 44 Wall st.....$22,000

MADISON ST, 234, 20x70—Augusta Minisman to Dorothy Minisman, 46 Johnson st, Bklyn, all liens, Feb 13; atty, Jacob Gordon, 64 Bway.....$1

WALKER ST, 28-30, 50x73, (foreclos Jan 22, 1918)—Carl Ehlermann, ref, to Anna F Cooper, Belmar, N. J., one-third part; mgt $20,000, all liens, Feb. 8; attys, Wells & S, 34 Nassau st.....$1,000

SHERIFF ST, 52, 25x100—Geo J and Jennie S Roll to Theo E Roll, 79 Bainbridge st, Bklyn, and Emily T Roll, 175 Crown st, Bklyn, mtg $15,000, Jan 24; attys, Deyo & B, 111 Bway.....$100

MACDOUGAL ST, 49, 19.2x76.6x irreg—Francis L Margesson (Leggett) to Margesson Realty Corp, 32 Liberty st, b and c, all liens, Jan 7; attys, Breed, A and M, 32 Liberty st.....$100

GREAT JONES ST, 35 s w s, 25x90—David W De Lacy to Jno J Radley, Stamford, Conn, all liens, Jan 9, 1918; address 47 W 34th st.....$1

East Side.

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

26TH ST, 217 E, n s, 25x98.9—Chas J Hesse to Otto A Weber, 32 Av A, mtg $15,000, Feb 11; atty, Aug Knatz, 56 Pine st.....$1

SAME PROPERTY—Otto A Weber to Chas J Hesse and wife, 5 Van Sicien av, Bklyn, mgt $15,000, Feb 11; atty, same.....$1

26TH ST, 304 E, 25x98.9—Chas J Hesse to Otto A Weber, 32 Av A, Feb 11, mgt $17,000; atty, Aug Knatz, 56 Pine st.....$1

SAME PROPERTY—Otto A Weber to Chas J and Margaretta Hesse, 5 Van Sicien av, Bklyn, mtg $17,000, Feb 11; atty, same.....$1

26TH ST, 305 E, 25x98.9—Chas J Hesse to Otto A Weber, 32 Av A, mtg $15,000, Feb 11; atty, Aug Knatz, 56 Pine st.....$1

SAME PROPERTY—Otto A Weber and Chas J and Margaretta Hesse, 5 Van Sicien av, Bklyn, mtg $15,000, Feb 11; atty, same.....$1

1ST AV, 408-411, 50.9x75—Mary E Lorrain to Marcella T Mahony, 229 E 30th st, mtg $15,000, all liens, Feb 6; atty, Walter E McDonnell, 132 Nassau st.....$

1ST AV, 1455, 20x75—Rosa Jacobsen to Berta Ungar, 239 E 75th st, mtg $11,000, all liens, Feb 14; atty, Lawyers T & T Co, 160 Bway.....$100

63D ST, 11 E, 25x100.5, mtg $50,000, 63d st, 34 E, s s, 142 e Madison av, 20x100.5; also property in East Hampton, L. I; also stocks, notes, &c, deed of trust—Sara L Johnson to Fulton Trust Co of N Y, 119 Bway, trustee, in trust for 4th of party first part, Feb 7; attys, De Witt, L & De W, 88 Nassau st.....$1

2D AV, e s, 51 s 93d st, 25x100—Henry Haffen to Adolph De Lemos, 1553 2d av; mtg $14,000, Feb 13; atty, Title Guar & T Co, 176 Bway.....$100

LEXINGTON AV, 1746, 20x62.10—Sadie Dorfman, deceased, to Pearl Niles, Union, N J, mtg $10,000, all liens, Feb 3.....$1

West Side.

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

80TH ST, 104 W, 17.5x102.2—Caroline S McCreery to Elise N I Blumhardt, 1135 Madison av, mtg $16,000, all liens, Feb 8; attys, Houghtaling, Lauterbach & J, 32 William st.....$1

98TH ST, 167 W, 33x15x irreg—Emma Miller to Samuel Bleckman, 137 W 96th st, all liens, Feb 8; atty, Adolph Bangser, 55 Liberty st.....$1

Uptown.

(Manhattan Island, north of 110th street.)

ST NICHOLAS AV, w s, begins 45 n 117th st, runs e 99.10 to w s St Nicholas av x n 21.1x w 82.7x s 30 to beg—Nellie J Hymes to Joel Goldenkranz, 943 St Nicholas av, mtg $21,000, Dec 24, 1917.....$1

117TH ST, 236-238 E, runs s x e x s—to c l blk x w 50x n—x e—x n—to st x e 50 to beg—Ardito Dellibovi to Victoria Garage, on premises, mtg $16,750, all liens, Jan 15; attys, Menken Bros, 206 Bway.....$100

8TH AV, e s, 124.10 n 125th st, 24.9x100—City Real Estate Co to Ferd W Geller, 112 W 125st, Feb 13; atty, L T & T Co, 160 Bway.....$1

135TH ST, 332 E, 25.6x150x irreg (foreclose Feb 5, 1918)—John B Harrison, ref, to Bway Sav Bk, 1257 Bway; atty, Richard Kelly, 233 Bway.....$20,000

140TH ST, s s, 199 e Bway, 16.4x99.11—Mary E Calder to Metropolitan Trust Co, 60 Wall st, b and c, all liens, Feb 11; atty, T G & T Co, 176 Bway.....$1

139TH ST, 556-558, W, 50x99.11—Wm M Walker and ano to 556 W 139th st Co, 556 W 139th st, all liens, Oct 7, 1913, rerecorded from Feb 9, 1918; atty, Geo W Ellis, 149 Bway.....$1

Bronx.

(Borough of The Bronx.)

LOTS 133, 505 and 507, map part Trask estate, also lots 313 and 314, map St Joseph's Orphan Asylum—William Oetjen to Frederick D Ostner, his wife, Jacksonville, Fla, July 5, 1917; atty, Title Guar & T Co, 176 Bway.....$1

261D ST, n s, 133.2 w Bway, 20.3x80.4x irreg—Alice G Hudgins to Harriet I Noble, 552 Putnam av, Brooklyn, mtg $1,000, Feb 7; atty, Title G & T Co, 176 Bway.....$1

FRANKLIN AV, 1393, w s, 20.8x94.2—Reubena G Stark to Congregation Sons of Israel and Talmud Torah Beth Israel, Inc, 1570 Washington av, Feb 13; atty, Wm Koerner, 261 Bway.....$6,000

LOTS 21 to 23, map M Morgenthau—Hudson Bitty Co to Sadie J Mendel, 149 E 86th st, Jan 29; atty, Hudson Bitty co, 39 E 42d st.....$1

BAILEY AV, 2876, e s, 25x100.10, also Bailey av, 2852, e s, 25x100.7—Jacob Marx to Harry Salick, 2540 Grand av, and ano, mtg $12,000, Feb 9; attys, Cahn & P, 406 E 149th st.....$100

LOTS 72 and 73, prop T E Bullard & Co—Sarah Berry to Eric M Edson, 2414 L, Brooklyn, Jan 30; attys, Watson, R & S, 68 William st.....$1

LOTS 77 to 80, map 92 lots in South Mt Vernon—Carmelo Lo Curto to Vincenzo Ribaudo, 1167 2d av, mtg $5,100, Feb 11; atty, V Ribaudo, 1167 2d av.....$1

JACKSON AV, w s, 262.11 n 161st st, 26.3x77—Edward J Flynn (ref) to City of New York, Feb 9; atty, Corporation Counsel.....$1

JACKSON AV, e s, 262.11 n 161st st, 26.3x175—Same to same, Feb 9; atty, same.....$750

223D ST, n s, 105 w White Plains rd, 75x114—Thos Heide to Magdalena Heide, his wife, 880 E 223d st, mtg $13,000, Oct 9, 1917; atty, W H Sommers, 9 S 3d av, Mt Vernon, N Y.....$100

LOT 168, map Hunts Point Rity Co—Meyer Kriger to Samuel Tash, 1328 Hoe av, and ano, Jan 25; atty, Saul Tash, 32 W 13th st.....$1

LOTS 36, 37, 38, 79, 97 to 107, 110, 111, 173, 174, 175, 178 to 195, 201 to 215 and 219, map Upland Rlty Co; also lots 226 and 227, same map—Chas A Hickey, ref, to Bond and Mtg Guar Co, 175 Remsen st, Bklyn, Feb 7; atty, T G & T Co, 176 Bway.....$27,000

Bronx Leases.

3D AV, 2665, store—Wm C Baxter to John McCoy, 2665 3d av, 4 8-12 yrs, from Jan 1, 1918 (5 yrs renewal at $1,500); atty, John McCoy, 2689 3d av.....$1,200

MORTGAGES.

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

Downtown.

(South of Fourteenth street.)

47TH ST, 289 E, 22x96, Dec 28, 1917—Morris N Rubin to Benj Flink, 7 Walling st, Providence, R I, due as per bond, 6%, pr mtg $15,000; attys, Stote & Pearlstein, 256 Bway.....$1,500

AVENUE D, 97-9, 36.6x77, Feb 4—Esther L Kaufman to Miriam Tuckman, 601 W 168th st, due and int as per bond; atty, S N Tuckman, 220 Bway.....$2,000

12TH ST, 5-51 W, runs w 77.8x n 72.4x w 10x n 62.8 to a s Jane st (Nos 10-14) x e 77.7x s 126.6 to beg, Sept 1, 1910—Jackson Square Realty Co to John G Davis, due Sept 1, 1915, 6%, pr mtg $110,000; attys, Geller, R & H, 32 Exchange place.....$70,000

SAME PROPERTY, with a t to land conveyed by deed recorded May 6, 1910, Feb 7—Same to Julia K Dodge, 173 E 80th st, 2 yrs, 6%, pr mtg $160,000; atty, Lawyers T & T Co, 160 Bway.....$25,000

East Side.

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

1ST AV, 1456, e s, 20x75, Feb 14—Bertha Unger to Rose Jacobsen, 215 W 105th st, et al, 5 yrs, 6%, pr mtg $8,000; atty, Lawyers Title & T Co, 160 Bway.....$3,000

77TH ST, 15 E, 16.8x102.2, Feb 2—Aveling Co to Robt W Gibson, at Woodbury, L. I, trustee, due Jan 16, 1923, 4½%, atty, Roderick C & Stone, 42 Wall st.....$28,000

2D AV, e s, 21 s 93d st, 25x100, Feb 13—Adolph De Lemos to Hy Haffen, 843 Crotona Park N, Bronx, 3 yrs, 6%, pr mtg $14,000; atty, Title Guar & T Co, 176 Bway.....$2,000

2D AV, n w cor 109th st, 49.10x80, Feb 14—Harry M Greenberg to Jacob Goldstein, 6 W 98th st, 1 yr, 6%, pr mtg $20,000; address, 224 Columbus av.....$6,000

West Side.

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

36TH ST, 517 W, 25x98.9, Feb 14—James Allegra to Rosemary Realty Co, 5 Albany st, due and int as per bond, pr mtg $7,000; atty, Wm R Brinckerhoff, 45 Cedar st.....$1,000

98TH ST, 167 W, 33x15x irreg, Feb 8—Samuel Bleckman to Wm Sherwood, 170 W 97th st, due and int as per bond, pr mtg $5,000; atty, Adolph Bangser, 55 Liberty st.....$1,500

Bronx.

(Borough of The Bronx.)

MOBART ST, n s, being lots 155 and 156, map Thompson-Rose estate—Johannes Stiehl to Lena Herter, 1125 Clay av, Feb 8, 1 yr, 6%; atty, Lena H Herter, 1125 Clay av.....$400

BROWN PLACE, n w c 133d st, 100x195—Doll Realty Co to Jacob Wicks, Jr, 701 Madison av, Feb 13, 3 yrs, 6%; atty, T G & T Co, 176 Bway.....$40,000

FRANKLIN AV, w s, 32.9 s 170th st, 20.6x94.2—Congregation Sons of Israel and Talmud Torah Beth Israel, Inc, to Rebecca C Starke, 370 E 176th st, Feb 13, instals, 5½%; atty, J C McChristie, 233 Bway.....$5,000

COLLEGE AV, n s c 168th st, 200x200 to Findlay av—Hoffmann Co Builders, Inc, to Hattie Eckelmann, 234 4th av, pr mtg $17,000, Feb 8, 2 yrs, 6%; atty, T G & T Co, 176 Bway.....$5,000

SAME PROPERTY—Same to Jacob Froelich, 725 Beck st, prior mtg $22,000, Feb 8, 2 yrs, 6%; atty, same.....$5,000

135TH ST, 625-633 E, n s, 74.11x100; also 135th st, 627-633 E, n s, 25x100; also 175th st, 247-249 E, s s, cor Topping av, 45x irreg; also Dyckman st, cor Tenbroeck av, being lots 100 and 102, map Penfield property—John Friedrich to Lily E Strickler, 4709 Matilda av, Feb 7, due July 1, 1917; atty, Elkus, V, G & E, 111 Bway.....$2,500

SATISFIED MORTGAGES.

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

125TH ST, 27-33 W—Jacob and Sarah Weinstein et al to Morris Cohen, 880 W 180th st, and John Morrissey, 1851 7th av, Jan 31, 1912; atty, Kantrowitz & H, 320 Bway.....$25,000

129TH ST, n s, 191.8 e Lenox av, 150x99.11—Max and Rachel Lurie et al to Morris Cohen and John Morrissey, 1851 7th av, Nov 13, 1906; attys Eisman & Levy, 123 Bway.....$30,000

182D ST, 505 W—Margaret J Kenny, 515 W 182d st, to the Board of Domestic Missions of the Reformed Church in America, Dec 30, 1913; attys, Arrowsmith & Dunn, 261 Bway.....$1,000

SPRING ST, 175—Gerardo and Marietta Ciro to the premises, to Chas G Bourcristiano, 314 Ferry st, Woodhaven, B of Q, Jan 3, 1914; atty, John Lotito, 302 Bway.....$4,500

ASSIGNMENTS OF MORTGAGES.

Manhattan.

10TH AV, 492, all r, t and l in mtg for $28,000, reduced to $26,500—Andrew Van Buskirk, adm, to Marian Van B Cummins, at Manasquan, N J; atty, Wilson M Powers, 32 Av of the Americas.....$4,600

182D ST, 605 W, s t in mtg $29,000—Jos Eberhardt to Hy Salmon, 605 W 182d st; atty, Lawyers Mortgage Co, 160 Bway.....$2,000

LENOX AV, e s, 143d st, mtg $12,000—Ephraim Sill to Jacob A Cohen, 170 W 105th st; atty, Lind & P, 16 Cedar st.....$1

SEAMAN AV, 2-4 Emerson st, mtg $8,500—Wm Cumming to Edward M Goldsmith, 302 Country av; atty, Albert Zimmermann, 205 Bway.....$100

FRONT ST, 86, mtg $20,000, 123d st, 405-7 W 142d st, mtg $30,000—Title Guar & Trust Co to Ida & Sadie E Adams, 781 5th av; address 156 Bway, 2 assns.....$35,000

MONROE ST, 279, mtg $2,500—Nathan Danley to Sarah Dworkowitz, 1542 46th st, Bklyn.....$100

MADISON AV, 1497-99, an int of $2,000 in mtg $60,000—Rutenberg & Schiller Realty to Sol H Miller, 560 W 163d st, adm; atty, Jos Mitchell.....$1,000

116TH ST, 221-25 W—Title Guar & Trust Co to Henry Eggers, 226 W 37th st; address 176 Bway.....$18,000

52D ST, 20 W—Title Guar & Trust Co to Edw Engel, 417 E 84th st; attys, A & H Bloch, 99 Nassau st.....$6,000

LEXINGTON AV, 732—Edith R Lewis to Herman Goldman, 56 E 86th st; atty, Lawyers T & T Co, 160 Bway.....$27,000

Bronx.

TELLER AV, 1241—Chas Katz to Hermann Dutschke, Jr, 515 E 87th st; atty, S Wallach, 140 E 79th st.....$1

ALEXANDER AV, n s c for 135th st—Wilhelmina Hahn to Ruth August Moehus, 78 Locust av, New Rochelle, N Y; atty, A Hupfel's Sons, 161 2d av.....$5,140

RECORDED LEASES.

Manhattan.

CANAL ST, 169, e s and b—Samuel Saffer to Angelo Martusciello, 85 Mott st, 4 3-12 yrs from Feb 1, 1918, Feb 7; addns, Fidelio Brewing Co, 301 1st av.....$2,100

19TH ST, 111-113 W, through to 20th st, 1st and 2d floors, and b, 42,000 sq ft—Equitable Life Assur Society of U S to the United States of America by A S Burleson, Postmaster-General, 5 yrs, 1st year $40,000, then.....$25,000

2D AV, n w c 17th st, 25x100, the land—Augustus Van Horne Stuyvesant to Stephen C Baldwin, East Orange, N J, trustee, 21 yrs from May 1, 1917, with rens; address, 61 Bway.....$1,600

LIS PENDENS.

Manhattan.

FORT WASHINGTON AV, n w cor 171st st, 100.4x95—Osgood Hungerford agt Elo Bldg Co, Inc, et al; action to foreclose mechanic's lien; atty, A J Romagna.

7TH AV, s s, 50.8 e 88th st, 38x120.9—Jack Weiss agt Tree Sixty Seven Fifth Av Co, Inc, et al; action to foreclose mechanic's lien; atty, J L Heichell.

127TH ST, s s, 140 e 5th av, 20x99.11—David Jacobson agt Annie Tow et al; foreclosure of transfer of tax lien; atty, A Greenberg.

37AV, 347, Isaac Maltrese & B Ziegel agt Louis H Strouse, trustee et al; foreclosure of mortgage; atty, S Wechsler.

11TH ST, s s, 150 e 5th av, 25x100.11—Memorial Hospital for the Treatment of Malignant and Allied Diseases agt Selma Alexander et al; foreclosure of mortgage; attys, Parsons Closson & McElvaine.

129TH ST, n s, 299.6 w 5th av, 17.6x99.11—Equitable Life Assurance Society of the United States agt David G Beulck et al; foreclosure of mortgage; attys, Alexander & Green.

Bronx.

LOT 40, block 3304, section 12, tax map—Samuel Goldstein agt Paul M Herzog et al; action to foreclose transfer of tax lien; atty, E Jacobs.

238TH ST, n s, 322.7 w 1st av, 50x100—John T. Elliott agt Patrick K Egan (action, notice of attachment); atty, E M Morrison.

CROTONA AV, w s, 425 n 182d st, 75x80—Andrew Wiseman agt Moses P Goldstein et al (foreclosure of mortgage); attys, Reynolds & Geis.

MECHANICS LIENS.

Manhattan.

MADISON ST, 223—Max Horwitz agt Sarah Shapiro, owner and contractor.....$98.50

74TH ST, 253 W—Nicholas Goldman agt Fred J Wilson, owner; Tracy Budding-ton and Nathan Cohn, contractors.....$788

SAME PROPERTY—Samuel Klein agt Fred J Wilson, owner; Tracy Buddington, contractor.....$135

111TH ST, 158 W—Melrose Marble Works agt Katie Schwartz, owner; Joseph Levenson, contractor.....$975

MADISON AV, 1427 and 1429—Philip Manger agt Maximo and Marie L Vannacci, owners and contractors.....$500

Bronx.

SHAKESPEARE AV, s w corner of 169th st, 100x149.8—Arcangelo Italia agt Peerless American Products Co, owner and contractor (renewal).....$1,035

RESULTS AT AUCTION.

[AT 14 VESEY STREET.]

By Joseph P. Day.

CHRYSTIE ST, 119, e s, 25x100, 5 sty tnt and strs—A G Morganstern agt Delancey Holding Co et al; amt due, $23,128.18; taxes, &c, $121.20; to the plaintiff.....$21,000

101ST ST, 330 e s, 25x100.11, 6 sty tnt—Jacob Kottek et al agt Max Wachtman et al; amt due, $20,734.68; taxes, &c, $948.30; to the plaintiff.....$17,000

60TH ST, 246 W, s s, 25x100.5, vacant—Adele Kneeland; extrs, &c, agt 246 West 60th St Corp et al; amt due, $5,817.08; taxes, &c, $121.20; to the plaintiff.....$5,500

By Henry Brady.

87TH ST, 131 W, n s, 16.8x100.8, 3 sty dwlg—City Real Estates Co agt M A Maxey et al; amt due, $16,819.10; taxes, &c, $985.50; to the plaintiff.....$15,000

By Joseph & Co.

LEXINGTON AV, 367, e s, 19.8x75, 3 sty tnt and strs—Forrest Raynor et al agt A E McGegan et al; amt due $24,481; taxes, &c, $720; to the plaintiff.....$21,000

49TH ST, 509 W, n s, 26x100.5, 4 sty tnt—Susan Wright agt Bridget Smith et al; amt due, $12,720.48; taxes, &c, $600; to the plaintiff for $10,000.

By L. J. Phillips & Co.

16TH ST, 423 W, n s, 34.11x92, 5 sty tnt and strs—J F Bonner agt R H E Elliott et al; amt due, $15,105.28; taxes, &c, $677.03; to the plaintiff for $14,000.

[AT 2168 THIRD AVENUE.]

By Joseph P. Day.

MORRIS AV, e s cor 163d st, 43.1x106.9x43x107.5, 6 sty flat and strs—Catello Cavallero agt 1931 St and Morris Av Corpn et al; amt due, $5,183.20; taxes, &c, $375; to John H Chambers, a party in interest, for $65,000.

GRAND AV, 2052, w s, 20x100, 3 sty tnt—W H Storer, trste, &c, agt Anna Grandi et al; amt due, $7,435.34; taxes, &c, $625; to the plaintiff for $7,000.

SUMMIT PL, n s, 82.1 w Kingsbridge ter, 25x95, vacant—City of N Y agt Leo Petri et al; tax lien; amt due, $2,181; taxes, &c, $1,837.25; to the plaintiff for $250.

By Henry Brady.

BOSTON RD, 2419-25, w s, 71.4x1.4x irreg, 1 and 2 sty strs and offices—Y York Trust Co, trste, agt Ralph Mitte et al; amt due, $32,333.81; taxes, &c, $1,177; to the plaintiff for $46,000.

By James J. Donovan.

PARKER ST, 1936, e s, 25x90—M A Palmer agt Maria Vinciguerra et al; amt due, $5,817.42; taxes, &c, $155; to the plaintiff for $3,400.

NEW REALTY CORPORATION.

The Caggie Realty Company, Manhattan; capital, $25,000; directors, Michael J. Gilhuly, Dominick J. Gilhuly and Mary A. Gilhuly.

ARMY ORDERS

Special Despatch to THE SUN.

WASHINGTON, Feb. 14.—The War Department issued the following army orders to-day:

REGULAR ARMY.

Infantry.

First Lieut. F. Kauch, 316th Infantry, to school of military aeronautics, University of Texas, for instruction.

Capt. J. T. Clement, Infantry, leave of absence extended two days.

Capt. C. A. Davis, Twenty-eighth Infantry, is promoted to grade of Major, infantry, National Army.

Cavalry.

Provisional Second Lieut. R. W. Eichelsdoerfer, Twenty-fourth Cavalry, to El Paso, report to Brig.-Gen. F. C. Marshall for duty as aide-de-camp on his staff.

Capt. A. Boone, Signal Corps, relieved of detail in that corps and is assigned to Fifteenth Cavalry and to Douglas, Ariz.

Capt. M. B. Rush, Cavalry, detached, relieved at Columbus Barracks, Ohio, and to Fort Huachuca, Arizona, for duty with Tenth Cavalry.

Col. F. T. Arnold, Cavalry, unassigned, on his arrival in United States, will join Tenth Cavalry.

Field Artillery.

Second Lieut. J. W. Jenkins, Seventy-sixth Field Artillery, appointed to grade of First Lieutenant, aviation section, Signal Corps (temporary), and to school for aerial observers, Fort Sill, Oklahoma.

Coast Artillery.

Capts. L. B. Magruder, A. G. Pendleton, J. C. Henderson and H. A. Schwabe are appointed to grade of Major in Coast Artillery, National Army.

Capts. F. A. Price, Jr., V. S. Purnell, W. T. Roberts and W. R. Stewart, Coast Artillery Corps and V. D. Cousins and F. Lofquist, Coast Artillery R. C., to Fort Sill, Oklahoma, school of fire for instructions.

Capt. G. E. Morey, relieved at training camp Fort Monroe and report to commandant Coast Artillery School, for duty.

Temporary Second Lieut. A. J. Steinhardt is appointed to grade of First Lieutenant Coast Artillery, N. A., remain on duty at present station.

Signal Corps.

Second Lieut. A. L. Lynn, Forty-fourth Infantry, is appointed to grade of First Lieutenant, Aviation Section Signal Corps (temporary), to School of Military Aeronautics, Georgia School of Technology, Atlanta, Ga., for training in aviation supply.

Second Lieut. T. L. Barber, Forty-second Infantry, is appointed to grade of First Lieutenant Aviation Section Signal Corps (temporary), to School of Military Aeronautics, Georgia School of Technology, Atlanta, Ga., for training in aviation supply.

First Lieut. T. Sinting, Signal Corps, to Aviation General Supply Depot, concentration camp, Morrison, Va., for duty.

Capt. C. V. Simpson, relieved in Canal Zone, to Camp Samuel F. B. Morse, Leon Springs, Tex., for duty.

NATIONAL GUARD.

Appointments and Promotions.

APPOINTMENTS—To be Second Lieutenants: First Sergeant O. S. Baldwin, report to Commanding General Twenty-seventh Division, Camp Wadsworth, S. C., for assignment; Sergeant First Class G. Knight, report to Commanding General Twenty-ninth Division, Camp McClellan, Ala., for assignment. To be First Lieutenants: Second Lieuts. W. D. Cameron, A. W. Peck and T. Cleaver, report to Commanding Officer coast defences of Sandy Hook, for duty.

Quartermaster Department.

Capt. W. T. Lasley, resignation accepted.

Capt. R. V. Gearheart, 103d Engineers (Pennsylvania), leave of absence granted for five days.

NATIONAL ARMY.

Quartermaster Corps.

Following promotions announced: To be First Lieutenants—Second Lieuts. T. M. Broyles,