



# IDFPR

## Illinois Department of Financial and Professional Regulation

Division of Real Estate

[www.idfpr.com](http://www.idfpr.com)

**JB PRITZKER**  
Governor

**MARIO TRETO, JR.**  
Secretary

**LAURIE MURPHY**  
Director

Illinois Department of Financial & Professional Regulation, Division of Real Estate  
Real Estate Administration and Disciplinary Board  
OPEN Minutes

Date: January 11, 2024

Call to Order: 9:36 a.m. –Monica Gutierrez – Chairperson

Location: IDFPR - Division of Real Estate  
555 West Monroe Street 5<sup>th</sup> Floor, Room 5C5  
Chicago, IL 60661  
And  
Via Interactive Video Conference  
320 West Washington Street, 2<sup>nd</sup> Floor, Conference Room 258  
Springfield, IL 62786

Board Member(s) Present: Valerie Acosta, Joe Castillo, Oralia Herrera, Carol Meinhart, Michael Oldenettel, Nykea Pippion McGriff, Victoria Sampah, Theodore Yi

Board Member(s) Absent: Loretta Alonzo-Deubel, Gaspar Flores Jr., Shirin Marvi, Norm Willoughby

Division Staff Present: Laurie Murphy- Director of Real Estate, Jeremy Reed – Real Estate Deputy Director, Adrienne Levatino – Associate General Counsel, Nathaniel Chandler – Chief of Licensing and Education, Hector Rodriguez – Chief of Investigations, Merle Shearer – Chief of Prosecutions, Daniel Kazlauski – Staff Attorney, Devlin Gordon – Staff Investigator, Jennifer Rossiter Moreno – Operations Manager, Susan Sigourney – Board Liaison, Debra Malinowski – Board Liaison

Guest(s) Present: Larry Toban – Real Estate Institute, Mike Fair – Your House Academy, Rocky Esposito – AHI Real Estate, Kirk Antkiewicz – Chicago Association of Realtors, Melissa Cannata – CE Shop, Young Brockhouse – Illinois Realtors Licensing & Training, Marilyn Glazer – Colibri RE Express, Sharon Halperin – Oak Park Area Association of Real Estate, Cleo Aquino – SPIRE Real Estate Education, Harriet Kubicz – Mainstreet Organization, Jennifer Sjoblom- Baird & Warner, Sean Morrissey – Real Estate Managing Broker.

Topic	Discussion	Action
Call to Order	Chairperson Monica Gutierrez opened the meeting.	The meeting was called to order at 9:34 am.
	Director Murphy announced that Merle Shearer is the new Chief of Prosecutions for the Division of Real Estate. Director Murphy gave a brief biography of Mr. Shearer's professional career.	
Approval of Open Minutes	The Board reviewed the Open Minutes from the December 14, 2023, Real Estate Administration and Disciplinary Board Meeting.	Motion made by Pippion McGriff seconded by Sampah to approve the Open Minutes from the December 14, 2023, meeting. Motion carried unanimously.
Public Comments	Sean Morressey mentioned that IDFPR investigators are investigating further actions of a licensee beyond the alleged actions in the initial complaint and he believes that the investigator should only investigate the alleged actions in the initial complaint. Mr. Morressey also mentioned that he was denied contact information for Secretary Treto and he believes that it would be beneficial for licensees to have the Secretary's contact information. Ms. Levatino mentioned that she would pass his comments regarding contact information on to leadership.	
Licensing Report	<p>The Licensing Report for activity conducted in December 2023 was presented and discussed. A copy of the report is attached to and made a part of these minutes.</p> <p>Mr. Chandler mentioned that for December, the pass rate on the managing broker's national portion of PSI's exam, for first time takers, was seventy-one percent. For the past several months, the Department has seen an improvement in the managing broker's national portion pass rate, so it appears that the changes that were made to PSI's exam in October 2023 have been positive.</p> <p>Mr. Chandler mentioned that Licensing is preparing to get the 2024 online broker renewal application available on IDPFR's portal by the first week in February 2024. Mr. Chandler further mentioned that the call center will be able to reset the licensee's password, thus relieving what appears to be the main problem licensees encounter when renewing their license.</p>	

Topic	Discussion	Action
	<p>Mr. Oldenettel thanked Mr. Chandler and the staff for helping the licensees reset their passwords.</p> <p>Mr. Anthiewicz inquired about the status of the Administrative Rule implementing of the Real Estate Licensing Act of 2000. Ms. Levatino reported that the Amendment to the Rule became effective January 1, 2024 and should be published in the Illinois register on January 12, 2024.</p>	
Education Report	The 2023 Education Report through the month of December was presented and distributed. A copy of the report is attached to and made a part of these minutes.	
Complaints Report	The 2023 Complaints Report through the month of December was presented and distributed. A copy of the report is attached to and made a part of these minutes.	
Audits Reports	The Audits Report for activity conducted in December 2023 was presented and distributed. A copy of the report is attached to and made a part of these minutes.	
Investigations Report	<p>The 2023 Investigations Report through the month of December was presented and distributed. A copy of the report is attached to and made a part of these minutes.</p> <p>Mr. Rodriguez introduced Devlin Gordon as the new real estate investigator. Ms. Gordon gave a brief biography of her professional career.</p> <p>Mr. Oldenettel asked how many investigators the Department should have. Mr. Rodriguez mentioned that there should be twelve investigators and the Department currently has seven. There were additional comments made regarding this topic.</p> <p>Mr. Toban mentioned that the Real Estate Licensing Act requires one investigator for every 10,000 licensee; and inquired what's the "bottleneck" in staffing up the appropriate level. Ms. Levatino mentioned that the Department is doing everything it can within the parameters of the personnel engagement process in the state of Illinois, the constraints of budget, and subject to the hiring process.</p>	

Topic	Discussion	Action
	<p>Mr. Toban inquired if the Department notifies a complainant that their case has been closed. Mr. Rodriguez replied that a complainant is not automatically notified that their complaint has been closed, but that if a complainant asks about the status of their complaint, then the Department will send them a letter.</p>	
<p>Prosecutions Report</p>	<p>The 2023 Prosecutions Report through the month of December was presented and distributed. A copy of the report is attached to and made a part of these minutes.</p> <p>Mr. Shearer gave a detailed biography of his professional career.</p> <p>Mr. Shearer introduced Daniel Kazlauski as the new Real Estate Division’s attorney. Mr. Kazlauski gave a brief biography of his professional career.</p>	
<p>Real Estate Recovery Fund Report</p>	<p>The Real Estate Recovery Fund Report for the 2024 Fiscal Year through December 2023 was presented and distributed. A copy of the report is attached to and made a part of these minutes.</p>	
<p>Formal Hearing Schedule</p>	<p>There are two cases scheduled for a formal hearing.</p>	
<p>Old Business</p>	<p>There was no old business discussed.</p>	
<p>New Business</p>	<p>There was no new business discussed.</p>	
<p>Motion to go into Closed Session</p>	<p>Roll Call Vote:  Valerie Acosta, yes  Joe Castillo, yes  Oralia Herrera, yes  Carol Meinhart, yes  Michael Oldenettel, yes  Nykea Pippion McGriff, yes  Victoria Sampah, yes  Theodore Yi, yes</p>	<p>A motion made by Pippin McGriff seconded by Herrera to go into Closed Session for purposes of reviewing Closed Minutes and for deliberations pursuant to Section 2 (c) (4) and (15) of the Open Meetings Act at 10:00 a.m. Motion carried unanimously by roll call vote.</p>
<p>Closed Session</p>	<p>The December 14, 2023 closed session minutes were reviewed by the Board.</p>	

Topic	Discussion	Action
	<p>The Board reviewed the Consumer Complaints Review and Case File Review Committees' reports for:</p> <p><u>December 20, 2023</u></p> <ul style="list-style-type: none"> <li>6 Cases Recommended for Closure by Investigations</li> <li>3 Cases Referred to Prosecutions by Investigations</li> <li>3 Case for Closure by Prosecutions</li> </ul> <p>13 Complaints Referred to Investigations 2 Complaints Recommended for Closure</p> <p><u>January 9, 2024</u></p> <ul style="list-style-type: none"> <li>3 Cases Recommended for Closure by Investigations</li> <li>0 Cases Referred to Prosecutions by Investigations</li> <li>3 Cases for Closure by Prosecutions</li> </ul> <p>8 Complaints Referred to Investigations 1 Complaint Recommended for Closure</p>	
<p>Motion to go into Open Session</p> <p>Approval of December 14, 2023 Closed Minutes</p> <p>Recommendations</p> <p>The Board signed 2 Findings of Facts, Conclusions of Law and Recommendations to</p>	<p>2 Cases were deliberated during Closed Session.</p> <p>IDFPR v. Brad Gouchenouer Case #2019-11025</p> <p>IDFPR v. Nichelle Cole/ Dreams Fulfilled Realty Inc. Case #2020-00463</p>	<p>A motion was made by Oldenettel seconded by Castillo, to go into Open Session at 10:32 a.m. Motion carried unanimously.</p> <p>Motion made by Pippion McGriff, seconded by Acosta to approve the December 14, 2023 Closed Minutes. Motion carried unanimously.</p> <p>The Board recommends an indefinite suspension for a minimum period of 6 months, and imposition of a \$2,500.00 fine, upon Brad Gouchenouer</p> <p>The Board recommends an indefinite suspension for a minimum period of 6 months, and imposition of a \$5,000.00 fine, upon both Nichelle Cole and Dreams Fulfilled Realty Inc</p> <p>IDFPR v. Brad Gouchenouer Case #2019-11025 IDFPR v. Nichelle Cole/ Dreams Fulfilled Realty Inc. Case #2020-</p>

Topic	Discussion	Action
<p>the Director</p> <p>Orders</p> <p>December 14, 2023 Closed Minutes remain closed. Recommendations</p>	<p>4 Consent and Non-Disciplinary Orders were reviewed and discussed in Closed Session.</p> <p>The Board received a report that reflected that there were 11 final actions by the Director on Consent Orders previously signed by the Board.  2019-12354 Pam MacPherson  2019-12354 Hayley Westhoff  2020-01884 Candice Payne/ 5<sup>th</sup> Group Corp  2020-03731 Brandon Daniel Trujillo  2020-03731 Maritza Andrade /Antonio Andrade/ Andrade International Realty  2020-05276 Jennifer Fireston  2020-06105 Eva Sanchez  2020-08311 Sarai Venegas  2020-08311 Andrew Shiparski  2023-09098 Steve Abdullah  2023-10080 Nicholas Kuhn</p>	<p>00463</p> <p>Motion made by Pippion McGriff seconded by Sampah to ratify the actions of the Consumer Complaint Review (CCR) and Case File Review Committee (CRC) and to approve the Board’s recommendations presented in Closed Session. Motion carried unanimously.</p> <p>The Board signed 4 Consent and Non-Disciplinary Orders.</p> <p>Motion made by Pippion McGriff, seconded by Herrera that the December 14, 2023 READ closed minutes remain closed. Motion carried unanimously.</p>
<p>Adjournment</p>	<p>The next meeting is scheduled for February 8, 2024.</p>	<p>There being no further business to conduct, a motion was made by Pippion McGriff, seconded by Acosta to adjourn at 10:34 a.m. Motion carried unanimously.</p>

Topic	Discussion	Action

**LICENSE REPORT  
CALENDAR YEAR 2023  
DECEMBER**

Prefix	PROFESSION	SPONSOR CHG.	INITIAL LIC.	RENEWALS	ACTIVE
471	RE Managing Broker	82	16	15	14,316
473	Residential Leasing Agent	30	45	6	3,357
475	Real Estate Broker	808	290	19	59,595
477	RE Branch Office	2	9	0	1,196
478	Real Estate Broker Corporation	5	3	2	3,068
479	Real Estate Broker Partnership	0	0	0	24
481	RE Limited Liability Firm	3	18	2	2,274
495	RE Virtual Office	0	1	0	60
515	RE Education Provider	0	0	0	66
512	RE Pre-Lic Instructor	0	2	0	258
513	RE Pre-Lic Course	0	1	0	471
563	RE CE Instructor	0	1	1	134
564	Real Estate CE Course	0	9	0	602
	<b>TOTAL</b>	<b>930</b>	<b>395</b>	<b>45</b>	<b>85,421</b>



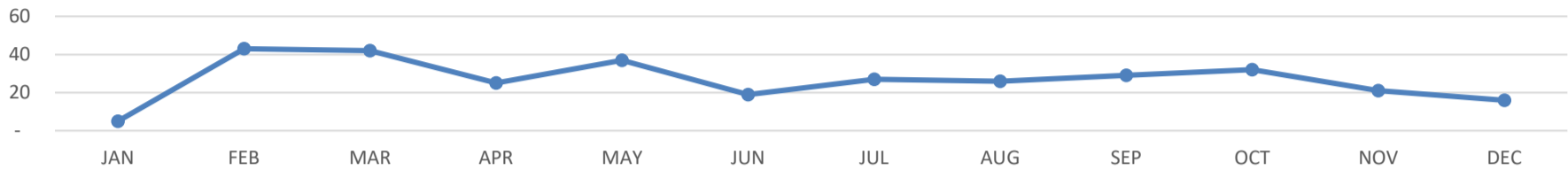
## MANAGING BROKER 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>INITIAL LIC.</b>	5	43	42	25	37	19	27	26	29	32	21	16
<b>RENEWALS</b>	4	3,046	2,663	6,414	1,431	103	107	81	47	31	37	15
<b>SPONSOR CHG.</b>	119	131	108	87	119	71	48	70	61	72	132	86
<b>2023 TOTAL ACTIVE</b>	<b>15,498</b>	<b>15,525</b>	<b>15,564</b>	<b>15,594</b>	<b>15,639</b>	<b>15,658</b>	<b>13,988</b>	<b>14,091</b>	<b>14,172</b>	<b>14,233</b>	<b>14,281</b>	<b>14,319</b>

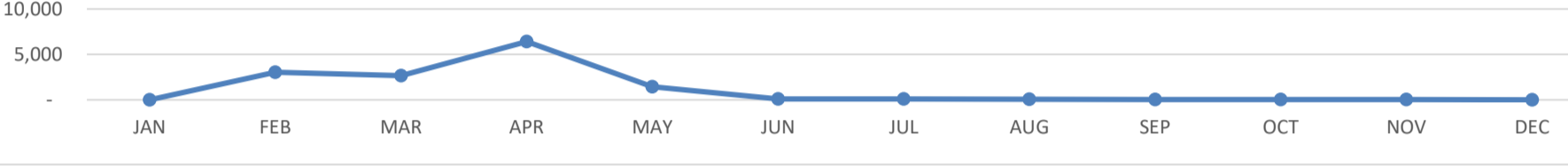
## MANAGING BROKER 2022

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>INITIAL LIC.</b>	28	34	46	33	27	25	20	22	13	17	11	16
<b>RENEWALS</b>	30	19	17	20	12	8	4	7	7	29	5	6
<b>SPONSOR CHG.</b>	93	73	94	20	55	65	48	72	80	121	87	91
<b>2022 TOTAL ACTIVE</b>	<b>15,353</b>	<b>15,390</b>	<b>15,460</b>	<b>15,528</b>	<b>15,567</b>	<b>15,596</b>	<b>15,620</b>	<b>15,638</b>	<b>15,654</b>	<b>15,663</b>	<b>15,463</b>	<b>15,470</b>

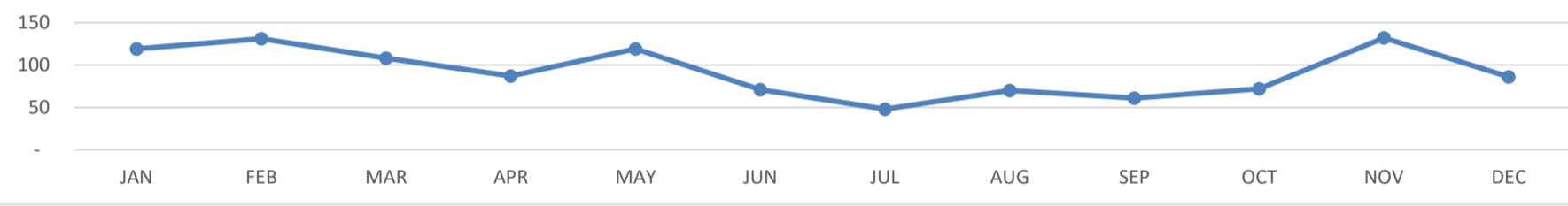
**2023 Managing Broker Initial Licenes Issued**



**2023 Managing Broker Renewals by Month**



**2023 Manging Broker Sponsor Changes by Month**



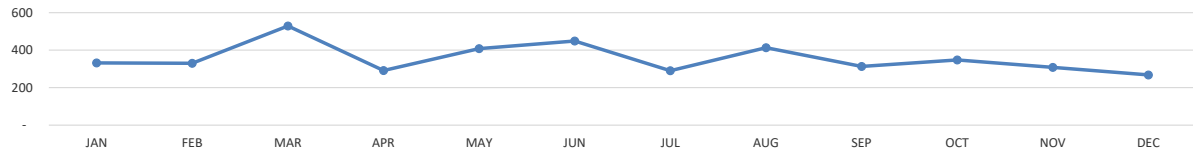
### BROKER 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	332	330	529	291	408	449	290	413	313	348	308	268
RENEWALS	63	94	92	68	65	38	39	28	26	27	33	19
SPONSOR CHG.	1,093	1,083	1,035	759	1,016	633	612	673	697	855	793	808
<b>2023 TOTAL ACTIVE</b>	<b>55,551</b>	<b>55,885</b>	<b>56,478</b>	<b>56,866</b>	<b>57,311</b>	<b>57,725</b>	<b>57,999</b>	<b>58,383</b>	<b>58,682</b>	<b>59,061</b>	<b>59,344</b>	<b>59,595</b>

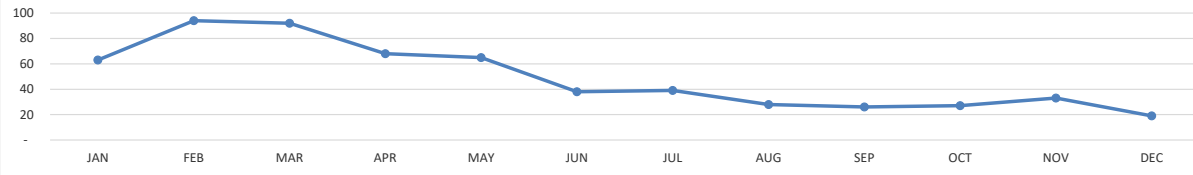
### BROKER 2022

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	429	532	594	494	432	498	416	494	314	291	314	367
RENEWALS	22	7,797	8,430	25,952	5,302	707	328	186	98	105	72	103
SPONSOR CHG.	833	639	768	770	588	648	497	593	759	799	693	814
<b>2022 TOTAL ACTIVE</b>	<b>62,790</b>	<b>63,276</b>	<b>63,855</b>	<b>64,397</b>	<b>64,852</b>	<b>61,597</b>	<b>62,333</b>	<b>62,802</b>	<b>63,202</b>	<b>63,516</b>	<b>64,688</b>	<b>55,205</b>

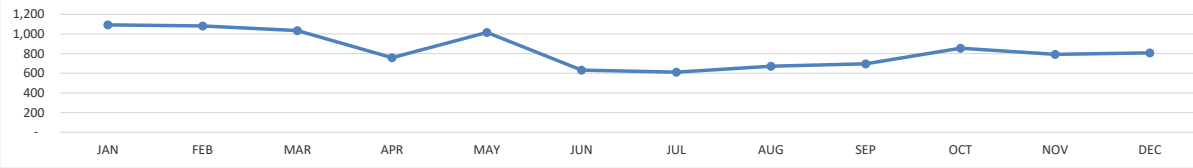
2023 Initial Broker Licenses Issued by Month



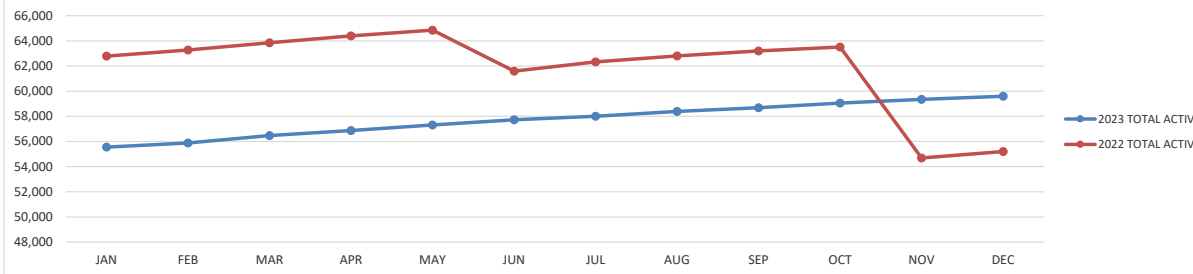
2023 Broker Renewals by Month



2023 Broker Sponsor Changes by Month



2023 v. 2022 Active Brokers by Month



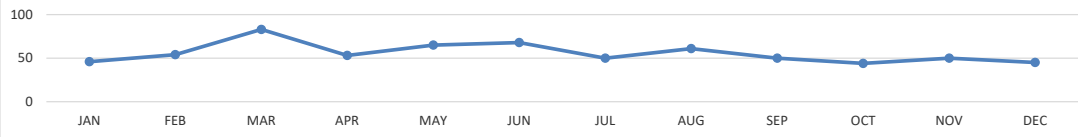
### RESIDENTIAL LEASING AGENT 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	46	54	83	53	65	68	50	61	50	44	50	45
RENEWALS	24	15	18	13	16	14	11	14	10	8	5	6
SPONSOR CHG.	32	36	58	46	42	36	37	24	33	28	33	30
2023 TOTAL ACTIVE	2,686	2,744	2,833	2,906	2,975	3,043	3,081	3,161	3,212	3,262	3,306	3,360

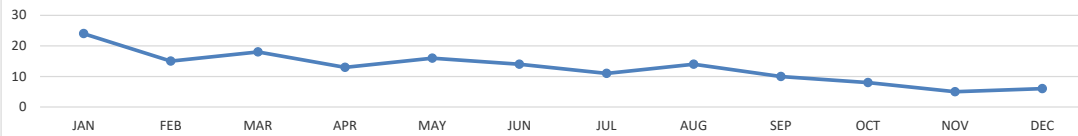
### RESIDENTIAL LEASING AGENT 2022

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	68	62	72	14	73	86	47	52	58	49	54	36
RENEWALS	3	7	6	213	227	406	963	255	39	31	19	13
SPONSOR CHG.	46	39	48	29	38	37	37	28	43	28	31	41
2022 TOTAL ACTIVE	4,314	4,361	4,419	4,432	4,509	4,594	4,615	4,662	2,436	2,510	2,576	2,640

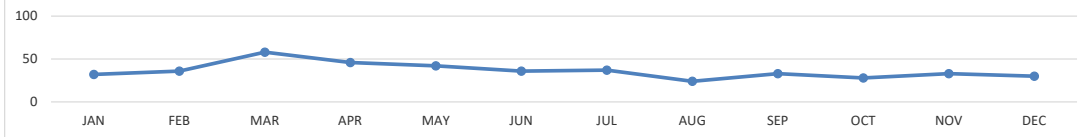
2023 Residential Leasing Agent Initial Licenses Issued by Month



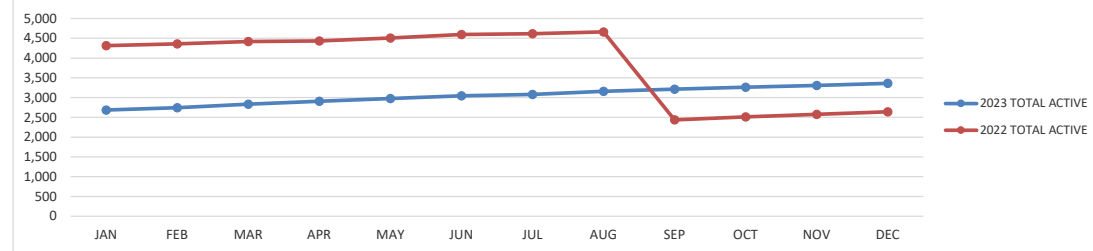
2023 Residential Leasing Agent Renewals by Month



2023 Residential Leasing Agent Sponsor Changes by Month



2023 v. 2022 Residential Leasing Agent Active License Count



as of...

11/30/2023 12/31/2023

License prefix	License Type	Active Licenses	Active Licenses
440	Licensed Auctioneer	236	236
441	Licensed Auctioneer	685	690
444	Licensed Auction Firm	182	183
445	Licensed Auction CE School	6	6
446	Licensed Auction CE Course	49	49
<b>Totals</b>		<b>1,158</b>	<b>1,164</b>

License prefix	License Type	Active Licenses	Active Licenses
553	Certified General Real Estate Appraiser	1,329	1,338
555	Licensed Appraiser Education Provider	21	22
556	Certified Residential Real Estate Appraiser	1,686	1,690
557	Associate Real Estate Trainee Appraiser	318	320
558	Appraisal Management Company	132	133
572	Temporary Practice Real Estate Appraiser	29	29
573	Licensed Appraiser Pre-Lic Course	122	124
575	Licensed Appraiser CE Course	492	496
<b>Totals</b>		<b>4,129</b>	<b>4,152</b>

License prefix	License Type	Active Licenses	Active Licenses
261	LICENSED COMMUNITY ASSOCIATION MANAGER	1,723	1,747
291	Community Association Managment Firm	134	139
<b>Totals</b>		<b>1,857</b>	<b>1,886</b>

License prefix	License Type	Active Licenses	Active Licenses
450	Licensed Home Inspector	1,688	1,701
451	Licensed Home Inspector Entity	181	182
452	Licensed Home Inspector Education Provider	25	25
453	Licensed Home Inspector Pre-License Course	25	25
454	Licensed Home Inspector CE Course	149	149
<b>Totals</b>		<b>2,068</b>	<b>2,082</b>

<b>Total Licenses</b>	<b>9,212</b>	<b>9,284</b>
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2023 Real Estate Examination Pass Rates

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023 Managing Broker National	First Time	27%	31%	18%	34%	27%	26%	15%	26%	10%	38%	58%	71%
	First Time Takers	37	32	40	35	43	31	27	34	29	26	25	34
	Repeat	28%	23%	27%	26%	33%	35%	33%	23%	31%	54%	50%	35%
2023 Managing Broker State	First Time	82%	79%	68%	85%	86%	85%	76%	74%	75%	86%	73%	86%
	First Time Takers	22	19	25	20	22	13	17	19	16	14	11	22
	Repeat	50%	64%	70%	100%	100%	90%	80%	82%	50%	55%	86%	71%
Managing Broker Reciprocity Exam	First Time	57%	100%	94%	55%	83%	100%	70%	57%	75%	100%	100%	25%
	First Time Takers	7	3	16	11	6	3	10	7	8	2	2	4
	Repeat	0%	0%	50%	0%	50%	0%	100%	50%	100%	0%	50%	0%
		Repeat Takers	0	0	2	2	2	0	1	2	1	0	2

2023 Broker National	First Time	47%	40%	44%	47%	43%	42%	41%	46%	45%	46%	51%	48%
	First Time Takers	522	502	581	573	582	524	464	486	430	413	383	398
	Repeat	32%	29%	33%	30%	30%	29%	31%	29%	31%	38%	41%	35%
		Repeat Takers	388	491	580	555	520	536	481	487	436	447	403
2023 Broker State	First Time	60%	55%	57%	56%	58%	53%	54%	59%	57%	59%	58%	55%
	First Time Takers	361	351	426	374	391	344	280	317	275	248	255	271
	Repeat	47%	43%	47%	52%	45%	41%	47%	47%	47%	50%	48%	49%
		Repeat Takers	223	271	285	292	271	286	251	249	244	269	223
Broker Reciprocity Exam	First Time	81%	74%	63%	75%	71%	79%	72%	71%	75%	75%	48%	65%
	First Time Takers	31	27	41	36	28	29	39	28	32	19	21	20
	Repeat	19%	38%	50%	75%	80%	44%	50%	50%	63%	47%	42%	67%
		Repeat Takers	16	8	10	16	5	9	8	14	8	15	12

Leasing Agent National	First Time	48%	58%	50%	56%	56%	65%	49%	50%	47%	53%	50%	62%
	First Time Takers	60	76	102	78	73	94	72	74	59	64	74	60
	Repeat	26%	60%	47%	44%	43%	36%	52%	43%	58%	44%	44%	35%
		Repeat Takers	61	55	62	54	57	47	50	63	38	52	46

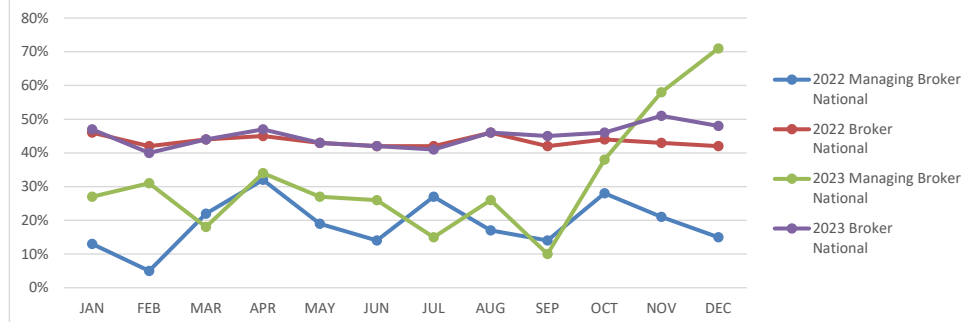
RE Instructors National	First Time	40%	25%	29%	100%	33%	0%	25%	100%	40%	60%	50%	0%
	First Time Takers	5	4	7	1	3	2	8	1	5	5	3	0
	Repeat	50%	50%	33%	60%	100%	0%	29%	0%	33%	33%	60%	100%
		Repeat Takers	5	2	9	5	1	0	7	3	3	9	1
RE Instructors State	First Time	67%	75%	83%	100%	0%	100%	100%	100%	67%	80%	100%	0%
	First Time Takers	3	4	6	1	2	1	3	1	3	5	3	0
	Repeat	0%	100%	0%	0%	0%	50%	0%	50%	0%	33%	0%	0%
		Repeat Takers	0	1	0	0	0	2	0	2	0	3	0

2022 Real Estate Examination Pass Rates - Pass Rate

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022 Managing Broker National	First Time	13%	5%	22%	32%	19%	14%	27%	17%	14%	28%	21%	15%
	Repeat	26%	33%	28%	22%	23%	18%	19%	41%	22%	22%	37%	22%
	Total Test Takers	88	86	121	136	50	59	70	67	65	71	64	72
2022 Managing Broker State	First Time	86%	69%	76%	88%	93%	79%	71%	74%	88%	91%	76%	86%
	Repeat	80%	67%	89%	67%	100%	50%	60%	33%	100%	17%	60%	50%
	Total Test Takers	47	45	73	73	29	30	32	39	31	37	33	29
Managing Broker Reciprocity Exam	First Time	60%	82%	50%	100%	0%	67%	100%	0%	50%	67%	100%	83%
	Repeat	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Total Test Takers	5	12	8	5	4	4	2	2	5	7	6	6

2022 Broker National	First Time	46%	42%	44%	45%	43%	42%	42%	46%	42%	44%	43%	42%
	Repeat	35%	44%	33%	29%	33%	29%	30%	26%	26%	30%	34%	33%
	Total Test Takers	1026	1127	1386	1357	1186	1106	1058	1069	989	900	889	963
Broker State	First Time	52%	55%	59%	59%	57%	54%	56%	59%	50%	61%	56%	57%
	Repeat	47%	44%	48%	45%	41%	40%	43%	41%	38%	39%	47%	41%
	Total Test Takers	853	962	1156	1126	988	946	876	897	860	747	750	829
Broker Reciprocity Exam	First Time	38%	58%	64%	64%	66%	75%	38%	67%	85%	68%	63%	57%
	Repeat	13%	44%	33%	50%	30%	25%	50%	50%	50%	50%	45%	43%
	Total Test Takers	65	69	85	90	72	48	31	59	32	27	35	42
Leasing Agent National	First Time	52%	58%	47%	42%	48%	45%	42%	41%	56%	49%	53%	47%
	Repeat	44%	56%	48%	34%	45%	50%	35%	56%	51%	35%	40%	50%
	Total Test Takers	140	131	134	121	125	116	132	142	144	148	132	130

2023 v 2022 First Time Exam Performance by Month (National)



DRE Education's Pipeline

<b>2023</b>	<b>(512) Pre-License Instructors Licensed</b>	<b>(513) Pre-License Courses Licensed</b>	<b>(563) CE Instructors Licensed</b>	<b>(564) CE Courses Licensed</b>	<b>(515) Education Providers Licensed</b>	<b>Total # of Licenses Issued</b>	<b># in Process</b>
January	3	0	2	6	0	11	21
February	0	0	0	1	0	1	9
March	1	1	0	1	0	3	9
April	6	0	6	20	3	35	9
May	5	0	1	6	0	12	16
June	3	1	3	3	0	10	14
July	4	3	3	44	0	54	63
August	1	10	2	17	1	31	32
September	1	7	2	6	1	17	13
October	6	0	1	9	0	16	19
November	2	0	1	16	0	19	18
December	2	1	1	9	0	13	12
<b>YTD Total</b>	<b>34</b>	<b>23</b>	<b>22</b>	<b>138</b>	<b>5</b>	222	
<b>Total Active Licenses</b>	<b>256</b>	<b>470</b>	<b>132</b>	<b>592</b>	<b>66</b>	<b>Nate Chandler</b>	

December 2023  
Complaint Report

Column1	New RE Complaints	New RE Complaints Assigned To Investigations	Complaints Closed At Intake Review	RE Matters Closed At CCR
January	42	24	13	5
February	31	19	9	3
March	43	22	9	12
April	77	47	20	10
May	57	30	19	8
June	28	13	7	6
July	44	22	17	5
August	42	18	15	9
September	58	38	12	8
October	32	14	8	10
November	60	31	14	15
December	32	21	8	3
Total	546	299	151	94

**MONTHLY EXAMINATIONS REPORT  
READ Board – JANUARY 11, 2024**

Licenses that have not yet had an examination in the Chicago Area region are continuing to be assigned to the non-Chicago Area Region examiners. In the effort to accelerate the number of examinations to be conducted, *Brokerage Verification Reports* are being emailed to these licensees. The *BVR* report allows the examiner to assess the level of activity of the licensee then complete the examination process by email or schedule an on-site examination. [The Examinations Unit had limited staff in this reporting month.] The total number of initial examinations closed in December was 14 files.

**INITIAL EXAMINATIONS COMPLETED**

**RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – NOT PRACTICING  
TOTAL COMPLETED: 5**

An examination conducted by mail and the licensee has not performed licensed real estate activity within the past three years.

**RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – PRACTICING  
TOTAL COMPLETED: 6**

An examination conducted by mail and the licensee has performed licensed real estate activity within the past three years.

**RESOLUTION TYPE: INSPECTED – NOT PRACTICING  
TOTAL COMPLETED: 0**

An on-site examination has been conducted and the licensee has not performed licensed real estate activity within the past three years.

**RESOLUTION TYPE: INSPECTED – PRACTICING  
TOTAL COMPLETED: 0**

An on-site examination has been conducted and the licensee has performed licensed real estate activity within the past three years.

**RESOLUTION TYPE: NOT INSPECTED  
TOTAL CLOSED: 3**

This category is comprised of licensees not requiring a complete examination. This includes licensees that are out-of-state residents, deceased licensees, companies that are out of business (or license status has become "inactive") or change of sponsorship.

**RESOLUTION TYPE: REFERRED TO SUPERVISOR  
TOTAL CLOSED: 0**

This category is comprised of licensees that have either not responded to a *Brokerage Verification Report* after two attempts from the examiner or has failed to appear for the scheduled on-site examination after two attempts.

**RESOLUTION TYPE: SUPERVISOR REFERRAL TO PROSECUTION  
TOTAL CLOSED: 0**

This category is comprised of licensees that have not responded to a *Brokerage Verification Report* after three attempts from the supervisor. In these instances, the licensee has either failed to notify IDFPR of their correct address or failed to respond.

**FOLLOW-UP EXAMINATIONS COMPLETED BY EXAMINER**

Initial examinations conducted wherein violations have been found are required to show compliance. Completed in December:

**RESOLUTION TYPE: IN COMPLIANCE  
TOTAL COMPLETED: 7**

**EXAMINATIONS REFERRED TO SUPERVISOR – CLOSED**

Licenses with remaining issues after an initial examination and follow-up or licensees that are unresponsive are referred to supervisor for review and further action. Completed in September:

**RESOLUTION TYPE: ISSUES RESOLVED  
TOTAL COMPLETED: 0**

**RESOLUTION TYPE: REFERRED TO SUPERVISOR  
TOTAL COMPLETED: 0**

**RESOLUTION TYPE: DISCIPLINARY ACTION ON LICENSE  
TOTAL COMPLETED: 0**

**RESOLUTION TYPE: Miscellaneous  
TOTAL COMPLETED: 0**

**RESOLUTION TYPE: Returned to Examiner w/ Instruction:  
TOTAL COMPLETED: 0**

**RESOLUTION TYPE: Referred to Prosecutions:  
TOTAL COMPLETED: 0**





December 2023  
Prosecutions Report

Column1	Pending/Open RE Cases	RE cases 2 months or less	RE Cases over 3 months	RE Cases over 6 months	RE Cases Over 9 months	RE Cases Over 12 months	RE Cases over 24 months	New RE Cases Rec'd	Complaints filed	Informal Conferences held	Formal Hearings held	RE Cases Closed	CLOSED: Admin	CLOSED: Admin Warning Letter	Closed: Order	Closed: Consent Order	CLOSED: Non-Disc Order	CLOSED: Income Tax	Motion of Rehearing Filed
January	108	46	29	15	1	13	4	27	4	0	0	33	4	2	1	3	0	23	0
February	121	58	25	19	3	11	5	41	3	0	0	28	2	0	1	4	2	19	0
March	127	73	23	17	3	7	4	47	2	0	1	41	3	0	5	4	1	26	2
April	157	94	33	15	4	7	4	65	1	1	1	35	2	1	1	4	3	24	0
May	187	119	32	16	9	7	4	72	8	0	0	42	1	2	1	1	0	37	0
June	213	121	58	10	13	8	3	74	4	0	0	48	1	0	1	5	3	35	3
July	174	79	63	12	8	9	3	33	2	0	1	72	16	3	5	1	1	46	0
August	133	33	61	22	5	9	3	12	5	0	1	53	1	1	1	0	0	50	0
September	101	27	31	23	6	10	5	20	3	0	0	52	3	0	0	8	10	31	0
October	113	38	23	34	4	9	5	25	5	2	1	13	1	1	2	0	0	9	0
November	90	26	21	28	5	6	4	7	2	0	1	30	5	0	8	5	3	9	0
December	85	19	22	27	4	9	4	14	4	3	0	19	7	0	0	6	3	2	1
Total								437	43	6	6	466	46	10	26	41	26	311	6
												0							

### Real Estate Recovery Fund

FY2024	Beginning Balance	Revenue	Interest	Transfers In	Expenditures	Transfers Out	Ending Balance
July	\$3,015,298.00						\$ 3,015,298.00
August	\$3,015,298.00	\$16,000.00			(\$1,601.76)		\$ 3,029,696.24
September	\$3,029,696.24				(\$7,918.58)		\$ 3,021,777.66
October	\$3,021,777.66						\$ 3,021,777.66
November	\$3,021,777.66						\$ 3,021,777.66
December	\$3,021,777.66						\$ 3,021,777.66
January							\$ -
February							\$ -
March							\$ -
April							\$ -
May							\$ -
June							\$ -
<b>Total</b>		<b>\$ 16,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (9,520.34)</b>	<b>\$ -</b>	<b>\$ -</b>