# CHATSWORTH GROUP SOLD TO INVESTORS

## New Owners Will Withdraw Big Drive Apartment and Annex From Market.

## WILL GRANT LONG LEASES

## Sam'l Barkin a Heavy Trader; Buys Picken Court and Two Other Properties.

The Chatsworth and Annex apartments, facing Seventy-second street and the Hudson River at the foot of Riverside Drive, were purchased yesterday by a group of investors known as the Chatsworth Apartments, Inc., from Harris and Maurice Mandelbaum and Fisher and Irving Lewine, who bought it last spring.

According to the brokers, Charles Griffiths and Eugene Moses & Co., the buyers are business men who are turning to real estate for their investments and will withdraw the property absolutely from the market. It will adopt a policy radically different from that now in vogue among realty owners by offering long term leases to the tenants, enabling them to insure themselves of a permanent home.

The brokers, basing their prediction on this transaction, declare that the realty market tide is turning from speculation to buying for investment. A few months ago, they point out, the speculators were the most active agents in the market. Now that the market has grown to a volume and strength never before witnessed in New York, they say, the attention of conservative investors has at last been attracted to the field.

The Chatsworth group consists of a thirteen story structure running from Seventy-second street to Seventy-first street, arranged in suites of from two to twenty rooms and an eight story building adjoining on Seventy-second street and looking up Riverside Drive. This is arranged for a single apartment of eleven rooms and four baths to a floor. In the structures combined there are ninety-five apartments. The buildings occupy eleven city lots at 340 to 344 West Seventy-second street.

The Chatsworth group was built by George F. Johnston & Sons and Leopold and Alexander Kahn, and was regarded at the time as the last word in apartment house construction. The Seventy-second street facade is of heavy granite and limestone, with large caryatides, and the entire architecture is in the modern French style.

The buyers in yesterday's transactions were represented by Bandler & Haas, attorneys, and the sellers by Elsman, Lee, Korn & Lewine.

### BARKIN CLOSES THREE DEALS.

Samuel Barkin, the operator, contributed the largest volume of individual transactions to yesterday's market by buying property aggregating more than $1,000,000. From the Manport Realty Company Mr. Barkin acquired Picken Court, a ten story apartment house, 100 x 108, at the southeast corner of Riverside Drive and 148th street, renting for $70,000. It was built five years ago by the Picken Construction Company.

From the Union Chemical and Glassware Company Mr. Barkin bought the twelve story loft structure at 9 and 11 West Twentieth street, 29x100, which the sellers recently acquired from the Weighler-Harte Company through Isidor Henry. From the Healy estate he acquired the nine story elevator apartment house at 203 West 107th street, 50x100. M. Nassanowitz & Son were the brokers.

### UNION CO. IN 3 OTHER SALES.

The Union Chemical Glassware Company also sold to the Landmap Realty Company 39 to 43 East Twenty-seventh street, an eight story apartment house, 75x113, renting for $55,000, and to a client of Jacobs & Livingston the seven story loft building, 25x92, at 37 West Nineteenth street.

From Mrs. Aaronson the Union Chemical Glassware Company bought 141 Edgecombe avenue, a six story non-elevator house, 30x100, through James Boyd, and from Harry Goodstein 2063 Mapes avenue, Bronx, a five story apartment house, 44x145, held at $60,000.

### OLD OPERATOR BACK IN GAME.

Charles Newmark, oldtime operator, returned to the realty field yesterday after an absence of five years. He purchased from Joseph Shenk, through Leitner Brener & Starr, 40 East Twenty-first street, an eleven story building 25x100, which the seller acquired last week from Charles Guggenheim.

### NEGROES BUY SMITHSONIAN.

Another high grade elevator apartment house in Harlem tenanted by white people has been acquired by negroes. The latest transaction affects the Smithsonian, a seven story structure at the southeast corner of Lenox avenue and 129th street, which J. L. Moyse, president of the Rosaline Realty Company, reports has been sold by Nettie B. Moyse to the Roach Realty Company of 214 West 141st street, controlled by negro investors. The Smithsonian covers a plot fronting 99.11 feet on Lenox avenue and 100.10 feet on 129th street and is occupied under yearly leases expiring next October.

### SELLS FORDHAM BLOCK FRONT.

Frederick Brown has sold to Frank Begrisch, builder, the block front on the north side of Fordham road between Jerome and Davidson avenues, consisting of about fifteen lots, upon which the new owner will erect taxpayers. B. H. Weisker was the broker. This is the last parcel of the Devoe estate property in Fordham, purchased by Mr. Brown about a year ago.

### INDOOR TENNIS CLUB SOLD.

The Indoor Tennis Club property at 204 to 216 West Forty-first street has been sold for a price around $275,000. The club property comprises a three story structure covering the entire area, 111x98.9 feet, just west of Seventh avenue, and directly opposite the New Amsterdam Theatre.

### JUDGE NOTT BUYS HOME.

Judge C. C. Nott, whose residence at 151 East Sixty-first street, was partially destroyed by a bomb last spring, is reported to have purchased from George A. Crocker the dwelling at 125 East Seventy-first street, a four story building, 17x102.2.

### OUT OF TOWN TRANSACTIONS.

Hudson Stores, Inc., sold a two story brick storage building, 85x100, at northeast corner of Park avenue and Ferry street, Hoboken, to Charles Wagner.

Dr. Otto H. Albanesius leased to James M Brennan the Orpheum Theatre building and annex, northwest corner of Summit avenue and Cottage street, at the Five Corners, Jersey City, for a term of twenty-one years, at a rental aggregating $477,000.

Hudson County Buick Company purchased from Augustus R. Southworth a one story brick automobile showroom and service station building, 74x150, at southeast corner of Bergen avenue and Bergen Square.

Frederick N. Eberhard sold to Julius Horig three four story brick apartment houses, 100x100, at northwest corner of Varick and Bright streets, Jersey City.

# FRED F. FRENCH CO. TO BUILD 14 STORY HOTEL

## Will Put Up Latest Hostelry for Sheriff Knott.

The Fred F. French Company has been selected as architects and builders of the proposed fourteen story, 500 room hotel which is to be erected on the site of the old Rutgers Presbyterian Church at the southwest corner of Broadway and Seventy-third street by Sheriff David H. Knott and Henry J. Veitch, manager of the Hotel St. Andrew, which abuts the site on the south. The French company states that plans are under way and contracts will soon be issued.

The architects announce that the structure will be replete with modern equipment and refined furnishings. It will occupy a plot 106.10 on Broadway, 137 feet on Seventy-third street and 169 feet abutting the Hotel St. Andrew, with a rear line of 102 feet.

Sheriff Knott is interested in fifteen high class hotels in this city at the present time and the Fred F. French Company is building for him a 200 room house at Kew Gardens, which will be opened some time next spring.

The Fred F. French Company is acting as architects and builders for nearly $6,000,000 worth of construction work now under way, including the apartment house De Luxe at Fifth avenue and Seventy-second street; the fashionable Pickwick Arms at Greenwich, Conn.; a large suburban apartment house at Mount Vernon and several industrial villages in Connecticut and Massachusetts.

### WILL HOLD SPECIAL SALE.

Joseph P. Day will hold a special sales day auction in the Real Estate Exchange, 14 Vesey street, to-day at 12 o'clock. Included in the sale are dwellings, tenements, apartment houses, business buildings and vacant property in Manhattan, Bronx and Brooklyn. This auction affords an opportunity to investors, speculators and home seekers to secure investment realty at their own prices.

### IMPORTANT DOWNTOWN DEALS

The following were features of downtown trading yesterday:

The Charles F. Noyes Company sold for the estate of Joseph Fahys the southeast corner of Washington and Warren streets, a plot 75x80, improved with a six story and basement office, warehouse and manufacturing building. The buyer is the Eppens-Smith Compan. The transaction is of interest because the present purchaser twenty-five years ago sold the land and old buildings to the late Joseph Fahys, who erected the present structure after the memorable Tarrant explosion. The building contains a high pressure power plant, two elevators and all other improvements. Three other firms of real estate brokers were willing to take the property had it not been secured by the tenants.

Frederick Brown resold to Nathan Garten 26 to 32 Houston street, covering the block front between Lafayette and Crosby streets, a six story mercantile building, 80x64.10. The buyer will occupy part of the building. This property was purchased by Mr. Brown last week from the Havermeyer estate.

W. E. Dean & Co. sold for Horace S. Ely & Co. 118 Pearl street, 23.4x69.6, a four story building, to a client for investment; also the five story building, 26x63, at 29 Moore street to Samuel Brody, and for George A. Zabriskie the five story building, 25x73.4, at 80 Moore street to Dominick Pace, who will occupy the building next May.

Brown, Wheelock Company, Inc., sold for the estate of Harriet Potter the vacant lot, 21.4x180, at 33 West street, through to 68 Washington street.

### OTHER SALES IN MANHATTAN.

WEST 80TH ST.—Houghton Company sold for the Gunsirrah Corporation the four story and basement dwelling at 118, 17.5x100.8½, to a client for occupancy.

WEST 50TH ST.—Brown, Wheelock Company, Inc., sold the four story and basement warehouse, 25x100, at No. 524 to Charles Rosenberg. This is the third sale of this property made by the company in the last six months.

SEVENTH AVE.—Cruikshank Company sold for the Central Union Trust Company, trustee for the estate of Curtis B. Pierce, the vacant plot at the northeast corner of Seventh avenue and 137th street, 100x100.

WEST 188TH ST.—Kurz & Uren, Inc., sold for Mrs. A. C. Ayer of White Plains, N. Y., at No. 548, a four story two family dwelling, 16.8x94.10.

WEST 157TH ST.—T. J. MacBride sold to Joseph Shenk the Cambride, an eight story modern fireproof apartment house, 75x100, at Nos. 544 and 546, adjoining the southeast corner of Broadway. The building contains thirty-two apartments.

CHARLES ST.—J. Irving Walsh sold for Marie L. West to a client of Frueauff, Robinson & Sloane the two five story and basement apartments at Nos. 80-82, 50x95.6.

WEST 187TH ST.—Harry Levy sold for Anna Judson at No. 830 a two family brick dwelling, which the purchaser will occupy.

WEST 176TH ST.—The Nehring Company, Jules Nehring president, sold for Dr. A. Brand at No. 505 a five story new law twenty family apartment on plot 44x100 to the M. & B. Realty Company, Louis Mundheim president.

WEST 147TH ST.—The Benenson Realty Company bought from Mary E. Hastings at 460 a six story apartment, 125x100; also 681 Academy st., corner Vermilye ave., a five story apartment, 50x100, from the same seller. James E. Taylor and Henry I. Cooper were the brokers.

VERMILYE AVE.—The Knap & Wasson Company and Max Just sold for Charles J. Eder the five story walk up apartment at No. 53, 50x100, renting for about $11,000.

LITTLE WEST 12TH ST.—Van Vliet & Place resold the leasehold, lot 25x103, a three story loft, at No. 51, for Frank L. Wing.

LENOX AVE.—Joseph P. Day sold for the estate of William Lewers to Mrs. Nettie B. Moyes the southeast corner of Lenox ave. and 129th st., a seven story elevator apartment house, 100x110.

### OTHER SALES IN THE BRONX.

EAST 176TH ST.—Edward Polak, Inc., sold for John Keating to William Bender, at 655, a four story brick apartment, 43x100.

BRYANT AVE.—Edward Polak, Inc., sold for Mrs. Mary Murphy to Jacob Daub 914 and 916, two three family brick houses, 20x100 each.

WASHINGTON AVE.—Edward Polak, Inc., sold for George Bang to Albert Marder, at 2157, a two family frame building, 18x115.

LA FONTAINE AVE.—Edward Polak, Inc., sold for Mrs. Robinson to Kate Shattan, at 2140, a three family frame building, 25x95.

RYER AVE.—Edward Polak, Inc., sold to Edward Steiner a two story frame dwelling, 50x100, at 2065.

DECATUR AVE.—Edward Polak, Inc., sold for the Archer Realty Company four two story frame dwellings at 2770 and 2776 to Benjamin Bennenson.

OAKTREE PL.—Edward Polak, Inc., sold for Mrs. Leif to Hyman Slepian, at 666, a two family house, 25x100.

TINTON AVE.—The George Goldblatt Company sold for the Moe Realty Company, at 686, a five story apartment, 40x100.

WILKENS AVE.—Harry Cahn and Philip Watterberg purchased from William Katz and Nathan S. Goldstein the two five story new law apartments at 1460 and 1462, each 37.6x100. J. Clarence Davies was the broker.

MELVILLE ST.—William Peters & Co. sold to Mollie Nichthauser the two two story frame dwellings at 1733 and 1737.

UNION AVE.—S. H. Frankenheim sold for Mrs. G. B. Deacon to Frank Calderone the three family house at 715.

EAST 140TH ST.—August Vollman sold for Edward O'Gorman to Mayer Klein 448 and 450.

CHARLOTTE ST.—Charles Goldberg sold for Ignatz Roth, at 1725, a five story apartment, 46x100.

WEST 97TH ST.—Pease & Elliman sold for the estate of Raphael J. Moses at No. 46 a four story private dwelling to a client for occupancy.

## BROOKLYN SALE TO-NIGHT.

### Jere Johnson Jr. Co. Will Dispose of Many Parcels.

An important "night" sale of fifty-nine widely distributed parcels of Brooklyn real estate is scheduled to be held this evening, at 8 o'clock, in the Brooklyn Real Estate Exchange, 189 Montague street, by the Jere Johnson Jr. Company, auctioneers.

The properties to be disposed of embrace a large and attractive list of moderate priced dwellings, two and three family houses, tenements and flats, with and without stores; business buildings, lots and plots in many sections of Brooklyn.

Most of the houses are rented to monthly tenants, and a number of the lots may be paid for in monthly installments.

### COMMERCIAL LEASES.

Heil & Stern leased in building at Nos. 40 and 42 West Twenty-seventh street the fifth floor to Albert Levy; the ninth floor to Louis M. Leibman and the tenth floor to Meyer Bosniak.

Goodwin & Goodwin leased store and basement, corner of Canal street and West Broadway, for the owners of the building to the Parr Loichott Engine Corporation.

M. L. Hess, Inc., leased the third floor at 16 and 18 West Thirty-sixth street to B. S. Kahn, Inc.; the fifth floor at 175-177 Wooster street to the American Yarn Company; the second floor at 25 West Fifteenth street to Friedman Bros. & Lincer; space on the eighth floor at 49 to 53 East Twenty-first street to H. & M. Hellinckx; the eleventh floor at 22 to 28 West Seventeenth street to J. Freedman & Co., Inc., wholesale clothiers, and the fifth floor at 382 Lafayette street to Hyman Weinstein.

J. Arthur Fischer leased to Joseph Schwartz the first loft in 257 Sixth avenue.

W. E. Dean & Co. leased the store, basement and first loft at 5 Coenties Slip and 38 Water street to Kelvin & Wilfrid O. White Company of Boston, and leased the five story and basement building, 6 Stone street, to the National Lunch Company.

Worthington, Whitehouse, Inc., leased from May 1, 1920, 7 East Fifty-sixth street, a five story dwelling, 25x100, to the A. J. Crawford Company, known as "The Little Shop," for years located on Fifth avenue. After extensive alterations they will open with works of art belonging to George Kessler of Paris, well known in Europe and America as one of the finest collections in the world. The lease aggregates more than $3,000,000.

The four story garage building on a plot 100x100.11, at 154 to 160 West 124th street, adjoining the southeast corner of Seventh avenue, known as the Uptown Garage, has been leased to Louis A. Duhan by the Uptown Realty Company for twenty-one years at an aggregate rental of $409,500. The building is opposite Loew's Seventh Avenue Theatre.

### BROOKLYN TRANSACTIONS.

M. C. O'Brien sold for A. Welch 1105 Lincoln place, a two family dwelling, 20x130, to a client for occupancy; for John Flaherty 409 Lincoln road, a two family dwelling, 20x102, to a client for investment; for Peter Burden 368 Lefferts avenue, a two family dwelling, 20 x100, to a client, and for Mabel T. Southworth 1317 Lincoln place, a two story one family dwelling, 20x100.

Charles Heymann sold for Catherine M. Van Vleck four three family brick apartments, 40 to 46 Somers street; also for Samuel Harris 404 Third street, an eight family apartment house, 37x100, and as attorney sold a two family fancy brick house, 20x100, at 114 East Thirty-second street. Lyons & Co. were brokers.

B. F. Knowles Company sold 211 Ross street, a three story and basement brick two family house, 20x100, to A. Kapper; also 514 Wythe avenue, a three story brick building, with store front, to Mrs. Collins.

The Berkshire Realty Company, Inc., sold to a client 2156 Cortelyou road, at the corner of East Twenty-second street, a four story apartment house, with an annual rental of $6,500. Feinberg & Albert were the brokers.

McInerney-Klinck Realty Company sold the three story brick and limestone business and apartment building on the north side of Church avenue twenty feet west of St. Paul's place for Emanuel Liebermann and Morris Horwitz to a client for investment.

Samuel Galitzka & J. Lacov sold for Newton J. Burgess to a client the two story and attic one family house with garage, 40x100, at 1205 East Twenty-second street, Flatbush.

Realy Associates sold 283 Henry street, Brooklyn, a three story brick dwelling located in the Heights section, where real estate values recently have been mounting rapidly to higher levels. The original purchaser of the property sold his contract before taking title.

### QUEENS TRANSACTIONS.

The Lewis H. May Company resold for Morris Bieber 332 Grandview avenue, Far Rockaway, a stucco dwelling, to A. O'Connor for occupancy.

Max Bloch sold for Louis Hoelle to Louis Stark his property on Thirteenth street, between Sixth avenue and Louisa street, College Point, 32x100, with a store and apartments for two families.

### WESTCHESTER DEALS.

The estate of S. Ward Doubleday, on Brevoort lane, village of Rye, consisting Thomas W. Starkie; also leased for a has been sold to Miss Margaret M. Smith of New York. George Howe was the broker.

Scarsdale Estates, Robert E. Farley president, sold to Dr. J. M. Steiner of New York city a plot on Parkway Drive, Greenacres, Hartsdale.

Stewart C. Schenck leased the place at Rye, overlooking Long Island Sound, belonging to V. Vernon Beard, to F. Wadsworth Busk of New York.

Prince & Ripley, Inc., sold for Abraham William Crane his house at Second avenue and Sixth street, North Pelham, to the Rev. Charles Potter of Boston and for Benjamin C. Loder his house in Wykagyl Park, New Rochelle, to Thomas W. Starkie; also leased for a term the estate of William U. Parsons at Ardsley-on-Hudson to E. E. Thalman of the banking house of Ladenburg, Thalman & Co.

Misses Nash & Kennedy sold a beautiful brick residence in Scarsdale to Mr. Woodruff, a former resident of White Plains.

Mrs. Lulu Kelly rented her home on Monroe avenue, Larchmont Manor, furnished, to Manuel Lopes through the agency of Chauncey B. Griffen & Co.

### REALTY NOTES AND COMMENT.

Whitney Kernochan has become associated with William J. Roome & Co., Inc., 177 Madison avenue. Mr. Kernochan was formerly connected with Cruikshank & Co., and just came back from overseas service.

The trustees of Hahnemann Hospital have awarded to Marc Edillitz & Son the general contract for the erection of a new hospital to cover the block front on Fifth avenue, between 105th and 106th streets, 200x100, which site it bought a few months ago. York & Sawyer are the architects.

On Tuesday evening, December 9, at 6:30 P. M. sharp, the next informal dinner meeting of the Building Managers and Owners Association will be held at the Advertising Club, 47 East Twenty-fifth street. Make your reservation early.

Florence M. Alker is the buyer of the five story dwelling at 22 West Sixty-fourth street, sold last Wednesday by William B. May & Co. for the Leicestershire Realty Company. The buyer will alter the property extensively for her own occupancy. Mrs. Alker sold recently the dwelling at 338 Madison avenue to the Fifth Church of Christ (Scientist).

Cross & Brown Company, with Legare Walker of Charles Van Valen & Co., replaced a mortgage of $200,000 on the waterfront factory of the Rock Plaster Company, at 150th street and the East River, in The Bronx. The original loan had to be paid because of income tax requirements. This necessitated the reinvestment of these funds in tax exempt securities and the replacement of the loan.

J. B. English has been appointed agent for 234 West Fiftieth street.

### BUYS NEWPORT ESTATE.

*Special Despatch to* THE SUN.

NEWPORT, Dec. 1.—Indian Spring, the summer estate of Miss Margaret H. Busk and her three brothers, Frederick, William H. and Laird, has been purchased by J. F. A. Clark of New York. The transfer has not been recorded, but Mr. Clark confirmed the purchase from New York here to-night. Indian Spring, which will be his home, is an estate of about 1,000,000 square feet in Ocean avenue.

### IN THE AUCTION ROOMS.

[AT 14 VESEY STREET.]

By A. Lincoln Seide.

102D ST, E, n s, 326 e Park av, 32x100.11, two three story dwellings—Central Union Trust Co vs Educational Alliance Women's Circle, Branch No. 2, et al; Larkin & Perry, attys; George B Francis, ref; due on judgment, $17,210.19; taxes, &c, $352.75. Sold to the plaintiff..$16,000

## TRANSACTIONS RECORDED.

### TRANSFERS.

(With name and address of owner and attorney.)

**Downtown.**

(South of Fourteenth street.)

12TH ST, n s, 101 w Greenwich st, 18x80—Francis Slevin to Pat'k J Slevin, 341 W 12th st, mtg $2,500, Oct 15, 1917; atty, Geo B Heath, 115 Bway.....$1

HENRY ST, n s, being lot 311 map H Rutgers, 25x100—Joe H Brennan to Grace B, his daughter, 197 Kosciusko st, Bklyn, q c, mtg $10,000.....$1

11TH ST, 326 E, s s, 25x94.10—Raymond Guarini et al to Francesca Spinella, 63 E 105th st, mtg $32,000, Dec 1; atty, Philip Zaccaro, Bank bldg, cor Spring st and Bowery, due Oct 1, 1921.....$100

GREENE ST, 215, w s, 100 s 3d st, 25x100 to e s Wooster st (216)—Wm H Sage and ano, trustees, to Midcity Realty Corpn, 36 Wall st, mtg $20,000, all liens, Nov 28; attys, Middlebrook & B, 46 Cedar st.....$30,530

**East Side.**

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

3D AV, n e c 57th st, 50x90—Clara Bernhart to the 40 West 40th Street Co, 40 W 40th st, mtg $98,000, b & s, all liens; atty, C F Rosanski, 5 Beekman st..$100

30TH ST, e s, 278.9 e 3d av, 18.9x98.9; 30th st, 236 E, s s, 18.9x98.9; 33d st, n s, 195 w 1st av, 20x98.9—David J & Jessie I Daly to Agnes R Daly O'Connor, Middletown, N Y, 2-3 parts, a t, all liens, Nov 19; atty, Arthur M Payne, Middletown, N Y.....$10,000

56TH ST, e s, 67.6 e Park av, 22.6x75.5—188 East 56th St Corpn to Jno C McCarthy, 317 E 57th st, and Timothy A McCarthy, New Rochelle, N Y, exrs, b and s, Nov 28; atty, T A McCarthy, 20 Vesey st.....$1

23D ST, 132 E, s s, 25 to e s Lexington av, 25x98—Hy W De Forest to Julia N De Forest, Oyster Bay, L I, mtg $50,000; attys, De Forest Bros, 30 Broad st..$100

59TH ST, 366 E, s s, 16.8x77.4—Teresa Wittmann to Sam'l Weinberg, 416 E 71st st, mtg $5,000, all liens; attys, Jackson & Brock, 48 Exchange pl.....$1

MADISON AV, 1631, s e c 109th st (54 E), 25.6x95—Fannie, wife Benj J Levy, to Samuel Levin, 54 E 109th st, mtg $46,937.60, all liens, June 16; atty, B J Levy, 45 W 113th st.....$1

72D ST, s s, 150 e 2d av, 16.8x102.2—Bertha Fink to Emanuel Ornstein, 159 Av A, mtg $5,000, Nov 28.....$100

**West Side.**

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

60TH ST, n s, 300 e West End av, 100x100.11—Dorothy Golden to Municipal Development Co, 277 Broadway, b and s, all liens; atty, Saml L Marcus, 277 Broadway.....$100

60TH ST, 236 W, s s, 25x100.5—Benj Trakman to Dorothy Golden, 546 Claremont Parkway, mtg $6,000, all liens, Nov 11; atty, L T & T Co, 160 Broadway.....$1

29TH ST, 214-16, s s, 49.9x98.9—Edw L Rosenbaum et al to Saml Greenstein, 220 W 98th st, mtg $34,000, all liens, Nov 26; attys, Jonas & N, 115 Broadway.....$100

WEST END AV, w s, 62 n 81st st, 20x66—Geo Tomes to John B Leavitt, 44 Stuyvesant st, mtg $26,000, Sept 7, 1911; atty, John B Leavitt, 12 Rector street.....$30,000

WEST END AV, 67, e s, 67.5 s 93d st, 68x17x irreg—Nellie K Rosenthal to Lombardy Realty Co, 30 E 42d st, mtg $13,000, all liens, Nov 24; atty, E A Lauddin, 30 E 42d st.....$100

SAME PROPERTY—Lombardy Realty Co to Carlos L Henriquez, 13 W 88th st, mtg $15,000, all liens, Nov 24; attys, Goldsmith & R, 1476 Broadway.....$100

23D ST, 328 W, s s, 25x98.6—Empire State Holding Corp to Jas Katsanis, 257 8th av, mtg $10,000, all liens, Nov 28.....$100

20TH ST, 151 W, n s, 18x91.11—Rose V, wife C Clifton, to Jas H Hastie, 30 Beach st, East Orange, N J; attys, Middlebrook & B, 46 Cedar st.....$100

SAME PROPERTY—Jas H Hastie to J H and Grace A Hastie, on the premises, mtg $10,000; attys, same.....$100

72ND ST, n s, 75 e West End av, 25x100—John C O'Conor and ano, exrs, to Hy Dunkak, 868 West End av, mtg $48,000; atty, L T & T Co, 160 Broadway..$17,000

56TH ST, 442 W, s s, 25x100.5—Max H Golden to Balmore Realty Co, 1547 Lexington av, mtg $21,000, Nov 3; attys, Rogers & R, 66 Broadway.....$100

106TH ST, 319 W, n s, 18x100.11—Wm A Barber to Jos R Grimser, 319 W 106th st, mtg $18,000, all liens, Nov 26; atty, T G & T Co, 176 Broadway.....$1

CENTRAL PARK WEST, s w cor 102d st, 100.11x117—Norbert Holding Corp to Fredk Bangarten, 13 E 124th st, b and s; atty, T G & T Co, 176 Broadway....$100

**Uptown.**

(Manhattan Island, north of 110th street.)

HAMILTON TERRACE, 22, w s, 270 n 141st st, 16x100—Mary Hubbs to Carrie A Kleiber, 2655 Briggs av, Bronx, all liens; atty, T G & T Co, 176 Bway..$100

132D ST, 51 W, n s, 26x99.11—Sarah Levitt to Maurice Simon, 43 W 128th st, mtg $16,300, all liens, Nov 25; atty, Mark Aaron, 27 Cedar st.....$100

158TH ST, n s, 150 w Bway, runs w 115x w 75x s 87.6 to e s Riverside Drive x s 23.3 to 158th st x s 58.4 to beg—Assets Liquidation Co to Mendel Presberger Corpn, 215 Montague st, Bklyn, mtgs $227,500, all liens, Nov 29; attys, Ribman & R, 100 Bway.....$100

AMSTERDAM AV, 2110, w s, 27.11 s 165th st, 30x100—Leonore V Schluter to Pauline Fischer, 300 W 116th st, mtg $20,000; attys, Salter & S, 140 Nassau st.....$1

122D ST, 110 E, s s, 22.6x100.11—Knollwood Park Co to Dormond Realty Co, 299 Bway, all liens, mtg $3,500; attys, Myers & Clark, 51 E 42d st.....$100

SAME PROPERTY—Dormond Realty Co to Elvira Brunner, 552 W 149th st, mtgs $4,500, all liens, Nov 28; attys, Myers & Sherwin, 299 Bway.....$100

ACADEMY ST, 674, w s, 125 n Bway, 50x129.7x50.7x121.8—Kopson Realties to Mich'l P Cusack, 154 Park pl, Bklyn, mtg $49,400; atty, T G & T Co, 176 Bway.....$1

120TH ST, 370 W, s s, 17x120—Jennie C Knox to Christian W Kauffmann, 38 South Cath st, Shenandoah, Pa, mtg $9,000, all liens, Nov 28; atty, T G & T Co, 176 Bway.....$100

7TH AV, 1855, n e c 118th st, 100.11x100—Lena Friedlander to Chantilly Hldg Co, 246 Cherry st, mtgs $182,000, all liens, Nov 25; attys, Kantrowitz & E, 320 Bway.....$100

BROADWAY, s w c 186th st, 111.4x100x100x149.1—Pat'k Kiernan to Hilda Realty Co, 200 Bway, mtg $200,000, all liens, Nov 26; attys, Morrison & Schiff, 320 Bway.....$100

162D ST, 545 W, n s, 105x99.11—Geo B Hurd to Lestal Realty Corpn, 656 W 162d st, mtg $124,000, all liens; attys, Morrison & S, 320 Bway.....$100

140TH ST, s s, 225 e Lenox av, 41.8x99.11—Renaw Realty Co to Abr Mushcart, 2179 5th av, and ano, mtg $36,750; atty, Jno L Bernstein, 5 Beekman st.....$100

136TH ST, 258 W, s s, 16x99.11—Casper Levy to Herbert Aldhouse, 2339 7th av, mtg $7,500, all liens, Oct 17.....$1

146TH ST, 456 W, s s, 20x99.11—Christina Boyle to Hy A G Wulfers, 462 W 146th st, mtg $7,000, all liens, Nov 28; atty, T G & T Co, 176 Bway.....$100

142D ST, 256 W, s s, 16.8x99.11—Isaac Brandes and ano, exrs, &c, to Sarah H De More, 248 W 131st st, Nov 28; atty, T G & T Co, 176 Bway.....$7,000

WASHINGTON TERRACE, 12, w s, 348 s 186th st, 17.8x62.3—Margt A Byers to Clifford D Crittenden and wife, 221 Sherman av, mtg $4,500, all liens, Dec 1; atty, Wm C Rodger, 302 Bway..$100

114TH ST, 55 W, n s, 25x100.11—Marcus Heifand to H L S Holding Co, 320 Bway, mtg $19,750, all liens, Nov 28; attys, Kantrowitz & E, 320 Bway..$100

117TH ST, 11-13 W, n s, 46.3x100.11—H H Holding Co to Eva Rosenberg, 11 W 113th st, mtg $42,000, all liens, Nov 28; atty, L T & T Co, 160 Bway...$100

115TH ST, 405 E, n s, 76.8x100.11—Leon J Hyams et al to Angelina Miraglia, 350 E 118th st, mtg $6,000; attys, Marconi & L, 2113 2d av.....$100

**Bronx.**

CAULDWELL AV, 856-862, n e cor 160th st, 146.3x102—Careni Realty Corp to Bertha Kahn, 421 E 82d st, mtg $91,000, Nov 26; atty, Title Guar & T Co, 176 Bway.....$100

SAME PROPERTY—Bertha Kahn to Benj J Weil, 21 E 82d st, and ano, mtg $108,000, Nov 26; atty, same.....$1

146TH ST, 270-285 E, n s, 4 lots together in size, 81.1x110—Sarah J O'Neil et al, heirs, to Market Managing & Operating Co, 1810 Haight av, Nov 21; atty, A E Kelly, 41 Union Sq (4 deeds).....$1

ELM PL, 2471, w s, 25x85.6—Cath M Carlin to Wm Ginsberg, 2474 Marion av, mtg $5,000, Nov 26; atty, Title Guar & T Co, 176 Bway.....$100

STEBBINS AV, 1314-1316, e s, 50x100—Frank M Paul to Annie Rosenbaum, 78 E 118th st, mtg $35,000, Nov 28; atty, Title Guar & T Co, 176 Bway.....$100

156TH ST, 968 E, s w cor Beck st, 25x100—Gertrude E Camp to Annie Gibson, 865 Fox st, Nov 28; atty, Title Guar & T Co, 176 Bway.....$100

173D ST, 339 E, n s, 19.2x126.6—Jas A Woolf to Barbara Weber, 339 E 173d st, Nov 28; atty, Title Guar & T Co, 176 Bway.....$100

SOUTHERN BOULEVARD, 1550, w s, 40x100—Reodle-Siesel Co to Jacob Glick, 1530 Seabury pl, mtg $28,000, Nov 28; atty, Lawyers Title & T Co, 160 Bway.$1

CLINTON AV, 1313, w s, 28.1x138.7—West Bronx Bldg Co to Jacob T Marks, 354 4th av, mtg $2,250, Nov 28; atty, Title Guar & T Co, 176 Bway.....$100

BAINBRIDGE AV, 3040, e s, 25x100—John A Flickenstein, 4439 Furman av, mtg $6,000, Nov 28; atty, Lawyers Title & T Co, 160 Bway.....$100

BROOK AV, 454, e s, 24.6x100—Belle Robins to Saul Dutchen, mtg $14,000, Nov 28; atty, Title Guar & T Co, 176 Bway.....$100

MOUNT HOPE PL, 121, n s, 25x125—Mary Reiss to Florence M Herman, 121 Mount Hope pl, mtg $4,000, Nov 28; atty, Title Guar & T Co, 176 Bway.....$100

LOTS 24, 116, 193, 209, 270, 273 and 274, map Benj Stern—Benj Stern to Fannie B Krasner, 88 W 21st st, Oct 16; atty, Lawyers Title & T Co, 160 Bway....$100

LOT 328, map Haight estate—Jas E Phillips, exr, to Wm H Morris, 1061 Wilkinson av, Nov 3; atty, Geo Kaiser, 80 Maiden lane.....$100

LOT 573, map Ellz R B King, City Island—Allen L Carey to Chas Kuhlmank, 179 Point Terrace, City Island, Nov 24; atty, A L Marten, 80 Maiden Lane....$1

FOX ST, w s, 220 s 163d st, 40x109.11—Annie Epstein et al to Wilson Security Co, 94 Wilson st, Bklyn, mtg $31,000, Nov 24; atty, E Bernstein, 239 Bway.$100

FOX ST, w s, 260 s 163d st, 40x110.6—Hy Cohen to same, mtg $31,000, Nov 28; atty, same.....$100

234TH ST, n s, 170 w 4th st, on map Wakefield, 17.6x114—Lula M Taylor et al, heirs, to Harry E Riehl, 918 E 219th st, Oct 31; atty, Title Guar & T Co, 176 Bway.....$2,500

SAME PROPERTY—Gordon Hollingshead to same, Oct 31; atty, same.....$640

218TH ST, n s, 136.4 e Barnes av, 50.1x114.3—Anna L Dwyer to Fredk P Volckmann, 819 E 218th st, Nov 28; atty, N Y Title & Mtg Co, 135 Bway.....$100

WESTCHESTER AV, e s, 94.1 s 156th st, 25x83x41.2x115.9—Caroline Brown to Benj Kaufman, 24 W 112th st, mtg $12,000, Nov 28; atty, Title G & T Co, 176 Bway.....$18,000

PROSPECT AV, w s, 75 w 149th st, strip 0.6x100—Mt Morris Real Estate Assn to Jos J Mooney, 233 E 24th st, Nov 19; atty, Lawyers T Co, 160 Bway.....$1

MANIDA ST e s, 506.8 n Spofford av, 27.6x100—Cumins Operating Co to Philip Sonkin, 825 Hunts Point av, Nov 25; atty, N Y T & M Co, 135 Bway..o c and $100

165TH ST, n s, 80 e Longfellow av, 78x100—Harry Rosen to A Arent Co, 927 Southern Boulevard, mtg $45,850, Nov 26; atty, Title Guar Co, 176 Bway.....$1

MONROE AV, n e cor 174th st, 25x95—Tobias Realty Co to Wm J Beam, 537 Tinton av, mtg $21,000, Nov 28; atty, Title Guar Co, 176 Bway.....$100

VYSE AV, e s, 250 n Freeman st 25x100—Saul Shapiro to Abr Levenson, 1444 Longfellow av, mtg $2,500, Nov 28; atty, Title Guar Co, 176 Bway..o c and $100

TRAVERS AV, n e c, 129.4 s e Briggs av, 25.10x113.7x125x120.3—Mary E Raymond to Patk Murphy, 392 E 142d st, mtg $5,000, Nov 28; atty, Title Guar Co, 176 Bway.....o c and $100

DOON AV, w s, 138.11 s 223d st, 37.6x92.5—x— —Land Co "C" of Edenwald to Gustave A Miller, 532 E 187th st, Nov 26; atty, Title Guar Co, 176 Bway; o c and.....$100

DALY AV, 1922, e s, 21.5x148.5—Thos J Tighe to Max Schwartz, 1961 Mapes av, mtg $4,000, Nov 29; atty, Jos H Freedman, 299 Bway.....$100

BECK ST, 776, e s, 25x100—Herman Kloes to Hy Heinzer, 770 Beck st, mtg $5,000, Nov 26; atty, Hy Heinzer, 770 Beck st; o c and.....$100

INTERVALE AV, 1339, w s, 50x105—Arrow Holding Corpn to Rebecca Hirsch and Mollie Schwartz, 487 E 163d st, Nov 3; atty, J L Lefkowitz, 309 Bway; o c and.....$100

LEGGETT AV, n s, 150 e Prospect av, 25x96.7x26.8x106.11—Anna Baumert to Charlotte K Straub, 410 E 153d st, mtg $7,000, Sept 7, 1917; attys, Hirleman & V, 391 E 149th st.....$1

LOT 500, map Gleason Prop, 25x106.8—John D McBain to Annie Mae McBain, 1816 Gleason av, mtg $600, Nov 29; atty, Chas H Baechler, 1126 E Tremont av; o c and.....$100

GLEASON AV, 1816, 25x106.8—David Edwards to Robt Edwards and William MacBain, 1816 Gleason av, mtg $4,200, Nov 29; atty, Chas H Baechler, 1126 E Tremont av; o c and.....$100

INTERVALE AV, 1339, w s, 50x105—Rebecca Hirsch and ano to Aaron Tankelefsky, 1381 Crotona av, mtg $41,500, Nov 21; atty, A Waxenbaum, 277 Bway; o c and.....$100

HOE AV, 1200, n e