# REALTY MARKET NEWS AND COMMENT

## Stratford-Avon Apartment on Riverside Drive Involved in $1,250,000 Deal.

## A. W. HOYT IS THE BUYER

### Synagogue to Make Way for a Thirteen Story Apartment on Lexington Avenue.

The Stratford-Avon, a handsome twelve story apartment house at 210 Riverside Drive, the north corner of Ninety-third street and the drive, which was purchased a little over a month ago by Frederick Brown from J. J. Steindler, has been resold by Mr. Brown to Albert W. Hoyt. The building, which was erected in 1911 by Ferguson Bros. & Forshay, is a modern fireproof structure covering a plot 114.5x152.5. It returns an annual rental of about $100,000 and was held at $825,000.

In part payment for the apartment house Mr. Hoyt gave the operator the following properties, all of which he held free and clear:

Four five story double apartment houses, 28x100, at 280 to 286 St. Nicholas avenue, with a rent roll of approximately $16,000; three five story apartment houses at 426, 428 and 432 West 204th street, each 50x100, renting for $27,000 per annum; a four story American basement dwelling, 18.9x80, at 29 Hamilton Terrace; six lots on the south side of 204th street, 250 feet east of Tenth avenue, and six lots on the north side of the same street, 100 feet east of Tenth avenue.

F. A. Wyckoff, vice-president of the Wood Dolson Company, carried on the negotiations which led to the transaction and Julius Zieser acted as attorney for Mr. Brown. The value of the various properties involved in the deal was approximately $1,250,000.

### FLAT TO REPLACE SYNAGOGUE.

The Congregation Beth Israel, F. E. Bloch, president, one of the most prominent Hebrew congregations in the city, has sold through Douglas L. Elliman & Co. its synagogue at the northeast corner of Lexington avenue and Seventy-second street, where it has worshipped for the past forty years. The purchaser is the newly formed Mordecai Realty Company (Benjamin Mordecai and E. C. Potter), and it is planned to improve the site of the synagogue with a thirteen story apartment building in the near future. The property has a frontage of 45 feet on Lexington avenue and 102.2 feet on the street. The projected apartment house is to contain two apartments on each floor and is to be erected along the most modern lines. S. B. Cardozo and Walter H. Hellborn, attorneys, represented the buyer and seller respectively.

### JACKSON SELLS THE LUCILLE.

Daniel H. Jackson has sold to M. Cohen and B. Klinsky the seven story elevator apartment house known as the Lucille at 122 West 114th street, the southeast corner of St. Nicholas avenue and 114th street. The building occupies a plot 131x118, contains three stores and has accommodations for sixty-one families. The house returns a yearly rental of $34,000, and is assessed at $225,000. It was held at $250,000. Morrison & Schiff acted as attorneys for the purchasers.

### BUYS 62D ST. RESIDENCE.

The Crimmins Operating Company, through William B. May & Co., has sold to Howard Elliott the five story modern whitestone front residence at 15 East Sixty-second street, between Fifth and Madison avenues. This house was reconstructed a few years ago by its former owner, Alfred S. Rossin, who later traded it for the Crimmins residence on East Sixty-eighth street. The building occupies a lot 20.6x100.5, and has an extension running to the full depth of the lot. It was held at $110,000, and adjoins the large residence of Charles Steele. The new owner plans to occupy the house after making extensive alterations.

### TITLE TO BLOCK FRONT PASSES.

Title to the Sonoma and Rockingham apartment houses, occupying the block front on the east side of Broadway from Fifty-fifth to Fifty-sixth street, has been passed to the fiscal agents of the Hotel Commonwealth Construction Company, which plans to erect on the block bounded by Broadway, Seventh avenue, Fifty-fifth and Fifty-sixth streets, a twenty-eight story hotel containing 2,500 rooms, to be run on a cooperative basis. But one parcel in the site remains to be acquired by the hotel company, the Van Colear apartments on the Seventh avenue end of the block, and title to this property is expected to pass shortly.

### 9 WEST BRONX HOUSES SOLD.

A. Blumenthal sold to the Grand Concourse Realty Corporation, Michael Kaufman president, nine modern two family brick and stone houses belonging to a group of eighteen erected about six years ago, at 177th street and Davidson avenue. The houses just sold were held at $150,000 and occupy sites from 25 to 45 feet wide. They are among the best constructed houses in the West Bronx. It is reported that negotiations are now pending for the purchase of the houses by he tenants.

### TAKES 10 YEAR LEASE.

A twenty year lease has been made by Harris & Vaughan for Isabella Lawrence on her our story residence at 130 Madison avenue, between Thirtieth and Thirty-first streets, for a business alteration. The lessee, Benjamin Leavin, will pay an aggregate rental of $120,000 during the term. He will make extensive alterations to the house, which occupies a plot 30x95.

### OTHER SALES IN MANHATTAN.

EAST SIXTY-FIFTH STREET—Pease & Elliman sold for M. Franklin the three story dwelling, 20x100, at 134 East Sixty-fifth street. The buyer will occupy.

EAST THIRTY-THIRD STREET—Pease & Elliman sold for the Salter estate 155 East Thirty-third street, a four story dwelling, 20x98.9, to a client for investment. The estate was represented by George W. Fanning.

EAST THIRTY-FIFTH STREET—Gordon Voodbury bought 24 East Thirty-fifth street, a four story dwelling, 20.8x98. Henry W. De Forest is the seller.

ST. LUKE'S PLACE—Pepe & Bro. sold for Thomas M. Blake 11 and 12 St. Luke's place, two four story dwellings, 42x100; also for Mrs. A. Frazer, 12½ St. Luke's place, a four story dwelling, 21x100. The buyer is the Alentaur Realty Company.

WEST EIGHTY-THIRD STREET—Martha H. S. Neeland sold to Willard S. Allen 310 West Eighty-third street, a three story dwelling, 19x102.2.

EAST SEVENTY-FOURTH STREET—William B. May & Co. sold for Zipporah Prager 129 East Seventy-fourth street, a three story residence, 17x102.2, to a buyer for occupancy.

WEST 140TH STREET—A. M. Robinson sold 271 West 140th street, a five story double flat, 26x100, to Unique Operating Company.

WEST 137TH STREET—A. M. Robinson sold 138 West 137th street, a five story double flat, 30x100, to R. Levinsky.

FIFTH AVENUE—A. M. Robinson sold 2254 Fifth avenue, a six story house, 50x65, to J. C. Thomas.

WEST 134TH STREET—A. M. Robinson sold 118 West 134th street, a five story double flat, 27x100, to a Mr. Altman.

WEST 139TH STREET—A. M. Robinson sold 253 West 139th street, a three story house, 19x100, to Charles Burnham.

### OTHER SALES IN THE BRONX.

EAST 139TH STREET—Fred Oppenheimer sold for the Telham Hoffman Co. the six story apartment house, 37.6x100, at 522 East 139th street, to the Gormax Realty Co., a newly formed corporation.

CRESTON AVENUE—Charles S. Kohler, Inc., sold for the Erda Realty Company, G. A. Kerker president, to an investing client of T. H. Kelley 2444 Creston avenue, a six story apartment house, 62x100, and held at $125,000. Otterbourg, Steindler & Houston represented the seller, an Reuben Tally represented the purchaser.

UNION AVENUE — Joseph Bergmar sold for Mrs. McKelly 227 Union avenue, a two family house, to Dr. Handlemar.

CROTONA AVENUE—Angelo A. Frumento sold the four story building, 24.6x irregular, at 2259 Crotona avenue.

CARPENTER AVENUE—F. William Eggert sold for Joseph S. Wood the dwelling at 4621 Carpenter avenue.

GILBERT PLACE—Jacob Fenning sold for J. Cohen the single flat at 1211 Gilbert place, 25x100, to an investor.

BATHGATE AVENUE—Nelton Realty Corporation bought the apartment at 1826 Bathgate avenue from George Mandel.

SEABURY PLACE — Moses H. Rothstein, representing Weiss & Seligson as attorneys, bought from the 1447-1451 Boston Realty Company 1524 Seabury place, an apartment house, 50x100.

### BUSINESS LEASES.

M. & L. Hess, Inc., leased for the Bradish Johnson estate, represented by Douglas Robinson, Charles S. Brown & Co., the store and basement in the Broadway and Fifth Avenue Building, known as 923 to 925 Broadway, running through to and including 149 to 151 Fifth avenue, to Kahn & Frank, jobbers of hosiery and underwear, at a rental aggregating $150,000.

Pease & Elliman leased a loft in 6 East Thirty-ninth street to the Simmons Company.

A. A. Hageman leased the parlor floor at 60 West Thirty-eighth street to Chambers & Smith, and the three upper floors to Deborah Tarpey; also the front portion of the first loft at 686 Sixth avenue to Charles Kiefer, and the third loft at 687 Sixth avenue to Edward Weil.

Cross & Brown Company leased to Benjamin Barlow the building at 124 West Broadway and 156 Duane street; to the California Products Company, Inc., the building at 93 Grand street; to the Kelly-Springfield Company a floor at the northeast corner of Broadway and Fifty-fourth street; to the Wagner Tire & Rubber Company a floor at 231 West Fifty-fourth street; to the Denby Eastern Distributors, Inc., 549 to 551 West Forty-ninth street; to Robert J. Cummings a loft at 872 Broadway; to Oliver Morosco a loft at 514 to 516 West Forty-sixth street; to B. Zuikin a loft at 233 Broadway; to Bery, Bachnach & Jack a loft at 343 Canal street.

The Norwegian Shipping Commission leased new offices in the Lord Court Building, 27 William street, removing from 290 Broadway.

### RESIDENTIAL LEASES.

Pease & Elliman leased the four story dwelling at 21 East Eighty-third street to Blewett Lee, and the three story dwelling at 311 West Ninetieth street to Miss A. K. Brown.

Pease & Elliman leased apartments in 146 East Forty-ninth street to Mrs. A. Furman; in 56 West Fifty-eighth street to Marcella B. Richards, and in 150 West Eightieth street to Mrs. Jeannette Pfeiffer.

Henrietta J. Bruno leased a furnished apartment, 252 West Eighty-fifth street, to S. H. Silverman.

### SALES IN BROOKLYN.

Meister Builders, Inc., resold the two four story apartment houses at 573 East Twenty-third street and 480 East Twenty-second street, Flatbush, each 60x100, and held at $120,000.

Callon Bros., warehousemen, bought from the Beard estate property at Gowanus Bay and Nineteenth street, held in the market at $250,000. It fronts 250 feet on the bay, extending from Nineteenth to Twentieth street and inland about 600 feet.

The John H. Clason Company sold the two family house at 3014 Cortelyou road for Miss Ellen Fraser to a client for occupancy.

A client of Nathan H. Stone bought the four story tenement building, 25x100, at 115 Pulaski street, from Selig Sacks.

The Crescent Hill Improvement Company sold the plot 60x109, on south side of Eighty-first street, 120 feet east of Narrows avenue and Eighty-first street, to John Munro.

William P. Jones sold for Clinton D. Spader to an investor the plot 100x100 on the southwest corner of Eighty-first street and Eighteenth avenue; also the plot 60x100 on the south side of Eighty-first street, 240 feet east of Nineteenth avenue, and the plot 60x100 on the south side of Eighty-first street, 160 feet west of Twentieth avenue.

### REAL ESTATE JOTTINGS.

The dinner committee of the Westchester County Realty Board has postponed the annual banquet from May 10 to June 12, the later date having been set to accommodate two speakers of national reputation, as well as to bring the occasion closer to the convention of the National Association of Realty Boards.

Wood, Dolson Company were appointed agents for the Rene Apartments at 458 West 143d street.

There will be a dinner meeting of the New York Building Managers Association on Tuesday, May 13, at 6:30 p. m., at the Park Avenue Hotel. The guests will be Robert L. Moran, president of the Board of Aldermen; William E. Walsh, superintendent of buildings for Manhattan, and Walter C Martin, superintendent of the tenement house department, Bronx. There will also be an illustrated lecture on "Communication in the Great War," by H. J. Carroll of the New York Telephone Company.

Stanhope Nixon is the buyer of the dwelling at 46 East Fifty-sixth street, sold recently by Warren Delano. The Douglas-Robinson, Charles S. Brown Company, the broker, reports the holding price at $115,000.

L. Tannenbaum, Straus & Co., were appointed agents of the buildings at 57 to 63 Greene street, through to 64 to 68 Wooster street; 107 to 109 Bleecker street; 111 to 113 Bleecker street; 30 Bond street, and 242 to 250 Fourth avenue.

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## WILL SELL PARCELS FROM TOFTS ESTATE

### Kennelly to Offer Bronx and Manhattan Realty May 21.

A large and varied list of Manhattan and Bronx properties are to be sold at public auction by Bryan L. Kennelly in the Real Estate Exchange Salesroom on Wednesday, May 21. At an executors' sale for the estate of Alexander Tofts Mr. Kennelly will offer 305 East 119th street, near Second avenue, a four story brownstone tenement; 60 East 120th street, near Madison avenue, a five story brownstone tenement; in The Bronx, 411 East 236th street, near Marina avenue, a two story and basement frame dwelling; on the west side of Webster avenue, near 236th street, a vacant plot, 75x150.

At executors' sale for the estate of M. J. Mahoney Mr. Kennelly will sell the entire block front, including two corners, 63, 65 and 67 Prince street, 113 Crosby street, 270 to 276 Lafayette street, comprising four three-story brick buildings, with stores; 44 Cooper Square, opposite Sixth street, a four-story brick business building; a large plot on the east side of Dyckman street, near Nagle avenue; sixteen and a half lots between West 157th and 158th streets near Riverside Drive, 129.11x365.1¼ irregular, including a three-story frame dwelling and ten one-story fireproof garages; a plot at the southeast corner West 206th street and Tenth avenue, size 100x100; 509 to 517 West 155th street, near Amsterdam avenue, six lots with a one-story building thereon, and two Bronx lots on the west side of Bear Swamp road, near Morris Park avenue; an attractive dwelling at Harrington Park, on the north side of Parkside Road, near Norma road, a two-story concrete residence, containing six rooms and bath, on a large plot; two lots on the east side of Hennessy place, near Burnside avenue, in The Bronx.

### OUT OF TOWN TRANSACTIONS.

Frank T. Ostrander bought the residence of Henry I. Muller on Myrtle street, White Plains, Misses Nash & Kennedy negotiated the sale. Otto C. Sommerich, attorney, leased for the summer the home of Harold H. Bennett on Popham road, Scarsdale, through Misses Nash & Kennedy.

George Howe sold two lots at Larchmont Gardens to Emil Renner of New York city, who plans to build a residence for his own use.

Feist & Feist leased the lower part of 847-851 Broad street, Newark, to Young Bros. Hat Company; also rented the building at 921 Broad street to the Liberty Cut Glass Company of Egg Harbor City, N. J., and the building at 226 Halsey street to Peter Monahan for a service station.

Louis Schlesinger, Inc., sold in Newark, N. J., 302 and 304 Seymour avenue, a two family dwelling, 40x100, to Anton Kaufman of Detroit; also to Elizabeth Ottenheimer the residence at 120 Orchard street for William H. Hensel of Philadelphia and for Mrs. Jensine Ronde to Peter J. Donlon of East Orange the two family residence at 200 Amherst street, East Orange, 30x100.

Blumenhein-Reiss, Inc., leased to the Chain Shirt Shops a store in 763-765 Broad street; to the Lorraine Waist Store the building 156 Springfield avenue; the factory and office building at the southwest corner of Miller street and avenue C to the Carrier Engineering Company and the one story building at 491 New Jersey Railroad avenue to the Murray Wire Company.

William C. Fieder sold for Anthony and Conrad Koelhoffer to Barney Taylor the three story brick building, 20x100, at 104 Market street, Newark.

### QUEENS BOROUGH DEAL.

J. Albert Johntra sold the property at 62 Farrington street, Flushing, owned by Mary A. Brown, to Richard Pinkham.

Bulkley & Horton Co. sold 11 Ambler street, Jamaica, a two story dwelling, for the Long Island Bond and Mortgage Company to a client for investment.

Kew Gardens Corporation sold to C. Wooley a plot, 162x376, north side of the Union turnpike, east of Austin street, Kew Gardens.

H. Frankfort sold for Mabel Eta Lackey to Samuel Falitz her home on the north side of Crescent street, Far Rockaway.

## AUCTION SALES THIS WEEK.

MONDAY, MAY 5.

[AT 14 VESEY STREET.]

By Samuel Marx.

29TH ST, #36 W, s s, 275 e 9th av, 25x98.9, 4 sty and 5 dwlg—H O Zurich agt Elysee Realty Co, Inc, et al; Elsman, L C & L, attys; due, $10,680.95.

29TH ST, 338 W, s s, 356.9 e 9th av, 18.2x98.9, 3 sty dwlg—B M Fox agt Elysee Realty Co, Inc, et al; same attys; due, $5,589.38.

TUESDAY, MAY 6.

[AT 14 VESEY STREET.]

By Joseph P. Day.

60TH ST, 411 E, n s, 200 e 1st av, 25x100.5, 6 sty tnmt—R A Caldwell agt Esther Isenberg; due, $20,925.07; taxes, &c, $307.95.

By Henry Brady.

126TH ST, 225 W, n s, 225 w 7th av, 12.6x99.11, 3 sty dwlg—Manhattan Svgs Ins agt M T Stafford et al; Rapallo & K, attys; due, $6,355.43; taxes, &c, $650.

By Arthur C. Smith.

LEWIS ST, 108, e s, 148 n Stanton st, 27x100, 5 sty tnmt and strs—L R Cook et al, exrs, agt Pauline Berkowitz et al, Lookwood & L, attys; due, $27,902.71; taxes, &c, $2,335.93.

[AT 3208 THIRD AVENUE.]

By Joseph P. Day.

133D ST, 352 E, n s, 231.6 e Alexander av, 20x100, 4 sty tnt and strs—S D Thompson agt H M Weill Co, Inc, et al; J B Parr, atty; due, $6,521.15; taxes, &c, $116.15.

PARCEL of land at a point 100 e Riverdale av and — s259th st, runs n 20x e 90x s 20x w 90 to beginning—J J Beagen agt Kath Mulligan; M St John, atty; partition.

By James J. Donovan.

240TH ST, 257 E, n s, 180.2 e Van Cortlandt Park E, being lot 13 on tax map, 2 sty dwlg—Alfred Ashland agt Triangle Con & Realty Co; J F Moynahan, atty; due, $349.27; taxes, &c, $355.49.

By Joseph & Co.

FOX ST, w s, 485.6 n 163d st, 100x184.2, vacant—Hendrik Hudson Co agt Max Hoffman et al; J M Levine, atty; due, $15,880.28; taxes, &c, $770.56.

138TH ST, 450 E, Elder av, 54.10x701.10x — x702.3—City of N Y agt Mott Haven Canal Docks; W P Burr, atty; due, $29,127.06; taxes, &c, $9,890.98.

By I. Lincoln Seide.

BROOK AV, 1305, w s, 130.7 n 169th st, 27.7x80, 4 sty tnt and stores—East River Savings Inst agt Leona Holding Corp et al; F R Villinger, atty; due, $9,409.47; taxes, &c, $58.

WEDNESDAY, MAY 7.

[AT 14 VESEY STREET.]

By Henry Brady.

WILLET ST, 32, e s, 168.9 n Broome st, 26x100, 5 sty tnt and stores—N Y Life Ins & Trust Co agt Louis Michalsky et al; Emmet & P, attys; due, $26,431; taxes, &c, $440.

THURSDAY, MAY 8

[AT 14 VESEY STREET.]

By Henry Brady.

TREMONT AV, 412 E and 414 E, e s, 116.4 s Webster av, 46.2x90.8x46x97.10, 2 three sty tnmts and stores—Kohre Assets Corp agt M E Mullins et al; N M Behr, atty; due, $7,676.78; taxes, &c, $4,651.12.

By Joseph P. Day.

119TH ST, 11 W, n s, 123.5 w 5th av, 14x65.4x14.6x61.7, 3 sty tnmt and str—Brooke Estate, Inc, agt Sam Siskind et al; T W Foster, atty; due, $6,445.78; taxes, &c, $283.32.

[AT 3208 THIRD AVENUE.]

By James J. Donovan.

174TH ST, 452 to 456 E, e s, 153 e Park av, 65x100, 1 sty bakery, leasehold—Mars Braines agt Saml Hershenstein, trste, &c, et al; W W Lesselbaum, atty; due, $1,447.38; taxes, &c, $250.

FRIDAY, MAY 9.

[AT 14 VESEY STREET.]

By Joseph P. Day.

CHRYSTIE ST, 182, e s, 100 n Rivington st, 25x100, 5 sty tnmt and strs—Dry Dock Savs Inst agt Adolph Schlesinger et al; F M Tichener, atty; due, $16,356.75; taxes, &c, $763.

## TRANSACTIONS RECORDED.

### TRANSFERS.

(With name and address of owner and attorney.)

**Downtown.**

(South of Fourteenth street.)

BLEECKER ST, 111-13, n s, 51x100—Henry and Richard Sidmours to Stephen A Powell, Essex, N Y, 2-3 parts, mtg $50,000 on whole, April 4; atty, T G & T Co, 176 Bway.....$100

SAME PROPERTY—Same et al as exrs to same, 1-3 part, mtg $50,000 on whole, April 24; atty, same.....$30,000

BLEECKER ST, n w c Greene st, 49x100—Herbert Parsons, individ, et al, exr to S A Powell, at Essex, N Y; atty, T G & T Co, 176 Bway.....$100,000

BOND ST, 30, n e s, 26.9x100—Greenwich Sav Bank to 30 Bond St Realty Co, 5 Great Jones st, mtg $24,000, all liens; atty, T G & T Co, 176 Bway.....$100

BROAD ST, 82-84, 52.1x88.10x irreg—Helen Herbert to Saml Untermyer, 2 E 64th st, b and s, c a g, April 30; atty, Irwin Untermyer, 120 Bway.....$100

FRONT ST, n s, 366 w Jackson st, 34x100; Front st, 348, n s, 400 w Jackson st, 19.10x70—Jas F Cosgrove to Jno Sweeney, Montvale, N J, all liens, May 1; atty, R B Moffatt, 894 Bway, Bklyn.....$1

MULBERRY ST, 227, w s, 98.11x25x irreg—Lincoln Trust Co, exr, to Listowel Realty Co, 27 Cedar st, April 30; attys, Knox & Dooling, 27 Cedar st.....$100

PITT ST, 21-23, w s, 40x50—Lena Neuman to Emilie Sacher, Rutherford, N J, all liens, April 8; atty, A Grasnick, Hall of Records.....$1

STANTON ST, 126, s s, 25x75—Sophie Sommers and ano to Mary Kane, 213 Willis av, mtg $32,000, all liens, May 1; atty, S Bitterman, 309 Bway.....$10

STANTON ST, 251, s s, 25x75 (foreclos, April 29, 1919)—A Welles Stump, ref, to Alice M Carey, Tuxedo Park, N Y, and ano, exrs, May 21; atty, F de P Foster, 44 Wall st.....$20,000

STANTON ST, 318, n s, 24.5x75 (foreclos, April 23)—Sidney Rossman, ref, to Citizens Sav Bank, 56 Bowery, May 2; attys, Beall & R, 141 Bway.....$15,000

13TH ST, 140 W, s s, 25.9x103.3—Guaranty Trust Co, trustee, to Suzanne Bartlett, 140 W 13th st, April 23; atty, T G & T Co, 176 Bway.....$17,500

**East Side.**

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

23D ST, 321 E, n s, 25x98.9—Metropolitan Life Ins Co to Millie Rosenberg, 894 Riverside Drive, h and s, c a g, all liens; attys, Butcher, T & F, 1 Madison av.$100

31ST ST, n s, 135 e 3d av, 18.9x98.9—R A Brown et al, trustees, &c, to Frank J Dunn, 139 E 93d st, mtg $5,000; atty, N Y T & Mtg Co, 135 Bway.....$100

39TH ST, 107 E, n s, 25x98.9—Agnes H Cravath to Fitz-Henry F Tucker, 319 W 92d st, mtg $30,000, all liens, April 29; atty, Title Guar & T Co, 176 Bway.$100

80TH ST, n s, 149.9 e 5th av, 25.5x102—Gustave S Boehm et al, exrs, to Bolton R & C Co, 685 Madison av, q c, April 28; atty, Rose & P, 128 Bway...$80,000

87TH ST, n s, 188.10 e Park av, 18.8x100.8—Ella Q F H Boyd (Holcombe) to Chas Q Freeman, 69 E 92d st, ½ part; confirmation deed, all liens, Feb 9, 1914; atty, Lawyers T & T Co, 176 Broadway.....$1

SAME PROPERTY—Chas Q Freeman et al to Jacob Zinman, 1090 Park av, mtg $9,000, April 23; atty, same.....$1

95TH ST, 337-9 E, s s, 45x100.8—Union Chemical Glassware to Abr Wuchsert and ano, 31 W 135th st, mtg $23,250, April 30; atty, T G & T Co, 176 Broadway.....$100

106TH ST, s s, 22.5 w 3d av, 25x100.11—Jno McCabe to Michael Keane, 1217 3d av, all liens, mtg $12,000, Feb 19, 1918.$1

107TH ST, 55 E, n s, 18x100.11—A F Silverman and ano, exrs, to Paul Tropp, 55 E 107th st, April 10; address, 150 Nassau st.....$100

109TH ST, 232 E, s s, 25x100—Lottie H Llon to Francesco P Arboling, 324 E 109th st, all liens, mtgs $10,000, April 30; atty, Leo Schafran, 51 Chambers st.$100

**West Side.**

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

6TH AV, n e cor 16th st, 29.10x65—15 West 20th Co to Jennie Breit, 222 6th av, all liens, April 30; atty, N Y T & M Co, 135 Broadway.....$1

SAME PROPERTY—Jennie Breit to Wm Breit, 222 6th av, all liens, mtg $59,000, April 30; atty, same.....$1

27TH ST, 242-4 W, n s, 75x98.9—J Geo Flammer to Fur Merchants Cold Storage Co, 240 W 28th st, mtg $65,000, all liens, April 11; atty, T G & T Co, 176 Broadway.....$100

28TH ST, 406-26 W, s s, 250x103.4x irreg—Listowel Realty Co to Princeton Realty Corpn, 32 Liberty st, mtg $690,000, all liens, April 30; attys, Knox & D, 27 Cedar st.....$100

BROADWAY, n s e c 56th st, 121.8x88.7x120.2x122.7, 158th st, s s, 294.2 w Bway, 18.8x100—Geo W Mooney to Hy W Mooney, 73 W 50th st, and ano, in trust, a t; atty, Lawyers T & T Co, 160 Broadway.....$1

SAME PROPERTY—Hy W Mooney et al to E L Barnett, 18 E 41st st, mtg $400,000, April 26; atty, same.....$1

SAME PROPERTY—Wm L. Mooney to same, mtg $400,000, April 26; attys, Blandy, M & S, 37 Wall st.

56TH ST, s s, 425 w 8th av, 25x100.5, 56th st, s s, 325 e 9th av, 25x100.5—Lexington Park Realty Co to 334-36 W 56th St Realty Corpn, 6 E 39th st, mtg $44,000, all liens, April 30; atty, Lawyers T & T Co, 160 Bway.....$100

57TH ST, 29 W, n s, 25x100.5—Cath A C Rogar to Adolph Lewisohn, 881 5th av, mtg $75,000, same to, March 28; atty, Title Guar & T Co, 176 Bway.....$100

57TH ST, 29 W, 22x100.5—Edw W Barnes and ano, exrs, &c, May C Dodge to Adolph Lewisohn, 881 5th av, April 30; atty, Title Guar & T Co, 176 Bway.$100

79TH ST, n s, 284 w Amsterdam av, 16x102.2—The Edmond Francis Realty Co to L Ferguson, 205 W 92d st; attys, Scott, O & St, 44 Cedar st.$100

80TH ST, n s, 256.5 w Columbus av, 25x100.9—M K L Realty Corpn to Irene A Pentz, 44 W 94th st, mtg $18,000, all liens; atty, Title Guar & T Co, 176 Bway.....$1,000

**Uptown.**

(Manhattan Island, north of 110th street.)

117TH ST, 203 E, n s, 24x50—Metropolitan Sav Bank to Peter Dahl, 112 W 100th st, q c, all liens, May 2; atty, M F Johnson, 111 Bway.....$8,000

SAME PROPERTY—Peter Dahl to Jas L Van Zant, Woodcrest av, White Plains, N Y, all liens, mtg $7,000, atty, same.....$100

119TH ST, 113 E, n s, 25x100.10—Lawyers Mtg Co to Hannah L Realty Co, 115 W 99th st; atty, Title Guar & T Co, 176 Bway.....$100

120TH ST, n s, 98 e Pleasant av, 20x100.4—Francis A Swartz to West 143d Realty Corpn, 619 99th av, all liens, May 1; attys, Schwartz & K, 299 Bway.$1

120TH ST, 349-53 E, n s, 49.4x50.5x irreg—Hymbeck Realty Corpn to Becky Levy, 773 Amsterdam av, mtg $34,000, May 2; atty, Leo Schafran, 51 Chambers st.$100

121ST ST, 75 E, 20x100.11—Jno J Mulcahy, exr, to Jos Burghelimer, 73 E 121st st, mtg $10,000, all liens, May 1; atty, Title Guar & T Co, 176 Bway.....$10,500

125TH ST, 505 W, n s, 25x99.11—Leopold Lowy to Pauline Lowy, 889 Irvine st, Bronx, mtg $24,500, b and s, April 28; atty, Sigmund Wechsler, 295 Bway.....$1

8TH AV, 2210, n e cor 131st st, 27.2 W, 25x100—Louis J Ellinger to Chas Saimone, 444 Bowery, mtg $26,000, April 26; atty, Title Guar & T Co, 176 Bway.....$1

138TH ST, 553 W, s s, 17.5x99.11—Wm Goldstone to Moses Zlotchew, 260 W 146th st, mtg $5,750, May 1; atty, Abr L Levy, 49 Jefferson st.....$100

136TH ST, 159 W, n s, 12.6x99.11—Peter Dahl to Fitzgerald Morris, 142 W 133d st and ano, mtg $3,500, April 30; atty, Title Guar & T Co, 176 Bway.....$100

7TH AV, 2322, s w cor 127th st, 22.4x100—A Kohn to Walter T Kohn, 243 W 101st st, mtg $12,000, Feb 21; atty, Title Guar & T Co, 176 Bway.....$1

SAME PROPERTY—Walter T Kohn to L H Dean, 49 W 138th st, mtg $12,000, all liens, April 30; atty, same.....$100

140TH ST, 274 W, n s, 25x99.10—F de P Foster, trustee, to Unique Operating Co, 2412 7th av, b and s, all liens, May 1; atty, Lawyers T & T Co, 160 Broadway.....$81,000

142D ST, 147 W, n s, 27x99.11—Ignatz Herrman et al to Herman Mergenthaler, 2699 8th av, mtgs $13,750, April 28; atty, T G & T Co, 176 Broadway.....$100

7TH AV, 2330, 19.5x100—Metropolitan Sav Bank to Listowel Realty Co, 27 Cedar st, all liens, May 1; attys, Knox & D, 27 Cedar st.....$15,500

150TH ST, s s, 80 e Amsterdam av, 17.9x98.11—Cath A C Rogar to Adolph Lewisohn, 881 5th av, mtg $75,000, same to, March 28; atty, Title Guar & T Co, 176 Bway.....$100

157TH ST, s s, 325 e Amsterdam av, 50x99.11—H W G Realty Co to Arthur Realty Corpn, 99 Nassau st, mtg $40,000; attys, A & H Block, 99 Nassau st.$1

158TH ST, n s, 125 e Broadway, 100x99.11—210 West 56th St Co to West 156th St Realty Co, 309 Broadway, mtg $125,000, all liens, April 25; atty, Alva Crosney, 309 Broadway.....$100

AUDUBON AV, w s, 63 n 166th st, 37x70—Jno Robertson et al to Claus H Muller, 546 W 162d st, mtg $20,000, all liens, April 30; atty, T G & T Co, 176 Bway.....$1

AMSTERDAM AV, s w cor 175th st, 100x150—Bavarian Realty Co to Pennant Realty Corp, 320 Broadway, mtg $190,000, all liens, May 1; attys, Morrison & Schiff, 220 Broadway.....$100

176TH ST, s s, 100 w Audubon av, 75x87.1—Madaline Realty Corpn to Jas E Carty, 443 Ashford st, Brooklyn, mtg $52,000; atty, N Y T & M Co, 135 Broadway.$100

177TH ST, s s, 100 w Wadsworth av, 50x99.11—Daniel F Mahoney to Nicholas P Walsh, 19 S 18th st, ½ part; atty, Lawyers T & T Co, 160 Broadway.$100

SAME PROPERTY—Annie E Mahoney et al, exrs, to the Temple Gate of Hope, 1409 St Nicholas av, ½ part; atty, Lawyers T & T Co, 160 Broadway.....$9,000

SAME PROPERTY—Annie J Mahoney to same, ½ part, q c, April 29; atty, same.....$1

SAME PROPERTY—Nicholas F Walsh to same, ½ part, April 29; atty, same.$9,000

**Bronx.**

(Borough of The Bronx.)

168TH ST, 764-8 E, s s, 75x125—Robt J Moorehead to Arthur D Eaton, 352 W 123d st, mtg $50,000, May 1; atty, P Lenz, 35 Nassau st.....$100

SAME PROPERTY—Arthur D Cahn to Alva Constn Co, 35 Nassau st, mtg $65,000, May 1; atty, same.....$1

GLEASON AV, 2843, n s, 25x108—Hudson F Rose Co to Hudwill Corpn, 7 W 46th st, April 7; atty, N Y Title & Mtg Co, 135 Bway.....$1

SAME PROPERTY—Hudwill Corpn to Maria Desiato, 286 E 238th st, mtg $3,000, April 21; atty, same.....$1

FAILE ST, 891, w s, 25x100—Mary G Grief to McCarthy-Macy Co, 882 Faile st, mtg $7,300, Aug 10, 1917; atty, Title Guar & T Co, 176 Bway.....$100

SAME PROPERTY—McCarthy-Macy Co to Lottie Goodman, 891 Faile st, mtg $4,500, April 30; atty, same.....$100

150TH ST, 146 E, s s, 18.8x100—Marie J Wood to Vincent M Jelliffe, 67 Steck av, New Dorp, Staten Island, and ano, April 29; atty, Title Guar & T Co, 176 Broadway.....$1

SAME PROPERTY—Vincent M Jelliffe et al to Josephine Bardat, 140 E 150th st, May 1; atty, same.....$28,000

PITMAN AV, 1714, s w cor Digney av, 25x100—Pauline Lederman to John C Muller, 2444 Valentine av, mtg $3,500, April 30; atty, N Y Title & Mtg Co, 135 Broadway.....$1,900

RYER AV, 2342, e s, 75x100—August Eimer to Stark Spitzer & Co, 2517 7th av, mtg $41,500, May 1; atty, Title Guar & T Co, 176 Bway.....$1

VYSE ST, 1485, w s, 25x100—Fred Fischer to John Jaeger, 1867 Fox st, mtg $3,000, May 2; atty, Title Guar & T Co, 176 Bway.....$100

UNION AV, 509-11, w s, 39.3x100—Fredk Wm to Paul Nash, 355 Cypress av, mtg $25,000, May 1; atty, Title Guar & T Co, 176 Bway.....$100

MANIDA ST, 888, n s, e s, 25x100—Robt G Wildnauer to Leo Lesem, 1263 Franklin av, mtg $6,000, April 30; atty, Title Guar & T Co, 176 Bway.....$1

CRESTON AV, 2761, s s, 16.9x100—Herman F Lampe to Edw R Bowe, 2761 Creston av, mtg $2,250, April 30; atty, E R Bowe, 2761 Creston av.....$1

UNION AV, 771 and 773, s s, 116.2 s Westchester avenue, 50x110.8—Bertha Schmuck to Tony Freed, 171 E 81st st, mtg $36,000, May 1; atty, Hy W Fried, 200 Bway.....$1

VALENTINE AV, 2242, w s, 75x100—August Elmer to Stark Spitzer & Co, 2517 7th av, mtg $41,500, May 1; atty, T G & T Co, 176 Bway.....$1

179TH ST, n s, 79.9 w Grand blvd and Concourse, 50x100—Edw Lewel Russell to Jennie Rudinsky, 409 W 129th st, mtg $7,000, May 1; atty, N Y T & M Co, 135 Bway.....$100

GRAND BLVD AND CONCOURSE, w s, 189.8 e 188th st, 50x85.11—Ewal Realty Corp to Philip Shapiro, 2556 E 17th st, Bklyn, mtg $15,000, May 1; atty, N Y T & M Co, 135 Bway.....$100

VYSE AV, w s, 25 s 172d st, 40x100—Sophie M Olsen to Max Malpern, 252 W 148th st, mtg $35,000, May 2; atty, Gustav Halpern, 252 W 148th st.$100

DECATUR AV, s e cor 199th st, 49.6x100—Geo O Marrin to Kopson Realties, Inc, 30 Church st, mtg $30,000, May 1; atty, N Y T & M Co, 135 Bway.....$1

FULTON AV, w s, 108.11 s 174th st, 17.11x83.6x184.2—Tillie Welsberger to Henry Reece, 1779 Fulton av, mtg $4,500, April 30; atty, T G & T Co, 176 Bway.....$100

LAFAYETTE AV, n e cor Faile st, 150x105x irreg—Christian G Kuhner to Temple Beth Elohim, 561 Southern Blvd, April 15; atty, T G & T Co, 176 Broadway.....$100

LOT 31, map 128 lots Brady Realty Co—Henry J Crawford to Albert Brunelli, 3432 Edison av, May 2; atty, Albert Brunelli, 3432 Edison av.....$100

STEBBINS AV, s s, 100 e Freeman st, 25x110x25x108.8—Margaretta O'Neill to Herman Gold