

**STATE OF ILLINOIS
DEPARTMENT OF FINANCIAL & PROFESSIONAL REGULATION
DIVISION OF FINANCIAL INSTITUTIONS**

In the Matter of)
AGENT DIRECT TITLE CORPORATION) No. 19TI101
)

To: Agent Direct Title Corporation Agent Direct Title, LLC
200 E. Chicago Avenue, Suite 2001 5117 Main Street, Suite C
Westmont, IL 80559 Downers Grove, IL 60515

CEASE AND DESIST ORDER

The DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DIVISION OF FINANCIAL INSTITUTIONS (“Department”), having conducted an examination of facts related to title insurance activity by Agent Direct Title, LLC and/or Agent Direct Title Corporation (collectively, “ADT”), pursuant to the Title Insurance Act (“Act”), 215 ILCS 155/1 to /26, hereby issues this order for violations of the Act.

STATUTORY PROVISIONS

1. Section 16 of the Act states, in part, “No person, firm, partnership, association, corporation or other legal entity shall act as or hold itself out to be a title insurance agent unless duly registered by a title insurance company with the Director.”
2. Section 21(h) of the Act states, in part, “The Secretary may issue a cease and desist order to a title insurance company, agent, or other entity doing business without the required license or registration, when in the opinion of the Secretary, the company, agent, or other entity is violating or is about to violate any provision of this Act or any law or of any rule or condition imposed in writing by the Department.”

FACTUAL FINDINGS

3. On October 16, 2018, Commonwealth Land Title Company registered ADT as its title insurance agent.
4. On December 14, 2018, Commonwealth Land Title Company cancelled its title insurance registration for ADT.
5. Since December 14, 2018, ADT has not been registered as a title agent by any title insurance company that is licensed with the Department.
6. The Department has a copy of solicitation letter dated January 25, 2019, signed by Jacob Gordon on behalf of ADT (the “Solicitation Letter”, attached as Exhibit A).

7. ADT offers in the Solicitation Letter to directly pay real estate brokers \$1,000-\$2,000 per transaction as part of its new "title program" (the "Title Program").
8. ADT states in the Solicitation Letter that the Title Program "is completely legal and complies with the Real Estate License Act of 2000, the Illinois title Insurance Act, and the Real Estate Settlement Procedures Act (RESPA)." (*Id.*)

Legal Findings

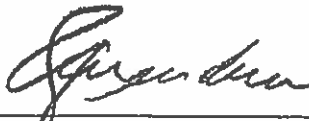
9. ADT violated Section 16 of the Act.

NOW IT IS HEREBY ORDERED:

- I. Pursuant to Section 21(h) of the Act, ADT shall immediately **CEASE AND DESIST** acting as a title insurance agent.
- II. ADT is ordered to **PRODUCE DOCUMENTS BY MARCH 1, 2018** to the Department, consisting of any and all documents and records containing information relevant to any activity related to title insurance conducted in Illinois since November 1, 2018.
- III. Pursuant to Section 23 of the Act, ADT is liable to the Department in an amount up to \$1,000 per violation.

Pursuant to Section 21.2, in part, of the Act, notice shall be made either personally or by registered or certified mail, return receipt requested, and by sending a copy of the notice by telephone facsimile or electronic mail, if known and operating, and if unknown or not operating, then by regular mail. Service by mail shall be deemed completed if the notice is deposited as registered or certified mail in the post office, postage paid. Assurance may request, in writing, a hearing on the Order within 30 days after the date of service.

Dated this 15th day of February 2019



Francisco Menchaca, Deputy Director
Division of Financial Institutions



5117 Main Street, Suite C, Downers Grove, IL 60515 * P: 630-455-1100 * F: 630-455-0505

January 25, 2019

Title Program

Our title agency is proud to introduce the newest and hottest title program for real estate brokers/managing brokers in the Chicagoland area. This program allows listing agents and companies to earn an extra \$1,000-\$2,000 per transaction closed through our title agency resulting in tens or hundreds of thousands of dollars in additional income every year. This compensation can be paid directly to the agent, and does not need to be shared with your brokerage office.

If you haven't enrolled with us yet, join today and be on your way to earning significant additional income through our title program. And yes, this program is completely legal and complies with the Real Estate License Act of 2000, the Illinois Title Insurance Act, and the Real Estate Settlement Procedures Act (RESPA).

In order to enroll in our program or inquire about this opportunity, you can email us at agent@agentdirecttitle.com or contact me at the phone number above. At that point, we can further explain the program and answer any questions you may have. We urge you to contact us as quickly as possible because there are a very limited number of openings available in this program every year as required by law. We look forward to hearing from you. Happy Selling!

Sincerely,

Jacob Gordon