

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

IN THE MATTER OF:

**IMPERIUM REALTY GROUP, LLC** ) No. 2010-MBR-CD10  
**f/k/a CENTURION LOSS MITIGATION GROUP** )  
Attention: Thelma Lopez )  
2635 N. Kedzie Ave. )  
Chicago, IL 60647 )

**ORDER TO CEASE AND DESIST & ASSESSING FINE**

The Illinois Department of Financial and Professional Regulation, Division of Banking (“Department”) hereby issues to Imperium Realty Group, LLC (“Imperium Realty Group”) this ORDER TO CEASE AND DESIST & ASSESSING FINE (“Order”). This Order is authorized by and issued pursuant to the provisions of Sections 1-3(d-1) & (e) and 4-1 (h-1) of the Residential Mortgage License Act of 1987 (“RLMA”) [205 ILCS 635].

**FINDINGS OF FACT**

The Department makes the following Findings of Fact:

1. That Section 1-3(a) of the Residential Mortgage Licensing Act of 1987 (“RMLA”) [205 ILCS 635/1-3(a)] requires any person, partnership, association, corporation or other entity to obtain an Illinois residential mortgage license to engage in the business of brokering, funding, originating, servicing, or purchasing of residential mortgage loans;
2. That the RMLA was amended by P.A. 96-0112, effective July 31, 2009 to enact changes for mortgage loan originators required by the federal Secure and Fair Enforcement Act for Mortgage Licensing Act of 2008 (“SAFE Act”);
3. That the U.S. Department of Housing and Urban Development (“HUD”) published on December 15, 2009 “SAFE Mortgage Licensing Act: HUD Responsibilities Under the SAFE Act; Proposed Rule” in which HUD expressed the view that third-party loan modification specialists are within the licensing requirements of the SAFE Act, subject to public comment and final rule adoption, but states are empowered to act within their contemporary interpretations of state licensing laws implementing SAFE Act provisions and are permitted to exceed the minimum requirements of the SAFE Act;
4. That the Department has continued to receive an escalating number of complaints from consumers and others of unlicensed companies and individuals taking up-

front and/or excessive fees, providing limited or no services for these fees, failing to refund unearned fees, and placing consumers at further risk of losing their homes through foreclosure by failing to timely obtain loan modifications or communicate status with consumers;

5. That the Department has determined that the RMLA, as amended by the SAFE Act provisions of P.A. 96-0112, authorizes the licensing and regulation of residential loan modification services by entities and individuals and as consistent with the purpose of protecting consumers under the RMLA;
6. That the Department has posted two public notifications on its website [www.idfpr.com](http://www.idfpr.com) consisting of a "Statement Regarding Loan Modification Services" and a "Statement Regarding Attorneys Performing Mortgage Loan Modifications;"
7. That the Department identified Imperium Realty Group through a referral of a consumer complaint from the Brighton Park Neighborhood Council; the complaint indicated that a loan modification was commenced by Imperium Realty Group but not completed and complainant was denied a refund of his up front fees although no services were performed; the Department verified from its licensing records that Imperium Realty Group did not hold an Illinois residential mortgage license; an on-site examination was attempted but could not be completed because no agent of Imperium Realty Group made the office available to the investigators on October 6, 2010;
8. That no person, partnership, association, corporation, or other entity except a licensee under RMLA or an entity exempt from licensing pursuant to Section 1-4, subsection (d) of RMLA shall do any business under any name or title, or circulate or use any advertising or make any representation or give any information to any person, which indicates or reasonably implies activity within the scope of RMLA; and
9. That the Department has reasonable cause to believe that an unsafe, unsound, or unlawful practice has occurred, is occurring, or is about to occur as to Imperium Realty Group providing loan modification services as an unlicensed entity and that the Imperium Realty Group has committed a business offense.

### **CONCLUSIONS OF LAW**

Based on the Findings of Fact, the Department makes the following Conclusions of Law:

Imperium Realty Group has violated RMLA Sections 1-3(a), (b), (d-1), & (e), 4-1(h-1), and 7-1 & 7-1A of the Act by performing loan modification services without holding an Illinois residential mortgage license and by providing said services through its owners, officers, directors, employees or agents not licensed or registered as mortgage loan originators.

**NOW THEREFORE IT IS HEREBY ORDERED:**

Imperium Realty Group, by and through its owners, officers, directors, employees, and agents, shall immediately cease and desist from performing loan modification services and shall be assessed and pay a fine due and payable upon issuance of this Order in the amount of \$25,000 to the Department.

ORDERED THIS 28<sup>th</sup> DAY OF OCTOBER, 2010

ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION  
BRENT E. ADAMS, 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 and \$500 hearing fee shall be filed within 10 days after the receipt of an administrative decision. The request for hearing must include an explicit admission, denial or appropriate response to each allegation or issue contained in the administrative decision pursuant to 38 Ill. Adm. Code 1050.1570. 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.*].**