In the Real Estate Market

City Investing Co. Buys Broadway Block Front

Is Next to Plot Vincent Astor Is Improving with Apartment.

PART OF PROPERTY USED AS COAL YARD

Site Between 88th and 89th Sts.—Builder Plans Flat for Barnes Av.

The City Investing Company has bought from Francis M. Jencks the block front on the east side of Broadway from 88th to 89th st., having a frontage on Broadway of 201.5 feet, 175 feet on the north side of 88th st. and 80.3½ feet on the south side of 89th st., containing about 24,500 square feet. The Broadway front of the property is not improved, but is used in part as a coal yard, with an office and store on the 88th st. corner. The easterly 75 feet in 88th st. is built with five story flathouses, erected about twenty years ago.

The block front on Broadway to the north of this property is now being improved by Vincent Astor with a twelve story fireproof apartment house, covering a plot of 200x150 feet. The entire block, bounded by Broadway, Amsterdam av., 89th and 90th sts., is owned by Mr. Astor.

In part payment for the property the City Investing Company gives the equity in the Hotel Earlington, in West 27th st., which it purchased in 1907. The Broadway property is owned by Mr. Jencks, free and clear of mortgages, and the purchaser paid him about $650,000 in cash and a purchase money mortgage on the Broadway property, in addition to the equity in the hotel property.

The City Investing Company will offer the property for sale for improvement with building loan for twelve story apartment buildings. Frank E. Smith was the broker in the transaction.

Other sales announced follow:

ST. LAWRENCE AV.—George J. M. McCaffrey has sold for Jacob Cohen the two family stucco house 1214 St. Lawrence av., on lot 25x100 feet. This is the third house sold by the same broker of a row just finished.

BARNES AV.—George J. McCaffrey has sold for a client the northeast corner of Barnes and Morris Park av., on plot 45x95 feet, to a builder, who will erect a five story apartment house.

STATE REAL ESTATE MEN CO-OPERATE

Meet in Merchants' Association and Begin Constitutional Convention Campaign.

In response to a call from the Real Estate Association of the State of New York representatives of real estate organizations and civic associations in all boroughs of the greater city met yesterday afternoon in the rooms of the Merchants' Association to discuss what action should be taken by real estate and its allied interests with regard to the coming Constitutional Convention. One hundred representatives were present.

The meeting was opened by M. Morgenthau, jr., president of the state association, who explained that the meeting of local men was called with a view to ascertaining what subjects members of local bodies considered should be presented to the convention for consideration as affecting real estate interests. It had been thought, he said, that the interests of realty men would be safeguarded better by an organization representing the state than by any local organization, and that if the local bodies wished the co-operation of the state organization it was ready and willing to give it.

He introduced Allan Robinson, president of the Allied Real Estate Interests, as chairman of the meeting, and Mr. Robinson introduced L. D. Woodworth, of Rochester, chairman of the state association's committee on Constitutional Convention, who congratulated the New York City men on getting together, and said that the upstate men were only too willing to cooperate with the New York City men in anything that affected the statewide interests of real estate owners.

He was followed by Walter Lindner, chairman of the state association's committee of experts on the Constitutional Convention, who enumerated the subjects which had been suggested to the committee for consideration and report.

Mr. Lindner advocated that the views of the various city organizations on problems affecting them should be presented to the convention by the state association because it represented the state, and not a locality.

Frederick Silleck, president of the Erie Board of Trade of Brooklyn, made a speech which called forth plenty of applause. He thought the state association, representing the state rather than a locality, was best fitted to lay the case of the real estate owner before the Constitutional Convention. The same views were expressed by G. Richard Davis, Tax Commissioner Joseph S. Schwab and Henry L. O'Brien, of the Atlantic Avenue Improvement Association.

Following an explanation by I. H. Lehman, New York City counsel, of the state constitutional convention commission, that the state committee in no way intended to deprive local associations of any action they might see fit to take, but was simply endeavoring to get them all to act concertedly with the upstate association in order that the greatest influence might be brought to bear, it was voted that the representatives of the real estate organizations and civic associations present should make known to the local associations the views of their organizations as to what legislation should or should not be introduced for embodiment in the revised constitution, and that the state committee should be continued to act in an advisory capacity with regard to the action of such local associations.

REAL ESTATE FOR SALE OR TO LET

BOROUGH OF RICHMOND.

Grymes Hill, S. I., Home

TO LET

Fifteen room modern private residence, with all latest improvements, in perfect state of repair; four baths; surrounded by two acres ground; garage, with servants' quarters above; high grade residential surroundings, commanding superb view of bay and ocean; three minutes' walk trolley; 40th floor five minutes' walk Battery. Apply CORNELIUS KOLFF, 45 Broadway, New York, or Crabtree Building, opposite Ferry landing, St. George, S. I.

BOROUGH OF MANHATTAN.

AMERICAN BASEMENT, PRIVATE, FOR SALE or rent, furnished dwelling; fine story; 60th; elevator; modern in every respect; elegantly furnished. Key at 33 West 86th st.

NEW JERSEY.

$250 BUYS STORE WITH SIX ROOMS, ON MAIN STREET, 1½ MINUTE TO TROLLEY; 50 cts. per day pays the property and all charges. N. S. BARNET, OWNER.

Fort Lee and Queen Anne Roads, Bogota, N. J.

MOVING PICTURE THEATRE FOR SALE—Good location; must sell at once, everything complete. Celondal, 602 Summit av., 5 Corners, Jersey City.

REAL ESTATE

COUNTRY.

FOR HOMES in the best country near New York consult "The Country Home League," 56 West 33d street. Phone 3809 Madison.

COMMERCIAL LEASES.

Frederick Fox & Co. have leased, in conjunction with Albert R. Ashforth, the second loft, containing approximately 11,500 square feet of space, in the old Tiffany Building, at the southwest corner of Union Square and 14th st. The lessees are Rieman, Salzbury & Co., manufacturers' agents of American toys, who have been located for a number of years at 653 Broadway. This concern will use the premises for salesroom purposes. The lease is for a long term of years.

Ewing, Bacon & Henry have leased space in 250 West 54th st. to the H. M. Shook Absorber Company, the Consolidated Liquid Gas Company and to H. W. Allers, jr., and space in the Architects' Building, 101 Park av., to Rheinstein & Hass, Inc.

Wilson Company has leased the basement store at 241 West 26th st. to John Earley's Sons and the store at 158 West 14th st. to Edward A. Meckel.

M. & L. Hess have leased the front half of the second loft at 141-143 Fifth av. to the Well Made Cloak Co., manufacturers, and the rear half of the same loft to M. Schwartz, the rear half of the fifth floor at 58 West 24th st. to Kressel & Firstenberg, the fourth loft at 643 Broadway to L. Meyer & Bro. and offices at 1270 Broadway to Julius Ballin.

DWELLING HOUSES LEASED.

Douglas L. Elliman & Co. have leased for a long term of years 37 West 93d st., a five story American basement dwelling, for Leland Forbes. The services of brokers is also associated with Pease & Elliman in the lease of 125 East 38th st. to Chester H. Aldrich.

L. C. Phillips & Co. have leased to a Mr. Jungbluth the dwelling at 871 St. Nicholas av.; also 873 St. Nicholas av., to H. C. Hequemborg; the dwelling at 460 West 154th st., southwest corner of St. Nicholas av., to Allan Macnaughton; for Henry W. Gledhill, the Charles Cary Rumsey dwelling at 642 West 158th st.; for W. W. Buckley the dwelling at 420 West 144th st., and, with G. K. Mitchell, leased for T. J. Meehan the dwelling at 567 West 141st st.

The Durous Company has leased the three story house 111 Bedford st. to Mrs. Antoinette Garbarini.

Worthington Whitehouse has leased the three story dwelling 119 West 115th st. to Miss Marion E. Kenton for a term of years.

BLISS OCEANIC ESTATE SOLD.

The country estate of the late Cornelius N. Bliss on the Shrewsbury River, Oceanic, N. J., has been purchased by Howard S. Borden. The property contains about twenty-five acres, with riparian rights, and about 1,000 feet frontage on the river, with substantial stone bulkhead, together with the beach residence, gardener's cottage and numerous outbuildings.

The Borden estate adjoins, and the purchase was made for the purpose of squaring out holdings. The property was held at $150,000.

NEW ROCHELLE SALE TO-DAY.

At executors' sale to-day, for the estate of Philip J. Carpenter, the property in the Quaker Ridge section of New Rochelle will be sold at auction by Strait R. Kennedy on the premises, at 2 P. M. There are three and three-quarters acres and a three story frame dwelling on the premises, which are situated on the northwest corner of Weaver st. and Stratton st., adjoining the Quaker Ridge station of the New York, Westchester & Boston Railroad. There are also numerous outbuildings.

TO DEVELOP LARCHMONT TRACT.

Ewing, Bacon & Henry, Inc., have sold for Benjamin L. Fairchild, Vanderburgh Park, Larchmont, to a client, who still immediately develop the property into a high class residential park. The property consists of 206 lots, partly developed, and within three minutes of Larchmont station and close to the Sound. It is understood so have been held at about $75,000.

DOWNTOWN BUSINESS RENTALS.

William A. White & Sons have rented space in 100 Water st. to the Union Carbide Campbell, the entire building at 284 and 286 South st. with the exception of the top loft, to the Acme Burlap Bag Company, and, in conjunction with William H. Whiting & Co., space at 102 Beekman st. to Rutherford, Reed & Co.

BROOKLYN SALES.

Eulke T. Everett has sold the three family brick dwelling 406 Hancock st. for Thomas H. Stewart to a client for investment.

James C. M. Hazing has sold for the Columbia Trust Company of Newburgh, the dwelling at 194 Pulaski st. to a client.

$400,000 BROADWAY LOFT.

Plans have been filed for the sixteen story loft and store building to be erected at the northeast corner of Broadway and 26th st. by Frederick Ayer, of Beverly, Mass. Marshall & Fox are the architects. Jones Bros. had the rent at $400,000. It will measure 195.8x114.2 feet.

WESTCHESTER COUNTY LOANS.

Ewing, Bacon & Henry, Inc., have placed in Westchester County the following mortgages: $25,000 on Beechmont, New Rochelle, $19,000 at Pelham Manor, $6,000 at Mount Vernon, and building and permanent loans in Port Chester, Larchmont, Mamaroneck and Yonkers.

IN THE AUCTION MARKET.

The following transactions were recorded yesterday at the Real Estate Exchange salesroom, 14 Vesey st.:

By Joseph P. Day.

RIVERSIDE DRIVE, 148, e s, 25 s 87th st, 25x100; 4 sty dwg; County Holding Co agt Belle J Barnes et al; Merrill & Rogers, attys; M L Shver, ref; due, $10,000 [illegible]; taxes, etc, $567 [illegible]; to the plaintiff for $48,000.

AVENUE A, 48, w s, 48.1 n 4th st, 16x100; 4 sty tenint and stores; M Schwarz agt M Greenfield et al; M M Hirschfeld, atty; T W Churchill, ref; due, $17,000 [illegible]; taxes, etc, $315, subject to a first mtg of $13,000; to M W Bonin, a party in interest, for $17,500.

SIXTH RD, 207 and 209 W, n s, 192.6 w Amsterdam av, 42x100.8; two 5 sty tenint; A Dowling et al agt Chas Ackerman et al; R H Kiler, atty; J Rowan, ref; due, $17,792.99; taxes, etc, $122.66; sub to a first mtg of $65,000; adjourned to Nov 24.

180TH ST, 312 E, s s, 425 w 1st av, 25x109.11; 4 sty brk tenint; City Real Estate Co et al agt B Palumbo et al; H Swain, atty; J J Halpin, ref; due, $12,046.62; taxes, etc, $489.25; adjourned to Nov 24.

At the Bronx Exchange, 3208 Third av.:

By Charles A. Berrian.

SOUTHERN BOULEVARD, 1468 and 1468, e s, 200 n Jennings st, 50x100; 2 sty wood tenints; E F Kelly agt Samuel and Sophie Wahlig; Construction Co et al; A Greenbaum, atty; J J Hynes, ref; due, $9,443.76; taxes, etc, $327.70; sub to prior mtg of $30,000; to the plaintiff for $34,000.

MOHEGAN PARK AV, 620, n s, 411.11 e Walker av, 25.2x100.8x irg x irg; Ellen Fitzgerald agt Lizzie Rose; C K McGuire, atty; H A Forster, ref; due, $4,700.82; taxes, etc, $534.25; adjourned to Dec 14.

By Joseph P. Day.

PROSPECT AV, 564 and 566, e s, 196.11 s Fox st, 46.1x158.9x irg x irg; 1 sty tenint and stores; W L Gould et al, trustees, agt Helene Freudenmacher et al; Elliot, Glasser & Frankauer, attys; G H Fox, ref; due, $27,149.92; taxes, etc, $504.78; to C Wagner for $41,000.

SOUTHERN BOULEVARD, 2321, w s, 25.5 n 180th st, 49.6x100.4x irg x irg; 5 sty flat; A Trillich et al agt Sidia Construction Co et al; C Brandt, jr, atty; J J Halpin, ref; due, $5,396.36; taxes, etc, $764.84; sub to a mtg of $28,000; to the plaintiff for $35,000.

RECORDED LEASES.

NOVEMBER 20.

Manhattan.

MERCER ST, 233, store and basement; Hannah Hitchings to Sam Ehrlich; 5 yrs from N 15th st; 5 yrs from Feb 1, 1914; atty, I Kalisz, 2652 Fulton st, Brklyn; $1,000.

7th AV, 1726, a store; J Schenerer, indfr and exr, etc, to H Zimmerman, 218 4th av; Unton Hill N J; 3 yrs from Nov 14, 1914; atty, J F Smith, 445 W 59th st; $504.

DELANCEY ST, 240, east store and front basement; M Goldberg to H M Berger, 240 Delancey st; for 1 year from May 1, 1914; atty, H M Berger, 240 Delancey st; $600.

The Bronx.

COURTLANDT AV, 537, s w cor 149th st, store, etc; Sarah Bodkin to F M Hogan, 113 W 102d st; 5 yrs from Oct 1; atty, W H Stewart, 1639 3d av; $1,200 to $1,800.

SUNBRIDGE AV, w s, 20 s 194th st, store; J Mary to S E Eisenhing, 2846 Briggs av; 5 yrs from Jan 1, 1915; atty, S H Arnold, 170 Reade; $480 to $540.

RECORDED TRANSFERS.

(With name and address of purchaser and attorney.)

NOVEMBER 20.

Manhattan.

ATTORNEY ST, 31, w s, 100 n Grand st, 25x100; Sarah Rosenberg to Annie Petty, 145 Thatford av, Brooklyn; (subj $27,000); Nov 18; atty, A S Wolf, Realty Bldg, Bklyn.

BANK ST, 70 e s, being lot 5, R Halliday, 19.9x 85.3x irg x irg x irg x irg; H Rollo to G Pace, 36 6th av, and J J Loger, jr, Scarsdale, N Y (subj $6,000); Nov 20; atty, T G & T Co; $100.

CENTRAL PARK WEST, s w cor 86th st, 30.2x irg x irg x irg x irg; Ye Olde Apple Shoppe to Jessie Ogden, to 2 West 86th Street Co, 245 West 72d st; Nov 19; (subj $700,000); attys, Taylor, K & H, 52 Broad; $100.

ST NICHOLAS AV, s w cor 180th st, 50x100; Aldus Construction Co to estate of S G Gunther, 337 W 23d st (mtg $185,000); Nov 19; atty, T G & T Co; $100.

SAME PROPERTY; estate of S G Gunther, etc, to Fifth Avenue Bond & Mtg Co, 534 5th av (mtg $185,000); Nov 19; same atty; $1.

86TH ST s s, 253 e 6th av, 26x100.5; J H Rogan, ref, to Seamen's Bank for Savings, 74 Wall st; Nov 19; attys, Cadwalader, W & T, 40 Wall st; $50,000.

107TH ST, n s, 225 w Columbus av, 100x100.11 (foreclosure, Oct 20); J E Davidson, ref, to L Schramm, 362 W 19th st; Nov 20; atty, L T & T Co; $40,050.

112TH ST, 228-232 E, s s, 295 e 3d av, 49.11x100.11; the B G Realty Co to A Apter, 40 W 112th st (mtg $53,000); Nov 19; atty, L T & T Co; $100.

The Bronx.

BAILEY AV, 3061, w s, 96.7x irreg; G B Patterson to M Lippmann, 220 Pulaski(Bath av, Brooklyn (mtg $38,000); Nov 19; atty, Title Guarantee and Trust Co; $1.

BRIGGS AV, 2592, e s, 19.8x77.9; P M Burke to G Spagnoli, 2302 Briggs av (mtg $5,000); Oct 21; attys, O'Brien Bros, Webster av and 200th st; $100.

BRISTOW ST, w s, 197.5 n Jennings st, 25x88; Kath Lemmann et al to Kath Lemmann, 1389 Bristow st (mtg $1,650); Nov 16; attys, Frees & Mc; 2029 3d av; $100.

SAME PROPERTY; G Hausle to same (mtg $1,650); July 13; attys as above; $100.

SAME PROPERTY; Marie Lemmann, extrx, to same (mtg $1,650); Nov 19; attys as above; $100.

BRONX BOULEVARD, w s, 125 n e Julianna st, 126.8 s to centre line Bronx River x103.2x32.3x137.5; also Bronx Boulevard, e s, at n w s Duncombe st, 111.9x42.5x112.3x100.7; L Boeder to Bronx Parkway Commission, 100 Bway (correction deed); Nov 16; atty, Bronx Parkway Commission; $5,188.47.

COLLEGE AV, 1627, w s, 85x irreg; L K Ferry to J R Taylor and ano, exrs, 75 Berkely av, Orange, N J; Nov 6; attys, Kiernan & M, 141 Bway; $1.

COSTER ST, 444, e s, 20x100; A R Lostusky, ref, to Utilits Rlty Co, 30 E 42d st; Nov 19; atty, L T & Co; $6,000.

LOT 408, map part farm Chas Derrian; J A Regan to B J Douglas, 40 W 90th st (mtg $1,250); Nov 19; atty, T G & T Co; $100.

LOT 300, map McGraw Estate; Ellen A Farrell to Anna M O'Brien, 243 W 129th st; Nov 18; atty, Anna M O'Brien, 243 W 129th st; $1.

LOT 30, map 62, lots at Mt Hope; Julia A O'Brien to J F Nolan, 1268 Clinton av (subj $6,700); Nov 19; atty, E F Moran, 51 Chambers st; $100.

LOTS 250 and 251, map Gleason Property; C O'Connell to Hannah O'Connell, 1785 Glerain st (mtg $4,500); July 2; atty, Hannah O'Connell, 1785 Gleason av; $2,000.

LOTS 1280 and 1281, map Wakefield; M Geisler to Joseph Havender, 236 E Tremont av; 2 yrs (mtg $2,000); Oct 26; atty, J Havender, 236 E Tremont av; $100.

LOTS 1271 and 1272, same map; same to same (mtg $3,000); Oct 26; atty, same; $100.

LOTS 43 to 46, 119 39, map Sec 1, Bathgate Estate; Louise Schorer to C Kauffer, 445 W 34th st (mtg $1,170); Nov 18; atty, C Kauffer, 400 W 34th st; $1.

RIVERDALE AV, n s, 150 n land A Schermerhorn, 50x100, being plot 4, map J Rosenthal; Addie M Klein to John Hirsh, 25 W 87th st; Nov 19; atty, M Stern, 84 Wall st; $100.

147TH ST, 457 E, s s, 25x99.9; W T Quinn, ref, to Bella Moore, 108 W 121st st; Nov 19; atty, Kerman & P, 20 Broad st; $4,000.

162D ST, s s, 146.7 e Prospect av, 53x147.7; also plot, beginning 146.11 e Westchester av and 100 e Prospect av, 25.6x irg x irg x irg x irg; H Schwartz et al agt Sigmund Corzel; atty, T G & T Co; $100.

223D ST, s s, 70 e Carpenter av, 20x98; P M Burke to J A Weber, 670 E 233d st (mtg $3,000); July 28; attys, O'Hara Bros, 200th st and Webster av; $100.

RECORDED MORTGAGES.

(Interest 5 per cent unless otherwise stated.)

NOVEMBER 20.

Manhattan.

ST NICHOLAS AV, n e cor 152d st, 25.4x—; West 152d Street Construction Co to Lillie Thomas and ano, extrs, 1 51st st; Nov 19; 5 yrs, 5 p c; attys, Cullen & T Co; $51,000.

ST NICHOLAS AV, s w cor 186th st, 100x100 (prior mtg $175,000); Aldus Construction Co to M Lippman, 226 Pennsylvania av, Brooklyn; Nov 19; 3 yrs, 6 p c; attys, L T & T Co; $10,000.

3D AV, e s, 25.5 n 115th st, 25.6x100; Virginia Wood to Emigrant Industrial Savings Bank, 19 Chambers st; 7 yr, 5 p c; attys, Amend & Ad; $18,000.

NAGLE AV, 500 W, s s, 225 e 11th av, 25x100.5; Marie D Treadwell to M Caravatta, 210 W 90th st; Nov 18; due, etc, as per bond; attys, L T & T Co; $3,000.

SOTH ST, s s, 300 e 2d av, 50x100.8; Central Vessels of New York City to T G & T Co; Nov 20; due, as per bond; attys, Taylor, K & H; $10,000.

20TH ST, s s, 100 e Bway, 20.6x90; W H Laird to Bway & Realty Co, 203 Bway; Nov 20 (prior mtg $20,000); due May 3, 1916; 6 p c; atty, G A Coughlin, 49 Wall st; $1,500.

The Bronx.

LOTS 24 and 25, map Sisters of Charity; R Maehr to H Rebe, 811 E 150th st; Nov 19; due as per bond; atty, L T & Co; $—.

POWELL AV, n s, 72.6 e Tremont av, 18x111; B Amato to Antonio Meyers, 226 W 140th st (prior mtg $4,500); Nov 19; demand, 6 p c; atty, J Bonasera, 372 Pelham av; $1,500.

33D ST, n s, 255 w Paulding av, 75x114; Alba J Monroe to Halstead Companies; B & A Assn, 3 Hanover st (subj $—); 5 yrs; 6 p c; atty, E J Crandall, 154 Nassau st; $7,000.

SATISFIED MORTGAGES.

(With amount of mortgage and name and address of attorney.)

NOVEMBER 20.

Manhattan.

ARTHUR AV, n e cor 188th st, 50x81.8x25x42.9; Dec 7, 1910; Delmbiches Building Co to Louis Massucci, atty, Chas Zerbarini, 348 Bway; $4,000.

BROOME ST, 209, n s, 97.1 w Ludlow st, 20.6x87.6; Nov 16, 1907; Hy M and Sarah Hoch et al to John Murriaty and ano; attys, Rogers & H, 63 Park Row; $11,000.

HUDSON ST, 139, w s, 28.6x175, July 1, 1905; Jno F McKeon to Mary N Williams, 172 Clinton st; Nov 18; atty, F P Trautmann, 132 Nassau; $32,500.

PERRY AV, n w s, 126.9 n e Southern Boulevard, 72x105.8x7x131.7; June 22, 1910; Davis Brown to Wm H Birchall; atty, I Hyman, 119 Nassau st; $12,000.

ST NICHOLAS AV, n s cor 159th st, runs n 25.42 x 51.11x n 19x irg x 75.2 w x s 80 Nicholas Pl, x s 51.11x s 21.1 to beg; April 3, 1914; West 159th St Construction Co to Columbia Trust Co; atty, N Y T I Co; $—.

1ST AV, 844, n e cor 47th st, 26x80; Nov 14, 1913; Bernard and Mary Forgang to Hy D and Sigmund D Greenwald; atty, Clifford C Roberts, 22 Cedar st; $1,500.

3D AV, 2387, mtg on lease, exp Nov 24, 1919; Julius Faucher to Gustave and Alex Greenwald, 226 Bway; $4,000.

6TH ST, 219, n s, 295.4 e 3d av, 23.6x96.10; July 31, 1911; Mary Nurse to Wilhelmina R Grothkopf, 211 S 9th st, Brooklyn; atty, A Warenhaus, 14 Wall st; $2,000.

21ST ST, 337 W, n s, 95 e 9th av, runs n 98.92 w 21x s 98.83 e 3.83 x 79 to n s x x x 11.6 to beg; Jan 24, 1912; Wm J and Mary Stevens to T G & T Co; $—.

50TH ST, s s, 375 e 6th av, runs s w 92.75 x E 7.5 x s 16.33 x s 72.9 to w s Bway x s 116.92 x w 100.1 to beg; March 20, 1913; 50 James Realty Inc, 1 Emmet S Hamilton, pres, Batson, N Y, atty, Walter W Irwin, 1 Wall st; $—.

117TH ST, s s, 243.4 e Lexington av, 19x100.9; Oct 30, 1906; Eugene Clark to Thos Daly, exr; satisfied of record without production of mtg by order Supreme Court; Nov 16; Justice V M Davis; atty for plff, Thos Daly, Kingston; $—.

5TH ST, 250 W, s s, 25 e 6th av, 25x100.8; April 29, 1907; Chas W and Mary Tradwell to the Franklin Sav Bk; atty, W M Powell, 7 Wall st; $2,000.

67TH ST, 212 W, s s, 100 e Amsterdam av, 25x100.8; Nov 30, 1911; Hannah Schwabacher to Abraham Neufeld, Woodcliff-on-Hudson, N J; atty, Maerklin & M, 219 Bway; $7,000.

11TH ST, 455 E, n s, 25x102.2; April 3, 1905; Max Greenbaum to Adolph Finkelstein; atty, F P Moran, 51 Chambers st; $4,500.

FIRST ST, 211 E, n s, 18.4 e 3d av, 25x100.11; April 1, 1904; Thos F Featherstone to David Dreyfous, 32 W 40th st; Nov 20; atty, Jos Sabarsky, 302 Bway; $5,000.

2D AV, 1505, s w cor 80th st, 25x100; April 3, 1905; same to same; atty, same; $4,000.

117TH ST, 229 E, n s, 20 e 3d av, 19.11x100.11; July 16, 1913; Louis L and Lillian L Gold to Chas Alfred Alper, 48 W 117th st; atty, L T & Co; $7,500.

ASSIGNMENTS OF MORTGAGES.

NOVEMBER 20.

Manhattan.

City Real Estate Co to Title G & T Co; $1.

Mary E Wilson to Equitable Life Assur Soc of the United States; $6,000.

Title G & T Co to J F Ambrose; $100.

J F Ambrose to J Burke; $12,000.

Bankers Trust Co, trustee, J E F Morse, to Bankers Trust Co, trustee Nina P Crawford et al; $6,000.

Highland Trust Co of N J to Mary N Williams; $1.

Germania Life Ins Co of N Y to Louis M Lee; $20,000.

J W Rowan to Mary Rowan; $2,000.

J W Rowan, Inc, to J W Rowan; $2,000.

R M Greenfield to F M Hogan; $1.

Anna E Donald to Title G & T Co; $18,000.

Katie Verhoch and ano, trustees, to E S Schlinger; $16,000.

The Bronx.

M McNamara to T Carey; $4,000.

Westcott Mfg Co to C Neuhaus; $100.

L Rosenberg to Jacobs Co; $1.

Rich Wilson to J A Jones; $1,500.

G Pelsterer to T G & T Co; $3,500.

Lawyers Mtg Co to Sel Fuld; $30,000.

G H Bothof to W Bothof; $1,500.

Corporate Mortgage Co to F Gogt; $4,000.

J Bachler, Inc, to Marie E Fischer; $4,250.

MECHANICS' LIENS.

NOVEMBER 20.

Manhattan.

WADSWORTH AV, 124 to 128, Lee Heating Co agt Wm Hobson, owner; Adler Construction Co, inc, tenant and contractor; $—.

BROADWAY, 3890, S Dreher agt New York Real Estate Security Co, owner (renewal); $591.30.

AMSTERDAM AV, 1627 to 1633, S Dreher agt New York Real Estate Security Co, owner (renewal); $296.90.

78TH ST, 161 W, M Greenwald agt C J Bulterly, owner (renewal); $461.75.

AV A, 267 to 279, and 22d st, 439 to 445 E, H Nusswald & Co agt Central Vessels, owner; H Schwarz, Auto Truck Garage Co, inc, lessee; Eagle Concrete Arch Engineering Co, contractor; $302.50.

18TH ST, 509 to 515 W, G H Sterns & Co agt Jaspole & Werner Construction Co, owner and contractor; $1,452.61.

AV B, s w cor 140th st, 126x84, J R Tice & Co, Inc, agt Levy Dairy Co, owner; Rutan, McAdam & Cooper, Inc, contractors; $93.74.

BROOK ST, 242 E, s s, 100 e Amsterdam av, 25x100.8; Nov 19; J Hannon agt Sophie Schwabacher, owner; Woodcliff-on-Hudson, N J; attys, Maerklin & M, 219 Bway; $7,000.

11TH ST, 455 E, n s, 25x102.2; April 3, 1905; Max Greenbaum to Adolph Finkelstein; atty, F P Moran, 51 Chambers st; $4,500.

FIRST ST, 211 E, n s, 18.4 e 3d av, 25x100.11; April 1, 1904; Thos F Featherstone to David Dreyfous, 32 W 40th st; Nov 20; atty, Jos Sabarsky, 302 Bway; $5,000.

2D AV, 1505, s w cor 80th st, 25x100; April 3, 1905; same to same; atty, same; $4,000.

117TH ST, 229 E, n s, 20 e 3d av, 19.11x100.11; July 16, 1913; Louis L and Lillian L Gold to Chas Alfred Alper, 48 W 117th st; atty, L T & Co; $7,500.

ASSIGNMENTS OF MORTGAGES.

NOVEMBER 20.

Manhattan.

City Real Estate Co to Title G & T Co; $1.

Mary E Wilson to Equitable Life Assur Soc of the United States; $6,000.

Title G & T Co to J F Ambrose; $100.

J F Ambrose to J Burke; $12,000.

Bankers Trust Co, trustee, J E F Morse, to Bankers Trust Co, trustee Nina P Crawford et al; $6,000.

Highland Trust Co of N J to Mary N Williams; $1.

Germania Life Ins Co of N Y to Louis M Lee; $20,000.

J W Rowan to Mary Rowan; $2,000.

J W Rowan, Inc, to J W Rowan; $2,000.

R M Greenfield to F M Hogan; $1.

Anna E Donald to Title G & T Co; $18,000.

Katie Verhoch and ano, trustees, to E S Schlinger; $16,000.

The Bronx.

M McNamara to T Carey; $4,000.

Westcott Mfg Co to C Neuhaus; $100.

L Rosenberg to J Jacobs Co; $1.

Rich Wilson to J A Jones; $1,500.

G Pelsterer to T G & T Co; $3,500.

Lawyers Mtg Co to Sel Fuld; $30,000.

G H Bothof to W Bothof; $1,500.

Corporate Mortgage Co to F Gogt; $4,000.

J Bachler, Inc, to Marie E Fischer; $4,250.

WHAT THE BUYERS WILL LOOK AT TO-DAY

Cloaks and Suits.

CHICAGO—Hillman's; C G Gunn; 116 W 32d st, Room 1,310.

CHICAGO—Charles A Stevens & Bros; S Willard, jobs; 40 E 23d st, 16th floor.

DANVILLE, ILL.—Emery D G Co; W E Emery; 116 W 32d st, Room 1,310.

MONTGOMERY, ALA.—A Nachman; A Nachman, jobs; 13 E 23d st, 10th floor.

SAN FRANCISCO—Prager Co; A L Grossman; 200 5th av, Room 1,116.

ST. PAUL—Mahleimer Bros; E Kaufman; 1270 Broadway, 4th floor.

Dresses.

CHICAGO—Hillman's; C G Gunn; 116 W 32d st, Room 1,310.

DANVILLE, ILL.—Emery D G Co; W E Emery; 116 W 32d st, Room 1,310.

MONTGOMERY—A Nachman; A Nachman; 13 E 23d st, 10th floor.

Skirts.

CHICAGO—Charles A Stevens & Bros; S Willard, jobs; 40 E 23d st, 10th floor.

ST. PAUL—Mahleimer Bros; E Kaufman; 1270 Broadway, 4th floor.

Men's and Boys' Wear.

PITTSBURGH—Kaufman Dept Store; J Flynn and E Meyers, men's clothing for basement; 200 5th av, Room 502.

ST LOUIS—B Nugent & Bros D G Co; S A Dobbins, furnishings; 470 4th st, 12th floor.

Miscellaneous.

CHICAGO—Mandel Bros; J B Ertle, silks and velvets; 15 E 23d st, 12th floor.

CHATTANOOGA—B H Lowman & Co; Wm M Spotswood, general jobs; 118 W 23d st, 3d floor.

INDIANAPOLIS—H P Wasson Co; C Hasendorf, fancy goods and notions; 71 W 23d st, 10th floor.

NEW ORLEANS—D H Holmes & Co; Miss Hagan, infants' wear; 15 E 26th st, Room 1,810.

ST LOUIS—B Nugent & Bros D G Co; G Roth, umbrellas and handkerchiefs and linens; 470 4th av, 12th floor.

NOTES OF THE TRADE.

Short plush coats with fur collars are very much in demand at present.

A prominent merchant from the Middle West reports that business in that part of the country has been very good as far as the cloak and suit end is concerned. He further stated that there have been more suits sold the last season than was expected. This was due to the mild weather. Cloaks and coats will no doubt have their call as soon as it becomes a little colder.

Handbags and pocketbooks will be shown in all the leading shades, in pin morocco and pin seal, for the coming season. Sand color is a new shade that will be very much in vogue.

A prominent dress manufacturing concern reports that it has several requests for spring sample lines from the Southern trade. Two salesmen will start Sunday night for that territory, and many concerns will keep an eye on their doings.

INFORMATION BUREAU.

Inquiries relating to trade matters and conditions should be addressed to the Editor of the Buyers' Column.

Question—Is there a trolley line from Detroit to Battle Creek? H. H. Answer—Yes.

Question—Where are the New York offices of Boggs & Buhl, of Pittsburg, located, and who does the buying for the muslin underwear department? R. Company. Answer—37 West 26th st., tenth floor; Miss Carton.

Question—What is the distance from New York to Chicago, and New York to Denver? L. L. Answer—900 miles; 1,920 miles.

BUSINESS REVERSES

THOMAS F. MEAGHER CO.—Petition filed against the Thomas F. Meagher Co., dealer in furniture and carpets at 237 Park Row, by Intner & Gelb; Nov 19; Judge Hallett; petition filed Nov 17, and 4 days' notice. Liabilities are said to be over $30,000 and assets $10,000. Last June the company obtained an extension from creditors of three years.

HARRISON & ROSENBERG, manufacturers of cloaks and suits at 28 and 30 West 25th st., have ceased and Abraham L. Levy, attorney, has been appointed by Harry Osterman, a petition was filed against them by Max Muller, $210; H. David Frachman, $175, and Aaron Rosin, $20.

JERSEY CLOAK CO.—Petition filed against Morris Hirson, doing business as the Jersey Cloak Co., at 10 West 19th st., by the Manual Waist Co., $90; Nov 19; Judge Hallett; petition filed Nov 17, and 4 days' notice. Liabilities are said to be $5,000.

P. & S. ASEPTIC MANUFACTURING CORPORATION, manufacturer of aseptic preparations at 64 William st., has ceased and Nat Ostertag, attorney, has been filed against it by Benjamin Bower for $3,000, money loaned. Liabilities $12,000 and assets $6,000.

LOUIS MARCKWALD, clerk, of 605 West 115th st., filed a petition, with liabilities $15,000 and no assets. Liabilities are on a deficiency judgment and for borrowed money.

WILBUR F. CRUTCHLEY, physician and surgeon, 235 West 140th st., filed a petition, with liabilities $3,000 and assets $1,000. Of the liabilities $2,442 is for rent of office.

BLANCHE A. HOGAN, of Nelsonville, Putnam County, N. Y., filed a petition, with liabilities $3,457 and assets $72, in a judgment in favor of Edward Hogan, entered February 2, 1914, which turned Edward Hogan's debt.

RECEIVER IN BANKRUPTCY.

EDWARD FRIEDMAN & CO.—Judge Hand has appointed James D. Bogl receiver for Edward Friedman, doing business as Edward Friedman & Co., manufacturer of furs, at 21 West 17th st.; bond, $500. Liabilities are $5,000.

SCHEDULES FILED.

BENJAMIN RUTNER, clothing dealer, at 104 Pitt Rm, filed schedules showing liabilities of $6,376 and assets $1,500 in stock.

ISRAEL SUMNER, dealer in woollens, at 78 Forsyth st., filed schedules showing liabilities of $7,619 and assets $4,250, consisting of stock, $2,000; accounts, $2,250, and furniture, $50.

ASSIGNMENTS.

THE CONNECTICUT RAINCOAT COMPANY, manufacturer of raincoats, 15 West 24th st., has made an assignment to Archibald G. McBride, of 175 Broadway. It is a Connecticut corporation, incorporated on September 15, 1910, with capital stock of $50,000, and operated in New York in June, 1914.

THE EASTERN WAIST MANUFACTURING COMPANY, INC., of 135 and 137 Wooster st., has assigned to Aaron William Levy. Philip Friedman is president and Levy is vice president and treasurer. Its factory is in Johannesburg, South Africa.

YE OLDE ENGLISH COOKERIE.—Robert Sanden and Annie Maud Sugden, composing the firm of Sugden & Sugden, trading as Ye Olde English Cookerie, restaurant and caterers, at 134 Madison av., have assigned to Charles F. Rideal. They opened a tea room at 176 Madison av. on September 1.

S. BECKERMAN & SON, 39 and 101 West 29th st., have assigned to Abraham L. Levy. The assignment was signed by Harry Beckerman only.

RECEIVER FOR FILM COMPANY.

ALCO FILM CORPORATION.—Judge Hand has appointed Arthur F. Gottwald receiver for the Alco Film Corporation, 165 West 23d st., bond $15,000, on an equity suit brought by William Sievers, the treasurer of the corporation. In the order it is stated that the receiver may employ an attorney other than the attorney for the plaintiff, the corporation, or any other party in interest, or any one suggested by them. The corporation was incorporated on August 21, 1914, with capital stock $1,000,000, and absorbed the Alco Film Company, Inc., from which it took over the business, and from contracts of the Alco Film Company, Inc., from territor