# REAL ESTATE NEWS, NOTES AND GOSSIP

Trading Reflects Exceptional Activity in Apartment and Business Properties.

## B. S. MOSS BUYS IN BRONX

Acquires Whole Block as Site for Building Enterprise Involving $750,000.

One of the biggest deals reported recently from The Bronx was the purchase yesterday by B. S. Moss from the Bush estate of the entire block bounded by Tremont, Webster and Carter avenues and East 176th street, containing in all about ten city lots.

The buyer announces his intention of starting immediate improvements on the property by the erection of a first class theatre, store and office building. It is said the entire operation will cost about $750,000. Leitner, Brener & Starr and J. J. Kelt were the brokers.

### CHAS. KIMMELMAN ACTIVE.

The market took another skyward plunge yesterday in connection with the sale of valuable apartment house properties and business structures in the downtown sector and the midtown commercial district, the apartment house trading having a bit the better of it in so far as total amount involved was concerned. In this field Charles Kimmelman was especially active. He sold 700 to 720 West 172d street, comprising the entire block front between Fort Washington and Haven avenues, to a client of Samuel Wacht, Jr. The building accommodates seventy-two families and brings in a rental of $50,000. Mr. Kimmelman took in part payment a building on 157th street and the balance, above the mortgages, was paid in cash. This transaction involved $450,000.

Mr. Kimmelman purchased 540 West 112th street, a six story elevator apartment house renting for $20,000.

Samuel Wacht, Jr., was the attorney in all the above transactions.

### WINTER CO. SELLS FALKIRK.

Elgar & Feinberg sold for the Winter Realty Company, Benjamin Winter, president, the Falkirk, at the northeast corner of Haven avenue and 180th street, a six story elevator apartment house, 125x129. The property shows a rental of about $50,000.

Mr. Winter's transactions in the past five days aggregate $3,500,000.

### SHENK MAKES 4 PURCHASES.

Joseph Shenk has bought from the Lusenroy Realty Corporation the Garfield at the southeast corner of Claremont avenue and 127th street, a six story elevator apartment building, 119x100, renting for $37,000; also from the Wilfred Wilkes Realty Corporation the six story elevator apartment house, 125x125, known as the Kirkwood, at the northwest corner of Haven avenue and 180th street, renting for $43,000; from the Barnes Realty Company, through E. Wolf & Co., the four new law apartment structures, 110x100, at the northeast corner of Sheridan avenue and 165th street, renting for $46,000, and through James Boyd, from Anna Ahrens, the five story apartment building, 75x100, at 1588 Crotona Parkway.

### CAMERA BUILDING SOLD.

Daniel H. Jackson has sold to Charles Bernstein for investment 122 and 124 East Twenty-fifth street, between Fourth and Lexington avenues, known as the Camera Building, a seven-story fireproof office building, with stores, 42x100. The building is rented at about $28,000 per annum and was held at over $200,000. Mr. Jackson bought the property from the Charles Henry Mattlage estate a few weeks ago through George R. Read & Co. This is Mr. Bernstein's third purchase from Mr. Jackson within the past few weeks. A. Sadev was the broker in the transactions.

### NATANSON BUYS BUILDING.

Max N. Natanson purchased from Robert H. Cory and Duncan W. Taylor, as executors of the estate of J. Cleveland Cady, the ten story loft building at 39 East Twentieth street. The property brings in an annual rental of $17,000 and was held at $160,000. It was sold for all cash. Ewing, Bacon & Henry were the brokers in the transaction.

### BUYS OLD PRINTING PLANT.

J. Christopher G. Hupfel, president of the J. Christopher G. Hupfel Brewing Company, purchased through Henry Hof the building formerly occupied by the Trow Printing Company at Twelfth street and Third avenue, from the Cornell University and the Petersfield Realty Company. This was an all cash transaction. The property consists of a five story factory building fronting 77.6 feet on Third avenue and 225 on Twelfth street. After extensive alterations the building will be leased for commercial purposes and be ready for occupancy about January 1, 1920. William A. White & Sons represented the Cornell University and the Brown, Wheelock Company, Inc., the Petersfield Realty Company.

### TRANSACTIONS DOWNTOWN.

The southwest corner of Church and Liispenard streets, a five story building, fronting 48.4 feet on Church street and 75.3 feet on Lispenard street, is understood to have been sold by the New York Improved Real Estate Company.

The Carpenter estate has sold 28 Trinity place, extending through the block to 67 Greenwich street, a four story building, fronting 39.4 feet on Trinity place and 40 feet on Greenwich street. The property faces Exchange place, and has been held long in the family of the sellers.

Waddell & Martin have sold for the Manhattan Savings Institution to an investing client of Samuel Cowen the six story store and loft building at 123 Prince street, on lot 25x100.

George Milne has sold 487 and 489 Greenwich street, a six story warehouse, 44x80, near Canal street, to the Tetley Tea Company, which recently acquired 483 and 485 adjoining. The Heaterton Realty Association is the owner of record.

### BUYS AND SELLS APARTMENTS.

Abraham Zauderer, Inc., purchased the southwest corner of 215th street and Tenth avenue, a six story apartment house, on plot of 60x100, accommodating thirty-six families and bringing in a rental of about $16,000. The same corporation sold to Charles Jewitz 506 West 173d street, a five story building, on a plot 50x100, accommodating twenty families and renting for $10,000. Samuel Wacht, Jr., represented the corporation in both transactions.

### $700,000 FIFTH AVE. LEASE.

F. W. Sharp and Henry Shapiro & Co. leased for the estate of John J. Gibbons for twenty years from May 1, 1920, to the Goody Shops, the large store, basement and first loft, comprising 15,000 square feet, at 282 and 284 Fifth avenue, northwest corner of Thirtieth street, at an aggregate rental of $700,000. This property has been occupied by Gilman-Collamore & Co., dealers in fine china, for the past twenty years.

## REAL ESTATE BOARD HOLDS ITS ELECTION

*Gives Stephen H. Tyng a Second Term as President.*

The annual meeting of the Real Estate Board of New York for the election of active and active associate governors was held yesterday. The active governors elected were Charles G. Edwards, Walter Stabler and J. Irving Walsh.

The three governors whose terms expired were Alfred V. Amy, Thomas B. Graham and Eugene J. Busher. The six continuing acting governors are Laurence McGuire, David A. Clarkson, William M. Benjamin, Stephen H. Tyng, Walter C. Wyckoff and Mark Rafalsky. In the active associate class of governors William C. Demorest and John M. Stoddard were elected. The continuing active associate gvoernors are H. H. Murdock, Richard G. Babbage and Leo S. Bing.

After the members meeting the board of governors met to elect the officers for the year. Stephen H. Tyng was reelected president, this being Mr. Tyng's second term. David A. Clarkson was reelected vice-president, William M. Benjamin was elected secretary and J. Irving Walsh was elected treasurer.

The auditing and nominating committees elected by the members are as follows: Auditing committee, Alfred V. Amy, Elisha Sniffin and Irving Ruland; nominating committee, Edward C. Cammann, Thomas P. Graham, John H. Halloock, George S. Horton and William J. Kuder.

The members also approved a bill for licensing real estate brokers which had been drawn up by a special committee of the Real Estate Board and approved by the board of governors.

### 6 BROOKLYN BUILDINGS SOLD.

The L. & J. Development Corporation sold to the Ellem Corporation six two story buildings situated on the westerly side of East Twenty-second street, between Avenues I and J, Brooklyn. The buildings are now being erected, and were sold from the plans and specifications. Samuel Wacht, Jr., represented the seller and Weissberger & Leichter represented the purchaser.

### SALE OF 5 E. 40TH ST., REPORT.

S. Morril Banner is understood to have purchased the four story and basement dwelling at 5 East Fortieth street, adjoining the ten story Winfield Building, at the northeast corner of Fifth avenue, under lease to the F. W. Woolworth Company. The building occupies a lot 25x100 and had been held at $150,000. The Edward H. Perkins estate, the seller, has held title since 1886.

### SYNAGOGUE BUYS ON HEIGHTS.

Temple Israel of Washington Heights bought the two story dwelling, 100x80, from Ennis & Sinnott, Inc., on the north side of 185th street, 100 feet east of St. Nicholas avenue, for the purpose of erecting a temple and a community house. A campaign to raise $100,000 to erect the edifice will be begun October 24.

### HOTEL BUYS SITE FOR ANNEX.

Slawson & Hobbs sold for the Chelsea Realty Company the plot 62x100 on the south side of West Ninety-fifth street, 100 feet west of Broadway, to the Monterey Hotel Company as a site for an addition to their hotel.

### C. N. BLISS, JR., LEASES HOME.

Cornelius N. Bliss, Jr., has leased, furnished, from Stephen Baker his five story American basement house at 8 East Seventy-fifth street. Brown-Wheelock, Inc., were the brokers.

### OTHER SALES IN MANHATTAN.

WEST 159TH STREET—O'Reilly & Dahn sold for A. Zauderer at 504-506 West 159th street a six story apartment house on plot 65x67.

WEST NINETY-SECOND STREET—Lloyd Winthrop Company sold for Dr. Walter M. Brickner to Morris Mizel 30 West Ninety-second street, a four story and basement dwelling on lot 17.6x100.

EAST 102D STREET—James J. Etchingham sold for Gertrude E. Shannon to a client of J. Moskowitz the six story new law tenement, plot 37.6x100.11, at 307-309 East 102d street.

COLUMBUS AVENUE—J. C. Hough & Co. sold for the Roseff Realty Corporation to Thomas Sinnott 376 Columbus avenue, southwest corner of Seventy-eighth street, a five story flat with stores, 25x100.

WEST TWENTY-NINTH STREET—The Lawyers Mortgage Company sold 362 West Twenty-ninth street, a three story dwelling, 16.8x100.

WEST EIGHTY-SEVENTH STREET—Agnes T. Mossman sold 105 West Eighty-seventh street, a three story dwelling, 16.8x99.8.

PINEHURST AVENUE—Ernest Damlan sold for Dr. H. W. Holling the southwest corner of Pinehurst avenue and West 180th street, a five story new law apartment house.

NINTH AVENUE—John J. Totten sold for Sabina Wenner to Harris Cohen the southeast corner of Ninth avenue and Fifty-first street, two two story frame buildings with stores, on a lot 25x100.

PEARL STREET—William A. White & Sons and Benjamin Weiss sold for R. A. Breidenbach 114 Pearl street to the Krim Realty Company.

AVENUE B—James H. Cruikshank sold to Elise Levin and Rudolph Messlin the southeast corner of Avenue B and Thirteenth street, four story front and rear tenements on plot 20x95.

WEST 126D STREET—Charles H. Luscomb sold the four story dwelling, 20.1x100.11, at 108 West 123d street.

EAST THIRTY-SIXTH STREET—Brown-Wheelock, Inc., sold for the estate of Ruth Draper to Mrs. E. Stewart Elliott the four story English basement dwelling at 25 East Thirty-sixth street.

WEST EIGHTY-FOURTH STREET—Ennis & Sinnott purchased from Emile Vigourous of Stamford, Conn., the three story and basement house, 16.8x102.2, at 50 West Eighty-fourth street. William M. May & Co. were the brokers.

TWENTY-FOURTH STREET—Howard C. Forbes sold for the Manhattan Life Insurance Company to the Listowel Realty Company 138 West Twenty-fourth street, a seven story loft, 25x114.

WEST SIXTIETH STREET—The Whiting Motor Company purchased from the estate of William S. Devery, through Cross & Brown, 242 West Sixtieth street, a five story tenement, 25x100.

### OTHER SALES IN THE BRONX.

GRAND BOULEVARD AND CONCOURSE—Robert Paul sold at 2000 Grand Boulevard and Concourse a five story corner apartment house. Theodore Schultheis represented the seller and George S. Runk was the broker.

OGDEN AVENUE—Charles S. Kohler, Inc., and David Mintz sold for S. H. Kupferman et al. to Abraham Levenson the five story double flat at 1207 Ogden avenue, plot 27.2x95.

GARRISON AVENUE—Joseph Sager and Irving I. Lewine purchased from Mary McConnell the five story walkup at 1008 Garrison avenue, lot 13.10x101, irregular. Sol Cohen and William D. McDonald were the brokers.

SEDGWICK AVENUE—Joseph Sager and Ely Maran purchased from Dr. Edward G. Lear the two five story walkups at 2635 to 2639 Sedgwick avenue, lot 75x137.

BOSTON ROAD—William S. Baker sold for James A. Trowbridge to Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine the six story elevator apartment house, 71.6x117x irregular, at 1051 Boston Road.

BUCHANAN PLACE—Armstrong & Carpenter sold for Agnes G. W. Betlerl of London, England, 61 Buchanan place, 25x100, to Gustav Pelbach.

EAST 182D STREET—I. Levy sold for J. Muller 457 East 182d street.

EAST 138TH STREET—Isodor Zimmer and Samuel Reznick resold to Samuel Feigenbaum 639 East 138th street, a five story apartment, on plot 37.6x100. S. Levy was the broker, Frank Locker, attorney, acting for the sellers.

SHAKESPEARE AVENUE — Samuel Seiniger bought the dwelling, 75x100, on the east side of Shakespeare avenue, 100 feet south of 169th street.

MINFORD PLACE — The Schumann Realty Company sold 1530 and 1538 Minford place, two apartments.

KELLY STREET—Hugo Helburn sold through Julian T. Saxe the five story building, 40x100, at 971 Kelly street, near Westchester avenue, to Frederick Brown.

BELMONT AVENUE—William H. Mehlich, Inc., sold for the Melfram Realty Company to Antonio Riccobono and John Riccobono, 2141 Belmont avenue, a two family house, 18x85.

EAST 139TH STREET—James Montgomery & Son sold the five story flat at 841 East 139th street.

BRYANT AVENUE—The Schumann Realty Company sold the northwest corner of Aldus street and Bryant avenue.

DAVIDSON AVENUE—Nehring Bros. sold for Thomas J. Bannon the five story modern apartment house, 100x40, at 2350 Davidson avenue, northeast corner of North street.

ANTHONY AVENUE—Armstrong & Carpentier sold for Sophie K. Ahrens to Charles A. Barber 2088 Anthony avenue.

EAST 179TH STREET—Armstrong & Carpenter sold for Sophie K. Ahrens to William Morris of Easton, Pa.

BAINBRIDGE AVENUE—Armstrong & Carpenter sold for Cahn & Cahn to Rebecca Greenberg a two family dwelling, 25.5x100, at 2700 Bainbridge avenue.

BROOK AVENUE — I. Levy sold to Harris Ely 553 Brook avenue.

FOX STREET—I. Levy sold for J. Finn to Gertrude Bernstein the three tenement houses at 854 to 858 Fox street.

INTERVALE AVENUE—I. Levy sold to S. Blum 850 Intervale avenue.

EAST 167TH STREET—I. Levy sold to Simon Bennett 954 Intervale avenue.

IRVINE STREET—I. Levy sold for H. Roth 899 Irvine street.

BOSCOBEL AVENUE—Samuel Seiniger bought a plot, 50x100, on Boscobel avenue.

EAST 168TH STREET—I. Levy sold for J. Muller 815 East 168th street.

### COMMERCIAL LEASES.

M. & L. Hess, Inc., sublet the fourth floor at 32 to 46 West Twenty-third street, extending through to 21 to 37 West Twenty-second street, to the Rainwear Company, Ltd., of Manchester, England.

Cross & Brown Company leased the roof of the building at 3, 5 and 7 West Sixty-first street to Selznick Pictures Corporation.

H. L. Moxley & Co. leased the entire building at 168 Madison avenue, southwest corner of Thirty-third street, to Debany Bros.

Dobbs Company leased to P. Clement Brown the third floor at 620 Fifth avenue.

Ogden & Clarkson Corporation leased the store and basement in 683 Fifth avenue to E. Schmidt & Co., silversmiths, of Philadelphia, and the store and basement in 29 East Tenth street to Cleminshaw, Levitch & Co.

### RESIDENTIAL LEASES.

Haggstrom & Callen leased the two four story American basement dwellings at 325 and 327 West Seventieth street to Frederick Hoffman and D. W. Durand for five years.

### BROOKLYN TRANSACTIONS.

F. C. Sauter sold the two story and basement brick dwelling at 423 Fifth street to Mary E. Rigney for Eleanor R. Applegate.

Charles Partridge sold the brick and stone apartment house on the southeast corner of St. John's place and St. Francis place.

Bulkley & Horton Company sold 1380 Dean street, a three story and cellar American basement dwelling, lot 18x100, for George K. Sargeant.

Meister Builders, Inc., sold 40 to 44 Joralemon street three three story brick buildings, and the two four story apartment houses at 132 and 134 Emerson place.

Realty Associates sold 348 Van Brunt street, a one story stone, 25x90, in Erie Basin section, to Francis Quinn; 50 Halsey street, a three story and basement brownstone dwelling, 18.2x45x100, to Josephine Schatzel through B. Munson; 139 South Oxford street, between Fulton street and Atlantic avenue, a three and one-half story brownstone dwelling, 14.8x51x120, to Alonzo J. Burton through Louis Arnold; 336 Schermerhorn street, three story and basement brick dwelling, 20x42.6x100, to Sophia Morrison through Louis Arnold.

Charles Buerman & Co. sold three three family houses, with six stores, at 725 and 727 Bedford avenue and 452 and 454 Flushing avenue for the estate of Anna M. Braasch.

Harry M. Lewis sold to Ferdinand G. Tonne the four story apartment, on plot 50x120, at 13 and 15 Strong place.

Ernest H. Howard sold at 190 Berkeley place, between Seventh and Eighth avenues, a three story and basement brownstone dwelling, for Max Goebel; at 213 Berkeley place, between Seventh and Eighth avenues, a three story and basement brownstone dwelling, for Philip McCoy; at 210 St. John's place, between Seventh and Eighth avenues, a three story and basement brownstone dwelling, for John J. Carboy; at 178 St. John's place, between Sixth and Seventh avenues, a three story and basement brownstone dwelling, for Julia Moore; at 51 Park place, between Fifth and Sixth avenues, a three story and basement brick dwelling, for John Thompson.

### QUEENS TRANSACTIONS.

J. Albert Johntra sold the two dwellings at 137 and 139 Chestnut street, Flushing, for R. W. Bruce to Samuel C. Yeaton of Brooklyn.

Cross & Brown Company sold for the Interstate Land Holding Company property on the southeast corner of Harris avenue and Marion street, Long Island City, to Houpert Machine Company.

### WESTCHESTER DEALS.

Fish & Marvin sold for the Pelhamwood Company two lots on Clifford avenue at Pelhamwood to W. A. Vondertleth; for the Dominant Building Company, residence on Highbrook avenue, at Pelham Manor, to H. Jackel, Jr.; for Dr. C. C. Lieb, his residence on Nyack avenue, at Pelham Heights, to Harry M. Zuckert of New Rochelle; for the Scarsdale-Edgemont Corporation, five plots in the Edgemont Estate to Leroy Brewster of New York city; for Walter S. Finlay, his brick and stucco residence on Irving place, at Pelham Heights, to Dr. C. C. Lieb of Pelham, and for F. Y. Robertson, his residence at Pelham Heights, with over one-half acre of land, to F. J. MacIsaac.

M. A. Broderick sold at 801 Warburton avenue, Yonkers, a dwelling with a large plot of land for C. O. Warren to Archer Reese; a large plot of land on Colgate avenue, Yonkers, for W. Easton of New York city to Mr. Blust of the Yonkers Hay and Grain Company, and a dwelling at 118 Oliver avenue, Yonkers, for William Lynch to John H. Roberts.

The Robert E. Farley organization sold for the estate of William B. Rice, Inc., a plot at Bryn Mawr, Yonkers, to Mrs. Mary Ann Zotz.

## TRANSACTIONS RECORDED.

### TRANSFERS.

(With name and address of owner and attorney.)

**Downtown.**

(South of Fourteenth street.)

12TH ST, 72 W, s s, 19.4x103.3—P F Macdonald to Emily Hapgood, Colony Club, Park av and 62d st, mtg $12,000; atty, J A Stitt, 19 Cedar st.....$24,700

PEARL ST, 370, e s, 18.6x128.10x18.1x136.5—Frances C Sackett to Emma C and Isabel T Sackett, 97 Central Park W; attys, Coleman, S & G, 60 Wall st. Gift

BEAVER ST, 24, s s, 21.4x56.2 to n s Marketfield st x22.7x58.9, w s—Sarah M Searing to L H Biglow & Co, 62 Broad st, Oct 17; atty, Lawyers T & T Co, 160 Bway.....$1

BOWERY, 327, e s, 25.7 n 2d st, 25.6x78.5x25x72.4—Fredk H MacRobert to Sarah Schwartz, 214 E 11th st, Sept 5; atty, Title Guar & T Co, 176 Bway.....$100

UNIVERSITY Pl, e s, 51 n 9th st, 27x79x26.11x81—Morris Borsodi to Frank Debski, 77 Newell st, Bklyn, mtg $17,000; atty, C F Rozanski, 5 Beekman st.....$100

UNIVERSITY Pl, e s, 51 n 9th st, 27x79x26.11x81—Mutual Life Ins Co of N Y to Morris Borsodi, 241 E 25th st; atty, R B Stetson, 160 Bway.....$100

11TH ST, 245-52 W, s e c 4th st, 50x48.7—Amy Rabbe to 51 W 11th St, Inc, 60 Wall st, mtg $17,000, Oct 20; atty, C L Denks, 119 Nassau st.....$100

11TH ST, 248 W, s s, 16.9x48.7—111 W 11th St, Inc, to Malsh Boggs, 116 Lexington av, mtg $6,000, Oct 20; atty, N Y T & M Co, 135 Bway.....$100

4TH ST, 256 E, s s, 24.9x87—Paula Wright to Max Balik, 76 E 4th st, and ano, all liens, Oct 15; atty, George F Dorfman, 130 Delancey st.....$100

SAME PROPERTY—Max Balik et al to Lemburger Congregation Anske Ashkenaz, 159 Attorney st, mtg $12,000, all liens; atty, same.....$1

**East Side.**

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

34TH ST, 446 E, n s, 18.9x102.2—Betty and Harriet Goldsmith to Jenny Stern, 449 E 83d st, mtg $6,500; attys, Wolf & Goodman, 277 Bway.....$1

78TH ST, 148 E, 18.9x80.2—Eleanor S Childs to Hugo S Joseph, 148 E 78th st, mtg $10,000, all liens; atty, Wm H Corbitt, 60 Wall st.....$100

2D AV, s e cor 40th st, 24.8x100, mtg $29,000; 8th av, n e cor 126th st, 24.11x100, mtg $52,000; 8th av, n e cor 132d st, 25x90, mtg $18,000; West End av, n w cor 67th st, 25.5x80, mtg $28,000; Amsterdam av, 454, s w cor 82d st, 27.2x87, mtg $49,500; 9th av, 168, n e cor 17th st, 26.4x100, mtg $34,000; 10th av, 753, w s, 24.2 s 53d st, 25.5x60, mtg $13,000; 45th st, n s, 225 w 9th av, 25x100, mtg $14,000; 55th st, n s, 300 w 9th av, 100x100.5x irreg, mtg $100,000; 55th st, s s, 350 e 10th av, 100x100.5, mtg $80,000; 9th av, n w cor 47th st, 43x85, mtg $90,000; 58th st, s s, 100 w 9th av, 16.8x100.5, mtg $5,800—Daniel Meenan to Daniel Meenan Corp, 1966 Bway, July 25; atty, James A Delahanty, 115 Broadway; 12 deeds.....$100

103D ST, n s, 300 w Columbus av, 17x100.11—E M Turk to Jane G Coghlan, 3153 Bway, Oct 15; attys, Holt & G, 42 Broadway.....$100

46TH ST, n s, 100 w 1st av, 40x100.5—H R Winthrop et al to Stewart R Cogswell, 610 W 136th st, liens, and s, Oct 14; atty, Hy F Miller, 141 Bway...$100

104TH ST, s s, 260 e 3d av, 25x100.11—Harry Stark to Hy S Schendel, 11 W 42d st, ½ part, all title, b and s and c a g, all liens, Oct 15; atty, Samuel Stark, 289 Bway.....$100

**West Side.**

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

48TH ST, 243 W, n s, 20x100.5, p m, Oct 18—Emanuel M Klein to Hugh Reilly, 258 W 51st st, 3 yrs, 5%; atty, L T & T Co, 160 Bway.....$27,000

103D ST, 137 W, n s, 17x100.11, p m, Oct 18—Jorne G Coghlan to Eliz F Turk, 137 W 103d st, and ano, 3 yrs, 5½%; attys, Lannon & Bailey, 2 Rector st.$6,500

WEST END AV, 775, s w cor 98th st, 75.8x100, p m, Oct 17—777 West End Av Corp to Strafford Realty Co, 588 Bway, 6 yrs, 6%, pr mtg $346,500; atty, T G & T Co, 176 Bway.....$68,500

92D ST, 49 W, n s, 20x100.5, p m, Oct 8—Right Realty & Security Co to Jno P Lynch, 44 Johnson st, Brooklyn, and ano, exrs, 3 yrs, 6½%; atty, H A Cook, 38 Park Row.....$12,000

59TH ST, s s, 320 e 6th av, 50x100.5, bldg loan, Oct 17—30 West 59th St, Inc, to City Mtg Co, 15 Wall st, demand, 6%; attys, Snow & Snow, 15 Wall st.....$400,000

25TH ST, 24 W, s s, 25x98.9; 25th st, 26 W, s s, 25x98.9—24 W 25th St Corp to Public Square Realty Co, 320 Bway, mtg $200,000, Oct 20; atty, T G & T Co, 176 Bway.....$100

84TH ST, n s, 291 w West End av, 18x102.2—L F Osborne et al to Frank Kneisel, 327 W 84th st, a t, b and s, c a g, July 24; atty, L T & T Co, 160 Bway.....$100

SAME PROPERTY—Charlotte F Nicholson to same, a t, &c, July 24; atty, same.....$100

SAME PROPERTY—Allen T Miner to same, a t, b and s, &c, July 29; atty, same.....$100

SAME PROPERTY—Helen A Frazee to same, a t, b and s, c a g, Aug 29; atty, same.....$100

SAME PROPERTY—Walter H Frazee to same, a t, &c, release, Sept 29; atty, same.....$100

SAME PROPERTY—Edw D Dowling, gdn, to same, a t, b and s, Oct 15; atty, same.....$1,208.33

85TH ST, 160 W, s s, 25x102.5—C B Michel to David Mitchell, 305 5th av, mtg $17,000, all liens; atty, Geo Haas, 119 Nassau st.....$100

14TH ST, n s, 225 w 7th av, 26x103.2—M I Borg and ano, e s, to Salvatore Nirito, 776 E 226th st, Oct 1; atty, T G & T Co, 176 Bway.....$17,000

SAME PROPERTY—Myron I Borg to same; atty, T G & T Co, 176 Bway..$1

48TH ST, 243 W, n s, 20x100.5—Hugh Reilly to E M Klein, 817 West End av, all liens, Oct 18; atty, L T & T Co, 160 Bway.....$100

WEST END AV, 777, s w cor 98th st, 75.8x100—Stafford Realty Co to 777 West End Av Corp, 347 Madison av, mtgs $412,000, all liens, Oct 17; attys, Weschler, K & R, 42 Broadway.....$100

92D ST, 49 W, n s, 20x100.8—John P Lynch and ano, exrs, to Right Realty and Security Co, 195 Broadway, all liens, Oct 8; atty, T G & T Co, 176 Bway.....$12,000

SAME PROPERTY—Right Realty and Security Co to Solomon L Pakas, 170 W 74th st, mtg $12,000, all liens; atty, same.....$100

41ST ST, 205 W, n s, 25x98.9, Oct 18—Julia towel Realty Co to Eliz K Dooling, 179 E 80th st, 5 yrs, 6%; attys, Knox & D, 27 Cedar st.....$18,500

41ST ST, n s, 80 w 7th av, 20x98, Oct 18—Mark E Gerst to Eliz K Dooling, 179 E 80th st, 5 yrs, 6%; attys, Knox & Dooling, 27 Cedar st.....$14,000

54TH ST, 413 W, n s, 25x118.1x25.2x114.4—Anday L Quackenbush to Harry Kline, 425 W 54th st, mtg $9,000, all liens, Oct 7; atty, T G & T Co, 176 Bway.....$100

**Uptown.**

(Manhattan Island, north of 110th street.)

141ST ST, 224 W, s s, 37.6x99.11—F de P Foster, trus, to Isabel Mooney, 10a E 116th st, all liens, Oct 14; attys, Siegel, C & S, 51 Chambers st.....$32,000

5TH AV, n w cor 128th st, 99.11x110—Chas E Haskell to Melwood Realty Co, 299 Broadway, mtg $15,000, all liens, Oct 15; atty, same.....$100

123D ST, 56 E, s s, 18.9x100.11, foreclosure, Sept 26, 1919—M W Blumenthal, ref, to Emigrant Industrial Sav Bank, Oct 17; atty, R & E J O'Gorman, 51 Chambers st.....$9,500

136TH ST, 255 W, n s, 16x99.11—Equitable Life Assur Society of U S to Carl Williams, 47 W 137th st; atty, T G & T Co, 176 Broadway.....$1

138TH ST, 321 W, n s, 17.6x99.11, p m, Oct 20—Saml R Parchment to Ernestine Jacobowsky, 321 W 138th st, and ano, insuls, 5½%, pr mtg $4,000; atty, Herbert Gordon, 198 Broadway.....$4,250

**Bronx.**

BRYANT AV, 1487, w s, 20x100—Bertha A Rhindeks and ano to Julius W Lazear, 703 E 50th pl, Chicago, Ill, mtg $7,500, Oct 20; atty, Title Guar Co, 176 Bway.....$100

BOSCOBEL AV, n s, 100 n w Nelson av, n e 47.9x e 1x n 19x e 3.6x n 31x w 28.5x s w 71.8x to av x s e 50 to beg—Herbert N Chute to Louis Wollner and Sam Turner, 610 W 178th st, Sept 29; atty, Title Guar Co, 176 Bway.....$100

182D ST, n s, 175 w Jerome av, x100—Mary Cox to David Puretz, 2307 Morris av, mtg $4,500; atty, Title Guar Co, 176 Bway.....$100

BELMONT AV, w s, 56.5 n 181st st, 18x85x18x84.10—Melfram Realty Corpn to Antonio and John Riccobono, 2267 3d av, mtg $4,000, Oct 20; atty, Title Guar Co, 176 Bway.....$100

CLINTON AV, s s at s w s 176th st, 16.10x100—Arthur D Clark et al to Wm Traidman, 854 Elsmere pl, Oct 15; atty, Title Guar Co, 176 Bway.....$100

181ST ST, 5 W, s s, s 72.9x w 45.2x n 77.9 to st x e 65 to beg—Alma Jensen to Joe Altman, 2021 Morris av, mtg $16,000, Oct 16; atty, Title Guar Co, 176 Bway.$1

179TH ST, s s, 92.8 w Washington av, 17.6x100—Margt Ude Greek to Abr Weinstein, 183 Rivington av, Bronx, mtg $3,500, Oct 20; attys, Silverman & T, 99 Nassau st.....$100

ST. ANN'S AV, 612, e s, 25.2x99x25x95.3—Frances Frank to Luigi Mazzarella, 463 W 23d st, Oct 20; atty, Title Guar Co, 176 Bway.....$100

LIND AV, e s, at line bet lots 14 and 15, Highbridge, e 100x s 50x w 100 to av x n 50 to beg—Eliz L Coleman et al to Geo W Smith, 428 Scotland st, Orange, N J, Oct 20; atty, Title Guar Co, 176 Bway.....$100

GRAND BLVD, w s, 550 n 192d st, 75x112.3x75x111.5—Herman Joveshof to Simon Weinstock, 302 Mosholu Pkwy, mtg $13,500, Oct 15; atty, S A Potter, 79 E 126th st.....$100

139TH ST, 535 E, s s, 37.6x100—John D Kroog to Saml Shilvonsky, 1491 Vyse av, and ano, mtg $26,000, Oct 20; atty, Ph S Gilchrist, 282 Bway.....$1

JACKSON AV, 1041, w s, 33x95—Chas L Steinmeyer and ano to Matilda Saunders, 1041 Jackson av, Oct 6; atty, Matilda Saunders, 1041 Jackson av..$1

DE KALB ST, w s, 175 n 208th st, 25x100—David E Dealy, Jr, to Dealy Corp, at New Rochelle, N Y, Sept 29; attys, Gardenluis, S & D, 49 Wall st.....$1

FRANKLIN AV, w s, 114 n Tangent pl n of 188th st, n 77.3 to plot 243.1 s 169th st x w 161.6x s 75x e 138 to beg—Vivian Investing Corp to Jas Aronauer, 1296 Fulton av, mtg $71,425, Oct 20; atty, A Herrick, 99 Nassau st.....$100

KINSELLA ST, 864—Saml J Smith to David F Roach, 840 Morris Park av, Oct 20; atty, C H Baechler, 1126 E Tremont av.....$100

BERGEN AV, n w cor Rose st, 50x87—Pauline Mensch, widow, to Fannie Reich, 191 Stratford rd, Flatbush, L I, Dec 26, 1914; atty, Fannie Reich, Ansonia Hotel, 74th st and Bway.....$1

MOSHOLU PARKWAY SO, 314, s s, 42x—x37.6x110.5—Isabelle L Goldmann to Louise and Josephine Hammer, 304 E 204th st, mtg $10,000, Oct 1; atty, M J Sullivan, 509 Willis av.....$1

LOT 558, Van Nest Park—Lillian Brinkman to Saml Bacharach, 261 E 188th st, Oct 17; atty, J Jarin, 63 Park Row..$1

TIBBETT AV, w s, 305 s 246th st, 100x100—Delafield Estates, a corp, to Albert E Wheeler, on Tibbett av, n s, 135 from 246th st, Oct 4; atty, Delafield Estates, a corp, 27 Cedar st.....$1

CROTONA AV, n e cor Garden st, n s 84 to rail from Fordham to West Farms rd x 44x79.5x19.2 to beg—Nicola De Crescenzo to Frank Potenza, 276 Av C, mtg $31,000, Oct 18; atty, Frank Potenza, 392 Lafayette st.....$100

LOT 1, blk 678, map Morris Park—Karl Neddermeier to John C Tomlinson, 45 W 57th st, Oct 2; atty, Frank Hagan, 43 Exchange pl.....$100

CLINTON AV, 2077, w s, 41.1x71.8-64.1x71.6—August C Ohle to Caroline Boyd, 2077 Clinton av, mtg $17,500, May 22; atty, Title Guar & T Co, 176 Bway...$1

SAME PROPERTY—Caroline Boyd to Chas Gold ab, 2026 Washington av, mtg $17,500, Oct 20; atty, Title Guar Co, 176 Bway.....$24,000

235TH ST, 431 E, n s 25x100—Isabella Greenlees to Wm L Ahrens, 341 E 239th st, Oct 23; atty, Title Guar & T Co, 176 Bway.....$1

CROTONA PKWAY, 2068, e s, 47.4x74x44x56.9—Wm C Beneke to Leonard Currert, 2855 Harway av, Bklyn, mtg $15,000, Oct 20; atty, Title G & T Co, 176 Bway..$100

HOE AV, 1147, w s, 25x100—Jacob C Stirn to Lena Greenstein, 1082 Longfellow av and ano, mtg $6,500, Sept 30; atty, Title Guar & T Co, 176 Bway.....$1

151ST ST, n s, 237.3 e Courtlandt av, n e 71.5x n w 25x s w 71.4 to st x s e 25 to beg—Margt Scobie to Hyman Dubinsky, 463 E 149th st, mtg $4,500, Oct 21; atty, Title Guar & T Co, 176 Bway.....$100

EAGLE AV, w s, 182 e 156th st, 18x89.3—Max Krauss to Hattie Krauss, 2115 Mohegan av, his wife, Oct 20; atty, Max Krauss, 2115 Mohegan av.....$1

BRYANT AV, e s, 190 n 155th st, x0x100—Hy Moeller to Kath A Mahoney, 1430 Lafayette pl, mtg $9,000, Oct 15; atty, Lawyers T Co, 160 Bway.....$1

JACKSON AV, e s, 19.6 n 168th st, 20x87.6—Amy Moskowitz to Sam Weisner, 895 Fort Washington av, mtg $6,500, June 26; atty, Saml Weschler, 61 Park Row.....$1

CRESTON AV, 2706, e s, 40x74.6—Arrow Holding Corp to Francis X Boyle, 1817 Morris av, mtg $5,500, Oct 20; attys, Lawyers T Co, 160 Bway.....$100

CENTRAL AV, e s, lots 39 to 47, map bldg lots of Andrew Findlay, n e 67.3x e 87.3 to Cromwell av x n e 200x n w 43.2 to Central av x s w 209.8 to beg—Saml McMillan to McMillan Realty & Const Co, 250 W 106th st, mtg $7,000, March 5; atty, Lawyers T Co, 160 Bway.....$100

BATHGATE AV, 2253, w s, 24x170.5 to Bassford av x24x171.6—Ida Schachner et al, to Friedel Lavery, 2253 Bathgate av, Oct 16; atty, Lawyers T Co, 160 Bway.$1

WASHINGTON AV, w s, 242 n 178th st, 53.10x146x53.10x146.2—Acacia, Inc, to Leo Abraham, 3015 Creston av, mtg $35,000, Oct 18; attys, Riegelman, C & L & G, 128 Bway.....$1

SETON AV, 4135, w s, 50x100—John Olson to Mary Starobin, 850 E 173th st, mtg $3,000, Oct 20; atty, N Y T & M Co, 135 Bway.....$100

CARPENTER AV, 3987, w s, 24.9x105—Emil N Sargenfree to Frank H Henke, 124 Alexander av, mtg $3,500, Oct 20; atty, Title G & T Co, 176 Bway.....$100

ST LAWRENCE AV, 1431, w s, 25x100—Herman L Rieger to Edwin M Houghton, 1633 Garfield st, mtg $3,000, Oct 20; atty, Title Guar & T Co, 176 Bway...$1

WALLACE AV, 1921, 25x100—Eric Ericson et al to Fredk Eisen, 217 McLean av, Yonkers, N Y, mtg $2,600, Oct 20; atty, Title Guar & T Co, 176 Bway.....$100

RYER AV, 2024, e s, 22x95—Robt W Todd to Kate Baldwin, 1976 Clinton av, Oct 20; atty, Title Guar