REAL ESTATE NEWS, NOTES AND GOSSIP

Advisory Council Indorses Plan for Exempting Mortgage Interest From Tax.

APPROVES $40,000 LIMIT

Holds Measure Would Remove One of Principal Causes of Housing Shortage.

The Advisory Council of Real Estate Interests has joined with the Merchants Association of New York in its indorsement of the proposed Federal legislation exempting mortgage interest from the Federal income tax law.

The council after a careful study of the situation has concluded that there is a grave need for doing something to remove one of the principal causes of the present housing shortage in the city, State and nation. Although mortgage security was of unquestioned value during the war period, the necessity for new Federal revenue brought as high as 60 and 70 per cent. taxes from all sources onto the heads of the larger taxpayers, with the result that they were compelled to seek relief through tax exempt securities. With this, the council says, came a marked increase in the amount of tax exempt bonds for sale, particularly municipal bonds.

In view of these conditions the council has issued the following statement:

"The disturbed condition of the mortgage market and the responsibility felt by many members of this council for their inability to handle as large an amount of mortgage money as appears to be expected of them has led us to take a special interest in the proposal of the housing committee of the Merchants Association of New York that exemption from the Federal income tax shall be extended to all interest on mortgages owned by a taxpayer to a principal of $40,000 or less.

"It is well known that municipal issues and good real estate mortgages usually offer about the same interest return. Discrimination against the real estate mortgage was inevitable when half or two-thirds of the interest was taken by the Federal Government by direct taxation and the municipal, State and national bonds were made either entirely or very largely exempt. Being of the opinion that the exemptions accorded to the other securities will not be materially modified within the next few years, the advisory council urges that the discrimination against mortgage interest shall be removed to the extent proposed by the Merchants Association. It believes that the real estate market can be adequately financed by allowing an exemption on no more than $40,000 of mortgages in one ownership, and such a limitation obviates the charge that mortgages will be made available for evading the heavy income tax on the very wealthy classes.

"The council therefore approves of the McLaughlin bill now pending before Congress and has assured the Merchants Association of its support and cooperation."

AMSTERDAM AVE. FLAT SOLD.

Sharp & Co. have sold for Franklin L. Partridge 1969 Amsterdam avenue, a six story apartment building having accommodations for thirty-six families and four stores, on a plot 50x100, adjoining the corner of 158th street, to the McMorrow Engineering and Construction Company. The building rents for $14,000 and was held at $100,000. The seller was represented by Lord, Day & Lord, as attorneys, and Thomas McMorrow represented the purchasers.

39 VANDEWATER STREET SOLD.

The Emigrant Industrial Savings Bank through Thomas J. O'Reilly sold 39 and 31 Vandewater street, a four and five story warehouse building, 48.6x100, which was taken over by the bank on a foreclosure action a few years ago. The holding price was $35,000.

SELLS 38 RIVERSIDE DRIVE.

Pease & Elliman sold for the Equitable Trust Company the five story American basement private dwelling at 38 Riverside Drive, lot 20x100. The holding price was $60,000.

OTHER SALES IN MANHATTAN.

COLUMBUS AVENUE — Samuel H. Martin has sold for Elizabeth P. Robbins of Southampton, L. I., 691 Columbus avenue, adjoining the northeast corner of Ninety-third street, to a client. This property has been in the hands of Mrs. Robbins for over twenty years.

WEST 145TH STREET—Egbert Mills sold the residence of Dr. M. J. Mandelbaum at 332 West 145th street to Dr. W. O. Carpenter.

EAST 16TH STREET—Pepe & Bro. have sold for Mrs. Josephine M. Cole at 6 East Tenth street, a four story basement brick dwelling, 25x100.

WEST 127TH STREET—Pepe & Bro. sold for P. F. McDonald the three story and basement dwelling, 19.4x103.3, at 72 West Twelfth street.

WEST TWENTY-SEVENTH STREET.—Ames & Co. sold for the Farmers Loan and Trust Company to G. S. Lavigne the building on lot 20.6x100 at 50 West Twenty-seventh street.

WEST 193D STREET—Henry Dahnke & Bros. sold 463 West 163d street, a five story flat, 25x112.6, for Adolphine C. Becker.

SEVENTH AVENUE—The I. V. Cohen Company bought from the Kingmedel Realty Corporation the six four story dwellings at the northwest corner of 139th street and Seventh avenue, on a plot 100x100, held at $100,000. The buyer will alter the buildings into stores and apartments.

LEWIS STREET—Morris London sold 15 and 17 Lewis street, a five story building, 40x50, near Broome street, to Morris Pressen and Louis Singer. Joseph Gans was the broker.

WEST 138TH STREET—Nail & Parker sold for the Equitable Life Assurance Society premises 205, 223 and 229 West 138th street, three three story buildings, each 17x99.11.

WEST 98TH STREET — Arthur E. Marsh resold to an investor a six story apartment, 50x100.11, at 254 and 256 West Ninety-eighth street, held at $140,000 and renting for $20,000.

EAST FIFTH STREET—Fred Oppenheimer sold for Anton Szylagyi the four story and basement brick single apartment house on lot 22x95 at 744 East Fifth street, near Avenue C.

OTHER SALES IN THE BRONX.

WALTON AVENUE—J. Clarence Davies sold for Charles Putzel to Emma Christain at 2267 Walton avenue, 128 feet south of 183d street, a two-family brick house, on lot 20x95.

EAST 140TH STREET—Fred Oppenheimer sold for the trustees of the late Edward O'Gorman the two story and basement private dwelling, on lot 16x100, at 432 East 140th street.

FAILE STREET—Albert D. Phelps sold for M. Kronfeld to Dr. S. Sheiman the three story dwelling, 20x100, at 1032 Faile street.

CORLEAR AVENUE—Cahn & Pittman sold to Silvester Dias and Marie Dias a dwelling, lot 25x111, at 3135 Corlear avenue.

EAST 165TH STREET—James F. Hunter has sold to Max Tikelman 730 East 165th street, a three story tenement, 19.03x100.

CRIMMINS AVENUE—The Stebbins Realty and Construction Company, J. Malino president, sold to an investing client of Joseph Herzog the five story new law apartment house at 317 and 319 Crimmins avenue, on a plot 48x100.

GRAND AVENUE—Cahn & Cahn resold 2310 Grand avenue, a two story brick dwelling and garage, to Lucy M. Nathanson, through Morton M. Green.

BRONX BOULEVARD—F. W. Eggert sold for Mary Miller the dwelling at 4718 Bronx Boulevard to F. Geisa, 45x95.

EAST 224TH STREET—F. W. Eggert sold the two family dwelling at 673 East 224th street for Henry Ehlen.

MATILDA AVENUE—F. W. Eggert sold the two family dwelling, 50x100, at 4616 Matilda avenue for L. Olsen.

RICHARDSON AVENUE—F. W. Eggert sold the two dwellings, plot 50x100, at 4631 and 4633 Richardson avenue for Frank Meng and the dwelling at 4553 Richardson avenue for M. B. Roder.

COMMERCIAL LEASES.

A. A. Hageman leased the third loft, 406 Sixth avenue, to Simon Garelick, and the fourth loft to Louis Heffer.

Pease & Elliman leased for the Simcoe Realty Corporation the store in 23 East Forty-eighth street, between Madison avenue and the new Vanderbilt avenue extension, to the Tile Craft studio.

Ames & Co. leased for the Bradley Construction Company to the M. Dorn Company the property comprising sixteen lots on Tompkins, Stanton and Mangin streets, together with the docks and waterfront connecting with the same.

J. Arthur Fischer leased to the Altoona Music Roll Company the centre store on the Forty-second street side of the building at the southwest corner of Sixth avenue and Forty-second street; also to B. S. Bonaventure a loft in 337 West Thirty-eighth street.

The Duross Company leased the building at 81 West Eighth street for Charles Perceval to August Lelli.

RESIDENTIAL LEASES.

The Houghton Company renewed the leases of houses at 453 West Fifty-seventh street; 137 West Sixty-fourth street; 141 West Sixty-fourth street; 143 West Sixty-fourth street; 147 West Seventy-first street; 50 and 52 West Eighty-second street; 150 and 152 West Eighty-fifth street; 131 West Ninety-fourth street; 62 West Ninety-fifth street, and 300 West Ninety-seventh street.

Bastine & Co., Inc., leased apartments at 54 East Thirty-fourth street to John E. Mercer; 48 East Thirty-fourth street to Orpha Stilgenbaur; 48 East Thirty-fourth street to Farquson Johnson, and 52 East Thirty-fourth street to Miss E. Bingham.

Duross Company leased the four story brownstone house at 34 West Twelfth street to Frederick Bellamy; the studios at 64 West Ninth street to Francis W. Snow, Rene La Coste, Helen MacGeorge, Louis H. Moos, Loretta Hall, J. Merritt Matthews and Elizabeth Weamer; the studios at 49 and 51 West Twelfth street to Albert E. Smith, H. W. Hall, Robert Huston, Margaret Sterling, Frances Mallett, Mary H. Tolman, Helen McGlade, Lillian H. Vinton, Eleanor L. Vinton, M. K. Rausch, Lillian De Muth, William Ryle, John K. Brachvogel and Margaret Brown.

Goodwin & Goodwin rented to J. G. Einstein the three story and basement dwelling at 60 West 120th street.

Samuel H. Martin leased for the estate of Charles Garneau the private dwellings at 161 and 163 West Sixty-fourth street to Mrs. Michael Mulcahy.

The Houghton Company with Sharp & Co. leased for a period of five years the four story and basement dwelling at 102 West Seventy-fourth street, on a lot 20x8x102.2, to Louis Seidman.

Pease & Elliman leased furnished to George C. Hollister the four story and basement 19 foot dwelling at 23 East Sixty-first street, between Madison and Park avenues; to Ashbel H. Barney the five story American basement dwelling at 16 East Ninety-sixth street; an apartment, furnished, in 646 Madison avenue, to A. Augustus Low; in 123 East Fifty-third street, furnished, to E. Verge; in 19 West Fifty-fourth street, to Edward W. Murphy; in 17 West Forty-ninth street, to Mrs. E. Binks; in 317 West Eightyy-ninth street, furnished, to Henry T. Dumbell, and in 601 West 115th street, furnished, to Henry Homes.

J. Arthur Fischer leased to Mathias Fandor an apartment in 104 and 106 West Fortieth street, and to J. Bakers an apartment in 34 West Thirty-seventh street.

BROOKLYN TRANSACTIONS.

John R. Davidson sold for the Clinbrook Realty Company two five story apartments at 323 and 325 Clinton street to the Westbrook Realty Company, which gives in part payment the residence, with grounds, on River avenue, known as the Fargo cottage, at Monmouth Beach, N. J.

Bulkley & Horton Company sold 81 Waverly avenue, a three story three family single flat for Mary Scully.

B. J. Sforza sold for William Meyer the two story brick two family dwelling, on lot 20x100, at 1324 Sixty-ninth street.

Martin Company leased the entire third floor at 58 Court street to James P. Mingino for five years.

Charles C. Stelle sold the three story and basement brick house at 19 Prospect place for William H. Foddy to Regina Clairmont.

The McInerny Klinck Realty Company sold the two family semi-detached frame dwelling, 20x100, at 1269 New York avenue for Beatrice Petersen to a client for investment.

John H. Lawrence sold for the estate of Luther Laffin Kellogg the following properties: 425 and 429 Lincoln avenue, two two story and basement dwellings, each 25x100, and the intervening vacant lot, 25x100, at 427; also 442 Fifty-fourth street, a three story and basement dwelling, on lot 30x100.

RICHMOND NOTES.

Moffatt & Schwab sold for Richard Baylor his house at 15 Ellsworth place, Castleton Corners, to Mrs. Charlotte Connery of Stapleton.

Duross Company sold 854 Richmond Terrace, running through to First street, New Brighton, a three story and basement dwelling, on an acre of ground, for Mrs. L. McAvoy to Michele Stroffolino.

Moffatt & Schwab sold for John McCarthy of West New Brighton a stucco house on Cebra avenue to James D. McKenzie.

OUT OF TOWN TRANSACTIONS.

Mrs. C. M. Murdoch sold in Larchmont for W. J. T. Lynch, his residence facing Fountain square with about half an acre of land and large garage, to Edwin Codet of Brooklyn; for Mrs. Emanuel Levy, her home adjoining the Lynch property at the corner of Prospect and Linden avenues, to H. E. Beardsworth of New York; for Mrs. Lulu Confield, her home and large plot with garage on Grove avenue, to J. H. Ranson of Larchmont, and rented furnished for Mrs. Whitney Lyon, her property on Park avenue, overlooking the bathing beach, to H. Gaffron of New Rochelle; for Walter C. Hunting, the property at Prospect and Oak avenues, to P. N. Gray; for Miss Keveney, her house on Prospect avenue, to Wallace H. Foster; for Phillip H. Godwin, his house on Willow avenue, to James P. Lombard, for the winter; for Mrs. Cora De Lorris, her unfurnished house on Grove avenue, to Robert S. Otto; also, for Mrs. R. E. Vail of Mamaroneck, her furnished house on Palmer avenue, to Mrs. Le Roy Napier.

Fish & Marvin sold for Robert Downey two lots on the boulevard at Scarsdale to H. A. Tee; for Miss Emily O. Butler a half acre plot on Fox Meadow road at Scarsdale to A. D. Baldwin, and for William B. Cambee, a plot on Walworth avenue at Greenacres, Scarsdale, to T. J. Hallowell.

Albert B. Ashforth, Inc., in conjunction with Ward & Ward, have sold at Southold, Long Island, fifty-five acres, 1,500 feet shore front on Peconic Bay, for Edward H. Brown. This property is at the mouth of the Long Island Sound and is directly opposite Shelter Island.

Mrs. Frida Zinsser of Manhattan purchased through Baker, Crowell, Inc., part of the A. J. Moxham estate at Great Neck, consisting of three and a half acres, with 318 feet of water front on Manhasset Bay, with residence, barns and garage.

S. S. Walstrum-Gordon & Forman sold at Ridgewood, N. J., the country home of the late James W. Pearsall, known as "Colonial Terrace," on Highland avenue, to James H. Dunning, and for Thomas Vanderbeck to Ida E. Pullarton, a dwelling on Fairmont road; they also leased the Strange Homestead on Prospect street to Mrs. Cecelia Loder.

Alfred E. Schermerhorn rented for the season of 1920 at Southampton, L. I., for T. Markoe Robertson his cottage on the east side of Main street to Kurnel B. Babbitt; for Mrs. Alfred Nelson her cottage in the Fair Lea Grounds, Overlook, to David Downs; Engleside to Robert B. Wrenn and Wild Rose for five years to A. Stewart Walker; for Miss Julia A. Wilson her cottage on the west side of Main street for three years to Oren Root; for Frederick Weinfurt his cottage on the west side of Captain's Neck lane to Esmonde O'Brien; for Mrs. John Bottomlay her cottage on the northwest corner of First Neck lane and Ox Pasture road to Col. Henry May; for the Buer estate its cottage on the south side of Gin lane for three years to George D. Patterson; for Dr. George M. Brewer his cottage on the southeast corner of Cooper's Neck lane and Great Plains road to William A. Barstow; for Mrs. Jêtur P. Rogers her cottage on the west side of Main street to Mrs. Amory G. Hodges; for George H. Fordham his cottage on the north side of the Shinnecock road to Dallas B. Pratt; for Mrs. Loretta L. Linaly her cottage on the south side of Tollsome lane to J. Couper Lord; for Mrs. F. H. Betts her Mocomanto on the lake to Joseph R. Dilworth for the seasons of 1920 and 1921; for Mrs. D. B. Jirby her The Corners to Nelson Robinson; for Mrs. B. M. Baird her cottage on the west side of Main street to Newell W. Tilton; for estate of Emma L. Godfrey Nighbrink on the north side of the Dune road at the southwest end of Lake Agawam to Grafton H. Pyne; for Samuel L. Parrish his cottage on the east side of First Neck lane for three years to Mrs. John McGaw Woodbury; for Mrs. Henry G. Trevor her Meadowmere on the east side of Cooper's Neck lane to Andrew W. Mellon and her Over Yonder on the east side of Cooper's Neck lane to Seelye Benedict; for Henry K. Coe his Pine Tree Cottage on the west side of First Neck lane to Mrs. L. B. Day; for George H. Drew the Fordham cottage on the southeast corner of First Neck lane and Culver Hill to Rawson L. Wood; for Mrs. Edward H. Kendall her cottage on the west side of First Neck lane to Henry F. du Pont, and sold the following properties: For the estate of J. Lawrence McKeever its residence and four acres of land between Main street and Lake Agawam to Adrian H. Larkin; for Henry L. Dyer his residence and eight acres of land between Great Plains road and Ox Pasture road to Edwin W. Shields; for Mrs. Grenville T. Emmet her residence on the beach to W. Scott Cameron, and for Mrs. L. E. Terry her unimproved land to Frederick W. Allen. He also rented for the Southampton Beach Company properties on Meadow lane between the ocean and Shinnecock Bay to the following: George B. Gordon, Reginald Fincke, Mrs. David Dows and John Magee.

Thomas S. Burke sold for Elmhirst E. Lightburn to Frederic H. Cowden of New York city the dwelling at 120 Buckingham road, Yonkers; also leased to H. C. Witwer the dwelling at 18 Odell avenue, Grey Oaks. Mr. Burke also sold for Mrs. Kate Kershaw the stucco dwelling at 412 Hawthorne avenue, plot 54x70, to Samuel Snyder; the dwelling at 14 Fairfield road, on a plot approximately 63x130, for Jesse Hoyt to Gustav Robinson of New York city; at 25 Lawton street a one story tapestry brick bungalow for Thomas Stewart to Clara H. F. Nicolai of Brooklyn; for Charles Corbett to Richard Ryan the house at 64 Cornell avenue; also leased a furnished apartment in the Terrace, 160 Valentine lane, to Newton Lingham-felter.

Burke Stone, Inc., sold for Andrew J. Wilson, Jr., his residence on McIntyre street, Armour Villa Park, Bronxville, to P. Hanley of Brooklyn; for George Gleichert a residence at Armour Villa Park to Prof. P. H. Slack, and for the Misses Miller of Mount Vernon two large plots at Sand and Ridgeway streets.

F. M. Crawley & Bros. sold for William Elder Marcus the residence on the east side of Orange road opposite Warren place, Montclair, N. J., to William S. Barker. The property has a frontage of 70 feet and was held at $18,000.

The Cooley Realty Company sold for Dr. George C. Gould the residence at 367 South Columbus avenue, Mount Vernon, to Dr. Daniel Ross of this city, and for May Wilson Jennings 341 Garden avenue, Vernon Heights, to Mrs. Cora K. Hufnagel.

A. & I. Cockle leased for William Williver of Pelham Manor his residence at 666 James street to Stanley Pierce, and for Mrs. Mary W. Kobbe her home on Pelham Manor road to R. M. Campbell of the Manor for the winter.

Misses Nash & Kennedy have recently sold a plot of almost an acre of the Emily O. Butler property, Scarsdale, to A. R. & M. M. Monette. The buyers are having plans for a Colonial house prepared by Eugene R. Lang. The proposed residence will cost about $25,000.

REALTY NOTES AND COMMENT.

Esco Realty Company, Theodore Hope president, is the buyer of the two buildings at 26 and 28 Union Square, sold by the Union Square Savings Bank. The Eastern Construction Company, Benjamin Leavin president, has been commissioned to make the alteration.

Dennis A. McAuliffe is the purchaser of the dwelling at 1459 Lexington avenue.

Kehoe & Gilliar, Long Island real estate brokers, have opened a New York office at 1476 Broadway.

Joseph Brahin has opened an office at 15 East Fortieth street for the transaction of a general real estate business.

The Building Managers and Owners Association of New York will hold its first meeting of the season on Tuesday, October 14, at the Advertising Club, 47 East Twenty-fifth street.

RECORDED LEASES.

Manhattan.

53D ST, 213 E, all—Benj Hattenbach to Louise Emmelin, 213 E 53d st, 3 yrs from Jan 1, 1918; atty, Christian H Phillips, 160 Bway.....$600

55TH ST, 146-148 W, all—Sons of the Revolution, Inc, to Wire Wheel Repair Co, 146 W 55th st, 5 yrs from Oct 1, 1919; atty, Hy Amster, 148 Bway, $5,000

EAST TREMONT AV, 1053, fruit stand in front of cafe—Edw McShane to Zahamsy Telegades, 1863 Daly av, 3 yrs from May 1, 1919; atty, S Wray, 1995 Boston rd.....$1,500

LIS PENDENS.

Manhattan.

33D ST, 205 E—Colwell Lead Co agt Abraham Goldenbaum (notice of execution); atty, R B Honeyman.

124TH ST, 161 E—Isaac Bell agt John P Kelly et al (foreclosure of mortgage); attys, Jay & Candler.

PINEHURST AV, n w cor 177th st, 125x52.4—Mayer S Ames et al agt Viva Realty Co, Inc, et al (foreclosure of mortgage); attys, Wise & O'Grady.

Bronx.

156TH ST, 558 E—Eugene L Brisach agt Jacob Vosseler (action for specific performance of contract); atty, E L Brisach.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of owner and attorney.)

East Side.

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

PARK AV, e s, 80 s 64th st, 20.5x97.6—Mary S. Potter to Edw S Cowles, 591 Park av, mtg $30,000; atty, T G & T Co, 176 Bway.....$100

West Side.

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

UNION SQUARE, 26 and 28, e s, 50.6x125—Union Square Sav Bank to Esco Realty Corp, 9 E 27th st, all liens, Sept 24; atty, E J Ludinagh, 501 5th av.....$100

43D ST, 505 W, n s, 25x100.8—Edw J Condon to Peter Schmuck, Bway and 72d st, mtg $15,000, all liens, June 6; address City Court, N Y C.....$100

72D ST, 157 W, n s, 22x102.2—Fredk A Clark to Thos C Brady, 128 Amity st, Bklyn, b and s, all liens, Sept 11; atty, N Y T & M Co, 128 Bway.....$100

SAME PROPERTY—Thos C Brady to Elmer E Smathers, 304 W 75th st, and Chas B Shaffer, 3200 Sheridan rd, Chicago, Ill, Sept 22; atty same.....$1

76TH ST, s s, 287 w West End av, 38x181.8x38x133—Monolithic Holding Co to Lancer, Inc, mtg $90,000, all liens, Sept 18; attys, Sisson & Beale, 31 Nassau st.....$1

Uptown.

(Manhattan Island, north of 110th street.)

125TH ST, 232 E, s s, 18.9x99.11—Farmers Loan & T Co, sub-trustee, to Benedetto Schepa, 1465 3d av, b and s, Sept 11; atty, T G & T Co, 176 Broadway.....$4,000

BROADWAY, 3609, s w cor 149th st, 99.10x100—Shenk & C Co to College Holding Co, 118 W 120th st, all liens, Sept 20; attys, Morrison & Schiff, 320 Bway.....$100

PINEHURST AV, w s, 109.9 s 181st st, 100.1x111.2x100x112.7; Fox st, 684, s e cor Av St John, 100x75—Annie Spiegel to 400 Manhattan Av Corp, 25 St Nich av, all liens, June 5; atty, J I Berman, 346 Bway.....$1

Bronx.

LUDLOW AV, 2217, n s, 38x108—Ella Briggs to Mary F Maffay, 214 E Tremont av, mtg $4,500, Sept 20; atty, Title Guar & T Co, 176 Bway.....$100

HOFFMAN ST, 2550, e s, 16.8x100—Wm I Mitchell to Mary A Carney, 2430 Grand av, mtg $3,000, Sept 26; atty, Title Guar & T Co, 176 Bway.....$100

LOT 1, blk 5480; also lots 6 to 9, blk 5476, Est Development Co—Bronx Shore Park Development Co to Carmela Sarmani, at White Plains rd and Pelham Pkway, Sept 9; atty, Title Guar & T Co, 176 Bway.....$100

LOTS 15 and 53 to 56, blk 5486, same map—Bronx Shore Park Development Co to Carmela Sarmani, at White Plains rd and Pelham Bkway, Sept 9; atty, Title Guar & T Co, 176 Bway.....$100

WEBB AV, e s, 448.8 n Park View pl, 25.8x102.9x24.10x102.7—Hy M Hale to Francis C Osborne, 588 W 180th st, Sept 26; atty, Title Guar & T Co, 176 Bway.$100

MT HOPE PL, 202, s s, 18.6x75—Chas H Bull to Hy Birn, 1871 Monroe av, Sept 15; atty, Title Guar & T Co, 176 Broadway.....$100

TELLER AV, e s, 140.9 n 169th st, 16.6x80—Emma Busch to Saml Smith, 465 E 167th st, mtg $2,600, Sept 18; atty, Title Guar & T Co, 176 Bway.....$1

STEBBINS AV, 1012, e s, 25x80—Frank R Downs to Chas Rosenberger, 1506 Hoe av, mtg $4,000, Sept 26; atty, Title Guar & T Co, 176 Bway.....$100

146TH ST, 241 E, n s, 16.8x110—Elis Bollmann to Gennaro Nianguso, 240 E 154th st, Sept 25; atty, Title Guar & T Co, 176 Bway.....$100

187TH AV, n s, 24 st, 105x114, Wakefield—Josephine Watkins to Chas H Thompson, 114 Noble st, Bklyn, Sept 11; atty, Chas H Thompson, 114 Noble st, Brooklyn.....$1

SAME PROPERTY—Francis J Thompson to same, Dec 2, 1891; atty, same...$400

CROSS ST, s s, 100 e Minneford av, 50x100—City Island Homes, Inc, to Louise G Lemke, 338 E 10th st, Sept 4; atty, Louise G Lemke, 338 E 10th st.....$100

FOX ST, 1074, e s, 20.5x100—J C Gaffney Constn Co to Fannie Wiener, 1074 Fox st, mtg $7,500, Sept 22; atty, J Suchoff, 44 Bway, Bow.....$1

BRIGGS AV, w s, 100 s 197th st, 42x95.1x42x94.3—Jas T O'Donnell to Martin H Bohle, 1059 Teller av, mtg $5,500, Sept 23; atty, G A Steinmuller, 1511 3d av.$100

STEBBINS AV, 1237, w s, w100.4 n 40x w 3.5x s w 67.11x s 104.1x n c 97.5x e 60.4 to av x n 20.6 to beg—Anna Ernst to Geo Maran, 1890 Crotona Parkway, Sept 24; atty, Paul Rude, 120 Bway.....$100

177TH ST, n s, 125 w Webster ave, 97.4x97.10x69x87.7—Mary E Mullins to John F Couch, 51 Clarke st, Bklyn, mtg $50,500, Sept 25; atty, John F Couch, 271 Broadway.....$100

HONEYWELL AV, n e cor 178th st, 24.7x38.8x25x38.8—Geo F Knepper to Sophie Knepper, 159 Mt Eden av, June 21; atty, H Knepper, 4054 3d av.....$100

CEDAR AV, 1326, e s, 25x80—Hy Graf to Wm Pecar, 1470 Amsterdam av, mtg $4,000, Sept 23; atty, Lawyers T Co, 160 Bway.....$100

DE VOE TERRACE, n w s, 375.3 s 196th st, 18.4x70—Matilda M C Drennan to Waldemar G Langer, 2470 De Voe Terrace, mtg $3,500, Sept 23; atty, Lawyers T Co, 160 Bway.....$100

CLAY AV, 38, e s e c 30.8x80—A J Schwazler Co to Sophia Goeren, 1314 Teller av, mtg $25,000, Sept 26; atty, Mackellar & F, 43 Cedar st.....$100

WILDER AV, e s, 350 n Randall av, 50x100—Jas P Dugan to Fredk Meyer, 214 St Ann's av, mtg $2,500, Sept 26; atty, Title Guar & T Co, 176 Bway.....$100

ZEREGA AV, 1435, w s, 25x100—Hudwill Corpn to Cecilia A Barnes, 2159 Glebe av, mtg $2,750, Aug 25; atty, Title Guar & T Co, 176 Bway.....$1

MORTGAGES.

(With name and address of lender and attorney.)

Downtown.

ST LUKE'S PL (Leroy st), n s, 102.1 e Hudson st, 21.8x100, Sept 17—Alentaur Realty Co to Geo D Bartholemew, 60 W 10th st, 3 yrs, 6%, pr mtg $8,000; atty, H J Schauber, 200 Hudson st.....$2,500

East Side.

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

PARK AV, e s, 80 s 64th st, 20.5x97.6, p m, Sept 15—Edw S Cowles to Mary S Potter, 591 Park av, due and int as per bond; atty, Title Guar & T Co, 176 Bway.....$31,000

78TH ST, n s, 125 w Amsterdam av, 25x107.8, Sept 24—Alice A McCann to Emigrant Indust Sav Bank, 1 yr, 5½%, pr mtg $6,000, held by party 2d part; atty, Edw J McGuire, 51 Chambers st..$2,000

West Side.

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

UNION SQUARE, 26-8, e s, 78 n 18th st, 50.6x125, p m, Sept 24—Esco Realty Corpn to Union Square Sav Bank, 20 Union Square, due Aug 15, 1929, 5½%; atty, Stephen P Nash, 20 Pine st.$145,750

88TH ST, s s, 275.1 e 10th av, 49.10x100.5, with a r t to strip on e s 0.1½x —, Sept 24—Fredk A Dahnke to Mathilda Dahnke, 945 Bloomfield st, Hoboken, N J, due Aug 1, 1924, 6%; attys, Gaede & G, 97 Washington st, Hoboken, N J.....$3,000

90TH ST, 208 W, s s, 145 w West End av, 15x100.8, March 25, 1915—G Alfred Walter to Chas Glatz, 53 W 87th st, due and int as bond, pr mtg $18,000; atty, Title Guar & T Co, 176 Bway.....$1,000

77TH AV, n s, 250 w 2d av, 26x74.10, Sept 22—Michael Paavoleky to Mary, his wife, Bergenfield, N J, due May 24, 1921, 6%, pr mtg $12,000; atty, Leopold Freiman, 302 Bway; notes.....$12,000

Uptown.

(Manhattan Island, north of 110th street.)

125TH ST, 232 E, s s, 18.9x99.11, p m, Sept 11—Benedetto Schepa to Farmers Loan & T Co, 32 William st, sub-trustee, due Sept 17, 1922, 5%; atty, Geller, R & Horan, 22 Exchange pl.....$3,500

The Bronx.

TELLER AV, 1318, e s, 16.6x80—Saml Smith to Emma Busch, 1328 Teller av, pr mtg $3,100, Sept 18; 3 yrs, 6%; atty, Title Guar & T Co, 176 Bway.....$1,500

STERLING AV, 1012, e s, 25x80—Chas Rosenberger to Frank R Downs, 1461 Hoe av, pr mtg $4,000, Sept 26, instals, 6%; atty, Title Guar & T Co, 176 Broadway.....$500

ZEREGA AV, 1435, w s, 100 s Lyon av, 25x100—Cecilia A Barnes to Hudwill Corpn, 7 W 45th st, pr mtg $2,750, Aug 25, 7 yrs, 6%; atty, Title Guar & T Co, 176 Bway.....$2,750

138TH ST, 433-5 E, n s, 40.1x100—Jacob Martin to Rosa M Zugner, 523 Tinton av, Sept 24, due Jan 1, 1923, 5½%; atty, Title Guar & T Co, 176 Bway.....$8,000

145TH ST, 241 E, n s, 16.8x110—Gennaro Mangual to Elis R Bollmann, 247 W Lincoln av, Mt Vernon, N Y, Sept 25, 3 yrs, 5½%; atty, Title Guar & T Co, 176 Bway.....$1,400

FOX ST, 1074, e s, 20.5x100—Fannie Wiener to J C Gaffney Constn Co, 1148 Tiffany st, Sept 22, 2 yrs, 5%; atty, J C Gaffney, 1148 Tiffany st.....$1,000

BRIGGS AV, 2735, w s, 42x95.1—Martin H Bohle to Jos T O'Donnell, 2785 Briggs av, pr mtg $5,500, Sept 25, 5 yrs, 6%; atty, G A Steinmuller, 1511 3d av..$5,000

FULTON AV, w s, 48 n 170th st, 36.8x94.4x27x96.2—East 169th St Realty Corpn to North Side Savings Bank, 3239 3d av, pr mtg $7,100, Sept 26, due July 16, 1922, 5½%; atty, A E Gutgsell, 381 Park Row.....$800

179TH ST, n s, 75 w Park av, 25.3x92—Thos Oakes to Chas Dechtermann, 469 E 10th st, and ano, Sept 26, 3 yrs, 5½%; atty, Title Guar & T Co, 176 Bway.$3,000

WEBB AV, e s, 448.8 n Park View Terrace, 25.8x102.9—Francis C Osborne to Hy M Hale, 2464 Webb av, Sept 26, due March 26, 1920, 6%; atty, Title Guar & T Co, 176 Bway.....$3,000

BRYANT AV, n e cor 172d, 24.9x30.11x irreg—Harry Cohen to Adolf Rosenfeld, 401 Clinton, July 31, due Sept 15, 1921, 6%; atty, Ph S Glickman, 239 Broadway.....$7,000

KING AV, w s, 250 s Sutherland st, 50x100, City Island—Genevieve G Kuchner to City Island Homes, Inc, 14 Wall st, Sept 25, 3 yrs, 6%; attys, Satterlee, C & S, 49 Wall st.....$6,750

LOTS 15 and 53 to 56, blk 5486, map Estates Development Co and ano—Carmela Sormani to Bronx Shore Park Development Co, 97 Nassau st, Sept 9, 3 yrs, 5%; atty, Title Guar & T Co, 176 Broadway.....$1,000

LOTS 769 and 770, map L Spencer st al—Vincenzo Ciochelli to Rosa Guarino, 2243 Cruger av, Sept 20, 4 yrs, % as per bond; atty, R Guarino, 2243 Cruger av.....$400

ASSIGNMENTS OF MORTGAGES.

Manhattan.

142D ST, 120-126 W, mtg $190,000—Columbia Trust Co to N Y Title & Mort Co, 135 Bway.....$100

79TH ST, s s, 60 w Madison av—Alice M Carey and ano, extrcs, to Title Guar & T Co, 176 Bway.....$50,000

66TH ST, 338-40 W—Frances J Chrysta to Mary C Dillon, 404 Riverside Drive; attys, Kelley & Connelly, 27 William st.$40,000

Bronx.

LOTS 118 and 119, map Laconia Park—Benedetta Cerretta to Maria Cerullo, 614 E 119th st; atty, Chas Novello, 320 Broadway.....$100

3D AV, 3355—Margt T Howe to Sam'l Howe, 215 Washington av, Bklyn, N Y; attys, Haviland & Sons, 253 Fulton st, Bklyn.....$3,400

BRYANT AV, 2110—Frieda Wattenberg, 960 Prospect av, to Junius J Pittman, 406 E 149th st; atty, J J Pittman, 406 E 149th st.....$3,500

MORRIS PARK AV, 510—Dollar Savings Bank to Wm Peters, 4444 Van Cortlandt Park E; attys, Wm Peters & Co., 1044 E Tremont av.....$3,200

STEBBINS AV, 865—Bankr Trust Co to Bankers Trust Co, 16 Wall st, et al, trus; attys, White & C, 14 Wall st....$1

BRYANT AV, 1439—Arthur Knox to Alfred Garden, 2 Newport rd, Cambridge, Mass; atty, Title Guar & T Co, 176 Bway.....$1

179TH ST, n s, 100 w Anthony av, 50x90—Frank L Anthony to Lawyers Mtg Co, 59 Liberty st; atty, Lawyers Mtg Co, 59 Liberty st.....$6,000

BELMONT AV, w s, 183.9 n 179th st, 50.6x65.6—Presbyterian Hospital in City of N Y to Lawyers Mtg Co, 59 Liberty st; atty, Lawyers Mtg Co, 59 Liberty st.....$17,000

JACKSON AV, e s, 255.7 n Home av, 25x87.7—Robt D Eggleston, exr, to Madeline Lindner, 1159 Jackson av; attys, A & C E Holly, 2009 Westchester av....$10,000

MELROSE AV, n e cor 152d st, 100x46—Ruth D Parker to Lawyers Title & T Co, 160 Bway; atty, Lawyers Title & T Co, 160 Bway.....$13,000

FOX ST, s s, 615 e 165th st, 21x100—John McClure to John McClure, 24 Gramercy Park, trus; atty, A J McClure, 52 Broadway.....$7,000

BAINBRIDGE AV, 2973—Chas Schuler to A Simon Beck, 641 Leonard st, Bklyn, et al, trus; atty, Title Guar & T Co, 176 Bway.....$5,500

SATISFIED MORTGAGES.

Manhattan.

126TH ST, n s, 149.6 w 8th av, 25.6x99.11—Dani Nealis, 209 W 107th st, to the Clergymen's Retiring Fund Society of the P E Church in U S, 281 4th av, July 11, 1917; atty, Jno P Everett, 32 Liberty st.....$10,000

177TH ST, 503 W—Plattsmouth Realty Co to Chas S Mott, trustee, Northport, N Y, Dec 28, 1916; attys, Elsman, L C & L, 155 Bway.....$4,500

119TH ST, 48-50 W—Carrie Litt of Bklyn to Emanuel A Gardner, 611 W 114th st, Feb 1, 1917; atty, Aug Knatz, 56 Pine st.....$3,000

84TH ST, s s, 100 e 9th av, 18x102.2—Merato Impt Co to Dry Dock Sav Instn, 341 Bowery, March 31, 1919; atty, Frank H Tichener, 38 Park Row.....$13,000

37TH ST, 349 W—Edmond L Greenin and Jennie, his wife, Hillside, N J, to Hy H Eggers and Hy Schmidt, exrs will Hy Eggers, Feb 9, 1912; atty, Title Guar & T Co, 176 Bway.....$12,000

BROADWAY, n e cor 138th st, runs n 99.11x e — to w s Hamilton pl x n to s w cor 139th st x w 24.10 to beg—Same to same, Feb 2, 1914; attys, same..$140,000

HAMILTON PL, n e cor 138th st, runs e 129.6x n 99.11x w — to e s Hamilton pl x s 108.6 to beg—Leopold Kahn, 525 West End av