REALTY MARKET NEWS AND COMMENT

Apartment House Properties Still Attract Investors; Entire Row Sold.

STUDEBAKER CO. LEASES

Takes 77th St. Building for Service Station; Graham Sells Gold St. Plot.

A row of six story apartment houses on Webster and Clay avenues, near Claremont Parkway, was purchased yesterday by the 1347 Boston Road Company in conjunction with Bernard Crausman from the Sikora Realty Corporation. The row comprises five houses which were finished three years ago and are fully rented. The property is known as 1417 to 1421 Webster avenue and 1394, 1398 and 1402 Clay avenue.

The two houses on the Webster avenue side occupy a plot 125x82 and show an annual return of $20,000. The three structures on the Clay avenue side occupy a site 136x100 and bring in a total income of $25,000. Altogether the houses accommodate 142 families and were held at a total value of $355,000. The selling company built the houses in 1913.

STUDEBAKER CO. TAKES LEASE.

The Studebaker Corporation of America leased for the service station for a term of twenty-one years the new fireproof steel and concrete building at 217-223 West Seventy-seventh street, adjoining the theatre at Broadway and Seventy-seventh street. The building, which has been under construction for nearly two years, has just been completed by the Jay estate, owners of the property. It has six full floors and represents the latest improvements in service building construction and equipment.

The Studebaker company has subleased the large building recently constructed for its service station and assembling rooms at Amable avenue, Long Island City, to the National Casket Company, as its greatly increasing business demanded a more accessible and central location. Its new service station overlooking Broadway is considered one of the finest and most convenient in the city. The corporation's salesrooms will remain at 1751 Broadway. S. Osgood Pell & Co., represented by G. M. Mable, were the brokers.

RESELLS GOLD ST. CORNER.

The Charles F. Noyes Company sold for Sigsbee Graham, for all cash, the plot of about five thousand square feet at the southwest corner of Gold and Platt streets with frontages of 26 feet on Gold street and 106 feet on Platt street. The building is leased on short term leases to the Mallinckrodt Chemical Works, Chemical Company of America and Thomas Prosser & Sons.

This is the second sale made by the same brokers of this property. The purchaser is an investor. Stoddard & Mark and Harry Sig Graham of Graham & Archer represented the seller as attorneys. Mr. Graham has been buying extensively through the Charles F. Noyes Company. Neighborhood purchases made by him include 27 Cliff street, 60 Cliff street, 10-12 Cliff street, 228 Pearl street, 207 Pearl street, 205 Pearl street, 4-6 Gold street, 93-95 Maiden lane and 107 John street.

OPERATOR BUYS PROPERTY.

Charles Wynne, operator, bought from William C. Schmidt the Kershaw, a six story elevator apartment house at 1283 St. Nicholas avenue, adjoining 176th street, on lot 75 feet front by 100 feet in depth. It is arranged for twenty-eight families and five stores and brings a rental of about $20,000 annually. Byrne & Bowman were the brokers in the sale and the seller was represented by Guggenheimer, Untermyer & Marshall and the buyer by Stoddard & Mark. The property was held at $145,000.

Mr. Wynne also sold to J. Kennelly 235 East 203d street, three family house on lot 25x100 near the Grand Concourse.

The six story apartment house occupying the block front on the west side of Audubon avenue between 187th and 188th streets, known as Ritz-Carlton Court, is reported to have been sold by the Nason Realty Company, Max Natanson president, to an investing client of George Worth. The building is fully tenanted, returns an annual rental of $36,000 and is valued at $275,000.

BROWN BUYS AND SELLS.

Frederick Brown participated in three cash transactions yesterday. He bought from the New York Life Insurance Company the six story elevator apartment house at 506 to 508 West 122d street, between Amsterdam avenue and Broadway, on lot 50x95. The house accommodates twenty-four families and was held at $105,000. It brings in a rental income of $13,000 a year.

From Mary A. Towner he bought, through August Lauter, the three story private dwelling at 2184 Grand Boulevard and Concourse, on plot 25x130. This property was held free and clear, the asking price being $10,000. To the Kermit Realty Company Mr. Brown sold the plot at the northeast corner of Ninth avenue and 213th street, which he acquired in an exchange transaction a few days ago.

APARTMENTS IN TRADE DEAL.

The Benenson Realty Company bought the five story apartment house with seven stores at 939 Dawson street, southwest corner of 156th street, on plot 100x72.10 x irregular, which was valued at $100,000. The house is arranged for twenty-five families and returns an annual rental of $14,000. In part payment the Benenson Realty Company gave the five story tenement with stores at 1363 Avenue A on a lot 25x100. S. Rosen was the broker in the deal.

SALE ON CARNEGIE HILL.

Another dwelling in the Carnegie Hill section has changed hands. The deal involves the five story American basement dwelling at 20 East Ninety-fourth street, on a lot 19x100.8, located between Fifth and Madison avenues, which was sold by Emma L. D. Clark to a Mr. Pell for occupancy. The seller acquired the house in 1901.

OTHER SALES IN MANHATTAN.

EAST SIXTY-THIRD STREET.—The Stephens estate sold the four story dwelling, 10.4x50x100.8, at 145 East Sixty-third street. The property was held at $13,500.

GRAND STREET—Harry Sugarman sold for the Central Savings Bank to James H. Cruikshank 579 Grand street, a five story eight family tenement house, with store, 18.8x80x irregular, and assessed at $6,000.

WEST SEVENTY-EIGHTH STREET—The dwelling at 108 West Seventy-eighth street, 25x100, is reported to have been sold. Title is held by Charles Feidler.

SUFFOLK STREET—the Lawyers Mortgage Company sold 55 and 57 Suffolk street, two five story tenements, 50x75, to a client of Simon Levy and Jacob Shapiro.

GREENWICH AVENUE—Crist & Herrick sold for the Fleischmann Yeast Company to a client 51 Greenwich avenue, a four story business building. The buyer will occupy the premises for his business.

WEST 139TH STREET—Ennis & Sinnott bought from John Davis the five story apartment house, 25x100, at 538 West 159th street, near Broadway. H. Weisstock was the broker.

OTHER SALES IN THE BRONX.

EAST 152D STREET—A client of Isaac Hyman bought the two five story buildings, 25x120 each, at 733 and 735 East 152d street. The property was held at $40,000.

GRAND CONCOURSE—Isaac Portman bought from James F. Walker two five story apartments, 25x100 each, at 2616 to 2620 Grand Concourse, held at $150,000. The sale was made by A. H. Levy.

MONTEREY AVENUE—Morgenstein Bros. sold to the Tiffany Holding Corporation 2027, 2023 and 2015 Monterey avenue, three five story tenements, each 50x100, rented for about $24,000 and held at $150,000.

CORTLANDT AVENUE—Samuel Williams sold the five story apartment house at the southwest corner of Cortlandt avenue and 151st street, which he erected about ten years ago, to Harry Kallman. The building returns an annual rental of over $10,000 and was held at $70,000. Leo Mutchlik was the broker.

BUSINESS LEASES.

M. & L. Hess, Inc., leased 3,200 square feet of space on the thirteenth floor of the Hess Building, Twenty-sixth street and Fourth avenue, to Suzuki & Co. of Koke, Japan, dealers in raw silk, and with Stephen H. Tyng & Co. leased rooms 1601-2-3-4 on the sixteenth floor of 432 Fourth avenue to the O'Connor-Moffatt Co., Inc., of San Francisco, Cal.

D. Zuckerman Company leased stores in 2 East Twenty-third street to Louis Romm and Adolph Klein, and the second floor of the same building to Katz & Co.

Pease & Elliman leased for the Frambro Realty Company to L. Lippi a loft in 344 East Thirty-second street, and the store in 30 West Thirty-ninth street to the Vacation Association, Inc.

RENTS GOELET DWELLING.

Tenant Takes Four Story House at 301 Lexington Avenue.

James Kyle & Sons rented for Robert Walton Goelet the four story dwelling, 301 Lexington avenue, and for Percy C. Thomas the three story dwelling, 680 Lexington avenue.

The Houghton Company with F. and C. Pflomm leased the four story dwelling, 253 West Eighty-fifth street, to Vernon Phebus.

Pease & Elliman leased apartments in 981 Park avenue, for Miss Mildred Hahn to Mrs. V. Wiener; in 81 West Third street, to Arthur V. Nowell; in 523 Madison avenue, for Mrs. G. Fairbanks to Mrs. R. J. Snowdon; in 200 West Fifty-seventh street, for the Rodin Studios to E. H. Grasty; in 144 East Thirty-sixth street, for Lewis McB. Hubbard to Ray Bowes, and to Dr. C. G. Taylor one in 33 East Sixty-third street, for L. D. Waixel and one in 47 East Sixty-first street for W. J. Middleton; also furnished apartments in 13 East Sixty-fifth street, for Miss J. de Marc to H. W. Eaton; in 6 East Fifty-eighth street, for Ernest Thompson Seton to W. S. Dell, and in 1 West Ninety-second street, for Julius Marguseo to Walter E. Dixon; and for Mrs. William Goodman to John H. Church, Jr., the three story dwelling at 121 East Eightieth street.

J. B. English leased the four story dwelling, 230 West Forty-ninth street, to M. Playford.

TO SELL BROOKLYN PARCELS.

Valuable Realty to Be Auctioned Tuesday—Other Deals Reported.

Five parcels of valuable Brooklyn real estate are to be sold at public auction, by order of the United States District Court, by the Jere Johnson, Jr., Company, real estate auctioneers, on Tuesday, February 11, in the Brooklyn Real Estate Exchange, 189 Montague street.

The properties are 654-656 Third avenue and 98-100 Nineteenth street, a frame and brick factory building, brick ice house and two three story single frame tenements, the property having a frontage of fifty feet on Third avenue and fifty feet on Nineteenth street; 96 Nineteenth street, a lot, 25 feet front by 140 feet deep with frame stable in rear; 649-651 Third avenue, two story frame building with stores; 117-119 Nineteenth street, a stable property, and 121 Nineteenth street, a two story brick building; 683 Fourth avenue, a four story brownstone, double flats, and 510 Third avenue, three story brick building, store and flats.

The newly formed Bloch & Steindler Construction Company purchased a tract of land at Coney Island, with a large frontage on Neptune avenue and New street. The company will begin work shortly on the erection of thirty one family bungalows, which will be ready for occupancy in the early summer. The operation will involve about $60,000. The company is composed of Max Steindler, M. Bloch and J. Nass.

Agnes Aitchison sold the two story dwelling, 303 Fourteenth street, to a client of F. C. Sauter.

Realty Trust sold for Alco Building Company the one family dwelling, 2048 Sixty-sixth street, Mapleton Park, to Rae Ilzkin.

BUYS AT FOREST HILLS.

Lemuel Burrows Gets Splendid Home for $65,000.

Guyon L. C. Carl, with the Sage Foundation Homes Company sold for Hugh Mullen the colonial residence at 50 Greenway South, Forest Hills Gardens, L. I., to Lemuel Burrows, president of Castner, Curran & Bullitt, the wholesale coal merchants. The price was $65,000, which was paid in cash. This property is one of the finest in the Gardens development.

E. C. Griffin and P. H. Collins sold the cottage and about one-quarter of an acre of land on the southeast corner of Larchmont and Cherry avenues, Larchmont, N. Y., to a client and rented for Mrs. Lester H. Riley her cottage on Park avenue to Mrs. Charles D. Foote.

Albert Lockwood sold in Yonkers the house 134 Devoe avenue for Peter A. Albertson to Frederick Ostermayer and the house 132 Lee avenue for Allen B. Campbell to E. J. Bates.

Robert E. Farley Organization sold for L. M. Hubbard his house at Philipse Manor, Tarrytown, N. Y., to Gerald B. Gould of New York City.

DeBlois & Eldridge rented for the J. Van D. Reed estate their cottage on Bellevue avenue, Newport, R. I., for the season of 1919 to Mrs. Beatrice M. Pratt.

Thomas S. Burke sold for Frank Knapper, nurseryman, four acres and dwelling at 436 Bellevue avenue, through to Valley avenue, Yonkers.

REAL ESTATE JOTTINGS.

Former Gov. Charles S. Whitman will act as referee in the sale of the loft building at 369 Broadway, to be held at the stand of Joseph P. Day on February 27. The property measures 25x150, extending through to Franklin alley. The action was brought against Vivien H. Mooney and others by the Seamen's Bank for Savings. The judgment is $116,339 and interest and back taxes amounting to $6,514.

Assemblyman W. E. Youker and Senator Alvah W. Burlingame introduced in the Assembly and Senate a bill for the amendment of the Torrens law, putting the State (county) back of the assurance fund.

Arthur C. Sheridan was appointed agent for the Clyde Fitch estate at Bedford Hills, Westchester county, consisting of thirty-six acres, to be sold at private sale.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of owner and attorney.)

Downtown.

(South of Fourteenth street.)

NASSAU ST, 35 to 39, s w cor Liberty st, 79.7x111x irreg—Croydon Corp to Incas Realty Co, 511 Fifth av, q c, Oct 16; atty, T G & T Co, 176 Bway.....$100

FULTON ST, 118 and 120, 25.8x82.3—Max Mendel to Philip Zeitlin, 241 W 108th st, mtg $100,000, all liens, Feb 4; atty, M Britwitz, 277 Bway.....$1

WEST ST, 229 and 230, 50.5x124x50.2x122.7—Clement B Wood to Wm E Conley, 52 Wm st, b and s, c a g, Dec 31; atty, T G & T Co, 176 Bway....$10,000

SAME PROPERTY—The Griscom-Russell Co to same, b and s, c a g, Jan 7; atty same.....$1

STANTON ST, 314, 26.7x26.7—Wolf Beller, Inc, to Abr J Beller, 550 W 160th st, all liens, Jan 3; atty, Isadore Apfel, 299 Bway.....$1

14TH ST, 615 E, 21.10x102.8—Anna M Warren to Kabee Realty Co, 55 Liberty st; attys, Miller & D, 55 Liberty st....$1

East Side.

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

96TH ST, $02 and $04 E, 50x100.8—Marcus Hyman to Jos Leibner, 1421 Madison av, ¼ int, Feb 5; atty, Jacob M Leibner, 63 Park Row....$100

PLEASANT AV, s w cor 108th st, 100.11x93—Ida Brantman et al to Eliz F Rankin, 119 W 77th st, mtg $15,000, all liens, Dec 19; atty, Wm R Adams, 50 Broad st.....$1

West Side.

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

15TH ST, 111 W, 25x102.3—Corn Exchange Bank to Mollie Stutz and Rose Ebel, 448 W 57th st, mtg $11,000, all liens, Jan 20; atty, Title Guar & T Co, 176 Bway.$100

66TH ST, 245 W, 25x100.5 (foreclos Feb 3, 1919)—Thos O'Callaghan, ref, to Stella A Gordon, 1851 Madison av, party in interest, Feb 3; atty, Jos A Seidman, 65 Park Row.....$4,000

85TH ST, 74-78 W, s e cor Columbus av, 100x102.2—Hortense Levine to Lansvoe Holding Corpn, 320 Bway, mtgs $160,000, all liens, Feb 5; attys, Morrison & Schiff, 320 Bway.....$100

AMSTERDAM AV, 588, 25x100—Anna F Deering to Jacques C Cohn, 135 W 79th st, e t, b and s, c a g, Jan 18; atty, Samuel B Hamburger, 2 Rector st.....$1

105TH ST, 41 W, 16.4x100.11 (foreclos Jan 30, 1919)—Enos S Booth, ref, to John A Beall, 26 Behrman st, Morrisania, N Y, ex and trus; atty, C D Witt Rogers, 141 Bway, mtg $11,700.....$300

Uptown.

(Manhattan Island, north of 110th street.)

RIVERSIDE DRIVE, 414, 25.10x111.9x25x118.4—Alex Walker to Leopold Weiss, 2517 7th av, Feb 5; atty, E B Cohen, 51 Chambers st.....$100

115TH ST, 440 E, 16.8x100.10—Alfredo Urbano to Oreste Bandini, 106 44th st, Corona, B of Q, and ano, mtg $4,000, Feb 1; atty, Frank J Rinaldi, 167 E 121st st.....$200

118TH ST, 365 W, 60x100.11—Seamen's Bank for Savings to 210 W 56th St Co, 135 Bway, b and s, all liens, Feb 1; attys, Eisman, L C & L, 135 Bway.$100

SAME PROPERTY—210 W 56th St Co to Harris Mandelbaum, 12 W 57th st, and Fisher Lewine, 110 E 78th st, mtg $55,000, b and s, Feb 3; attys, same.....$1

120TH ST, s s, 100 w Bway, 63 to c l, (closed), x—x42.6x100.11—U S Trust Co, trustee, to Stars & Stripes Realty Co, 51 Chambers st, Feb 3; atty, Jos E Greenberg, 299 Broadway.....$100

128TH ST, 46 W, 18x99.11—Lawmor Impt Co to G Forestermann, 46 W 128th st, mtg $4,000, all liens, Feb 4; atty, Title Guar & T Co, 176 Bway.....$100

141ST ST, 244-246 W, 65x99.11—Hwood Holding Corpn to Hampton Suffold Co, 3 W 101st st, mtg $60,000, all liens, Feb 4; attys, Kurzman & F, 25 Broad st.....$100

Bronx.

(Borough of The Bronx.)

3D AV, s e c 180th st, 96.10x267.8x56.6x270.8—Olds Holding Corpn to Julius H Zieser, 666 Greene av, Bklyn, Dec 30, 1918; atty, N Y Title & Mtg Co, 135 Bway.....$100

SAME PROPERTY—Julius H Zieser to Barclay Holding Corpn, 217 Bway, Feb 5; same atty.....$1

SAME PROPERTY — Barclay Holding Corpn to Ormond Rlty Corpn, 19 W 34th st, mtg $108,000, Feb 5; same atty.$100

TOPPING AV, w s, 165 n 174th st, x 52.6x95—Barnett Fischer to Cora S Bacon, 1740 Anthony av, mtgs $8,000, Feb 1; atty, L T & T Co, 160 Bway.....$1

COLLEGE AV, 1821-1823, w s, runs w 185 to Morris av, n 100 e 50 n e 92.6x irreg x 73—Robt Podgin, Inc, to Felix Rlty Co, 450 Van Buren st, Bklyn, mtg $81,250, Feb 6; atty, Felix Cohn, 450 Van Buren st, Bklyn.....$1

WASHINGTON AV, 1774, e s, 26.2x109.5 also Washington av, 1774, e s, 26.2x109.6—Eleanore A S Hannemann to Oscar Sanders, 1040 Fox st, mtg $16,000, Feb 15; atty, Geo L Rider, 149 Bway.....$100

WASHINGTON AV, 1774, e s, 26.2x109.6—Central Savings Bank to Eleanore A S Hannemann, 326 Parkville av, Brooklyn, Jan 24; atty, same.....$100

WASHINGTON AV, 1774, e s, 26.2x109.5—Same to same, Jan 24; atty, same $14,000

TRINITY AV, 824, s e cor 166th st, 20.8x30.11x31x30.2—Mary Fitzgerald to Jos Hyman, 1 E 166th st, 25x30—Fisher Lewine and ano, exrs, to Caroline Walworth, 937 Boston rd, mtg $5,400, Jan 21; atty, T G & T Co, 176 Bway.....$6,200

SAME PROPERTY—Caroline Walworth to Isabella Zaitz, 935 Park av, Hoboken, N J, mtg $5,000, Jan 30, same atty.....$1

LIVINGSTON AV, w s, at n e cor land conveyed by one, Mary Ann Lent, 50 x irreg x 172x n 35x e 175 s 25—Delafield estate to Henry H Janeway, on w s Livingston av, 200 s 240th st, July 11, 1913; atty, Delafield Estate, 27 Cedar st.....$100

HOE AV, 1568, s w cor 173d st, 30x100—1563 Hoe Ave Rlty Corpn to Sedan Holding Corpn, 217 Bway, mtg $125,000, Jan 31; atty, J H Ziesser, 217 Bway.$1

180TH ST, n s, 125 w Vandegrift av, 103.7 to Webster av x102.3x99x94.5—Koelsch-Hubener Co to Chas M Skemroch, 370 E 139th st, mtg $13,000, Jan 30; atty, John Kadel, 370 E 149th st.$100

168TH ST, n s, 95 e s 3d av, runs s 98.9x e 23.1x s w 59.4x s w 34.1x s w 5.5x w 23.1; also 169th st, n s, 95 e 3d av, runs n 99.9x w 8.6x s 98.7—210 West 56th St Co to Harris Mandelbaum, 12 W 57th st, and ano, Feb 3; attys, Eisman, L, C & L, 135 Bway.....$1

169TH ST, s s, 105 e Morris av, 17x95—Augusta Deilefe to Belle McEvoy, 275 E 169th st, mtg $3,200, Feb 6; atty, Belle McEvoy, 275 E 169th st.....$100

GERARD AV, n s, 124.5 e Bergen av, runs n 28.6x e 43.9x w 52.5—Walter E Phelps to Title Guar & Trust Co, 176 Bway, Feb 6; atty, T G & T Co, 176 Bway.....$100

GERARD AV, n s, 125.10 e Bergen av, 24.11x95.8x24.11x95.8—Wm Smith to Benj Sobel, 501 W 143d st, Feb 6; atty, same.....$100

CLAREMONT PARKWAY, n s, 90.11 e Webster av, 56x83.3—Solomon Bossak to Frances H Bossak, 1383 Washington av, mtg $31,000, Jan 6; atty, Frances H Bossak, 1383 Washington av.....$1

WASHINGTON AV, 1383, 21x150—Solomon Bossak to Frances H Bossak, 1383 Washington av, mtg $5,500, Jan 6; atty, Frances H Bossak, 1383 Washington av.....$1

GRAND BOULEVARD AND CONCOURSE, 2366, e s, 102x51, to Ryer av x102.8x73—Olds Holding Corp to Julius H Zieser, 666 Greene av, Brooklyn, Dec 30, 1918; atty, J H Zieser, 217 Bway.....$100

SAME PROPERTY—Julius H Zieser to Barclay Holding Corp, 217 Bway, Feb 5; atty, same.....$1

SAME PROPERTY—Barclay Holding Corp to Rocky Crest Realty Co, 1511 3d av, mtg $95,000, Feb 5; atty, same..$100

MORTGAGES.

(With name and address of lender and attorney.)

Downtown.

(South of Fourteenth street.)

SOUTH ST, 384; also Front st, 367-369, secures performance of covenants in lease, &c, Feb 5—Sol Haber, landlord, to Isidor Rosenthal, tenant, 223 E 13th st, due Feb 1, 1919, 8%; atty, S S Rubenstein, 140 Nassau st.....$1,500

East Side.

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

40TH ST, 318 E, s s, 25x98.9, Feb 4—Matilda Fitzsimons and Matona Realty Corpn to Jno J Halloran, 81 W 12th st, 2 yrs, 6%; atty, Jno J Cunneen, 11 Wall st.....$12,000

West Side.

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

15TH ST, 111 W, 25x102.3, P M, Jan 20—Mollie Stutz and Rose Ebel to Corn Exchange Bank, 13 William st, 5 yrs, 5½%; attys, Scott, G & H, 46 Cedar st.....$11,000

57TH AV, 833, also 37th st, 304 W, leasehold, a t, Feb 4—Favorita Amusement Co to Nathan Cohen, 1061 57th st, Brooklyn, instals, 180 mo, 6%; attys, Wasserman & E, 27 Liberty st, notes.....$3,000

49TH ST, 446 W, 25.8x100.5, 49th st, 448 W, 16.6x100.8, Jan 27—446 West 49th St Co to Geo Latour, 301 W 46th st, 1 yr, 6%, pr mtg $7,000; attys, Bauerdorf & Taylor, 111 Bway.....$1,000

66TH ST, 245 W, 25x100.5, P M, Feb 3—Stella A Gordon to Martha M Nelson, 247 E 19th st, Brooklyn, and Rebecca J Seidman, 55 Mansfield st, Brooklyn, due Feb 1, 1922, 6%; atty, J A Seidman, 65 Park Row.....$6,000

85TH ST, 74-78 W, s e cor Columbus av, 100x102.2, P M, Feb 4—Lansvoe Holding Corpn to Hortense Levine, 157 W 92d st, due Feb 1, 1922, 6%, pr mtg $152,000; atty, Frederick Lese, 35 Nassau st.....$8,000

Uptown.

(Manhattan Island, north of 110th street.)

RIVERSIDE DRIVE, 414, 25.10x111.9x25x118.4, Feb 5—Leopold Weiss to Alex Walker, 205 W 89th st, due Feb 1, 1919, 6%; attys, Babbage & S, 111 Bway.....$15,000

115TH ST, n s, 100 e Morningside Av E, 80x100.11, P M, Feb 1—210 W 56th St Co to Seamen's Bank for Sav, 76 Wall st, 5 yrs, 5%; attys, Cadwalader, W & T, 40 Wall st.....$55,000

121ST ST, n s, 175 w Amst av, 100.11x175x irreg, Feb 6—Bancroft Holding Co to Samuel Wacht, 790 Riverside Drive, instals, 6%; atty, Samuel Wacht, Jr, 170 Bway.....$22,000

125TH ST, 604 and 606 W, P M, Feb 1—Stars and Stripes Realty Co to U S Trust Co of N Y, 45 Wall st, trustee, 5 yrs, 5½; atty, N Y T & M Co, 135 Bway.....$65,000

SAME PROPERTY, Feb 1—Same to Hy Pistchel, 700 W 172d st, due Feb 15, 1920, 6%, pr mtg $65,000; atty, Max Periman, 35 Liberty st.....$10,000

OLD BROADWAY, n e cor 126th st, 50x100; also Broadway, e s, 50.5 n 126th st, 53.11x100, secures performance of covenants in lease, &c, Jan 15—Michael F Loughman, landlord, to 126th St Garage Corp, tenant, $35 W 126th st, due Feb 1, 1919, 4%, pr mtg $70,000; atty, S C David, 140 Nassau st.....$7,500

141ST ST, 204 and 206 W, 65x99.11, P M, Feb 3—Hampton Suffolk Co to Elwood Holding Corp, 47 W 34th st, instals, 6%; atty, Isaac Josephson, 41 Beekman st.....$1,200

Bronx.

(Borough of The Bronx.)

TOPPING AV, w s, 165 n 174th st, 52.6x95—Cyrus S Brown to Barnett Schaeffer, 1749 Topping av, prior mtg $6,000, Jan 22, due Feb 4, 1923, interest as per bond; atty, L T & T Co, 160 Bway.....$2,000

WASHINGTON AV, e s, 292.4 s 175th st, 26.2x109.6—Eleanore A S Hannemann to Central Savings Bank, 157 4th av, Jan 28, 5 yrs, 5½; atty, L T & T Co, 160 Bway.....$16,000

WASHINGTON AV, e s, 266 s 175th st, 26.2x109.5—Same to same, Jan 28, 5 yrs, 5½; atty, same.....$16,000

SHERIDAN AVE, VYLL RD, n e s at corland Philo Johnson, runs e — to Palisade av x e s and w on curve of Palisade av and Spuyten Duyvil rd to beg—Northern Rlty Co to John E Hayes, 44 E 123d st, Dec 26, 1918, 3 yrs, 5½; atty, J J McKelvey, 43 Cedar st.....$5,725

GERARD ST, n s, 152.10 e Bergen av, runs e 24.11x n 49.9x w 52.4x s 42.9—Buell Robel to Title Guar & Trust Co, 176 Bway, Feb 6, due as per bond; atty, Title Guar & T Co, 176 Bway.....$3,000

SAME PROPERTY — Same to Wm P Smith, 584 E 150th st, prior mtg $5,000, Feb 6, due as per bond; atty, same.$4,700

GERARD ST, n s, 124.5 e Bergen av, runs e 29.6x n 43.9x w 52.5—Walter E Phelps to Title Guar & Trust Co, 176 Bway, Feb 6, due as per bond; atty, Title Guar & T Co, 176 Bway.....$5,000

ASSIGNMENTS OF MORTGAGES.

Manhattan.

113TH ST, 9 E—Geo J Gressman to N Y Title & Mtg Co and N Y Title & Mtg Co to Geo J Gressman, 38 DeKalb av, White Plains, N Y; 2 assns.....$13,000 and $100

74TH ST, s s, 162 w Columbus av, mtge $26,000 and $2,000—John J Wysong et al, trus will John R Marshall, to J Frederic Kernochan and ano, as comm of Marie Marshall, and J F Kernochan and ano, as sal comm; atty, Hy F Miller, 44 Pine st; 2 assns, each.....$1

52D ST, 351-54—Louise Christman et al, admx, to Harlem Sav Bank, 124 E 125th st; atty, Title Guar & T Co, 176 Bway.$75,000

95TH ST, 230-32 E—Amelia M Bauchle to John Poth, 401 E 104th st; attys, Bauchle & Canty, 51 Chambers st.$20,000

72D ST, 102 W, s s, 25x100.8—Julie H Y Paterno to Ralph L Spots, exr, 340 West End av, exr, &c; attys, Kendall & H, 120 Bway.....$40,000

LAFAYETTE ST, 4 w cor White st—Metropolitan Life Ins Co to Dry Dock Sav Instn, 341 Bway; atty, F M Tichenor, 38 Park Row.....$500,000

PARK ROW, 98—Trustees Columbia University to U S Trust Co, 45 Wall st, trus; atty, John B Pine, 62 Wall st.....$15,000

Bronx.

GRAND BOULEVARD AND CONCOURSE, 2500—Creston Realty Corp to Isidor H Kempner, 343 W 57th st; attys, Eisman, L, C & L, 135 Bway.....$1

SAME PROPERTY—Same to Irving Judas, 740 Riverside Drive; attys, same, 1-3 part.....$8,000

SAME PROPERTY—Same to Fisher Lumber, 110 E 78th st; attys, same, 4-9 part.....$1

TIMPSON PL, 679—Wm Haigh, exr, to Mary A Ferris, 139 W 87th st; atty, Lawrence E Tew, 160 Bway.....$6,000

CASTLE HILL AV, 1537—Grace A Motley to Julia A Ford, 616 W 116th st; atty, Title Guar & T Co, 176 Bway.....$6,000

LOT 35, map Briggs estate at Williamsbridge—Michael Sheehan and ano, exrs, to Ella B Borden, 30 W 71st st; attys, Herman & E, 170 Bway.....$1,000

SATISFIED MORTGAGES.

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

Manhattan.

BROADWAY, 2200; Manhattan st, 129—Richard A Henriquez, 656 W 204th st, Gretchen Henriquez, 145 Vermilyea av, and Maria C Henriquez, 13 W 88th st, to Simon M Goldsmith, 320 Convent av, Nov 14, 1916; atty, Albert Zimmermann, 206 Bway.....$3,000

SAME PROPERTY—Same to same, April 11, 1913; atty, same.....$3,000

122D ST, 412 E—Lena Davis to Kath R Neuhoff, extrx, and Irving Hadden, exr, will of Cath Kountze, Aug 17, 1899; atty, Title Guar & T Co, 176 Bway.....$10,000

123D ST, 410 E—Same to same, Aug 17, 1899; atty, Title Guar & T Co, 176 Bway.....$1,000

WEST END AV, s w c 85th st, 102.2x100—Mary W Ells of Cleveland, Ohio, to Howard P Ells, 1404 New England Bldg, Cleveland, Ohio, Oct 29, 1910; attys, Harbert & Maass, 149 Bway.....$50,000

2D AV, w s, 24.8 s 91st st, 24.8x100—Jos 27.4x e 82 to ax n 34.8 to beg—Santo Genoverese, 222 E 29th st, to Fannie Neuburger, Feb 21, 1916; atty, Sidney Nordlinger, 1123 Broadway.....$1,000

LENOX AV, 428—Lottie L Laing, 119 W 123d st, to Morris Loewenstein, 835 Fox st; The Bronx, trustee of estate of Libbie Loewenstein, April 7, 1913; atty, Paul R Gordon, 149 Bway.....$250

3D AV, 1807—Samuel Williams to Frances Noel Stevens Hall, Nichol av, New Brunswick, N J, and Wm Nichol Hall, 3 S Mackenzie, in trust for Wm C Stevens, Dec 1, 1904; atty, Bowers & S, 46 Cedar st.....$13,000

125TH ST, 209 W—Edw Hart, on the premises, to Title Guar & Trust Co, 176 Bway, Jan 27, 1911; atty, Title Guar & Trust Co, 176 Bway.....$8,000

115TH ST, 217 E—Realty Realization Corp 1400 5th av, to The State Bank, 218 Grand st, March 22, 1912; atty, State Bank, 378 Grand st.....$4,600

122D ST, 222 E, 2d av, 25x100.10—Christian Armbruster of Brooklyn to the Greenpoint Sav Bank, 807 Manhattan av, Brooklyn, Oct 9, 1912; attys, C & S Perry, 77 Greenpoint av, Bklyn.....$2,000

88TH ST, 158 W—Geo V and Marguerite Schmitt of Rye, N Y, et al, to Marguerite M Schmitt, Rye, N Y, Nov 20, 1915; atty, Title Guar & T Co, 176 Bway.....$2,000

178TH ST, s s, 175 w Audubon av, 75x94.11—John Glass, Jr, Constr Co to Mortimer C Hewlett and Ambrose G Todd, April 20, 1910; atty, E P Hummel, 111 2d av.....$10,000

SAME PROPERTY—Ellie J Duggan to Mortimer C Hewlett, 116 W 131st st, and Ambrose G Todd, 51 E 58th st, Dec 1, 1911; atty, Title Guar & T Co, 176 Bway.....$12,000

2D AV, 192—Leasehold Jno J Cassidy to Geo Ehret, Nov 11, 1914; atty, E M Burkhard, 111 Bway.....$2,000

98TH ST, s s, 130 w 1st av, 65x100.11—Benj Poth to Jno Poth, 401 E 104th st, Aug 23, 1905; attys, Foster, H & Menke, 59-61 Wall st.....$32,000

46TH ST, n s, 275 w 11th av, 25x100—Samuel D Folsom to Oliver Smith, June 1, 1908; atty, Arthur Smith, 18 Wall st.....$12,000

151TH ST, 469 E—Harry C Hart Realty Co to Dieterich Augelbeck, 11½ E 87th st, Sept 17, 1914; attys, Salter & S, 149 Nassau st.....$7,000

46TH ST, n s, 250 w 11th av, runs n 109x n w — x s 116.8 to n s at x e 25 to beg—Jessie Folsom to Oliver Smith, March 23, 1886; atty, Hy Wacker, 242 W 46th st.....$9,000

SUFFOLK ST, 137—Michael and Rose Teuzer to Samuel Davis, 145 Madison st; atty, H A Gordon, 320 Bway.....$6,000

MECHANICS' LIENS.

Manhattan.

BROADWAY, 204 to 210—Berger Mfg Co agt Broadway-John St Corp, lessee and contractor, Reformed Protestant Dutch Church of the City of New York, owner (renewal).....$815.75

SAME PROPERTY—Same agt same (renewal).....$414.81

SAME PROPERTY—Same agt same (renewal).....$174.47

10TH AV, 2854 and 2858—William D Foster agt Richard A Henriquez, owner; Albert Zimmermann, contractor.$125.10

28TH ST, 204 EAST—Morris Schwartz agt Ida Rothstein, owner (renewal)....$112.60

28TH ST, 228 W—Revolving Door and Fixture Co agt M Groh's Sons, Inc, owner and contractor.....$545

PALISADE AV, w s, at s e cor of property of estate of Isaac G Johnson, 105x249; A J Buschmann Co agt Eurana de Bobula, owner; Thomas T Hopper Co, contractor.....$670.27

TREMONT AV, s s, extending from Andrews av to Montgomery av, 200x400.2—John J Durkin agt Messiah Home for Children and New York Diocesan Council and National Catholic War Council, owners; New York Diocesan Council, contractors.....$1,440

SATISFIED MECHANICS' LIENS.

Manhattan.

47TH ST, 237 E—Edw A Carpenter agt Flintlock Realty Co et al; May 7, 1914.....$1,136.95

SAME PROPERTY—Same agt same; June 1, 1916.....$1,136.95

BOWERY, w s, 100.1 s Canal st—Angelo Maggio agt Atlantic Garden Realty Corpn et al; June 19, 1918 (by bond).....$1,103.06

NATIONS HONOR ROLL

(Continued From Preceding Page.)

TUCKER, Lee Ernest, sergt., Tacoma (WU).
YEATMAN, Basil William, sergt., Vancouver (WS).
ROBINSON, Edward, corp., Elma (WS).
ANDERSON, Theodore C., Seattle (WS).
DUZANI, Charles, Seattle (WS).
MEAGHER, Jack G., wagoner, Seattle (DA).
SHEA, Clarence D., Seattle (WU).
VOG, Holden, Puget Sound (K).

WEST VIRGINIA.

HECKERT, Walter K., corp., Cairo (WU).
SAYRE, Dorca J., corp., Evans (WU).
ADKINS, Virgil C., Lavalett (WU).
ADKINS, Wayne S., Wayne (WU).
CLARK, Albert, Drybranch (WS).
COCHRAN, Charles B., Columbia (WS).
DEGARPERIN, Luis, Kingwood (WS).
DILLEY, Everett, Dunmore (WS).
FLESHER, Guy, Beach (WS).
GIVENS, James, Strange Creek (WS).
HALTERMAN, Albert L., Hall (DW).
KNICELEY, Garrett Bucher, Milroy (WS).
MARASCO, Giovanni, Albert (WU).
MASILSZAK, Antonio, Scarboro (WU).
TAYLOR, Matthew Robinson, Clarksburg (WS).
WHITTEN, Bernie, Bernie (WU).

WISCONSIN.

TACK, Willie J., Major, Spencer (WS).
ARENS, August A., Lieut., Appleton (WU).
CHAMBERLAIN, Charles W., sergt., Kaukauna (WS).
CHAMBERLAIN, Earl, sergt., Mauston (WS).
JUNG, Lucien Frederick, sergt., La Crosse (WS).
COBURN, George, Delavan (WU).
KROLLMANN, Anthony, corp., Milwaukee (WS).
SCHREIBER, Milton, corp., Milwaukee (WS).
AD