



New York State Archives

**New York State Court of Chancery (1st Circuit) Notices of
Equity Suits Affecting Title to Real Property JN396**

New York State Archives
222 Madison Avenue
Albany, NY 12230
archref@nysed.gov
URL: <http://www.archives.nysed.gov/>

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Overview of the Records

Repository:	New York State Archives
Summary:	Notices of pending equity suits ("lis pendens") affecting title to real property were filed in the New York County Clerk's Office. Suits were brought in the Court of Chancery, Court of Equity (1st Circuit) (1823-1829), and Court of Chancery (1st Circuit) (1830-1847). Most notices concern foreclosure of a mortgage and typically include names of parties to the suit, purpose of the suit, an abstract of the terms and conditions of the mortgage, a description of the mortgaged property, and the names of any defendants owning equity of redemption in the mortgage.
Creator:	New York (State). Court of Chancery
Title:	Notices of equity suits affecting title to real property
Quantity:	8 cubic feet
Quantity:	57 volumes
Inclusive Date:	1823-1825, 1828-1847
Series:	JN396

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Arrangement

Series is arranged numerically by volume number, then by date of filing.

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Administrative History

An 1823 law, incorporated in the Revised Statutes of 1829, required the complainant in a Chancery suit to file a notice of the pending suit (usually called "lis pendens") if title to real property might be affected by the determination of the suit. The notice was filled in the office of the county clerk in the county where the lands were located. Filing of such a notice was constructive notice to a prospective purchaser of the real property.

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Scope and Content Note

Notices of pending equity suits ("lis pendens") affecting title to real property were filed in the New York County Clerk's Office. Suits were brought in the Court of Chancery, Court of Equity (1st Circuit) (1823-1829), and Court of Chancery (1st Circuit) (1830-1847).

Most notices concern foreclosure of a mortgage. Such notices typically include names of parties to the suit, purpose of the suit, an abstract of the terms and conditions of the mortgage, a description of the mortgaged property, and the names of any defendants owning equity of redemption in the mortgage. The notice is endorsed with the names of the parties, the signature of the complainant's solicitor, and the filing date. A few notices concern other types of Chancery proceedings involving title to real property, such as sale of lands of a deceased individual.

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Related Information

Related Material

JN112Series JN112, Indexes to Notices of Equity Suits.

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Use of Records

Access Restrictions

Most documents are very fragile and must be used with care under supervision of an archivist.

Access Terms

- Court Records Project

- Courts--New York (State)
- Equity pleading and procedure
- Court records
- New York (State). Court of Chancery (1st Circuit)