THE REAL ESTATE MARKET.

Mechanics Liens.

JANUARY 28.

Fourth av, w s, 58 ft n President st, 16x89, Luca Buonagura agt Baldassarro Rosolia 15.00
Whipple st, No 13, Andrew Schirrmeister agt Louise and John Stebe $130.00

Judgments.

JANUARY 28.

Acme Hall Co—P C Peterson $22.25
Same—Same 212.47
Ackerman, Peter A—H Bedell $151.00
Cuesy, Mary J—Congress Brewing Co 2,429.73
C C Larrabee Ice Co—Shadbolt Mfg Co 327.07
Frecker, Geo N—Ironclad Mfg Co 1,102.89
Force, Derter C—S H Benton 73.85
Lichtenstein, Harry W—D K Case and ano, trustee 70.18
Mott, Mary A—H W Lichtenstein 1,213.57
Metropolitan Street Rwy Co—Cath McCurry 2,231.90
McKeever, Hannah—E O Phillips 479.52
Nickerson, Frank—Shadbolt Mfg Co 529.07
Porterfield, Chas R—H W Lichtenstein 1,213.57
Ramsdell, David J—R Gubrecht 35.40
Steautmann, John H G—I H Blanchfield Co 116.22
Timony, Mary A—Hannah D Sickels 611.33

Mortgages.

JANUARY 28.

Alcott, F H, to Emma W Elsworth, Park place, near Nostrand av $3,200
Biondo, Faustina, to G Vornlocker, Willoughby av, C 1,100
Biondo, Faustina, to P Schneider, Troutman st, C 2,200
Belter, Caroline, to East Brooklyn Savings Bank, Myrtle av, near Cedar st 3,000
Belton, Linnie E, to J F Lohman, Fenimore st, near Bedford av 1,000
Crump, C, to Rhoda J Sparrow, No 159 Wilson st, 2 morts 4,500
Colombo, G, to J H O'Rourke, Forty-first st, near Second av 350
De Montiora, Annie, to E A Bohlen, South Ninth st, near Driggs av 3,500
Elstroth, Emma W, to Mary E Cole, Park place, near Nostrand av 500
Freiss, Sophie A B and G P, to F O Kraemer, Atlantic av, nr Smith st 1,000
Fennell, Annie, to Kings Co Savings Inst, Kosciusko st, nr Nostrand av 1,000
Fink, Amalie and D, to P Wyckoff et al, exrs, Wyckoff av, near Harman st 3,500
Greenewald, A C, to G Gutting, Hancock st, C 2,400
Gavrilevitch, D, and M Lang to F Boegner, Evergreen av, nr Melrose st 1,000
Greene, Lottie G, to G G Dutcher, Bay Ridge av, C 500
Goldman, H, to R Kaplan, Osborn st, near Blake av 400
Same to N Kovensky, same prop 1,250
Hillyer, Deborah D, to Julius Lehrenkrauss, exr, Clermont av, C 2,500
Halter, J, to A H August Arwe, DeKalb av, C 6,000
Harris, M K, to Sarah S Thomas, Lynch st, near Marcy av 1,400
Holt, J, and J and W Howard, to A B Sigler, East Fortieth st, C 650
Jung, P and J, to German Savings Bank, Myrtle av, near Lewis 3,000
Kotz, R, to Lawyers Title Ins Co, St James' place, C 9,000
Kamenetzky, H S and M, to S Bergman, Beerum st, near Lorimer 2,000
Reiman, L, to A Buerman, Greene av, C 1,000
Kiaus, M, to L C Thorne, Pine st, C 1,600
Loerch, E, to J Rueger, St Nicholas av, nr Grove st, 3 morts 11,100
Merrill, W S, to Cropsey & Mitchell, Av J, cor East Nineteenth st, C 500
Same to Title Ins Co of N Y, same prop 3,750
Mohlte, J A, to J Bistolfi, East Thirteenth st, C 1,000
Maresco, J, to Title G and T Co, West Seventeenth st, C 500
Nash, W E, to Annie C Ferguson, Sixtieth st, near Eighth av 150
Pienkors, H, to U S Title Guar and Indem Co, Eighty-eighth st, cor Gelston av 2,000
Pomarico, A, to W D Sloane, Driggs av, C 1,500
Petterson, G, to Bond and Mort Guar Co, East Thirteenth st, near Dorchester road, 2 morts 10,000
Petterson, G, to G J Hodges, East Thirteenth st, p m, 2 morts 2,000
Phillips, J, to Kings Co Title Co, guardian, Greene av, near Bedford 1,500
Romer, H L, to J L Redecke, Floyd st, near Tompkins av 500
Rawlins, W H, to E R Judge, Kosciusko st, near Reid av 1,550
Rawlins, Grace B M, to same 1,550
Rudnick, M, to L Levin, Junius st, C 300
Colin, M and H, also M Messenger to same, Powell st, 2 morts, C 1,400
Tudelsohn, M, to Title G and T Co, same property, 2 morts 3,400
Same to Phebe A Davis, Junius st, C 1,750
Shapero, Ize, to Clara L Fischer, Columbia st, C 1,000
Stauch, Louis, to exrs of O Huber, Bowery, cor Schwelckert's walk 25,000
Tong, A E, to J A Niles, Monroe st, C 1,300
Uplington, G, and Mary T, to Wynkoop, Hallenbeck, Crawford Co, Greene av, near Sumner av 2,648
Weinstein, Sarah and G, to P Blank, Walton st, cor Harrison av 2,100

Assignments of Mortgages.

JANUARY 28.

Blackford, E G, guard, to Lucy A Miller 5,000
Hershadsky, M, to State Bank ..... nom
Burdick, C D, exor, to Marie Dettlefsen 300
Meton, P C, trustee, to E M Lockwood 1,000
Deadmin, Eva E, to Ross Reis ..... nom
Egbert, G W, to F Jenks 400
Flatbush Trust Co to G W Dalton ..... nom
Goldberg, D, to State Bank ..... nom
Harkness, W, to Phebe E Smith 3,000
Harper, Margt, to Christina A Harper 3,500
Lawyers Mort Co to Ella Black 19,500
Lawyers Title Ins Co, N Y, to City Savings Bank 9,000
N Y Mort and Sec Co to G H Forrester $1,800
N Y Mort and Sec Co to South Brooklyn Savings Inst, 3 assts 13,000
Rauth, J and W, to Kath Geyer 1,000
Reis, Rose, to Eva E Deddman ..... nom
Title Ins Co of N Y to Bushwick Savings Bank 6,000
Tonjes, Anna, to J Bruning ..... nom
Washburn, J B, to Mary P Titus 3,000
Walton, E A, et al, exors, to estate of J Harper 3,000
Wilson, J, to Charlotte Wilson, 3 assts ..... nom

Conveyances.

JANUARY 28.

AVENUE X, s s, 50 ft w West Second st, 20x100, Brooklyn Development Co to Wm B Zembauer, Hyndman, Pa ..... nom
ATLANTIC AV, s s, 195.5 e Court st, 34.1x49.3x4.8x13.5, Anna M McCormick, F W, Minnie, Frederick A and Bernard J H Eickhoff to Cathleen Turney, q c ..... nom
AVENUE J, s w cor East Nineteenth st, 40x100, Manhattan Terrace Impt Co to Wm S Merrill ..... nom
BAY TWENTY-FIRST ST, s e s, 100 ft s w Eighty-sixth st, 40x96.8, John V Van Pelt to Christian Vors ..... nom
BAY RIDGE AV, s w s, 470 ft n w Fifteenth av, 60x100, Caroline E D Gillhaus, formerly Debenthuser to Lottie G Greene ..... nom
BAY SEVENTEENTH ST, s e s, 120 ft s w Eighty-sixth st, 50x96.8, Stephen C Halstead to Jean and Grace McEwan, morts $2,750 ..... nom
BROADWAY, n w cor Williams av, 50x100, Frank O and Martha W McCormick to Mortgage and Realty Co, mort $1,250 ..... nom
BOERUM ST, n s, 300 ft w Lorimer st, 25x100, h&l, Bernard Novak to Sophie Novak, all liens ..... nom
BLAKE AV, n s, 80 ft w Ashford st, 51x90x52.10x100; Blake av, s s, 60 ft w Ashford st, 104.10x80x106.2x80, Ferdinand Sunderman to Theodore Kiendl, mort $1,200 ..... nom
CHESTER ST, w s, 325 ft s Sackett st, 50x100, h&l, Annie Rahausky and Max Brandes to Jacob Rutkowsky, and Harry Rothstein, morts $2,600 ..... nom
COLUMBIA ST, e s, 182.5 n Degraw st, 19.10x97.6, h&l, John Leonard, N Y, to Ize Shapero, mort $3,300 ..... nom
COOK ST, n s, 125 ft w Morrell st, runs n 200 x w 20 x s 65 x w 0.2 x s 24 to Cook st x e 20.2, h&l, Sarah, wife Max Federman, to Max Steckler, morts $10,850 ..... nom
CLEVELAND ST, e s, 125 ft n Arlington av, 25x103, Sarah F Hastings to John Gow, mort $2,250 ..... nom
CLERMONT AV, w s, 230.1 s Greene av, runs w 70.3x2.11xw19.9xs15.8xe100 to avenue, xn22.1, Mary C Wilson, extrx Deborah J Rhodes, to Deborah D Hillyer 9,000
DE KALB AV, n s, 150 ft e Central av, 28x125, h&l, A H August Arwe, Samuel, N Y, to Joseph Halter ..... nom
DRIGGS AV, n s, 50 ft n e North Seventh st, 25x100, h&l, Maria Thildstrup, widow, and Emma Johnson, formerly Thildstrup, child and heir Andrew Thildstrup, to Andrea Pomarico ..... nom
DEVOE ST, s e cor Lorimer st, 23.9x50, h&l, Elizabeth, wife, and Geo P Trapp, Rockville Centre, L I, to Louisa Junger, mort $1,200 4,000
EAST THIRTY-FOURTH ST, e s, 238.10 n Av I, 20x100, Sara Magrath to Erasmus D Garnesy, morts $8,400 ..... nom
EAST THIRTY-FOURTH ST, same property, Erasmus D Garnesy, N Y, to Emma P Garnesy, his wife, N Y, mort $1,400 ..... nom
EAST THIRTEENTH ST, e s, 250 ft s Dorchester road, 40x90; East Thirteenth st, e s, 400 ft s Dorchester road, 40x100, Geo J Hodges to Gustav Petterson ..... nom
EAST FIRST ST, e s, 300 ft n Avenue N, 20x100, Brooklyn Development Co to Geo W Rumball, Harrington, Me ..... nom
EAST FOURTEENTH ST, w s, 280 ft s Avenue N, 20x100, John H Storer, Waltham, Mass, to John H Saxton ..... nom
EAST FOURTEENTH ST, e s, 270 ft n Avenue D, 40x100, Arthur R Sigler to John and Joseph Holt and William Howard 750
EAST THIRTEENTH ST, e s, 128 ft n Dorchester road, 20x100, Susan E Stewart to J Alfred and Blanche M Mohete, joint tenants, mort $3,800 4,700
EIGHTY-FOURTH ST, n e s, 240 ft s e Nineteenth av, 60x100, Michael Furst to Peter J Van Note ..... omitted
FORTIETH ST, n s, 120 ft w Fourth av, 20x100, Frank C Hansen to Frank Snow, East Islip, L I, mort $1,300 ..... nom
FORTY-SIXTH ST, n s, 140 ft w Fifth av, 40x100, Mary, wife David Witherington, to Louis Kahler, subj to mort ..... nom
GRANT AV, w s, 318 ft s McKinley av, 38x100, h&l, Jerome st, e s, 120 ft s Dumont av, 20x100, Theodore and Louisa B Kiendl to Ferdinand Gunderman, mort $1,500 ..... nom
GREENE AV, n s, 21 ft w Stuyvesant av, 20x100, h&l, August Buermann to Ludwig Steinau, mort $3,000 ..... nom
HERKIMER ST, n s, 34 ft w St Andrews place, 18x83.7, h&l, Augustus F Gardner to Millard F Hard, mort $3,200 ..... nom
HANCOCK ST, s e s, 120 ft s w Knickerbocker av, 20x100, h&l, George Gutting to Adolph C Greenwald, mort $3,600 ..... nom
HOWARD AV, w s, 72 ft n Jefferson av, 24x100; Jefferson av, n s, 25 ft w Howard av, 25x75, Jarvis C, Benjamin C and Orin F Perry to Josephine Manee, mort $3,300 ..... nom
JOHNSON ST, n s, 20 ft w Navy st, 20.19x76.7x20.4x83, h&l, Francesca Fischetti to Saverio Vollaro, mort $2,500 3,650
JUNIUS ST, w s, 100 ft n Liberty av, 50x100, Phebe A Davis to Mull Yudelsohn ..... nom
JUNIUS ST, w s, 100 ft n Liberty av, 50x100, Mull Yudelsohn, N Y, to Michael Rudnick, Nathan Machta and Hyman Peskin, mort $1,750 ..... nom
LOT 473, block 15, map 571 lots Effingham, H Nichols, Lawrence McCarthy to Alfred A Hyatt 400
MEEKER AV, n s, 106.10 w Morgan av, runs nw20xg.2xw50xe6.5 to Meeker av, x64, Philip Hirschenk to Julius H Pearlstein, mort $6,000 ..... nom
MONROE ST, s s, 52.2 e Lewis av, 16.6x100, h&l, John A Bliss to Alfred E Tong, morts $4,000 ..... nom
MARCY AV, No 573, w s, 100 ft s Myrtle av, 25x100, h&l, Caroline and Fredericka Blankenburg to Conrad Gaenger and Regina, his wife, tenants by entirety, mort $2,000 ..... nom
MYRTLE AV, n s, 12.11 w Harman st, 23x101.7x23.11x74.11, h&l, Richard Schmidt to Frieda Schmidt, his wife, mort $3,500 ..... nom
OCEAN PLACE, n e cor Atlantic av, 18.6x89, Henry J Coggeshall, receiver Mutual Benefit Loan and Bldg Co to Chas Rader 2,900
OCEAN PLACE, same property, Charles Rader to Wm E Stilson, mort $2,250 ..... nom
OSBORN ST, w s, 300 ft s Blake av, 25x100, Nathan Kovensky to Harris Goldman, mort $3,000 ..... nom
PARK PLACE, s s, 239 ft w Nostrand av, 31.3x127.9, Emma W Elstroth to Frank H Alcott $3,800
PALMETTO ST, n w s, 239.5 n e Bushwick av, 22x100, h&l, Richard Schmidt to Frieda Schmidt, his wife, mort $4,000 ..... nom
PACIFIC ST, n s, 222.11 e Washington av, 20x100, Horace I Moyer to Clara J Moyer, mort $2,500 ..... nom
POWELL ST, e s, 100 ft n Liberty av, 50x100, h&l, Phebe A Davis to Mull Yudelsohn ..... nom
POWELL ST, e s, 100 ft n Liberty av, 50x100, Mull Yudelsohn to Meyer and Harry Cohn and Morris Messenger 5,800
POWELL ST, w s, 303 ft n Glenmore av, 14x88, Leonard C Thorne, Granville, N Y, to Michael Klaus 2,600
ROSS ST, n w s, 90.10 s w Wythe av, 18.6x39.8x18.6x38; interior lot, 100 ft n Rossmird and 169 ft w Wythe av, runs n e 9.2 x s e 59 x n e 9.2 x s e 12.6 x s w 18.2 x n w 60.4, foreclose, Wm E Melody to Riverhead Savings Bank 3,650
SKILLMAN ST, w s, 222.9 n Myrtle av, 25x92, Virginia Woods to Raffaele Gargano, mort $800 ..... omitted
STUYVESANT AV, e s, 118 ft n Monroe st, 18x60; Stuyvesant av, w s, 137.6 n Gates av, 18.9x100, Gustav Oettlin to Maria M Oettlin, his wife, ½ int ..... nom
STILWELL AV, w s, 300 ft n Mermaid av, 50x123.9, Luigi and Joseph Martoreell to Grazia and Speranza Martoreell, ½ part ..... nom
SACKMAN ST, e s, 100 ft n Dumont av, 75x200, to Powell st, Millard F Hurd to Louis Ruderman, George Singer, Louis Feller, Harris Feldman and Hoschie Schneider ..... nom
ST JAMES PLACE, w s, 75 ft s Fulton st, 25x100, h&l, William Seward, sr, and Geo S Seward, trustees will Roe Lockwood, for benefit Louisa M Seward, to Benedict Kotz 17,500
SIXTEENTH ST, s w s, 163 ft n w Third av, 22x100x22x104, Francis E Driscoll to Sarah Cohen and Michael Handin, mort $1,500 ..... nom
TROUTMAN ST, s e s, 78 ft n e Hamburg av, 22x75, h&l, Philip Schneider to Faustina Beodio, mort $2,200 2,700
THIRD AV, s w cor Baltic st, 29x90, h&l, John Doyle to Lauretta V May, mort $6,500 ..... nom
THIRD AV, same property, Lauretta V May to Maggie F Doyle, q c ..... nom
TWENTIETH ST, w s, 60.6 s Terrace place, 39.6x100, h&l, Sara Magrath to Emma F Garnsey, N Y, mort $3,200 ..... nom
VESTA AV, n e cor Blake av, 40x100, Herbert C Smith to Henry B Geffen, mort $5,100 ..... nom
WEST SEVENTEENTH ST, e s, 140 ft n Mermaid av, 40x119.10, James H Pallamment to John Maresco ..... nom
WILSON ST, No 199, s e s, 100 ft n e Lee av, 18.9x100, Rhoda J, wife and John R Sparrow to Charles Crump and Wilhelmina H, his wife, tenants in common 5,000
WILLOUGHBY AV, n w s, 275 ft s w of Hamburg av, 22x100, h&l, George Vornlocker to Faustina Beondo, mort $1,300 2,900

QUEENS BOROUGH.

Mortgages.

JANUARY 28.

Coppola, Salvatore, to Andrew Vulso, Washington st, n s, adj land Charles Miller, 40x200, Flushing 1,500
Dobbert, Klara and Henry, to Sophie Marc, lots 113, 114, map estate John A Kelly, Woodside $1,000
Ficken, Martin, to Cord Meyer, University place, s s, 50 ft e Lawn av, 25x100, Ozone Park 300
Guilfoyle, Samuel, to Earl A Gillespie, lots 318, 319, map Columbia Park, Jamaica 350
Heilman, Myer, to Mille H Rindskopf, lots 144, 145, 244, 243, 292, 293, 326, 329, 332, 333, 334, 371, 372, 373, 374, 379 and 380, map L I Real Estate Exchange and Improvement Co, Richmond Hill 5,000
Hildebrandt, Henry, to Josephine Eckhardt, Henrietta st, n e cor Flammers av, 50x100, College Point 100
Kilroy, Thomas J, to Werner and Louisa Wogatzky, First st, s s, 3 feet w of house, 36.10x75, Melvina 1,000
Leimert, William, to Elizabeth Senter, Walnut st, s s, 250 ft n e Northern boulevard, 25x100, Newtown 800
May, Karl P, to Christina Eurich, Prospect av, s w s, 100.9 n w Grove st, 37.4x94.8, East Williamsburg 3,500
Mensing, Ernst, to William and Lieselt Witte, road leading from Middle Village to Newtown, w s, 291 ft n land T Pullis, 13¾ acres, Newtown 7,500
Quinn, Hugh J, to Margaret Bonjour, Prospect av, n w s, 200 ft s w Wilbur av, 25x100, L I City 600

Assignments of Mortgages.

JANUARY 28.

Eckhardt, Susannah, to Josephine Eckhardt 200
Lounsbery, S Durell, and ano, admrs, to Ruth Lounsbery $8,000
Timbrier, Constantine T, to Mary Hoffman ..... nom
Title Guar and Trust Co to Brooklyn Institute of Arts and Sciences 6,000
Same to Walter S Liebler 1,200
Same to Carrie W Steeve 2,000

Conveyances.

JANUARY 28.

Bonjour, Margaret, and ors to Margaret Green, Prospect st, n w s, 200 ft s w Wilbur av, 25x100, L I City ..... nom
Banks, Charles H, referee, to Irving N Tompkins, lots 437 and 438, block 13; 598, 599, block 16, map 1,115 lots Ziegler, Corona, foreclosure ..... nom
Crallsheim, Geo F, to Ferdinand and Anna Thrdlc, Sheridan st, n s, 399 ft n Webster av, 50x100, L I City ..... nom
Eurich, Christina, to Karl P and Maria McCoy, Prospect av, s w s, 100.9 n w Grove st, 37.4x84.8, East Williamsburg 4,500
Green, Margaret, to Hugh J Quinn, Prospect st, n w s, 200 ft s w Wilbur av, 25x100, L I City 1,300
House and Home Co to John J Geskie, lots 281, 282 and 283, map Cedar Manor, Jamaica 650
Same to Heinrich J Schoreitz, lots 97 and 98, map Tressa Heights, Jamaica 142
Same to John W Hill, lots 373 to 376, inc, block 13, map Shore View Park, Jamaica 270
Same to Bernard Bradley, lot 464, map Cedar Manor, Jamaica 175
Same to Frank Kopell, lot 355, map Cedar Manor, Jamaica 250
Jere Johnson Jr Co to John and Minnie Stock, Madison av, w s, 440 ft s Myrtle av, 40x100, Glendale $415
Manley, Lucius N, referee, to Ernst Mensing, road from Middle Village to Newtown, w s, 291 ft n land T Pullis, 13¾ acres, Newtown, foreclosure 8,925
Nolte, Christian, to Cyrus D Foss and ors, exors, block 146 L, map James Robertson, L I City 25
Van Nostrand, John E, referee, to Jacob Kiefer, Way av, s s, 50 ft w Collister st, 50x100, Queens 100
Wolf, Henry C, to Anna M E Wolf, Church st, s w s, 350 ft s e Union av, 50x104, Woodhaven ..... nom
Wiegand, Daniel, to Lillian A Wiegand, First av, s w cor Tenth st, 100x150, College Point ..... nom
Weeks, Jacob C, to Thomas and Willett S Lawrence, Queens road, n w s, 79 ft e land Hesselberger, 2½ acres, Flushing ..... nom

MILLS REDUCE FORCES.

High Price of Cotton Causes Cut in Working Time.

Philadelphia, January 29—The owners of two more cotton mills in this vicinity have been forced to cut down the working time of their employes, who number about 500, because of the high price of cotton. The concerns affected are the Delph Spinning Company of this city, and the Argo Mills of Gloucester, N. J. That other mills will be forced to curtail their working hours manufacturers of cotton goods do not hesitate to admit. The Union Made Garment Manufacturers of America, comprising some of the leading garment makers in the city, are considering the advisability of making an advance of about 25 per cent. on all overalls, and of binding all manufacturers to maintain the proposed advance. This action is forced upon them, they say, by the high prices of cotton.

SOUTH SIDE ELEVATED STOCK.

Chicago—Announcement was made at the annual meeting of the stockholders of the South Side Elevated Railroad Company yesterday of the plan for raising the money needed for the projected extensions and improvements. There is to be an issue of a little more than $7,000,000 new stock spread over three years. A special meeting is to be held early in April to authorize the issue. The bylaws of the company provide that new stock shall be sold for par, but that a reasonable commission may be paid to an underwriting syndicate, if necessary. It was therefore planned to organize the stockholders into a large underwriting syndicate and to return them a commission amounting to at least $7 a share. This will make the price of the stock 93, or less, to the stockholders. No dividend will be declared from the surplus as at first talked of. The plan was very favorably received.

Legal Light for Laymen

BY "LUX."

The Law's Delay.

A case illustrating what was said here about demurrers a few days ago is that of Corr vs. Sun Printing and Publishing Association just decided by the Court of Appeals. The act complained of happened on August 14, 1901, and the plaintiff retained James Troy and Thomas H. Troy, who promptly began suit for $25,000. The defendant through its counsel, Franklin Bartlett, demurred to the complaint on the ground that it did not state facts sufficient to constitute a cause of action, and for two and a half years these able lawyers have been in the courts on a trifling question of law. In the meantime, the plaintiff is waiting. She must now begin all over again. About two years from now she will be heard by a jury, and if she wins it will be about two years more before she gets her money—if, of course, she is entitled to any. While the question of law involved in this demurrer may have been in some respects important, and doubtless was, it does seem that there should be some way quickly to dispose of such questions.

Palmistry Is Not a Crime.

A New Jersey statute, passed in 1799, providing that all persons who shall use or pretend to use or have skill in physiognomy, and palmistry, or like crafty science, shall be deemed and adjudged to be disorderly persons, was before the Supreme Court in the case of State vs. Kenilworth (54 Atlantic Reporter, 244). The defendant was arrested at Atlantic City for reading the lines on a man's hand, and for telling the age at which he would marry and the duration of his life. The court says that, if there ever shall be discovered any rational evidence that palmistry is a real science, its use for honest purposes will pass beyond the range of his statute.

This statute, passed over a century ago, reminds one of the old days of witchcraft. It is hardly a question of whether palmistry is a real science, but more a question of whether it is a harmful or dangerous practice. If people want to amuse themselves with palmistry and kindred playtoys, there seems no good reason for preventing them, particularly when it is considered that there are scores of other superstitions and silly theories that many intelligent persons believe in and religiously follow.

Book Reviews.

"A Handbook of Practical Law," by Lawyer Thomas C. Simonton of the New York and New Jersey bars, is at hand. It is one volume of 1,250 pages, bound in law sheep. While it appears to be designed mainly for laymen it doubtless will be found to be a valuable book for any law library, for it is apparently accurate, concise, and in some respects exhaustive. There are seven chapters on real estate, three on landlord and tenant, eleven on executors and administrators, three on partnership, six on contracts, seven on attachments, eight on arrest and bail, six on fire insurance and one each on such subjects as negligence, interest, usury, bailments, wills, judgments, trusts, domestic relations, guardians, fraudulent conveyances, real estate brokers, bills of sale, chattel mortgages, negotiable instruments (the full text of the statute is given) and mechanic's liens. In some respects it is a similar book to Professor Russel's "Outline Study of Law," but it is far more thorough and comprehensive. Like Professor Russell, but unlike most other text book writers, Mr. Simonton has a clear and lucid style. What he says, he says simply and concisely and he cites good authority for every important assertion—the layman will appreciate the former, the lawyer the latter. The fact, it is the most useful, reliable book that has yet appeared for the business man. It is not the kind of book that "makes business for lawyers" by getting laymen in trouble, which is the chief characteristic of most law books of this kind. However, while this excellent work is cheerfully recommended to lawyers as a convenient digest of the law on the subjects treated, and while there is perhaps no better book on the market for laymen, it must be remembered that lawyers are trained to advise and to do for laymen just what this book pretends to do, and that no book can displace the lawyer. Yet all laymen should be schooled in everyday law, and there is no better way than to study this book and to place it upon a convenient shelf for reference. Mr. Simonton is certainly to be congratulated on his able effort, and he is also to be thanked for producing a really valuable book for the business world.

Answers to Inquiries.

"Lawless"—"You will confer a great favor on several people and help to solve a vexing problem if you kindly answer the following questions: (1) An American marries an English woman of property—their eldest child, a son, is born in England—they return to the United States and live here where several more children are born; the father and mother die, leaving no will; meantime the eldest son dies, leaving three children; one of the daughters dies, leaving six children; the rest of the brothers and sisters lived to be more than 21 years of age and died without issue, leaving no will, as it appears they should have done. It is claimed that under English law, the three children of the eldest son are entitled to all the shares of property of and belonging to the brothers and sisters of the eldest son who died without issue and without leaving wills. I have always understood a child took the nationality of father, wherever born, if so the eldest son was an American; how can an American and his descendants be subject to English law? (2) Is one compelled to hire a lawyer to probate a simple will? (3) If so will you please state a fair price? (4) Is there a state inheritance tax of 5 per cent, on so small an amount as about $5,000, part cash, part neglected farm land? Thanking you for your kindness and asking you to please answer at your earliest opportunity, you will greatly oblige."

1. If the property is in this state it descends according to our laws. 2. No, 3. Yes, but when the property or any beneficial interest therein passes by any transfer to or for the use of any father, mother, husband, wife, child, brother, sister, child or widow of a son or brother, or a daughter, or any child or children, it shall not be taxable unless it is personal property of the value of $10,000 or more, in which case the rate is 1 per cent. (See the Tax Law 1896, Ch. 908, Sec. 221).

"Regular Reader"—"(1) Can you tell me where I can get the names of the judges of the United States Supreme Court? (2) What salary do they get? I am told they get less than the Supreme Court judges in Brooklyn. (3) Can this be possible?"

1. Eagle Almanac, page 337. 2. $12,500 each; chief justice $13,000. 3. Yes.

"Admirer"—"Will you kindly inform one what the law is in the following: (1) A man marries a woman who owns real estate in her own right. She has never had a child, and her nearest relations are cousins. Should she die without a will to whom would her real estate revert? (2) Can she leave by will the whole of her estate to her husband? (3) Can she transfer any or all her property to her husband for a small consideration during her lifetime?"

1. The cousins. The only right a husband has is "courtesy" in all his wife's real estate, but he has no such right when no children were born. 2. Yes. 3. Yes.

"Buns"—"Can a person begin a suit at any time in a case where an express company damages an article in transportation? (2) Is it necessary to hire a lawyer for the purpose of beginning suit in a Municipal Court when the amount at issue is only $6 or $7?"

1. Yes, within three years. 2. No, but it is safer.

H. G. Schroeder, D. D. S., 328A Ninth street—"Being a reader of the Brooklyn Daily Eagle and of your Legal Light to Laymen, would ask for point of information. A tenant in my house who has not paid all December's rent, and none of the month of January, wishes me to dispossess him. They will not engage a truckman to remove the furniture, and I do not wish to have it placed on the sidewalk. Can I engage a truckman to remove the furniture to some storage house and not be held liable for any payments or a suit at law? By answering the above you will greatly oblige."

No; you should begin dispossess proceedings.

Mrs. M. P.—"Will you kindly advise a widow and constant reader of your paper how to act in this matter? A year ago an agent called soliciting orders for an out of town nursery. I ordered a tree for $1.50 and a grape vine for 25 cents and signed the order for them. They were to be left C. O. D. and delivered in good condition. Some months after they were sent me, but no one was at home at the time, and the man left them. The tree and vine were planted the next day and were well attended. The tree never came up, but dried up and broke off. When the collector called I, of course, refused to pay until they sent me another tree. When the grape vine came up all right I sent them the 25 cents, which they never acknowledged or sent me a receipt. They are continually sending me letters threatening to sue me, when I have already notified them that the tree was not in good condition when delivered. Kindly tell me what to do, as it has worried me very much getting these threatening letters."

The probabilities are that you will not be sued, first, because the amount is so small, and, second, because they fear you would win the suit. If the letters annoy you, write on the envelope of the next letter that comes "Refused" and hand it to the letter carrier.

"Layman"—"You have several times spoken of torts in your writings and doubtless others of your many readers would like to know what a tort is. Is there any difference between a tort and a crime?"

A crime is a public wrong, and a tort is a private wrong; therefore they are very different. But not all private wrongs are torts, for they may be mere breaches of contract. Generally speaking, torts are acts against liberty, security, property or family rights; for example, false imprisonment, assault, slander and theft. Some of these may also be crimes, however.

APPELLATE COURT DECISIONS.

The following decisions were handed down Friday, January 29, 1904:

Mary Abello, respondent, vs. the Peekskill Lighting and Railroad Company, appellant. We think that the defendant by serving an answer has waived the right to examine the plaintiff for the purpose of enabling it to plead. Motion to dismiss appeal granted, without costs.

Sarah E. Minshuit, respondent, vs. Thomas J. Washburn, appellant, and Frederick A. Jewett, William J. Minshuit, respondent, vs. same, appellant. Motions denied.

Mary A. O'Reilly, as administratrix, etc., of Peter F. O'Reilly, deceased, respondent, vs. the Brooklyn Heights Railroad Company, appellant. Motion denied.

Edward Watkins and others, respondents, vs. William M. Brown, impleaded with another, appellant. Motion for reargument granted and case set down for the first day for the hearing of municipal appeals.

William T. Kennedy respondent, vs. Le Marcus A. Thompson and another, appellants. Motion to dismiss appeal denied on condition that the appellant pay $10 costs and perfects his appeal within ten days; upon failure to comply with these conditions, the motion is granted, with $10 costs.

Conrad Brand, appellant, vs. Borden's Condensed Milk Company, respondent. Motion denied.

Cornelia Cary Hull Burnett, respondent, vs. Harold Livingston Burnett, appellant. Motion for leave to withdraw appeal granted.

Samuel Seigel, plaintiff, vs. George Lasker and Gottlieb Weldman, defendants. Motion denied, with $10 costs.

In the matter of the application of Frederic Hall White for an allowance to prosecute his studies. Motion to dismiss appeal denied, with $10 costs.

In the matter of the application of Josiah J. White, as guardian of the person of Frederic Hall White, an infant, for the payment of funds, etc. Motion to dismiss appeal denied.

George Schiverea, respondent, vs. the Brooklyn Heights Railroad Company and another, appellants, and the H. B. Camp Company, defendant. Motion for reargument or for leave to appeal to the Court of Appeals denied. Twenty days stay granted to the appellant Gallagher to enable him to apply to a judge of the Court of Appeals if so advised.

In the matter of the application of Carolyn Dancel Heatherton for a compulsory judicial settlement of the account of the proceedings of Christian Dancel and another, as administrators, etc., of Christian Dancel, deceased. Motion to resettle order granted, and order resettled.

In the matter of laying out and opening Morris street, in the City of Yonkers. Motion to dismiss appeal denied, it is evident that the delay in perfecting the appeal in this matter has been due to a misunderstanding as to the proper method of preparing the appeal papers. There is no necessity of any settlement of a case either before the court or referee. The appeal book should consist simply of the papers which are recited in the order appealed from, including, of course, the testimony which was taken before the referee.

Matthew Mulligan, respondent, vs. Metropolitan Street Railway Company, appellant. Motion denied, with $10 costs.

Georgia L. Everett, respondent, vs. Edward Everett, appellant. Motion denied, with $10 costs.

Ralph W. Dedding, respondent, vs. American Distributing Company and another, appellants. Motion denied, with $10 costs.

George Spor, appellant, vs. Frederick W. Grau, respondent. Motion denied.

Louisa Schlotterer, an infant, etc., respondent, vs. Brooklyn and New York Ferry Company, appellant. Motion denied.

Adelbert H. Samuis, appellant, vs. Nassau Light and Power Company, respondent. Appeal dismissed, with $10 costs and disbursements. Opinion by Woodward, J. All concur.

Lillian Romaine, as administratrix, etc., of Wayland Romaine, deceased, appellant, vs. the New York, New Haven and Hartford Railroad Company, respondent. Judgment unanimously reaffirmed after reargument, but without further costs. Memorandum by Bartlett, J.

Tilly Schnurr, appellant, vs. Alexander Quinn, respondent. Judgment of the County Court of Kings County reaffirmed after reargument, but without further costs. No opinion. All concur, except Hooker, J., not voting.

In the matter of the appeal under the transfer tax acts of the trust estate held for the life of John O'Berry, with remainder and surviving life estate, under the last will and testament of Loftis Wood, deceased. Controller of the State of New York, appellant; Mary J. Howes, respondent. Order of Surrogate's Court of Kings County in so far as appealed from affirmed, with $10 costs and disbursements. Opinion by Woodward, J. All concur.

In the matter of a petition asking for restoration of county rate. We think that this application should be made to the Supreme Court in Kings County, rather than to the Appellate Division.

In the matter of the application of the Brooklyn Bar Association to punish James A. Murtha, an attorney. Order to show cause why will be granted in this matter, providing for the service of the same and the papers whereon it is granted, in the manner prescribed by the Code of Civil Procedure for the substituted service of a summons.

Frederick J. Gillespie, respondent, vs. George L. Montgomery and Henry Bischoff, appellants. Reargument ordered for Tuesday, March 1, 1904.

THE COURTS.

SUPREME COURT, APPELLATE DIVISION.
Second Judicial Department.
Michael H. Hirschberg, presiding justice; William Barnett, John Woodward, Almet F. Jenks, Warren R. Hooker, justices. Recess.

SUPREME COURT, MOTION TERM.
Special term for motions. William D. Dickey, justice. Ex parte business every court day at 10 o'clock. Calendar called at 10:30.

SUPREME COURT, TRIAL TERM.
Day calendar, February 1. Part I, Maddox, J.; Part II, Dickey, J.; Part III, Gaynor, J.; Part IV, Garretson, J.; Part V, Wright, J.; Part VI, Rich, J.

3,023..Bonagur vs. Manhattan El. R. R.
3,232..Corwine vs. Smith et al.
3,159..Wolf vs. Brooklyn Heights R. R.
3,240..Campbell vs. Brooklyn Heights R. R.
2,707..Holt vs. Hay Foundry and Iron Works.
1,354..McGinnis vs. Kirwin.
3,204..Gray vs. Brooklyn Heights R. R.
3,305..Osborne vs. Interurban St. R. R.
3,306..Simon vs. Met. Street R. R.
3,307..Pinkine vs. Long Island R. R.
3,338..Howard vs. Brooklyn Heights R. R.
6,929..White vs. Vollweiler.
3,309..Innance vs. N. Y. C. and H. R. R. R.
3,310..Miller vs. B., Q. Co. and Sub. R. R.
3,313..Keenan vs. City of New York.
3,314..Donnelly vs. City of New York.
3,316..3,513..Wulf vs. Fifth Av. Coach Co.
3,317..O'Brien vs. City of New York.
3,319..Lukus vs. Brooklyn