

**STATE OF ILLINOIS**  
**DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION**  
**DIVISION OF BANKING**

IN THE MATTER OF: )  
 )  
 ) No. 2009-MBR-232  
**J&C FINANCIAL, INC.** )  
License No. MB.0006537 )  
Attention: Jake Chung )  
1190 S. Elmhurst Rd., #202 )  
Mount Prospect, IL 60056 )

**ORDER ASSESSING FINE**

The DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, Division of Banking (the “Department”), having investigated the activities of J&C Financial, Inc., (the “Licensee”) and documented violations of the Residential Mortgage License Act of 1987 (the “Act”) [205 ILCS 635] and the rules promulgated under the Act (the “Rules”) [38 Ill. Adm. Code 1050], hereby issues this ORDER pursuant to the authority provided under Section 4-5(h) (5) of the Act. The Department makes the following:

**FINDINGS**

1. That J&C Financial, Inc. is an Illinois residential mortgage licensee holding license number MB.0006537 (the “License”) and located at 1190 S. Elmhurst Rd., #202, Mount Prospect, Illinois 60056;
2. That on May 8, 2009, the Department found evidence and opened an investigation into Licensee’s operation of an unlicensed additional full service or branch office during the course of conducting another investigation;
3. That on May 8, 2009, the assigned Department investigator (the “Investigator”) and assistant visited an office at 2101 S. Arlington Heights Road, Arlington Heights, Illinois (the “Office”), met with loan originators Se Han Lee (“Lee”), and Hye Hyun (“Hyun”) on-site as well as identifying a third loan originator, Hyunmo Yang (“Yang”) as all working out of the Office for the Licensee;
4. That initially during and prior to announcing the purpose of said Office visit, Lee proceeded to explain loan products and terms with the Investigator for a potential loan application;

5. That once the Department's investigatory purpose was identified during said Office visit, Lee told the Investigator that Lee and the other loan originators in the Office transferred to Licensee from Best Mortgage of Illinois ("Best Mortgage") which was no longer in business and had been operating at the Office as J&C Financial since late March or early April, 2009, and Lee further told the Investigator that any loan originated out of the Office would be processed at the Licensee's corporate office;
6. That thereafter the Investigator checked Department records and verified that Lee, Hyun, and Yang had all transferred their loan originator registrations to J&C Financial effective 4/6/2009, and that Licensee held the License to operate from its corporate location, but did not hold any additional full service or branch licenses, including that none was held for the Office;
7. That on May 11, 2009, the Investigator discussed the aforementioned items with the owner of the Licensee and the owner acknowledged that these and other loan originators from Best Mortgage had transferred to Licensee and that the Licensee's owner has permitted the loan originators to work out of the Office, although attributing their presence there to finishing up business for Best Mortgage;
8. That on May 13, 2009, the Investigation Section filed its Report of Investigation (the "ROI") and created an enforcement issue due to Licensee operating an unlicensed additional full service office and various averments violations for failing to report its licensable activities; and
9. That on July 16, 2009, the Department's Legal Section mailed to Licensee by U.S. first class and certified mail a Potential Disciplinary Order based upon the ROI, Licensee submitted a written response dated July 20, 2009, and the Department has sufficient evidence that Licensee violated the Act and Rules as documented in the ROI.

## **CONCLUSIONS**

BASED UPON THE ABOVE FINDINGS, THE DEPARTMENT IS OF THE OPINION AND CONCLUDES:

That notwithstanding notices and other efforts by the Department, Licensee is in violation of Sections 1-3(f), 2-4(d), (j), & (k) and 2-8 of the Act and Section 1050.350 of the Rules; and is in further violation of Sections 4-5(i) (11) and (17) of the Act.

## **ORDER**

NOW THEREFORE IT IS ORDERED:

1. That J&C FINANCIAL, INC., License No. MB.0006537, shall be and hereby is assessed a fine in the amount of \$20,000;
2. The fine in the amount of \$20,000 shall be due thirty (30) days after the effective date of this Order upon J&C FINANCIAL, INC.; and

3. The fine in the amount of \$20,000 shall be paid by means of a certified check or money order made payable to the:

**Department of Financial and Professional Regulation  
Division of Banking  
ATTN: MORTGAGE BANKING  
320 West Washington, 6<sup>th</sup> Floor  
Springfield, IL 62786**

ORDERED THIS 25<sup>TH</sup> DAY OF AUGUST, 2009

ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION  
BRENT E. ADAMS, ACTING SECRETARY

DIVISION OF BANKING

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JORGE A. SOLIS, DIRECTOR

**You are hereby notified that this Order is an administrative decision. Pursuant to 205 ILCS 635/4-12 and 38 Ill. Adm. Code, 1050.1510 *et seq.* any party may file a request for a hearing on an administrative decision. The request for a hearing shall be filed within 10 days after the receipt of an administrative decision and, if so requested, a hearing shall be held on the administrative decision, by the Department of Financial and Professional Regulation, Division of Banking. Absent a request for a hearing, this Order shall constitute a final administrative Order subject to the Administrative Review Law [735 ILCS 5/3-101 *et seq.*].**