

This Indenture, made the twenty ninth day of September in the year of our Lord one thousand eight hundred and twenty seven, Between John M. Macdonald, one of the Masters in Chancery in and for the State of New-York, dwelling in the City of New York of the first part, and Stephen D. Beckman of the City and State of New York Physician of the second part.

WHEREAS at a Court of Chancery held for the State of New-York, in the City of New York on the ninth day of August, - in the year of our Lord one thousand eight hundred and twenty seven, it was, among other things, ordered, adjudged, and decreed, by the said Court, in a certain cause then depending in the said Court, between Anthony B. Staples, Elizabeth Sherman, and Isabella Staples Complainants, and William J. Staples, Thomas C. Cooper and Charles J. Cooper, Infants under the age of twenty one years, by David J. Burger their Guardian, and Joseph C. Cooper Defendants, that all and singular the lands and premises mentioned and set forth in the pleadings in the said cause, and in the said order and decree, (and whereof the Lot of land and premises herein after particularly described are part and parcel,) with the hereditaments and appurtenances thereunto belonging should be sold at public auction to the highest bidder or bidders, by, or under the direction of one of the Masters of the said Court, the said Master giving six weeks previous notice of the time and place of such sale, in the manner prescribed by law in respect to sales of land by Sheriffs upon execution; - and that the said Master should execute and deliver good and sufficient deeds of conveyance for such lands and premises to the purchaser or purchasers thereof.

And Whereas the said Master in Chancery, and party of the first part to these presents, in pursuance of the order and decree of the said Court, did on the day of the date of these presents, sell at Public Auction, at the Merchants' Exchange in the City of New York, the said Lot of land and ~~the said mortgaged~~ premises herein after particularly described, having first given six weeks previous notice of the time and place of such sale, agreeably to the order aforesaid; at which sale the said Lot of land and premises were struck off to the said party - of the second part to these presents, for the sum of One thousand five hundred

Dollars, that being the highest sum bidden for the same. **Now therefore this Indenture witnesseth,** That the said Master in Chancery as aforesaid, and party of the first part to these presents, in order to carry into effect the said sale, so made as aforesaid, in pursuance of the order and decree of the said Court of Chancery and also by virtue of the acts of the Legislature of the State of New-York, in such case made and provided, and in consideration of the premises, and of the sum of One thousand five hundred Dollars, paid by the said party of the second part to these presents, to the said Master in Chancery, as aforesaid, the receipt whereof he doth hereby acknowledge, **HATH** granted, bargained and sold, aliened, released,

conveyed and confirmed, and by these presents DOTH grant, bargain and sell, alien, release, convey and confirm, unto the said party — of the second part, and to his heirs — and assigns, for ever, All that certain Lot, piece or parcel of land situate lying and being in the Twelfth Ward of the City of New York, known and distinguished on a Map of the estate of the late John Staples deceased, made by Stephen Ludlum City-Surveyor, dated "June 28th 1812", and recorded in the Office of the Register in and for the said City, on the second day of August in the Year One thousand eight hundred and twenty, by Lot Number Sixty one, (N^o 61.) and bounded as follows, viz: — Westerly in front by the Tenth Avenue; — Easterly in the rear by the Lot designated on the said Map by the Number Fifty five; — Northerly on one side by the Lot distinguished on the said Map as Number Sixty; — and Southerly on the other side by lands of Stephen D. Breckman: —

Containing in breadth in front Twenty eight feet six inches, in the rear Twenty six feet six inches, and in length on each side, ~~one hundred and fifty feet~~ one hundred and fifty feet (be the said dimensions more or less) : — Together with all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging or in any wise appertaining

To Have and to Hold all and singular the premises above mentioned and described, and hereby granted and conveyed, or intended so to be, unto the said party of the second part, his heirs — and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs — and assigns, for ever.

In Witness whereof, I, the said Master in Chancery, have hereunto set my hand and seal, the day and year first above written.

Sealed and Delivered in the presence of
(The printed words "the said mortgaged" on the 29th line of the 1st page being struck out by a pen, & the words "Lot of land and" between the 30th & 31st lines of the first page being interlined)

John M. Macdonald
Master in Chancery

Samuel M. Fitch
Notary Public

City and County of New York 10th November 1827 appeared before me the within described John M. Macdonald Esquire Master in Chancery to me known and acknowledged the due execution of the within Indenture I therefore allow it to be recorded

Recorded in the Office of Register in and for the City and County of New York in Lib 228 of Conveyances page 3 on the 14th day of November 1827 at 50 Minutes past 12 O'clock P.M.
Examined by Samuel M. Fitch Register

Samuel M. Fitch
Commissioner appointed to take acknowledgments of Deeds in

John M. Macdonald
Master in Chancery
To

Stephen D. Beckman

Deed

New York City property
14. 1000 20

1000 10

1000 10

33. 1000 10

1000

\$7000

2000 - 1000 10

1000 - 1000 10

4000 - 5000 10

1000 10

1000 10