

36° VICTORIA, 1872.

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## A BILL

To enable the Trustees of the Will of Mr. Michael Cohen deceased to sell certain Land in Clarence-street Sydney and to make provision for the investment of the proceeds of the sale thereof.

*(As agreed to in Select Committee.)*

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**W**HEREAS Michael Cohen late of Pitt-street Sydney licensed Preamble.  
victualler by his last will and testament bearing date the  
third day of February one thousand eight hundred and sixty-four  
devised all his real estate unto Sigmond Hoffnung (in the said will called  
5 Sigmond Hoffman) his heirs and assigns upon certain trusts in the  
said will mentioned for the benefit of his wife and children And  
whereas the said testator died on the twenty-seventh day of January  
one thousand eight hundred and sixty-five leaving Priscilla Cohen his  
widow and eight children him surviving And whereas by indenture  
10 bearing date the nineteenth day of October one thousand eight  
hundred and seventy-one and made between the said Sigmond Hoffnung  
of the one part and Priscilla Cohen and Lewis Solomon of the other  
part the said Priscilla Cohen and Lewis Solomon were duly appointed  
Trustees of the said will in the place of the said Sigmond Hoffnung  
15 And whereas the said will contains no power for the Trustee or Trustees  
therein named or thereby to be appointed to sell the said land to grant  
leases thereof or to create any tenancy upon the security of which a  
tenant would be induced to expend money in repairs And whereas  
the buildings on certain land in Clarence-street in the City of Sydney  
20 devised by the said will are in such a dilapidated condition that they  
will

will soon become wholly untenable and thereby cease to yield an income and there are no funds belonging to the said trust estate available for the repair of the said buildings And whereas it is considered that it would be highly beneficial for all parties interested in the said trust estate that the Trustees of the said will should be 5 empowered to sell the said land in Clarence-street and to invest the proceeds of the sale thereof in the purchase of other lands in New South Wales or upon real or Government security therein Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative 10 Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

Lands may be sold and conveyed to purchasers discharged from the trusts of will.

1. It shall be lawful for the said Priscilla Cohen and Lewis Solomon or the Trustee or Trustees for the time-being of the said will to sell the said lands and hereditaments in Clarence-street Sydney 15 which are specified in the Schedule hereunder written either by public auction or private contract and either in one or more parcels or allotments and with such rights-of-way in and over any portion of such land as he she or they shall deem most expedient and for such price or prices as can be reasonably obtained for the same and when 20 sold to convey the same or any part or parts thereof to the purchaser or purchasers or their heirs or assigns or to such uses and in such manner as such purchaser or purchasers may direct and thereupon such hereditaments or such part thereof as shall be so conveyed by the said Priscilla Cohen and Lewis Solomon or the Trustee or Trustees for 25 the time-being of the said will and the legal estate therein shall vest absolutely in the person or persons to whom the same shall be so conveyed his or their heirs or assigns or go and remain to such uses and in such manner as aforesaid freed and discharged from the trusts created by the said will And the receipts of the said Trustee or 30 Trustees for the purchase money of the said lands or any part thereof shall be valid and effectual discharges to the purchaser or purchasers thereof and shall relieve such purchaser or purchasers from all responsibility for the misapplication or non-application of such money.

Credit may be given to purchasers for payment of purchase money.

2. It shall be lawful for the said Priscilla Cohen and Lewis 35 Solomon or the Trustee or Trustees for the time-being of the said will to allow to any purchaser or purchasers of the said land or any part or parts thereof credit for any number of years not exceeding *seven years* for payment of his or her purchase money or any part thereof upon such terms as to interest or otherwise as may by the said Priscilla 40 Cohen and Lewis Solomon or the Trustee or Trustees for the time-being of the said will be deemed proper provided that the land shall remain unconveyed or be otherwise rendered a security for the unpaid purchase money together with the interest thereon until the same shall have been paid and further that either as a part of the contract of pur- 45 chase or otherwise it shall be lawful for the said Priscilla Cohen and Lewis Solomon or the Trustee or Trustees for the time-being of the said will to lay out and invest any part of the proceeds of the sale of the said land or any part of the said trust moneys upon mortgage of the same to be taken from any purchaser or purchasers thereof his 50 her or their heirs or assigns.

Proceeds of sales to be invested in Government or real securities or in the purchase of other lands to be held upon the trusts of will.

3. It shall be lawful for the said Priscilla Cohen and Lewis Solomon or the Trustee or Trustees for the time-being of the said will in their or his discretion to invest the moneys belonging to the trusts of the said will either at interest upon real securities or upon securi- 55 ties of the Government of New South Wales or upon purchase of other lands and hereditaments in New South Wales as the said Priscilla Cohen and Lewis Solomon or the Trustee or Trustees for the time-being of the said will shall think fit and either or any of the modes

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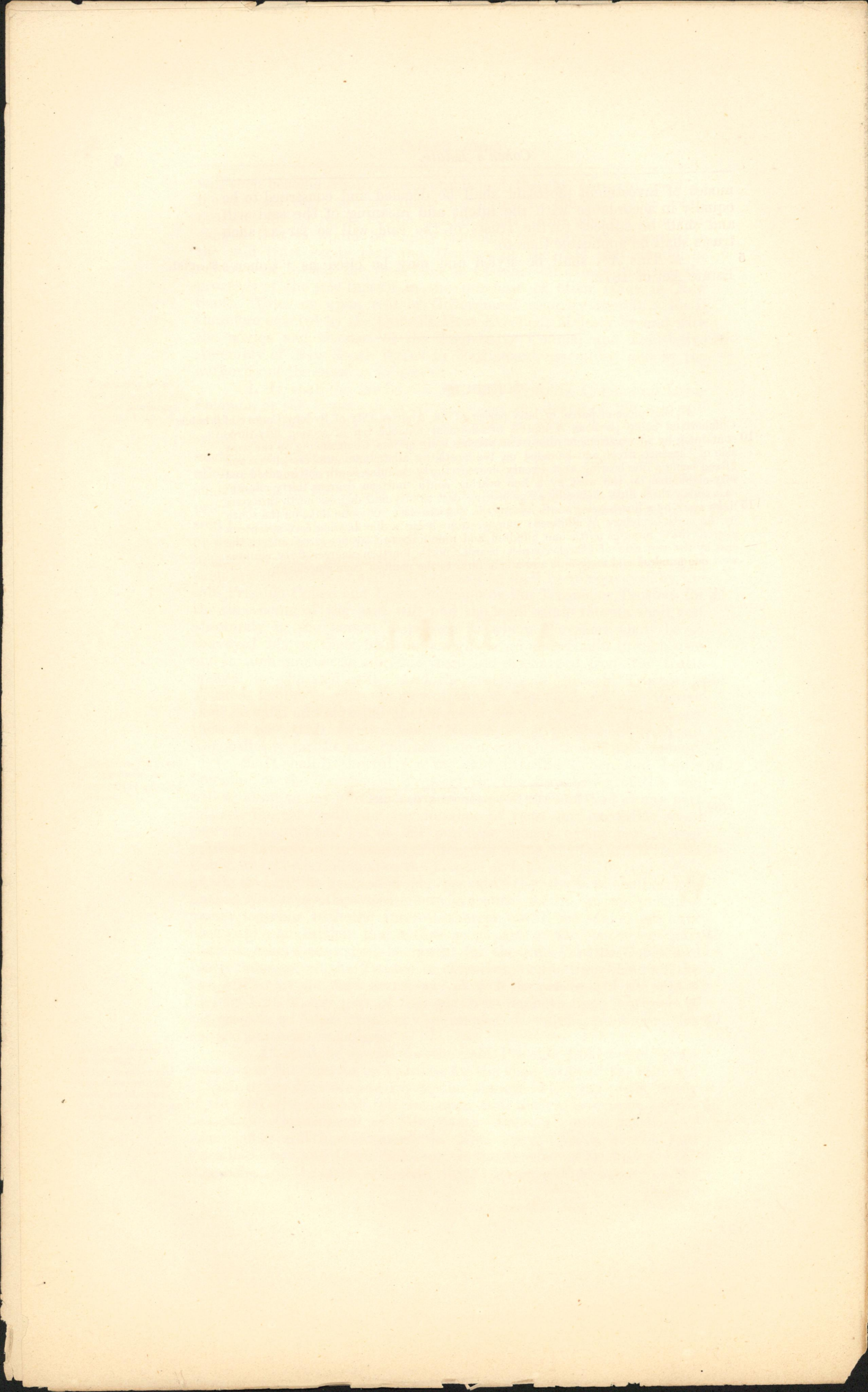
modes of investment aforesaid shall be deemed and construed to be equally in accordance with the intent and meaning of the said will and shall be subject to the trusts of the said will so far as such trusts shall be applicable thereto.

5       4. This Act shall be styled and may be cited as "Cohen's Short title.  
Estate Act of 1872."

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SCHEDULE.

All that piece or parcel of land parish of St. Andrew City of Sydney County of Schedule.  
Cumberland being portions A and B of allotment number ten of section fifty-three  
10 containing by admeasurement thirty-two perches more or less Commencing on the west  
side of Clarence-street and bounded on the north by allotments numbers eleven and  
fifteen being a line bearing west twenty degrees thirty minutes south one hundred and  
fifty-eight links on the west by a line bearing south fourteen degrees thirty minutes  
east eighty-three links thence by a line bearing east twenty-four degrees north thirty-six  
15 links again by a line bearing south twenty-six degrees east sixty-one links on the south  
by the north boundary of allotment number nine being a line bearing east seventeen  
degrees thirty minutes north one hundred and nine links to Clarence-street and on the  
east by the west side of Clarence-street bearing north fourteen degrees forty minutes  
west one hundred and forty-nine and a half links to the point of commencement.

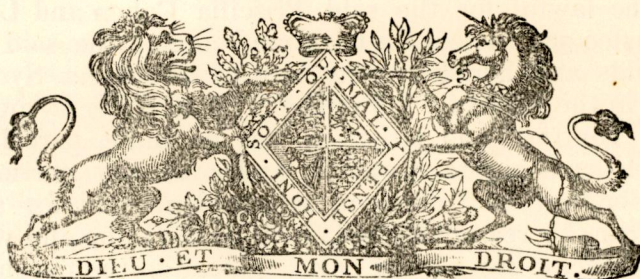


*This PRIVATE BILL originated in the LEGISLATIVE ASSEMBLY, and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.*

*Legislative Assembly Chamber,  
Sydney, 11 February, 1873.* }

STEPHEN W. JONES,  
*Clerk of Legislative Assembly.*

## New South Wales.



ANNO TRICESIMO SEXTO

## VICTORIÆ REGINÆ.

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An Act to enable the Trustees of the Will of Mr. Michael Cohen deceased to sell certain Land in Clarence-street Sydney and to make provision for the investment of the proceeds of the sale thereof.

**W**HEREAS Michael Cohen late of Pitt-street Sydney licensed <sup>Preamble.</sup> victualler by his last will and testament bearing date the third day of February one thousand eight hundred and sixty-four devised all his real estate unto Sigmond Hoffnung (in the said will called  
5 Sigmond Hoffman) his heirs and assigns upon certain trusts in the said will mentioned for the benefit of his wife and children And whereas the said testator died on the twenty-seventh day of January one thousand eight hundred and sixty-five leaving Priscilla Cohen his widow and eight children him surviving And whereas by indenture  
10 bearing date the nineteenth day of October one thousand eight hundred and seventy-one and made between the said Sigmond Hoffnung of the one part and Priscilla Cohen and Lewis Solomon of the other part the said Priscilla Cohen and Lewis Solomon were duly appointed Trustees of the said will in the place of the said Sigmond Hoffnung  
15 And whereas the said will contains no power for the Trustee or Trustees therein named or thereby to be appointed to sell the said land to grant leases thereof or to create any tenancy upon the security of which a tenant would be induced to expend money in repairs And whereas  
20 devised by the said will are in such a dilapidated condition that they will

*Cohen's Estate.*

will soon become wholly untenable and thereby cease to yield an income and there are no funds belonging to the said trust estate available for the repair of the said buildings And whereas it is considered that it would be highly beneficial for all parties interested in the said trust estate that the Trustees of the said will should be empowered to sell the said land in Clarence-street and to invest the proceeds of the sale thereof in the purchase of other lands in New South Wales or upon real or Government security therein Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

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Lands may be sold and conveyed to purchasers discharged from the trusts of will.

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*Cohen's Estate.*

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THE HISTORY OF

NEW YORK

FROM THE FIRST SETTLEMENTS TO THE PRESENT TIME  
BY JOHN B. HOGAN

CHAPTER I

The first European settlement in New York was made by the Dutch in 1614, when Henry Hudson discovered the harbor of New York Bay. The Dutch then established a trading post at Albany in 1614, and a permanent settlement at Fort Orange in 1614. The Dutch also established a settlement at Fort Amsterdam in 1624, which later became the city of New York. The Dutch colony was known as New Netherland, and it was a major center of trade and commerce in the region. The Dutch also established a settlement at Fort Mifflin in 1682, which later became the city of Philadelphia. The Dutch colony was a major center of trade and commerce in the region.