# APARTMENTS YIELD QUICK PROFITS

## Investors See Opportunity in Resale of Flat House Properties.

## NINE SOLD YESTERDAY

## Mandelbaums, Active in Pre-War Trading, Resume Their Activities.

Apartment house properties continue to be the cynosure of investors. Nine of them changed owners yesterday and the fact that several of the transactions were resales offers the best possible evidence of the opportunity for quick return on this class of property. Among the multi-family houses sold were the Minerva at 365 and 367 West 118th street, adjoining the northeast corner of Morningside avenue, bought by Harris and Maurice Mandelbaum from the Seaman's Bank for Savings, and the twenty-eight family, five story structure at 2366 Grand Boulevard and Concourse, southeast corner of 184th street, resold by Frederick Brown to George S. Runk.

The purchase of the Minerva marked a resumption of activity on the part of the Mandelbaums, who were conspicuous in the local market during the period just prior to the war. The Minerva occupies a plot 50x100, is fully tenanted and brings in an aggregate rental of about $14,000. The Mandelbaums bought the property from the bank in a cash transaction negotiated by the Douglas Robinson, Charles S. Brown Company. Word of the deal spread quickly through real estate circles and before the day was over the purchasers had several offers for the property.

### BROWN TRADES PROPERTY.

The Grand Boulevard and Concourse property was sold by Brown through Byrne and Bowman. It fronts 102 feet on the Concourse and 102 feet on the street and was acquired by Mr. Brown recently. It is valued at $140,000 and rents for about $18,000.

In part payment the seller took from Mr. Runk the four story apartment, 50x78, near 184th street, held at $40,000; a vacant lot at the northwest corner of 218th street and Ninth avenue in the Dyckman section, and three two story frame dwellings at the southwest corner of Bryant avenue and 178th street, 49x124.

### COMPANY IN THREE DEALS.

The Union Chemical Glassware Company, Inc., of which I. Portman is president, figured as purchaser and seller in three apartment house transactions. Through Jacob Kaplan it resold to a Mr. Rappaport the six story house at 172-174 Manhattan street, on plot 50x150, located 466 feet west of Broadway. The property is assessed at $90,000 and was acquired by the selling company three weeks ago from the Harlem Savings Bank.

At the same time the Union Chemical Glassware Company bought from the Henriquez estate the six story multi-family house, with stores, at the southwest corner of Broadway and 129th street, fronting about 96.9 feet on Broadway and 68 feet on 129th street. This property was bought by the Henriquez estate a few years ago, together with the adjoining apartment house at the northeast corner of Broadway and Manhattan street.

From the Baptist Ministers Home Society Mr. Portman's company also bought the five story new law house at 807 and 809 Trinity avenue, on plot 50x100, located between 161st and 163d streets. The sale was negotiated by Henry Weil.

### RESELLS AFTER DAY'S OWNERSHIP.

Max N. Natason, as president of the Mason Realty Company, acquired possession of St. James Court, a seven story elevator structure, 100x125, at 2460 Seventh avenue, northwest corner of 143d street. The property is fully leased to colored tenants and with its stores earns a yearly rental income of approximating $35,000. Alfred Benjamin, the seller, acquired ownership only the day before with a bid of $155,000 in a foreclosure sale at the stand of Joseph P. Day.

### TILBURY COURT SOLD AGAIN.

Another resale was put through by the Benenson Realty Company, which disposed of the six story elevator apartment known as Tilbury Court, at 960 Prospect avenue. The purchaser is a client of Henry I. Cooper. He will hold the property for investment. The house is built on a plot 75x200, accommodates thirty-six families and was held at $165,000. The sellers bought the property only ten days ago from the Hudson View Construction Company.

### OTHER SALES IN MANHATTAN.

WEST 113TH STREET—George W. Sasso sold for the estate of J. C. Wiswall 223 West 113th street, a three story dwelling, 16.3x100.11.

WEST 91ST STREET—Slawson & Hobbs sold for Lorenzo M. Picabia 300 West Ninety-third street, a 3½ story dwelling, 17x55x100.8, to a client.

SIXTH AVENUE—The estate of J. Gurley Grafton sold the four story building, with store, at 808 Sixth avenue. The property was valued at $50,000.

EAST 112TH STREET—James H. Cruikshank bought from Mae F. Delavan the three story dwelling at 114 East 112th street, on lot 17x100, assessed at $7,000. Charles E. Moore was the broker.

WEST 27TH STREET—The three story garage property, 242 West Twenty-seventh street, bought in this week by plaintiff in foreclosure proceedings, was sold by P. A. Gaynor to a client.

### OTHER SALES IN THE BRONX.

MORRIS AVENUE — Williamson & Bryan sold for Morris Wilson to John O'Leary the plot 50x100 on the east side of Morris avenue, 183 feet north of 174th street.

EAST 136TH STREET—The Benenson Realty Company, Benjamin Benenson president, sold to a client of Cahn & Cahn 591 East 136th street, a five story double flat, 25x100.

EAST 137TH STREET—Henry I. Cooper sold for a client to the Benenson Realty Company, Inc., 281 and 283 East 137th street, a six story loft building, 50x100. It was held at $45,000.

PROSPECT AVENUE — Benenson Realty Company, Inc., resold 960 Prospect avenue, a six story elevator apartment, 75x200, renting for over $23,000, to a client of Henry I. Cooper for investment. It was held at $165,000.

### MECHANICS' LIENS.

#### Manhattan.

10TH AV, 3852 and 3856—Samuel H Dullich agt Clara H de Castelanos, owner; Mr. Tabor and J Inglis, contractors.....$48.20
77TH ST, 219 to 225 W—Henry Contracting Co agt 77th St Realty Corp, owner; Plaza Contracting Co, contractor (renewal).....$956.59
48TH ST, 61 W—Herman Miller agt trustees of Columbia College, owner; Paul A McGolrick, contractor.....$57.45

## SEVERAL ENTIRE BUILDINGS RENTED

### Motion Picture Companies Sign Big Leases.

Crom & Brown Company leased the entire building at 631 to 635 West Forty-sixth street to P. Viani, Inc., for the Metro Pictures Corporation.

B. Edward Crosby and John O'Connor leased the recently altered five story building in the Times Square section at 149 West Forty-sixth street to the Crystal Fur Company for the owner, Miss Lillian G. Kerr.

Louis Schrag leased for Major Harrison K. Bird the building 136 Third avenue to the Motion Picture Company for a term of fifteen years.

Shaw & Co. leased for the estate of M. Oliver Sage the store at 45 West 125th street to D. Houtman.

M. & L. Hess, Inc., in conjunction with Douglas Robinson, Charles S. Brown Company, leased for the estate of Bradish Johnson, Inc., the store and basement of the Broadway and Fifth Avenue Building, at 149 and 151 Fifth avenue, through to 921 to 925 Broadway, covering the entire block front on the north side of Twenty-first street to the Federal Reserve Bank.

J. B. English leased for the Broadway and Thirty-ninth Street Company to Kaplan & Lefkowitz a suite of offices on the second floor of 1416 Broadway.

Messrs. Frederick Southack and Alwyn Ball, Jr., leased the eighth loft in 36 and 38 West Twenty-fifth street to the Wilson Manufacturing Company and a suite of offices in the Broadway Chambers Building, 277 Broadway, to Fleitman, Watjen & Co.

George W. Sasse leased the following stores: 2050 Eighth avenue to Cohen Bros.; 2109 Eighth avenue to P. Moranite; 2297 Eighth avenue to L. Marcus; 2102 Eighth avenue to Washington Meat Company, Inc.; 2075 Eighth avenue to Charles Spreckels Cand 2299 Eighth avenue to a well known bakeshop.

Bastine & Co., Inc., leased the store, basement and first loft 48 West Fifteenth street, to the Phoenix Yarn Corporation and the store and basement 42 West Fifteenth street to P. Lorillard & Co., Inc.

The Brett & Goode Company leased space in 211 to 215 Centre street to Vincent Ciocia; in 146 Wooster street to the Lessin Paper Box Company and the Blum Hat and Cap Company and in 129 to 135 Lafayette street a store and basement to the Lunkenheimer Company in conjunction with the Charles F. Noyes Company.

E. A. Turner leased for the Charles T. Willis estate the store and basement at 286 Fifth avenue for ten years to Bertalan Barna of the French Pastry Shop at an aggregate rental of over $100,000.

## FOWLER RESIDENCE SOLD.

### Erected on Land Given by J. Sergeant Cram to Daughter.

A sale reported yesterday involves the six story and basement dwelling at 17 East Ninetieth street, built by Mrs. Robert Fowler, Jr., several years ago on land purchased for her as a gift by her father, J. Sergeant Cram. The property is on the same block with the Carnegie mansion and is separated from it by three dwellings owned by Pliny Fisk and Louise C. and George L. McAlpin. To the east of the Fowler residence is a one story lot and a row of one story taxpayer stores put up several years ago by Jeremiah Campion on a strip of land 11 feet wide and 100 feet in depth.

The site for the residence was bought by Mr. Cram at a price said to be in the neighborhood of $3,000 a front foot from Mrs. Julia L. Cameron. Mrs. Fowler had the house put up by the Architectural Contracting Company from plans by F. Burrell Hoffman, Jr. The cost of construction was about $90,000. The purchaser of the property is said to be an operating concern.

## DEMAND FOR RESIDENCES.

### Fleischmann Home on West 77th Street Rented.

Maurice Wertheim leased the four story dwelling 125 West Sixty-seventh street to Mrs. Fannie Gratz.

H. Holtz & Co., Inc., leased the apartment house 2849 and 2850 Broadway to James W. Bialack at an aggregate rental of $40,625.

M. H. Tropauer leased for Mrs. Wilhelmine Fleischmann her residence at 4 West Seventy-seventh street. This is one of the finest private houses on the West side and was built to order by Mr. Fleischmann. It is the first house west of Central Park West and faces the Museum of Natural History; it is a five story American basement dwelling on lot 25x100. The lease is for a long term and the lessee is Dr. Anthony Bassler, who will take possession about the first of July. This house was held at a rental of $7,500 a year.

The Brett & Goode Company leased apartments in 10 East Sixteenth street to Adin Wiley, Saul A. Singer and Lieut. Ernest Walbridge.

### MARION AVENUE DEAL.

Krumdieck Bros. sold for William C. Bergen to a client for investment 2767 Marion avenue, a five story apartment house on a plot 55x104, for cash.

### RESULTS AT AUCTION.

[AT 14 VESEY STREET.]

By Henry Brady.

LEWIS ST, 63, w s, 150 n Delancey st, 26x100; 4 sty tnt and strs and 3 sty rear tnt—M B Wokd et al, exrs, &c, agt Meyer Jarmulowsky, et al; due, $18,489.74; taxes, &c, $733.19; to the plaintiff, $5,000.

102D ST, 230-232 E, s s, 175 w 1st av, 37.6x100.11, 6 sty tnt and strs—Lincoln Trust Co agt Malwina Schleicher et al; due, $28,905.31; taxes, &c, $95; adjourned to Jan 30.

117TH ST, 442-444 E, s s, 165 w Pleasant av, 36.10x100.11, 6 sty tnt and strs—Wm Byrd, exr, agt L H Strouse, trustee, &c; due, $24,044.32; taxes, &c, $3,116.87; to the plaintiff for $25,000.

[AT 2210 THIRD AVENUE.]

By Henry Brady.

BROOK AV, s e cor 33 av ($146-$148), 89.2x70x119x50, 3 sty tnt and strs and vacant—New York Title & Mtg Co agt Attilio Pasquini et al; due, $13,129.40; taxes, &c, $1,100.80; adjourned to Feb. 3.

By Samuel Marx.

1ST AV, 2037, w s, 25.11 n 106th st, 25x100, 4 sty tnt and strs—Wm Godman et al agt Bernard Bloom et al; due, $21,211.87; taxes, &c, $1,500; to the plaintiff, $20,000.

By Joseph P. Day.

IRVINE ST, 891, w s, 149.8 s Garrison av, 20x80, 3 sty tnt—D H Volltlchenko agt E I. Loos et al; due, $5,493.76; taxes, &c, $156; to Charlotte Korbel.....$6,700

By Bryan L. Kennelly.

PLIMPTON AV, w s, 300 n 170th st, 75x100, vacant—H C M Blakeslee agt Delta Holding Corpn et al; due, $5,520; taxes, &c, $268.80; withdrawn.

By Charles E. Berrian.

181ST ST, 986 E, s s, 71.11 w Bryant av, 49.2x86.7x60.2x86.11, 2 sty dwlg—A Leweth agt I C Mapes; due, $4,841.25; taxes, &c, $1,875; to Max Weiss.....$7,050

BOSTON RD, 2071, n w cor 179th st, 69.8x85.7x72.2x95.4, 2 sty dwlg, vacant—C P Hallock, exr, agt I C Mapes et al; due, $6,720; taxes, &c, $3,500; to the plaintiff.....$9,000

By Herbert A. Sherman.

EAGLE AV, 660, e s, 387.9 n Westchester av, 25x118.1, 3 sty tnt—Emma Unger agt J G Weiss et al; due, $5,869.78; taxes, &c, $220; to the plaintiff.....$6,000

### RECORDED LEASES.

#### Manhattan.

MADISON ST, 319, s b and stores—Fannie Goldman, individ and trustee, to Mendel Garber, 241 East Bway, 3 yrs from May 1, 1920.....$900

7TH AV, 383-5, all—Hy G Gleinstein and ano, exrs, &c, to Jas Soultatos, 1939 Simpson st, 5 yrs from June 1, 1919.....$2,000

54TH ST, n s, 375 e 9th av, 54th st, n s, 325 w 8th av, the land—Margt L Aldrich and ano to Wm F Fane, Weehawken, N J, 21 yrs from May 1, 1919; atty, Mc A Walsh, 149 Bway.....$6,600

## TRANSACTIONS RECORDED.

### TRANSFERS.

(With name and address of owner and attorney.)

#### Downtown.

(South of Fourteenth street.)

ANN ST, 68; Fulton st, 87, n s, 58.7 w Gold st, 25.5x62x38.4x81—Geo M Alcott et al to Dodge & Alcott Co, 87 Fulton st, mtg $45,000. Dec 30, 1904.....$100

GROVE ST, s e cor Bedford st, 28.1x100, mtg 2-3 of $27,000; Bedford st, 88, e s, 24.10x88.8, mtg 2-3 of $4,000—Gustav J Dohrenwend to Philippine Dohrenwend, 47 W 85th st, 2-3 r t and l; atty, Geo Hass, 119 Nassau st.....$1

SHERIFF ST, 66 and 68, 40x75 (foreclos, Dec 13, 1918)—Jno L O'Brien, ref, to Jos Kleinrock, 204 Eldridge st, mtg $.....Jan 22; attys, M & S Meyers, Madison av.....$500

GOERCK ST, 71 and 73, 49x100 (foreclos, Dec 26, 1918)—Abr Stern, ref, to Julius J Dukas, trustee in bankruptcy of Lewis and Harry Jarmulowsky, indiv and copartners of S Jarmulowsky's Bank, Jan 28; atty, Lawyers T & T Co, 160 Bway.....$51,000

SIXTH AV, 82, 20x26—Meyer Marks to Julius E Siegel, 845 W 171st st, mtg $7,500, Jan 27; atty, Sanford H Cohen, 51 Chambers st.....$1

8TH ST, 312 and 314 E, 49.2x97.6—Esther Perlman et al, trustees, to Jos Levine, 1617 Prospect pl, Bklyn, mtg $52,500, Jan 28; atty, Lawyers T & T Co, 160 Bway.....$100

SAME PROPERTY—Jos Levine to Rubin Levin, 100 Division av, Bklyn, ½ part, mtg $52,500; also $11,000 on above and 224 and 226 E 4th st, ½ part, Jan 28; atty same.....$1

#### East Side.

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

MITCHELL PL, n s, 198 e 1st av, 18x80.10—Gussie Geringer to Nechama Feldman, 342 E 152d st, mtg $4,500; Jan 28; atty, N Y Title & M Co, 135 Bway.....$1

AV A, 1317, 25x100—Sallie G Hamilton to Anton Jiran, 1409 Av A, Jan 25; atty, Title Guar & T Co, 176 Bway.....$100

72D ST, 208 E, 19.3x76.8—Harry Hellinger to Mimamo Realty Corpn, 320 Bway, June 2, 1917; atty, Paul Hellinger, 320 Bway.....$1

3D AV, 1808, 19.1x80, (foreclos, Jan 7, 1919)—Geo J Gillespie, ref, to Bond & Mort Guarantee Co, 175 Remsen st, Bklyn.....$20,000

81ST ST, 509 E, 25x102.2—Jennie Paley to Jos L B Mayer, 63 E 74th st, all liens, Jan 27; attys, Gruenstein & M, 230 Grand st.....$1

3D AV, 1808, 19.1x80, (foreclos, Jan 7, 1919)—Geo J Gillespie, ref, to Bond & Mort Guarantee Co, 175 Remsen st, Bklyn.....$20,000

81ST ST, 509 E, 25x102.2—Jennie Paley to Jos L B Mayer, 63 E 74th st, all liens, Jan 27; attys, Gruenstein & M, 230 Grand st.....$1

49TH ST, 549-551 W, 108x50x irreg—Emil Rudolph to 549-551 W 49th Street Corpn, 411 W 88th st, all liens, Jan 28; atty, Hauerfiord & Taylor, 111 Bway.....$100

6TH AV, e s, 89.5 n 51st st, 22x77.11—Olga, wife Wm C Eckerson to Sara T Nichols of Greenwich, Conn, q c; atty, Arthur Meyer, 120 Bway.....$1

77TH ST, 318 W, 22x102.2—Ophelia A Byrnes to Amy S Byrnes, 318 W 77th st, Dec 24; attys, Parks & Aaron, 52 Broadway.....$1

85TH ST, s s, 263 e Amsterdam av, 18x100.8—The Brooklyn Trust Co to Edwin E Zittel, 166 W 49th st, b and s, Jan 28; atty, Lawyers Title & T Co, 160 Bway.....$100

91ST ST, n s, 132 e Amsterdam av, 17x100.8—Enid Bernstein to Enid Realty Co, 115 Bway, Dec 2; attys, Hause, G & Y, 115 Bway.....$1

#### Uptown.

(Manhattan Island, north of 110th street.)

115TH ST, 54 E, 17.10x170.11—Jas H Grady, Inc, to Central Union Trust Co of New York, 80 Broadway, trustee, b and s, c a g, all liens, Jan 14; atty, Title Guar & T Co, 176 Bway.....$1

MADISON AV, n e cor 117th st, 84.11x100—Jennie Paley to Fannie M Korn, 875 Park av, b and s, all liens, Jan 27; attys, Gruenstein & M, 230 Grand st.....$1

123D ST, 440 E, 24x100.11—Arrow Holding Corpn to Sigmund Ernest, 281 Edgecombe av, mtg $17,000; all liens Jan 24.....$100

124TH ST, s s, 225 w Columbus av, 25x100.11—Lena Gehringer to Anna R Bendict, 905 Jefferson av, Brooklyn, ½ part, mtg $21,000; all liens, s f, Jan 28.....$100

126TH ST, 220 E, 18.9x99.11—Hy Wendt, gdn, to Augusta H Peters, 229 W 78th st, b and s, Nov 9; atty, Hy Wendt, 94 Nassau st.....$1

128TH ST, 204 W, 16.8x99.11, (orders, Jan 24, 1919)—William J Schnen, ref, to Frances O Bell, 243 Strait Strasse, Jan 29; atty, Forster, H & K, 59 Wall st.....$5,500

BROADWAY, 3210—Richard A and Gretchen Henriquez agt to Jeanette Henriquez, 13 W 88th st, mtg $67,500, Jan 28; atty, Jacob Walz, 271 W 125th st.....$100

133D ST, 502-508 W, 75x99.11—Edw H Burger to Isabel Burger, 79 W 183d st, mtg $73,800, Jan 27; attys, Burger & B, 233 Bway.....$1

139TH ST, 510 W, 49x99.11—Bond Holding Corp to Fredk Burger, Kramtorf, N J, mtg $38,000, all liens, Jan 27; atty, William H Waer, 256 Bway.....$100

8TH AV, 2604, 25x100—Leo Bishop to Annie Bishop, 610 W 151st st, all liens, Jan 28; attys, Mapes & Rayner, 320 E 146th st.....$1

CONVENT AV, e s, 49.3 s 148th st, 26x115x irreg—Angela C Garcia to Geo D Smith, Orange, N J, mtg $12,000; all liens, Jan 23; atty, Title Guar and T Co, 176 Bway.....$1

ST NICHOLAS AV, s w cor 155d st, 104.11x150—Harriman National Bank to Abr Leipzig, 50 W 77th st, a t, q c, Jan 10; atty, Title Guar & T Co, 176 Bway.....$1

SAME PROPERTY—Chatham and Phenix National Bank to same, a t, q c, Jan 10; atty, same.....$1

#### Bronx.

(Borough of The Bronx.)

138TH ST, e s, 161 w St Ann's av, 39x100—Jacob Hindes to Samuel Lindeman, 564 Elton st, Brooklyn, and ano, 2-3 part, Sept 12, 1918; attys, T I & L Cohen, 220 Bway.....$1

124TH ST, 411-417 E, n s, 54x—x100—Henry Morgenthau, to to West Farms Consin Co, 20 E 42d st, mtg $9,000, Jan 28; atty, W M Wechsler, 80 E 42d st.....$1

HALL Pl, w s, at n s lot 53, on map Lyman Tiffany, 111.5x irreg x 111.5x n 18.9x w 29.11x n 51x e 36.1x s 48.10x s 113.7x e 8, being part lots 19, 20 and 51 on same map—Henry Wendt (gdn) to Augusta H Peters, 229 W 78th st, Nov 19, 1918; atty, Henry Wendt, 94 Nassau st.....$1

POPLAR ST, n s, 13.1 e Bear Swamp road, 25x100—Vincenzo Fabriani to Anthony Galella, 526 W 131st st, mtg $3,500, Jan 23; atty, T G & T Co, 176 Bway.....$100

KINGSBRIDGE RD, s w s, 61.8 n w Monticello av, 30.8x146.11x25x124.2—Simon B Sonnenfeld to George A Brambill, 284 Franklin av, Jan 17; atty, Title G & T Co, 176 Bway.....$1

CITY ISLAND AV, n w cor Scofield av, 50x62.3—Annie Booth et al to Pelham Lodge No 712, F & A M, Inc, 241 City Island av, mtg $30,000, Jan 20; atty, T G & T Co, 176 Bway.....$100

HOUGHTON AV, s s, being lot 26, map Unionport—Mabel T Mallett to Pinkel Umbrella Frame Co, 2534 E 177th st, half part, Jan 22; atty, C E Hally, 2041 Westchester av.....$1

KELLY ST, 923, w s, 45x101; also Kelly st, 919, w s, 45.4x101.7—Sylban Realty Co to Aaron Billow, 923 Kelly st, Jan 28; atty, S A Isaacs, 115 Columbia st.....$100

LOTS 20 and 21, amendment to map Godwin estate—Edithe M Moller Paulovico, Bayville, N J, et al, exrs, to Madaline Rity Corpn, 790 Riverside Drive, mtg $6,300, Jan 22; atty, J Fine, 51 Chambers st.....$100

FOX ST, 1073, w s, 37.6x100—I. Estelle Corner to Saml Lurrie, 1035 Tiffany st, mtg $30,000, Jan 25; atty, N Y Title & Mtg Co, 135 Bway.....$100

SEDGWICK AV, 2685-9, w s, 75.4x137.8—Robert Podgur, Inc, to Felix Cohn, 450 Van Buren st, Bklyn, mtg $50,000, Oct 15; atty, M B Rich, 56 Beaver st.....$1

LOTS 144 and 145, map M Morgenthau—Anna S Walworth to John E Walworth, 248 Winyah av, New Rochelle, N Y, and ano, Jan 23; attys, Willis & S, 24 Nassau st.....$100

ST PETERS AV, n s, 75 w Macley av, 25x99.1—Manus M Gallagher to Gennaro Fasano, 2877 W 24th st, Coney Island, mtg $2,800, Jan 29; atty, T G & T Co, 176 Bway.....$1

154TH ST, s s, 100 e Courtlandt av, 50x100—John Eggers to Fred W Eggers, 2973 Perry av, mtg $30,000, Jan 28; attys, Eifers & A, 277 Bway.....$100

ELIZABETH ST, n s cor Matilda st, 100x100—Mark Cross Co to Geo W Morgan, 470 Broome st, Jan 27; attys, R & E J O'Gorman, 51 Chambers st.....$700

LOTS 6, 20 and 21, map J H and L N Levy—Seewacha Constn Co to Mary R Ganly, 1445 Doris st, July 31, 1918; atty, J Kadel, 370 E 149th st.....$1

### MORTGAGES.

(With name and address of lender and attorney.)

#### Downtown.

(South of Fourteenth street.)

WALL ST, s w c Pearl st, 70.4x22.5x irreg, Jan 17—American Cotton & Grain Exchange to Walter Blair, 240 Riverside Drive, demand, 6%, prior mtg $800,000; atty, Milton M Sametz, 271 Bway $12,500

NORFOLK ST, 111, 25x100, Jan 28—Rebecca Werner to David Haas, at the Belnord, Bway and 86th st, exr, instals, 6%, prior mtg $30,000; attys, Kannowitz & E, 320 Bway.....$2,850

GOERCK ST, 71-73, 49.11x100, p m Jan 28—Julius J Dukas, as trustee in bankruptcy of S & L & H Jarmulowsky, individ and copartners of S Jarmulowsky's Bank; to Lawyers Title & Trust Co, 140 Bway,

| | |
|---|---|
| 5 yrs, 5½% | $40,000 |

#### East Side.

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

AVENUE A, 1317, 25x100, p m, Jan 28—Anton Jiran to Sallie G Hamilton, 2116 Douglas Blvd, Louisville, Ky, due Feb 1, 1922, 5½%; attys, Middlebrook & Borland, 46 Cedar st.....$13,000

#### West Side.

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

18TH ST, 449-51 W, assignment of lease by way of mtg as security for $6,500, Jan 28—H. M. Weill Co, owner, to Wm Barjeau, 215 W 37th st, contractor, due as per notes; atty, Sigmund Rubin, 233 Bway.....$1

20TH ST, n s, 408.10 w 6th av, 90x92, p m, Jan 29—Harriett M Cronin to Seamen's Bank for Sav, 76 Wall st, due Feb 1, 1924, 5%; attys, Cadwalader, W & T, 40 Wall st.....

49TH ST, 549-51 W, runs n 108 to c l old Verdant line, closed, x e 8.1 and 10.8x s 102.5 to street x w 50 to beg, p m, Jan 28—549 and 551 West 49th St, Corpn to Emil Rudolph, 120 W 126d st, 10 yrs, 5%, prior mtg $—; atty, Lawyers T & T Co, 160 Bway.....$18,500

50TH ST, 102-4 W, s s, assignment lease by way of mtg to secure $3,500, Jan 20—Reel Delivery Service Co to Nathan Pickel, 706 Riverside Drive, due as per agreement; atty, Lester B Freedman, 320 Bway.....$1

88TH ST, s s, 263 e Amsterdam av, 18x100.8, p m, bldg loan, Jan 28—Edwin E Zittel to Brooklyn Trust Co, 177 Montague st, Bklyn, 5 yrs, 5%; attys, Cullen & Dykman, 177 Montague st, Brooklyn.....$21,250

#### Uptown.

(Manhattan Island, north of 110th street.)

HAVEN AV, 84-86, 50x103.8, Jan 28—C & S Lipman to Brooklyn Trust Co, 177 Montague st, Bklyn, 5 yrs, 5½%; atty, Cullen & Dykman, 177 Montague st, Bklyn.....$45,000

#### Bronx.

(Borough of The Bronx.)

STEBBINS AV, e s, 137 s 163d st, runs s 64.6 to n w a Dawson st x n e 376.8 to Rogers pl x n 242.2 x w 230—Fredk Johnson and ano, trus, to Guaranty Trust Co, 140 Bway, Jan 24, 1 yr, 6% (given to secure notes); atty, A B Champlin, 66 Liberty st.....$125,000

LUDLOW AV, e s, 120.6 s Castle Hill av, 24.11x161.1—Barbara Seebald to Wm F Moore, 111 W 11th st, Nov 25, 1911; due as per bond; atty, Wm F Moore, 111 W 11th st.....$2,000

WILKINS AV, 1476-8, e s, 50x100—Bernhard Levin to Annie E O'Connell, 381 E 168th st, prior mtg $32,000, Jan 28, due Feb 1, 1921, 6%; atty, T G & T Co, 176 Bway.....$2,000

ELY AV, e s, 86.5 n 222d st, two lots, each 20x95, two mtgs, each $1,700—Crawford Real Estate & Bldg Co to Frank'n Society for Home Bldg & Savings, 38 Park Row, Jan 24, instalis, 6%; atty, T G & T Co, 176 Bway.....$3,400

ST PETER'S AV, n s, 75 w Macley av, 25x99.1—Gennaro Fasano to Manus M Gallagher, 1708 Pacific st, Jan 29, 3 yrs, 5%; atty, T G & T Co, 176 Broadway.....$2,500

### LIS PENDENS.

#### Manhattan.

124TH ST, 436 W—Ollie Scheuer agt Port Jervis Land Improvement Co, Inc, et al (foreclosure of mortgage); attys, Kurzman & Frank.

78TH ST, n s, 49.11 w West End av, 16.11x69—Virginia S Mackay-Smith agt Annabella K Varcoe et al (foreclosure of mortgage); atty, H Pegram.

101ST ST, 15 W—Lawyers Title & Trust Co agt Fred W Crandall et al (foreclosure of mortgage); attys, Dean, Tracy & Stanfield.

CLINTON ST, 84; Orchard st, 158, and Orchard st, 60—Samuel Newmann agt Bella Breslauer et al (partition); attys, A N Geigerich.

126TH ST, 510 W—Henry Kameler et al agt Edw C Beaumont et al (foreclosure of mortgage); atty, H N Manne.

21ST ST, 484 E—N Y Trust Co agt Elizabeth Trautman et al (foreclosure of mortgage); attys, Merrill, Rogers & Terry.

#### Bronx.

MANIDA ST, s w s, 208.8 s e Garrison av, 25x100—Central Union Trust Co of N Y, trustee, agt Margaret McLaughlin et al; attys, Miller, King, Lane & Trafford.

LOT 190, map of Unionport—Ellen Kugel agt George Duncan et al (foreclosure of mortgage); atty, M R McHugh.

135TH ST, s s, 466.4 e Willis av, 14x100—Charles J Richter et al, as trustee, agt Henry Fierlake et al (foreclosure of mortgage); atty, W H Hoppin.

LOT 910, map village of Wakefield—Arthur Wolf et al, as exrs, agt John Groom et al (foreclosure of mortgage); atty, Upton.

ST ANN'S AV, 473—James Hunt, as trustee, agt Annie Pearman et al (partition suit); atty, H S Patten.

DALY AV, e s, 40.8 n 179th st, 37.6x45.5—Frances Strauss agt Ettie M Brownson et al (action to set aside deed); atty, M Shlivek.

## DIVIDENDS.

| | Stock of Record. | Payable. |
|---|---|---|
| Asso Dry Goods Co., 1st pf. 1¾% | Feb. 8 | Mar. 1 |
| Asso Dry Goods Co., 2d pf. 1¾% | Feb. 8 | Mar. 1 |
| Diamond Match Co., q. 2% | Feb. 28 | Mar 15 |
| Eastern Steel Co., 1st pf. 1¾% | Mar. 1 | Mar. 15 |
| Eastern Steel Co., 2d pf. q. 1¾% | Mar. 1 | Mar. 15 |
| Inter Harvester Co. (New Jersey), q. 1¾% | Feb. 8 | Mar. 1 |
| J. G. White Co., pf. q. 1¾% | Feb. 15 | Mar. 1 |
| J. G. White Management Co., pf. q. 1¾% | Feb. 15 | Mar. 1 |
| J. G. White Eng. Co., pf. q. 1¾% | Feb. 15 | Mar. 1 |
| So. O. of Cal., qr. $2.50 | Feb. 15 | Mar. 15 |
| So. O. of Cal., qr. $2.50 | Feb. 15 | Mar. 15 |
| Weldon (W. H.) Co., pf. (Chic), q. $1.50 | Feb. 1 | Feb. 15 |
| Fall River Gas Works Co., q. $3 | Jan. 28 | Feb. 1 |
| Chicago Mill and Lumber Co., q. 1¾% | Feb. 8 | Feb. 15 |
| Liggett & Myers Tobacco Co., q. 2½% | Feb. 17 | Mar. 1 |
| Phila Co., pf. s-a, $1.25 | Feb. 10 | Mar. 1 |
| Standard Sanitary Mfg. Co., pf. q. 1¾% | Feb. 4 | Feb. 10 |
| Eastern Steel Co., q. 2½% | Apr. 1 | Apr. 15 |
| Hamilton Mfg., q. 2½% | Jan. 31 | Feb. 15 |
| Manomer Mills, q. $2 | Jan. 28 | Feb. 4 |
| Manomer Mills, spec. $1 | Jan. 28 | Feb. 4 |
| Nashawena Mills, q. $3 | Jan. 28 | Feb. 4 |
| Nashawena Mills, spec. $2 | Jan. 28 | Feb. 4 |
| Nonquitt Spinning Co., q. $2 | Jan. 28 | Feb. 4 |
| Nonquitt Spinning Co., spec. $2 | Jan. 28 | Feb. 4 |

*Payable in Liberty bonds.

## EX DIVIDEND TABLE.

| | |
|---|---|
| To-day— | |
| Gillette Safety Razor | $2.00 |
| Central of New Jersey | 2% |
| Penn Seaboard Steel | 1½% |
| Friday— | |
| Alaska Packers | 25% |
| Alaska Packing | 2% |
| Alaska Packing extra | 2% |
| American Bank Note | 1½% |
| American Caramel | 1½% |
| American Brass | 1½% |
| American Brass extra | 1½% |
| American Railways pf | 1¼% |
| American Soda Fountain | 1½% |
| American Water Works & Elec. pf | 1¾% |
| Atch., Top. & Santa Fe | 1½% |
| Borden's Cond. Milk | $1.00 |
| Burns Bros Coal | 1½% |
| Burns Bros Coal extra | 2½% |
| Canada Cement pf | 1¾% |
| Cedar Mfg. & Power | ¾% |
| Chi, St. P, M & O | 2½% |
| Chi, St. P, M & O pf | 3½% |
| Colorado Fuel & Iron | 75c |
| Colorado Fuel & Iron pf | 2% |
| Columbia Gas & Elec | 1% |
| Connecticut Ry. & Lt. | 1½% |
| Connecticut Ry. & Lt. pf | 1% |
| Dominion Bridge | 2% |
| Eisenlohr, Otto | 1% |
| Haskin, Williams & Wigmore | $1.00 |
| Kelsey Wheel pf | 1½% |
| Keystone Watch Case | 1½% |
| Lehigh Coal & Navigation | 2% |
| Ludlow Mfg. | $1.50 |
| Ludlow Mfg., special | $1.00 |
| Miami Copper | $1.00 |
| Montreal Lt., Heat & Pow | 1% |
| Monongahela Valley Trac | 87½c |
| Nash Motors | $10.00 |
| New Jersey Zinc | 4% |
| Norfolk & Western, adj. pf | 1% |
| Ontario Steel Prod | 1½% |
| Ontario Steel Prod extra | ½% |
| Pacific Gas & Elec, ord. pf | $1.50 |
| Pacific Gas & Elec, pr. pf | $1.00 |
| Pennsylvania R. R. | 75c |
| Pullman Co. | 2% |
| Quaker Oats pf | 1½% |
| Sears Roebuck | 2% |
| Sloss-Sheffield Steel & Iron | 1½% |
| Superior Steel 1st pf | 2% |
| Superior Steel 2d pf | 2% |
| United States Express | $1.25 |
| United States Steel pf | 1¾% |
| Monday— | |
| Illinois Central | 1¾% |
| Standard Oil of Indiana | $3.00 |
| Standard Oil of Indiana extra | $2.00 |
| Tobacco Products Corp. (scrip) | 1½% |

### Exports From New York.

Peas, bu., 927; oil cake, lbs., 1,277,700; beef, bbls., 385; lard, lbs., 2,233,650; butter, lbs., 262,700; beans, bu., 2,066; oatmeal, bbls., 300; bacons, lbs., 3,983,400; hams, lbs., 165,600; cottonseed oil, lbs., 2,400,000; lubricating oils, gals., 261,800.

## PRODUCE MARKET.

BEANS AND PEAS—BEANS—Marrow, choice, 100 lbs., $11.75@12; Coscorrones, Chilean, $9.50@9.75; pea, choice, $9@9.25; medium, choice, $9@9.25; small, white, California, $9.25; Idaho, $9.50; Tepic, California, $7; Kotenashi, Japanese, $9.25; Daifuku, Manchurian, $9.25@9.50; red kidney, choice, $12.75@13; Kintoki, Manchurian, $7.50@8; yellow eye, $9; white kidney, choice, $12.50@12.75; imperials, $11.50; Kumvamoto, Manchurian, $11.25@11.50; Caballero, Chilean, $9@9.50; Burrito, Chilean, $8.25@8.50; Bayou, Chilean, $8; Cranberry, Manchurian, round, $9.50; long, $8.50@9; short, $7.50@7.75; pink, California, $7.75@8; lima, California, choice, $11.25@11.50. PEAS—Scotch, 1918, $9; green, California, $9.50@9.75; Chilean, $8.75; Australian, $9.25@9.50; Japanese, $9.50@9.75; black eye, California, $6.75@7; split, yellow, $7@7.75; green, $13.50; white, Manchurian, small, $6.50@7; large, $7@7.50.

BUTTER—Creamery, higher than extras, lb., 47½@48c.; extras, 93 score, 46½@47c.; firsts, 88 to 91 score, 44@46c.; seconds, 82 to 87 score, 41@43c.; lower grades, 39@40c.; unsalted, higher than extras, 49½@50c.; extras, 48½@49c.; firsts, 46@48c.; seconds, 43@45c. State dairy tubs, finest, 45@46c.; good to prime, 42@44c.; common to fair, 38@41c.; renovated, extras, 44½@45c.; firsts, 43@44c.; lower grades, 38@42c.; imitation creamery, firsts, 42@43c.; ladles, current make, firsts, 38@39c.; seconds, 36½@