In the Real Estate Market

Cecil Spooner Theatre Purchased by Shuberts

Flathouses Figure in Exchange Involving Over $900,000.

TWO BIG APARTMENTS ON HEIGHTS SOLD

Large Plot Bought on Which Will Be Erected Bronx's Tallest Building.

Lee and Jacob Shubert have bought the Cecil Spooner Theatre, which forms one of a group of community buildings erected by James F. Meehan at Southern Boulevard and 163d st.

In exchange for the structure the Shuberts gave to Mr. Meehan the row of six five story flathouses at 5 to 15 West 63d st., occupying a frontage of 150 feet. These houses will be turned into bachelor apartments by the new owner. This property is directly opposite the Century Opera House, and was acquired by the Shuberts a few years ago with the idea of building a big theatre at that point.

The transaction involves in the neighborhood of $900,000. Arnold, Byrne & Baumann were the brokers.

The theatre is located on what is known as the Hunt's Point Plaza. At that point there is to be an express station on the new Lexington ave. subway and the New York, Westchester & Boston Railway, in conjunction with the New York, New Haven & Hartford Railroad, has plans prepared for a large terminal and combination station, which will be connected with the express station on the new subway.

It was leased in 1912 by Charles E. Blaney for his wife, Cecil Spooner. The lease was purchased with the sale.

The Placid Realty Company, John Katzman, president, sold the two five story houses, known as the Woodstock and the Wallingford, at 535 and 541 West 163d st. The property has a frontage of 155 feet and a depth of 99.11 feet, and adjoins the Florida apartment, at the northwest corner of St. Nicholas ave.

In part payment the buyer gave 231 East 95th st., a five story tenement, on a lot 25x100.8 feet, located 150 feet west of Second ave. Property in Brooklyn also figured in exchange. Title to the east side house is held by Berent C. Gerken. O'Reilly & Dahn negotiated the transaction.

Richard H. Scobie sold for John H. J. Ronner, Henry Sherman and Louis Reiss to the Apex Construction Corporation, Edward S. Napolis, president, the plot of nine lots at the northeast corner of 160th st. and Grand Boulevard and Concourse, fronting 100 feet on the Concourse and 215 feet in 160th st.

The property will be improved with a twelve story elevator apartment house, to be erected soon. It will be the tallest building in The Bronx. This plot is three minutes from the proposed subway express station at 161st st. and River ave.

Other sales announced follow:

134TH ST.—The Revenue Realty Company sold 28 West 134th st., a four story dwelling, on lot 25x99.11 feet, adjoining the southwest corner of Madison ave. The corner was bought by Julius Wolford in January, and No. 28 was sold to Pauline Brown in February, 1913.

CRESCENT AVE.—The Daily Realty Company has sold the five story flathouse 600 Crescent ave., on plot 50x100 feet, near 183d street, to John B. Telesca, who gave in part payment a dwelling and five lots on 23d st., Brooklyn. The deal involved about $50,000 and was negotiated by Simon J. Bloom.

$350,000 Loan on Loft.

The 31 East Thirty-first Street Realty Company has obtained a building loan of $350,000 from the Metropolitan Life Insurance Company on the loft structure to be erected on a plot, 87.8x98.9 feet, on the north side of 31st st., 161.5 feet east of Madison ave.

Far Rockaway Rentals.

The Lewis H. May Company leased for the S. & L. Construction Company a boarding house on the east side of Grandview ave., Far Rockaway, Long Island, to Mrs. Nathan Friedman, and the Conerty cottage, in Seneca st., to A. Cohen for a term of years.

H. P. Whitney Sells Estate.

Harry Payne Whitney sold to Channing P. Wiley his estate at Gladstone, N. J., consisting of about 105 acres, with a large dwelling and numerous barns and outhouses. Whitney Kernochan and F. W. Jones, jr., negotiated the transaction.

Old Strong Homestead Sold.

Charles R. Strong, nephew of ex-Mayor Strong, purchased a ten-acre plot in Belle Terre Estates, Long Island, with the old Strong homestead, which originally came into possession of the Strong family in 1700, being owned by Sealah Strong.

Brooklyn Property Rented.

Douglas L. Elliman & Co. leased for C. W. & H. E. Mehrer 7923 Thirteenth ave., Dyker Heights, Brooklyn, to C. H. Beakes, of the Beakes Dairy Company.

Mrs. Vanderbilt Rents Villa.

Mrs. Reginald C. Vanderbilt rented, through Messrs. De Blois & Eldridge, the villa in Bellevue ave., Newport, owned by Mrs. Douglas H. Gill, formerly Mrs. Woodbury Kane, who lives in England.

Broker of 34th St. Lease.

H. Freund was the broker in the subleasing of 17 West 34th st. by the Revillon Frères to the London Feather Novelty Company, reported in yesterday's Tribune.

Buys to Protect Light.

T. J. McLaughlin's Sons prove to be the buyers of the dwelling house 766 West End ave., reported sold by Frederick Zittel & Sons to William R. Wilson several weeks ago. The purchase was made to protect the light and air of the new apartment houses put up by the McLaughlins at the 98th st. end of the block.

Tenements Sold at Auction.

At the absolute auction sale of the Bowne estate parcels yesterday, in the Vesey Street Salesroom by Joseph P. Day, Harris and Maurice Mandelbaum and Lowenfeld and Praeger paid $50,400 for the three four-story brick tenement houses, at the northwest corner of 109th st. and Third ave. The four-story loft building at the northwest corner of Burling Slip and Water st., on a lot 19.6x54 feet, was bought by Isador M. Levy on a bid of $17,050. No. 132 Clinton st., also belonging to the Bowne estate, was sold to D. Sokolski for the sum of $18,250.

BUSINESS LEASES IN VARIOUS ZONES

Stores and Floors in Demand—Washington Heights Shops Rented from Plans.

J. G. White & Co. have leased for the Domestic Realty Company the store and basement at 121 to 125 West 17th st. to the Vollrath Company; store, basement and sub-basement at 143 Chambers st. to William R. Keene, and store and basement at 931 Broadway to Louis Arons.

The Julius Friend, Edward M. Lewi Company has leased 4,600 square feet in 37 and 39 West 28th st. to the Seif-Hollander Company and 22,000 square feet of space in 610 to 618 Broadway to N. H. Borenstein & Sons for a long term of years.

The Cross & Brown Company has leased for Robert Goelet to Greenfield & Co. space on the fifth floor at 1926 Broadway, and, in conjunction with J. K. Van Vranken & Co., the store and basement at 1706 Broadway to the Benz Auto Sales Corporation.

The M. Rosenthal Company has leased the second floor at 491 Sixth ave. to the Hopp Press.

Heise Brothers have leased two large stores in the new building being erected at the southeast corner of Jerome ave. and Fordham Road by the Rollins estate, to be used as a general market. The premises leased adjoin the three stores recently leased to Hanscom & Co., bakers. Scharsmith & Nolan are the brokers in the deal.

Fease & Elliman have leased offices in Aeolian Hall to W. F. Ottanson.

Recent Buyers.

The Wilmore Realty Company, Franklin C. Albee, president, is the buyer of the Berkshire apartment house at 540 and 542 West 112th st., the sale of which by Sharp & Co. for the Alpha Holding Company was reported in yesterday's Tribune. In part payment the latter company took the plot 50x100 feet on the east side of Walton ave., 100 feet north of 183d st.

Dr. James Bishop is the buyer of 416 Madison ave., sold recently for James A. Farley, by Pease & Elliman.

The Silshire Construction Company, Lazarus Shiran, president, is the buyer of the plot 50x114 feet on the west side of Bathgate ave., 100 feet south of 175th st., sold by the Benenson Realty Company.

H. Hornstein is the buyer of the five story house at the northwest corner of 170th and Charlotte sts., sold by John J. Tully.

Buys Site for Model Tenement.

Van Norden & Wilson have completed negotiations for the sale of the southeast corner of 53d st. and Eleventh ave., 109.9½ feet on Eleventh ave. and 50 feet on 53d st., by irregular.

The buyer, Mrs. William Emerson, plans to erect on the corner a model tenement of the most approved type. This will be adjoining the school of the Children's Aid Society, at 552-554 West 53d st., and the first floor of the new building will communicate with and be used by the school. The sale is entirely for cash. The present owner is the Bertha Volkening estate.

Rockaway Property Sold.

Henry C. Johnson, jr., auctioneer, sold yesterday the building and property of the Rockaway Baker Company, consisting of a two story brick building on the Boulevard at Rockaway Beach, together with the entire baking machinery, for $60,000.

The property was bought by Charles J. Schilling and John Jameson.

Mr. Johnson also sold at auction four lots in Hyatt ave., twenty feet north of the New Queens Boulevard, in Long Island City, to Joseph Negreen; $850, $780, $720 and $660 were the prices received for them.

Agents for New Apartments.

William J. Roome & Co., Inc., have been appointed agents of the Murray Hill Chambers, at the southeast corner of Madison ave. and 33d st. This building will be entirely reconstructed into five stores on the street level and three stores on the floor above, and apartments of three rooms and bath on the floors above.

The same brokers were also appointed agents of the Palmer Chambers, at 179 Madison ave., which has also been reconstructed into stores and apartments. These will be completed by May 1, 1914.

IN THE AUCTION MARKET.

The following real estate transactions were recorded yesterday at the Real Estate Exchange salesroom, 14 and 16 Vesey st.:

By Joseph P. Day.

3D AVE, 1984 to 1988, n w cor 109th st, 60.11 x95; three 4 sty tenmts with stores; sold to Mandelbaum and Lewine and Lowenfeld and Praeger for $50,400.

BURLING SLIP, 11, n w cor Water st, 19.6 x54.10x irreg, 4 sty building; sold to Isidore M Levy for $17,050.

CLINTON ST, 123, w s, 50.2 ft n of Broome st, 25x100.5, 5 sty bldg, with stores; sold to Boris Sokolski for $18,250.

85TH ST, 241 West, n s, 192 ft w of 8th ave, 22.4x58.9; 3 sty dwlg; knocked down at $30,000.

CEDAR AVE, 1874, e s, 274.4 ft n of 177th st, 74x125; 2 sty dwlg and vacant; sold to David Winter for $5,800.

127TH ST, 274 West, n s, 112.11 ft e of 8th ave, 17.2x98.5; 4 sty dwlg; sold to David McKay for $11,150.

23D ST, 155 to 159 East, n s, 84 ft w of 3d ave, 78x98.9, 5 sty Moriarty Building; withdrawn.

WAVECREST AVE, n w cor Grove ave, Far Rockaway, L. I., about 12.5 lots; 2 sty dwlg and stable; sold to Joseph Jacobs for $13,500.

HOUSTON ST, 37 West, n s, 65 ft e of Greene st, 20x35; 3 sty loft and store bldg; sold to the plff for $15,000.

66TH ST, 423 East, n s, 175 ft w of Ave A, 27.7x100.5; 6 sty tenmt; sold to the plff for $7,000 over prior liens.

By J. H. Meyers.

5TH AVE, 1263 and 1269, s e cor 109th st, 100.11x84; two 6 sty tenmts and stores on corner; sold to the plff for $175,500.

At The Bronx Exchange:

By Joseph P. Day.

JENNINGS ST, 746, n s, 110 ft e of Union ave, 46x64.8x irreg; 5 sty tenmt; sold to the plff for $22,500.

223D ST, 776 East, s s, 65.2 ft e of Barnes ave, 18.8x100; sold to the plff for $2,800.

By M. Morgenthau, Jr., Co.

LONGFELLOW AVE, w s, 250 ft n of Lafayette ave, 139.1x100x133.10x101.10; sold to the plff for $9,200.

RECORDED LEASES.

(With name and address of lessee.)

APRIL 23.

Manhattan.

81ST ST, 411 to 415 East, part 2d floor; Cohocton Realty Co to Manhattan Box Co, 410 East 82d st; 6 yrs 4 mos from Jan 1, 1912; $1,100.

12TH ST, 303 East, all; Charles J Smith to Amelie Lubow, 303 East 12th st; 3 yrs from April 1, 1914; $1,000.

58TH ST, 363 West, store, part cellar; Clara R Gerken and ano, trus, to Frank X Schmieder, 363 West 58th st; 5 yrs from May 1, 1914; $3,000; attorney, John M Ruck, 271 Broadway.

The Bronx.

SOUTHERN BOULEVARD, w s, 240.8 ft w of 163d st, 12x irreg, all; Kellwood Realty Co to Charles E Blaney et al, 1547 Broadway; 20 yrs from Jan 1, 1913; taxes, etc, $25,000 to $35,000; attorney, Lawyers Title Co, 160 Broadway.

FREEMAN ST, 978, store; Anna Ehlers to Joshua Beck, 324 East 50th st; 6 yrs from June 15, 1914; $540 to $780; attorney, J E Schlesinger, 150 Nassau st.

EAST TREMONT AVE, 594, store, etc; Louise M H Cannon to Raymond E Elliott, 341 East 138th st; 5 yrs from May 1, 1914; $1,900 to $2,000; attorney, on premises.

RECORDED TRANSFERS.

(With name and adddress of purchaser and attorney.)

APRIL 23.

Manhattan.

AMSTERDAM AVE, n w cor of 178th st, 100x100; Ansonia Realty Co to Queens Park Realty Co, 450 4th ave (mtg $140,000); April 22; $1; attorney, Title Guarantee and Trust Co, 176 Broadway.

AUDUBON AVE, s e cor 173d st, 194.6 to 172d st x95; Wm L O'Conor to Annie Brown, 2345 Broadway; April 23; $1; attorneys, Gannon S & R, 2 Rector st.

AMSTERDAM AVE, n w cor Cathedral parkway or 110th st, 95.11x125; Newbold Morris to R W R Realties, Inc, 61 Park Row (mtg $480,000); b and s, c a g; April 21; $1; attorneys, Marks & M, 61 Park Row.

SAME PROPERTY; Eva V C Hawkes to same (mtg $480,000); b and s, and c a g; April 22; $1; attorney, same.

BEEKMAN ST, 59, s s, 23.9 ft w of Gold st, 23.9x109.7 to n s Ann st, 80; Lawrence Foot to John Wohner et al; all; at Madison County, Miss; 1-3 pt; April 13; $1; attorney, H B Greaves, at Canton, Miss.

CENTRAL PARK WEST, s w cor of 69th st, runs w 150x s 100.5x s 50x s 25x e 100 to s ux n 125.5 to beg; Akron Bldg Co to Estheld Realty Co, 505 5th ave (mtg $750,000); all liens; April 21; $100; attorneys, Bing & Bing, 119 West 40th st.

HOUSTON ST, s s, 63 ft w of South st, 21x75; Frank Strohmeier to Raffaelo Ardito, Weehawken, N J (mtg $10,000); April 20; $100; attorney, Otto F Seggel, 75 Montgomery st, Jersey City, N J.

PEARL ST, s s, 124.1 ft n of New Bowery, 24.9x—; Julian H Barclay and another, exrs, to Henry J Weber, 42 W 56th st; April 22; $1; attorney, J Clark, 15 William st.

STANTON ST, 223, s s, 75 ft w of Willett st, 25x75; Jos Gold to Morris Bass, 1512 Eastern Parkway, Brooklyn; April 17; $1; attorney, H A Gordon, 320 Broadway.

SULLIVAN ST, 223, e s, 200 ft n of Bleecker st, 25x100; Emilio Andreiuolo to Teresa Andreiuolo, 223 Sullivan st (mtg $26,000); April 22; $100.

57TH AVE, n w cor of 21st st, 63.6x irreg x 66.9x145; Hudson Realty Co to 21st St & 5th Ave Corporation, 30 E 42d st (mtg $900,000); March 4; $100; attorney, Lawyers Title Co, 160 Broadway.

138TH ST, 327 W, n s, 350 ft w of 8th ave, 25x 103; Charles Mulford to the Church of St Bernard, 328 W 14th st; April 23; $100; attorney, Title Guarantee Co, 176 Broadway.

21ST ST, 437 W, n s, 328 ft w of 9th ave, 22x 104; Clarence H Young, exr of Frances A Young, to National Florence Crittenton Mission, 46 E 29th st; all liens; April 23; $18,000; attorney, Lawyers Title Insurance Co, 160 Broadway.

26TH ST, n s, 120 ft w of 2d ave, 20x98.9; Gertrude O'Brien, extrx of Wm S O'Brien, to Domenico & Generoso Jodice, 238 E 26th st; March 27; $9,000; attorney, Lawyers Title Insurance Co, 160 Broadway.

42D ST, n s, 220 ft e of 2d ave, 25x100.5; Flora A Colt to Percival C Smith, 310 W 79th st; Nov 26, 1912; $16,500; attorneys, Lyons & S, 46 Cedar st.

56TH ST, 234 W, s s, 205 ft e of 8th ave, 20x 100.5; Francis De Jorio to Giuseppa De Jorio, 227 E 23d st (mtg $22,000); one-half part; all title; April 23; $1; attorney, P Caro, 2255 W 12d st, Brooklyn.

78TH ST, n s, 200 ft w of 1st ave, 25x86x—x83, interior lot begins 122.3 ft s of 79th st and 200 ft w of 1st ave, runs n 20.1x w 25x s 15.7x s e 25.5 to beginning; Caroline Hartel to Bertha Breitmeier, 245 E 78th st (mtg $10,000); April 22; $1; attorney, Hugo Cohn, 19 Avenue A.

81ST ST, 227 E, n s, 205 ft e of 3d ave, 25.5x 102.2; Florence Baller to Bernard J Foss, 349 W 85th st (mtg $34,500); two-thirds part; July 23, 1913; $100; attorney, J J Phelan, 261 Broadway.

86TH ST, 124-126 E, s s, 256.8 ft e of Park ave, 51.1x102.2; Bella Glaser to City Real Estate Co, 176 Broadway (mtg $28,000); April 22; $100; attorney, Title Guarantee Co, 176 Broadway.

115TH ST, 15-16 W, s s, 241 ft w of 5th ave, 44x100.11; Lazarus Levy to Annie Hoffman, 13 W 114th st (mtg $44,500); April 7; $100.

123D ST, 422 E, s s, 312 ft e of 1st ave, 26x 100.7; Pincus Lowenfeld et al to Mary Izzo, 416 E 123d st (mtg $8,000); April 23; $100; attorney, Lawyers Title Insurance Co, 160 Broadway.

165D ST, s s, 440 ft e of Broadway, 40x99.10; Daniel E Hanlon to Anna M Clausen, 619 Madison ave (mtg $40,000); April 6; $100; attorney, Title Guarantee Co, 176 Broadway.

The Bronx.

AVE D, e s, 75 ft s of 2d st, 50x100, Unionport; Frank B Hill to Harry J Salmann, 2383 Walton ave; April 13; $100; attorney, G Frey, 3429 3d ave.

BAILEY AVE, 8061, w s, 31.3x irreg; Bertelsen Realty Co, Inc, to Barbara M Harlik, Rockland Lake, N Y; April 22; mtg $38,000; $100; attorney, Lawyers Title Insurance & Trust Co, 160 Broadway.

SAME PROPERTY; Barbara Harlik to Fifth Avenue Bond and Mortgage Co, 334 5th ave; April 22; mtg $38,000; $1; attorney, Lawyers Title Insurance & Trust Co, 160 Broadway.

BARNES AVE, 1883, 25x100; Bertha Gennis to Annie Epstein, 422 Brook ave; April 20; mtg, $4,200; $100; attorney, A O Ernst, 170 Broadway.

BATHGATE AVE, 1698, e s, 16.8x85.8x16.8x 85.4; Barbara M Harlik to Bertelsen Realty Co, Inc, 3061 Bailey ave; April 22; mtg, $5,000; $1; attorney, Lawyers Title Insurance & Trust Co, 160 Broadway.

CAMBRELLENG AVE, 2308, w s, 16.9x100; Samuel Kann to Alfred B Stone, Bronxville, N Y; April 6; mtg, $2,500; $1; attorney, U S Title Guarantee Co, 51 Chambers st.

CASTLE HILL AVE, e s, being s 50 ft of lot 113, map Unionport, 58x79.2x58x79.3; Andrew Case to Bertha J Fox, 2069 Quimby ave; Aug 13; $100.

LOON AVE, e s, 225 ft s of Jefferson ave, 50x100; Albert Davis to Lizzie Fox, 445 East 178th st; April 22; $1; attorney, S Wray, 1995 Boston rd.

LOT 89, map 120 lots Daily estate; Amanda Wilson to Harry C Bryan, 600 East 164th st; April 22; $100; attorney, Title Guarantee & Trust Co, 176 Broadway.

LOT 203, map Van Nest Park; Metta M Messer to Emma B Engelken, 1729 Taylor st; April 22; $100; attorney, C H Baechler, 1126 Walker ave.

MORRIS AVE, e s, 112.11 ft s of Kingsbridge rd, 16.8x105; Baldwin C Hvass to Lucy L Hanlon, 53 East 193d st; April 21; mtg $8,000; $1; attorney, D E Hanlon, 258 Broadway.

SEABURY PL, w s, 142.9 ft s of Boston rd, 51.1x15.8x50x43.2; Terrace Construction Co to Mary E Champoli, 116 W 90th st; April 22; $100; attorney, M W Del Gaudio, 401 E Tremont ave.

TIEBOUT AVE, e s, 288.6 ft n of 188th st; 65x106.9; Archibald Hamilton to 2490 Tiebout Avenue Co, Inc, 114 E 28th st; April 7; $100; attorneys, Taylor, K & H, 165 Broadway.

TRINITY AVE, 1019, w s, 30.4x98.4x38.1x 98.4; John Wilkens to Sadie A Byrne, 63 East 236th st; April 23 (mtge $20,000); $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

VILLA AVE, n e cor 204th st, 82.6x50x82x50, also Villa ave, w s, 25 ft s of 205th st, 25x100; Francesco Giuglitano to Nicola Moccia, 3120 Villa ave; April 21; $100; attorney, Max Benditt, 971 Teller ave.

WEBSTER AVE, n w cor Washington ave, 150x91.8x138x90; also Hoffman st, e s, 50 ft s of 191st st, 16.8x100; Joseph Tesoro to Gioserraldo Di Muro, 2116 Prospect ave; April 21 (mtge $22,000); $100; attorney, Lawyers Title Insurance Co, 160 Broadway.

221ST ST, s s, east 25 ft of lot 1047, map of Wakefield, 25x114; Milton Hart to Hannah Hart, 638 East 221st st; July 3, 1911 (mtge $3,500); $100.

236TH ST, n s, 225 ft w of Oneida ave, 48.2x irreg; Sadie A Byrne and ano to John Wilkens, 1038 Webster ave; April 29 (mtge $22,500); $100; attorney, Title Guarantee and Trust Co, 176 Broadway.

239TH ST, s e cor Carpentor ave, 100x100; Leodegar Siebert to Adelaide A Wabst, 3318 White Plains ave; Jan 9 (mtge $2,500); $100; attorney, H Wabst, 3318 White Plains ave.

RECORDED MORTGAGES.

(With name and address of purchaser and attorney.)

Interest 6 per cent unless otherwise stated.

APRIL 23.

Manhattan.

ALLEN ST, 5, — s, 23x87.6 (prior mtg $26,000); Gershon Hausman and ano to David and Hy L Reich, 95 Attorney st; April 14; 2 yrs, 6 per cent; $2,800; attorney, Aaron Honig, 200 Broadway.

NASSAU ST, 166 to 170, s e cor of Frankfort st, 56.4x—; Sun Printing and Publishing Association to Mutual Life Insurance Co, 22 Nassau st; April 17; due as per bond; $565,000.

1ST AVE, 354, e s, 26.8x96; James R Candler to Lottie Schiussel and ano, exrs, 37 West 74th st; April 22 (prior mtg $11,000); due May 3, 1917; 6 per cent; $1,000; attorneys, Lachman & G, 35 Nassau st.

3D AVE, 585, e s, 35.9 ft n of 38th st, 16.7x75; 3d ave, 560, n w cor of 37th st, 27x80; 2d ave, 1836, e s, 25 ft s of 95th st, 24.11x75; Henry Hof to Jos A Muldoon, 1163 Park ave; April 22; instals; 6 per cent; $2,700; attorney, John B Harrison, 208 Broadway.

21ST ST, n s, 328 ft w of 9th ave, 22x104; the National Florence Crittenton Mission to Lawyers Title Insurance and Trust Co, 160 Broadway; April 23; 5 yrs; $11,500.

26TH ST, n s, 120 ft w of 2d ave, 20x98.9; Domenico Jodice and ano to Church of the Holy Communion, 326 6th ave; April 6; 5 yrs; 5 and 5½ per cent; $7,500; attorney, Lawyers Trust Co, 160 Broadway.

28TH ST, 128 East, s s, 77 ft w of Lexington ave, 23x98.9; Emil Feffercorn to Anna A Schulz, 1410 Crotona Park East; April 22; due and int as per bond; $19,000; attorney, Title Guarantee Co, 176 Broadway.

43D ST, n s, 230 ft e of 3d ave, 25x100.5; Percival C Smith to Flora A Colt, 33 East 29th st; Nov 26, 1913; 3 yrs; $12,000; attorneys, Lyons & S, 46 Cedar st.

69TH ST, n s, 345 ft w of Amsterdam ave, 40x100.5; Herman C Evarts to Columbia-Knickerbocker Trust Co, 60 Broadway; 3 yrs; April 22; $48,000; attorney, Theo L Bailey, 62 William st.

88TH ST, n e cor West End ave, 100x 100.8; West End Construction Co to Samuel Borchardt, 340 West 88th st; April 23; 2 yrs; 6 per cent; $50,000; attorney, Lawyers Title Insurance Co, 160 Broadway.

149TH ST, 544 West, s s, 316.8 ft e of Broadway, 16.8x99.11; Lillie Lowenstein to Mary Carroll, 327 East 58th st; April 7; due April 14, 1917; $9,000; attorney, R B Kelly, 233 Broadway.

The Bronx.

AVENUE D, e s, 75 ft s of 2d st, 50x100, Unionport; Henry J Salzmann to Frank B Hill, 2386 Walton ave; April 13; due, etc, as per bond; $1,000; attorney, G Frey, 3429 3d ave.

BAILEY AVE, w s, 84.4 ft s of 231st st, 96.7x irreg; Bertelsen Realty Co (Inc) to Edward J Krug, jr, 214 Alexander ave; April 22; due March 16, 1917; 6 per cent; $8,000; attorney, Lawyers Title Insurance and Trust Co, 160 Broadway.

EDENWALD AVE, e s, 25 ft e of Murdock ave, 25x100; Maria K Ehresmann to Margaretha Wolz, 462 East 55th st; April 22; due, etc, as per bond; $3,000; attorney, John H Behrmann, 3870 White Plains ave.

GRAND AVE, n e cor 183d st, 100x150; Michael Loschinger to Bronx Security and Brokerage Co, 208 East 135th st; April 22; 1 yr, 6 per cent; $400; attorney, I Levison, 258 East 135th st.

JEROME AVE, n e cor Fordham Road, 125x irreg; Remler Realty Corporation to Tillie Wacht, 790 Riverside Drive; April 22; 3 yrs, 6 per cent; $25,000; attorney, Isidore Hershfield, 99 Nassau st.

LONGFELLOW AVE, w s, 250 ft s of Garrison ave, 100x100; Schlatter Embroidery Co to Mathias Haffen, 2079 Marion ave; April 23; 3 yrs, 5½ per cent; $8,500; attorney, Title Guarantee and Trust Co, 176 Broadway.

LOT 236, map part Hunt estate; Elizabeth Gereghty to Franklin Society for Home Building and Savings, 38 Park Row; Jan 30; instalments, 6 per cent; $4,800; attorney, Title Guarantee and Trust Co, 176 Broadway.

TIEBOUT AVE, e s, 238.3 ft n of 188th st, 65x106.9; Number Twenty-four Ninety Tiebout Avenue Co to Manhattan Mortgage Co; April 23; due, etc, as per bond; $50,000; address, 200 Broadway.

UNION AVE, s e cor of 167th st, 40x100; Tillie Johnson to Herman Bertz, 666 East 175th st (prior mtg $35,000); April 1; due, etc, as per bond; $1,000; attorney, Morris Blau, 154 Nassau st.

WASHINGTON AVE, w s, plot begins at w s of lot 125, map of Thomas Bussford, 22.3x—; Sophia Halpin to Otto Hund; April 22; due as per bond; $1,350; address, 985 Summit ave.

3D AVE, s e s, 28 ft n e of 144th st, 25x 91.9; also Woodycrest ave, e s, 165 ft n of lot 56, map of Highbridgeville, 52x100; also 151st st, n w cor of Courtlandt ave, 50x irreg; also lot 6 to 9, blk 2509, map of Kemp estate; also Jerome ave, w s, at div line between lands formerly of Harriet C Anderson and lands of Angelica S Ketchum, 229x223.11; 1-6 part above and also 1-30 part of following: Jerome ave, w s, 426 ft s w from div line lands Harriet A Anderson and lands Angelica S Ketchum, 231.3 x222; also plot, begins 100 ft e of Bremer ave and 6 ft n from s w cor of lot 56, 33x115; Edgar Van B Ketchum to Marie E Jacobson, 86 Joraleman st, Brooklyn; April 16; due Jan 1, 1915; 6 per cent; $5,000; attorneys, Weller & S, 24 Nassau st.

SATISFIED MORTGAGES.

(With name and address of lender and attorney.)

APRIL 23.

Manhattan.

BRYANT AVE, w s, 120 ft n of 172d st, 20x 100; April 1, 1912, Maurice and Hannah Stack to John Baumuller; $1,300; attorney, Theodore Sattler, 147 4th ave.

COLUMBUS AVE, n s, 25 ft e from n e cor Lincoln st, map Hunt estate, Van Nest station, 25x100; Jan 31, 1910; Elizabeth and John J Geraghty to Alvah W Burlingame, jr, exr; $5,000; attorney, H S Ogden, 82 Beekman st.

GRAND BOULEVARD AND CONCOURSE, n e cor 179th st, 88.8x15.6x85.2x46.6; April 25, 1913; Phelan Bros Construction Co to Emil W Klappert; $8,000; attorneys, Wesselman & Kraus, 55 Liberty st.

HUNT'S POINT AVE, w s, 76.6 ft n of Lafayette ave, 100x187.1x irreg; Dec 15, 1911; Hunt's Point Construction Co to Title Guarantee and Trust Co, 176 Broadway; $30,000.

LOT 22, map 1119, Dore Lyons property, Westchester; Jan 11, 1912; Louis and Gertrude Dilberger to John C Heintz and ano; $500; attorney, Gustave Frey, 3429 3d ave.

SAME PROPERTY, same map; Aug 29, 1912; same to John Eichler Brewing Co; $500; same attorney.

LOT 10, map heirs property of Elizabeth Pell, City Island, 98.10x108.3x97.10x103.3; Oct 3, 1902; Matilda Miller to Henry Hohlfs, City Island; $5,500; attorney, Title Guarantee and Trust Co, 176 Broadway.

WOODLAWN RD, w s, 344.10 ft s of Van Cortlandt ave, 30.1x100x25x100.1; April 5, 1906; Louise Fischer to Johanna Bilsen; $2,500; attorney, P M Herzog, 22 William st.

WALTON AVE, n w cor 177th st, runs w 77.2x n 107.5x w 100x n 20x n w 104.10 to e s Jerome ave x n 5x e 100.11x n e —x s e 100 to w s Punett st x e 47.3 to w s Walton ave x s 260.8 to beginning; Feb 26, 1909; John J and Minnie H Schracht to Bronx Borough Bank; $12,000; attorney, R Mapleden, 21 Park Row.

WEST WASHINGTON PL, 83, n s, 102.8 ft e of 6th ave, 22x97; May 21, 1903; Alda C, wife of Blakeslee Barnes, to Henry B Closson and ano, trustees; $27,000; attorneys, Parsons, Closson & Mellvaine, 52 William st.

3D AVE, 3827, w s, 25.3 ft s of Wendover ave, 20x100; June 3, 1913; G & S Realty Co to Alfred Frankenthaler; $8,000; attorneys, Frankenthaler & K, 25 Nassau st.

6TH AVE, 34-36, cor Hudson st; mtge on lease, etc; April 4, 1911; William Lubbert to Jacob Ruppert, Inc; $5,000; attorney, W H Stewart, 1639 3d ave.

SAME PROPERTY; April 4, 1911; same to same; $5,000; same attorney.

14TH ST, 328-330 East, s s, 107.6 ft e of 2d ave, 45x100.3; April 15, 1907; Morris Haupt and ano to Jacob Schwartz et al; $20,125; attorney, John MacCrate, 861 Manhattan ave, Brooklyn.

51ST ST, n s, 172.10 ft e of Madison ave, 21.5x98.9; April 10, 1903; Thomas Williams to trustees of Northern Dispensary, City of New York, 165 Waverly pl; $25,000; attorney, H W B Brown, 52 Wall st.

54TH ST, n s, 267.8 ft w of Ave A, 18.1x 100.4; Nov 15, 1881; Edward G and Margaret Jardine to Emigrant Industrial Savings Bank; $6,000; attorney, Richard O'Gorman, jr, 54 Chambers st.

57TH ST, s s, 268.6 ft e of 1st ave, 37.11x 100.4; July 2, 1897; Aaron and Adelheid Kriesheimer to Emigrant Industrial Savings Bank; $13,000; attorney, S Philbin, 31 Chambers st.

82D ST, s s, 127.1 ft w of 2d ave, 25x102.2; Oct 2, 1906; Fred'k E and Dora H Durr to Maurice C Trevillian, Curry Rivel, Somerset, England; $17,000; attorneys, Cadwalader, W & T, 40 Wall st.

86TH ST, 126 East, s s, 312.2 ft e of Park ave, 25x102.2; April 23, 1907; Alex Herzog to Jacob Pawel and Bernard D Thorn, exrs; $6,000; attorneys, Frankenthaler & S, 35 Nassau st.

SAME PROPERTY; July 12, 1910; same to same; $4,000; attorney, J Pawel, 271 Broadway.

86TH ST, 124 East, s s, 286.8 ft e of Park ave, 25.6x102.6; same to same; $6,000.

SAME PROPERTY; July 12, 1910; same to same; $4.

SAME PROPERTY; March 9, 1909; same to Jules S Bache, trustee; $29,500; attorneys, Wolf & Kohn, 203 Broadway.

86TH ST, 124-126 East, s s, 256.8 ft e of 4th ave, 51x102.2; Aug 21, 1912; same to John (Jr) and Geo Krieb, 72 West 127th st; $6,000; attorney, J Pawel, 2711 Broadway.

110TH ST, s s, 125 ft e of 2d ave, 75x100.11; April 17, 1910; John M Downes to Philip Bachrach, 1239 Madison ave; $4,000; attorney, W M Golden, 203 Broadway.

149TH ST, 544 West, s s, 441.8 ft w of Amsterdam ave, 16.8x99.11; Dec 21, 1903; Catherine Turney to Chas E Lydecker, 11 East 81st st, exr Wm E Hampton; $10,000; attorneys, Gillender, Fixman & M, 141 Broadway.

156TH ST, 1128 East, s s, 125 ft e of Kelly st, 25x100; May 14, 1908; Maria W Alexander and Title Guarantee & Trust Co, 176 Broadway; $6,000.

SAME PROPERTY; April 18, 1907; same to Henry Doll; $2,000; attorneys, Lewkowitz & Schaap, 299 Broadway.

162D ST, s s, 440 ft e of Boulevard, 40x 99.10; June 29, 1905; Jumel R & C Co to Bridget Fagan; $7,500; attorney, J Chas Weschler, 299 Broadway.

261ST ST, s s, 37.6 ft w of Tyndall ave, 37.6x100; April 21, 1911; Wm L and Annie Taylor to Ada H Tappen; $5,000; attorney, Title Guarantee & Trust Co, 176 Broadway.

ASSIGNMENTS OF MORTGAGES.

APRIL 23.

Manhattan.

Leo A Price to Franklin Pettit; $1.

Franklin Pettit to Carl Rosenbaum; $100.

James B Kilsheimer to Robert B Dickson; $700.

Title Guarantee and Trust Co to trustees of the estate and property of the Diocesan Convention; $70,000.

James D W Cutting to George W Dunn and ano, exrs, etc, John G Brown; $1.

Manhasset Investment Co to Henry B Closson and ano, trustees Samuel L Mitchell; $27,000.

Harry L Gotham to Pasquale Clements; $1.

Henry C Glaser to Adolph Pawel, of Brooklyn; $4,000.

James Pott to New York Bible and Common Prayerbook Society; $13,500.

Same to Protestant Episcopal Tract Society; $1,500.

Samuel Willets to Elsie P Ingraham; $17,000.

George S Mittendorf to Sarah F Turner; $13,000.

Hannah Newburger to Abraham Stern; $100.

James F Horan to Louise R Edey; $4,000.

Jacob R Schiff to Louis Davis; $1.

William W Rolston and ano, trus, to Louis B Rolston; $10,000.

Same to same; $10,000.

Same to same; $25,000.

Same as exrs to Mary C Beecher; $3,000.

Protestant Episcopal Tract Society to New York Bible and Common Prayerbook Society; $1,500.

Title Guarantee and Trust Co to Elizabeth J Clark; $20,000.

Lawyers Title Insurance and Trust Co to Lawyers Title Insurance and Trust Co, trus; $39,000.

Same to same; $65,000.

Same to George Hill; $5,000.

Crowell Hadden and ano, exrs and trus, to Franklin Trust Co; $1.

Bernhard Mayer to George Freifeld, trus; $22,000.

Theodore Greentree to Phoenix Sand and Gravel Co; $6,000.

Morris Haupt to Jacob Schwartz; $1.

The Bronx.

Flora Siegel to Clara H V Hartman; $1.

City Real Estate Co to Lawyers Mortgage Co; $83,000.

Yorkville Bank to Henry Acker; $100.

Robert J Rooney to Caroline A Martin; $100.

Lucy R Comfort to Randall Comfort; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

Same to same; $1.

MECHANICS' LIENS.

Manhattan.

APRIL 23.

118TH ST, 158 East; William T Hockay Sons Co, Inc, agt Donato Cefola, owner and contractor; $119.01.

DOWNING ST, 45 and 47; Manhattan Sand