



HISTORIC
SALEM INC

25 Warren Street

Built for
Dennis Brady
Currier
c. 1870

Researched by
Diana Dunlap

March 2019

Historic Salem, Inc.
9 North Street, Salem, MA 01970
978.745.0799 | HistoricSalem.org
© 2019

25 Warren Street

Built for Dennis Brady, currier, c. 1870

1. The land that now forms 25 Warren Street was sold as a larger lot, with no buildings or improvements mentioned in the deed, by Joseph Wallis, cabinetmaker of Salem, to James Stone, bricklayer of Salem, on October 18, 1838, for \$150.00. The property is described as bordering northwards on Green Street 44'6", eastwards on land of Henry Reed's 91', southwards on Wallis's own land 33', and westwards 84'6" on land Wallis had already sold to Stone. Wallis was involved in two different land sales around the area then called Green Street in the 1830s. Registry of Deeds Book 309, Page 23.
2. On May 20, 1870, James Stone sold a parcel of this land to Sarah Saul, wife of John F. Saul of Salem, carpenter. Registry of Deeds Book 798, Page 219.
3. Only a few weeks later, on June 2, 1870, Sarah Saul sold the land to Dennis Brady of Salem, currier, for \$387.50. The lot is described as running northwards on Warren Street 40', eastwards on land of Henry Reed 42', southerly on land of James Stone 35', and westerly on Stone's land 38'. The deeds does not reference any buildings on the lot, so the house must have been built after this. Registry of Deeds Book 800, Page 299.
4. On November 5, 1870, James Stone, mason of Salem, sold a small, 7' wide strip bordering the south side of Brady's property to Dennis Brady for \$100.00. This second purchase of Dennis Brady's created the modern lot. Registry of Deeds Book 809, Page 273.
5. On October 15, 1907, Dennis Brady and his wife Emma T. Brady mortgaged the land and buildings to the Federal Trust Company for \$1000.00, with the condition that they provide fire insurance on the property. Registry of Deeds Book 1899, Page 39.
6. On December 12, 1907, Emma T. Brady and her husband Dennis sold the land and buildings to Florence J. Mahoney "for one dollar and other valuable considerations thereof." Registry of Deeds Book 1905, Page 388.
7. Florence J. Mahoney sold the house and land to Catherine B. Whelton on September 30, 1914. Registry of Deeds Book 2276, Page 26.
8. Catherine B. Whelton sold the property to Andrew Mossett on September 8, 1920. Registry of Deeds Book 2463, Page 83.
9. Andrew Mossett and his wife Angie mortgaged the house, also on September 8, 1920, for \$650.000 with a term of one year and 6% interest. Registry of Deeds Book 2463, Pages 84-85.
10. On October 6, 1922, the mortgagee (the Helburn-Thompson Leather Company of Salem) foreclosed on the the Moseetts's mortgage. The mortgage listed here is larger than that referenced in the previous record. Registry of Deeds Book 2530, Page 120.
11. That same day, the Helburn-Thompson Leather Company sold the property at auction to Harris S. Knight of Salem for \$240.00. Registry of Deeds 2530, Page 120-121.
12. Harris S. Knight, "being unmarried," sold the property to Charles Johnson on October 27, 1922. Registry of Deeds Book 2531, Page 575.

13. On February 14, 1923, Charles S. Johnston of Salem sold the property to Louis K. Arth of Salem, subject to a mortgage of \$3000.00 with the Roger Conant Cooperative Bank. Registry of Deeds Book 2541, Page 377.
14. Louis K. Arth, now of Boston, sold the house to Patrick J. and Catherine Landers on November 25, 1924, subject to taxes and water rates for the year 1924. Registry of Deeds Book 2620, Page 566.
15. Katherine E. Riordan and Martin E. Landers granted the property to Martha E. Collins and Jerome T. Riordan, Jr., Trustees of the Landers Realty Trust (see Page 91), for \$1.00. The deed refers to the estate of Patrick J. Landers, Essex Probate Docket 299384. Registry of Deeds 10286, Page 94.
16. Martha E. Collins and Jerome T. Riordan, Jr., Trustees of the Landers Realty Trust, sold the property for \$125,000.00 to Francis E. Chafe, Jr., and Elizabeth A. Chafe. Registry of Deeds Book 13403, Page 557.
17. Francis E. Chafe and Elizabeth A. Chafe sold the house for \$325,000.00 to Benny Moreno on November 30, 2001. Registry of Deeds Book 17967, Page 196.
18. Benny Moreno sold the property to Lauren Fortner for "\$1 and other valuable considerations" on January 15, 2003. Registry of Deeds Book 20114, Page 77.
19. Lauren Fortner, married to Eric Donald Munson of Salem, sold the property to Megan M. Millar and Joel Nentwich as joint tenants for \$525,000.00 on October 29, 2018. Registry of Deeds 37114, Page 131.