

JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

Real Estate Administration and Disciplinary Board
Minutes of Open Session

Meeting Date: August 14, 2025

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

Board Member(s) Present:
At Chicago Location: Gaspar Flores, Jr., Alberta Johnson, Shirin Marvi, Victoria Sampah,
Theodore Yi

Board Member(s) Present
at Springfield location: David Levin, Carol Meinhart, Michael Oldenettel, Norman Willoughby

Board Members Present
By Other Means Pursuant To
5 ILCS 120/7(a): Loretta Alonzo-Deubel

Board Member(s) Absent: Valerie Acosta, Oralia Herrera, Nykea Pippion-McGriff

Division Staff Present: Jeremy Reed – Deputy Director of the Division of Real Estate
Jennifer Rossiter Moreno – Real Estate Coordinator
Adrienne Levatino – Associate General Counsel
Nathaniel Chandler – Chief of Licensing and Education
Hector Rodriguez – Chief of Investigations
Jenni Scheck – Staff Attorney
Asna Aliuddin – Staff Attorney
Kim Prickett – Operations Manager
Maria Lopez – Board Liaison
Susan Sigourney – Board Liaison
Mary Crocker – Appraisal Education

Guest(s) Present:

Kirk Antkiewicz – Chicago Association of Realtors
Young Brockhouse – Illinois Realtors
Rocky Esposito – AHI Real Estate
Marilyn Glazer – Colibri RE Express
Larry Toban – Real Estate Institute
Wayne Paprocki – RE Instructor
Cleo Aquino – SPIRE RE Education
George Biederman

Call to Order:

The meeting was called to order at 9:39 a.m. by Chair Jennifer Rossiter Moreno. The Board members present constituted a quorum of the Board. A Motion was made by Willoughby and Marvi to allow Alonzo-Deubel to attend remotely – Pursuant To 5 ILCS 120/7(a). The motion was passed unanimously.

Approval of Minutes:

Board members reviewed the Minutes of the open session of the July 10, 2025, Board meeting. A motion was then made by Flores and seconded by Johnson to approve the July 10, 2025, open session minutes. The motion was passed unanimously.

Public Comments:

There were no comments from members of the public.

Staff Reports:

Licensing:

The 2025 Licensing Report for activity conducted in July was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Education:

Nathaniel Chandler reported that the online real estate instructor renewal was closed at the beginning of the month and that Instructors can no longer renew online. Paper applications are still being accepted.

Complaints:

The 2025 Complaints Report through the month of July was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Audits:

The Audits Report for activity conducted in July 2025 was distributed. A copy of the report is attached to and made a part of these minutes.

Investigations:

The 2025 Investigations Report through the month of July was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Prosecutions:

The 2025 Prosecutions Report through the month of July was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Formal Hearing Schedule:

There is one formal hearing scheduled at this time.

Old Business:	None
New Business:	A proposed calendar for 2026 was presented and reviewed. Approval of the READ Board schedule will be made at next READ Board Meeting.
Closed Session:	A motion was made at 9:52 a.m. by Marvi and seconded by Johnson, to enter into Closed Session for the purposes set forth in Sections 2(c)(4), (15) and 21 of the Open Meetings Act. The Motion was passed unanimously upon a roll call vote.
Review of Minutes:	The Board reviewed the closed session minutes of its July 10, 2025, meeting.
Deliberations:	There were no cases upon for deliberation by the Board.
Consumer Complaints Review And Case File Review Committee Report:	<p><u>July 2, 2025</u> Eight cases were recommended for closure by Investigations. Three cases were referred to Prosecutions by Investigations. Two cases are to be closed by Prosecutions. Eight complaints were referred to Investigations. Ten complaints were recommended for closure.</p> <p><u>July 16, 2025</u> Five cases were recommended for closure by Investigations. Three case was referred to Prosecutions by Investigations. No cases are to be closed by Prosecutions. Seven complaints were referred to Investigations. Five complaints were recommended for closure.</p>
Motion To Return to Open Session:	A Motion was made at 10:47 a.m. by Flores and seconded by Levin to return to open session. The Motion was passed unanimously.
Approval of Minutes:	A motion was made by Flores and seconded by Sampah to approve the closed minutes of the July 10, 2025, Board meeting as presented and to keep them closed. The motion was passed unanimously.
Ratify Actions Taken in Closed Session:	A motion was made by Flores and seconded by Johnson to ratify the actions of the Consumer Complaint Review (CCR) and Case File Review Committee (CRC) and to ratify the recommendations made by the Board in Closed Session. The motion was passed unanimously.
Recommendations:	The Board had no cases to deliberate on.

Orders:
in Closed Session.

Nine Consent and Non-Disciplinary Orders were reviewed and discussed

The Board received a report that the Director had taken final action on Consent Orders previously signed by the Board:

2022-02656 Enhanced Home Property Management LLC/Keeyana M
Garrett
2025-04721 Wesley C Zaba

Minutes Remain Closed:

A motion was made by Sampah and seconded by Marvi that all minutes of all closed sessions of the READ Board meetings remain and be kept closed. The motion was passed unanimously.

Adjournment:

There being no further business, a motion was made at 10:50 a.m. by Flores and seconded by Marvi to adjourn the meeting. The motion was passed unanimously.

	LICENSE REPORT					
	CALENDAR YEAR 2025					
	JULY					
Prefix	PROFESSION	SPONSOR CHG.	INITIAL LIC.	RENEWALS	ACTIVE	
471	RE Managing Broker	91	42	126	13,529	
473	Residential Leasing Agent	37	52	9	3,376	
475	Real Estate Broker	847	370	45	57,106	
477	RE Branch Office	1	10	0	1,169	
478	Real Estate Broker Corporation	5	3	21	2,806	
479	Real Estate Broker Partnership	0	0	0	20	
481	RE Limited Liability Firm	5	16	11	2,300	
495	RE Virtual Office	0	4	0	120	
515	RE Education Provider	0	0	25	55	
512	RE Pre-Lic Instructor	0	0	13	304	
513	RE Pre-Lic Course	0	9	125	332	
563	RE CE Instructor	0	0	7	168	
564	Real Estate CE Course	0	24	76	470	
	TOTAL	986	530	458	81,755	

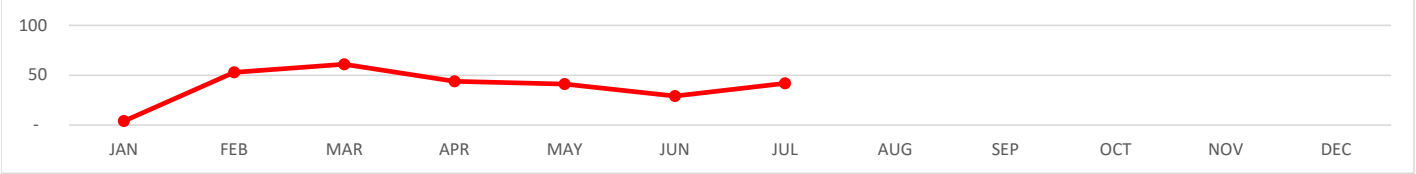
MANAGING BROKER 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	4	53	61	44	41	29	42					
RENEWALS	283	2,622	2,573	6,796	701	173	126					
SPONSOR CHG.	104	87	130	91	103	84	91					
2025 TOTAL ACTIVE	14,911	14,939	14,994	15,017	15,055	13,377	13,529					

MANAGING BROKER 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	54	39	41	98	24	37	33	21	22	23	19	10
RENEWALS	18	20	22	43	37	19	14	14	14	18	8	8
SPONSOR CHG.	76	81	70	85	82	65	68	91	96	106	74	86
2024 TOTAL ACTIVE	14,383	14,442	14,510	14,636	14,689	14,749	14,779	14,814	14,838	14,868	14,887	14,893

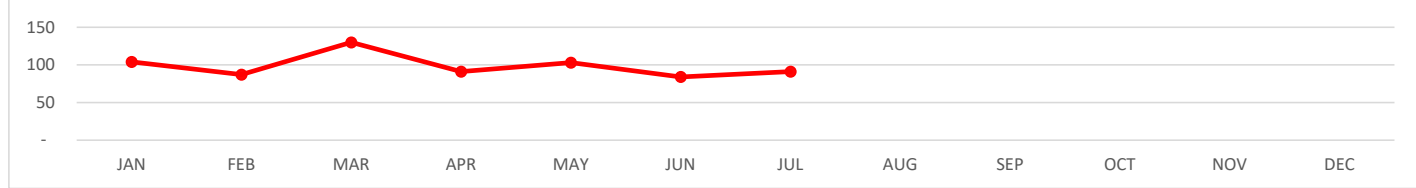
2025 Managing Broker Initial Licenses Issued



2025 Managing Broker Renewals by Month



2025 Managing Broker Sponsor Changes by Month



2025 v. 2024 Active Managing Brokers

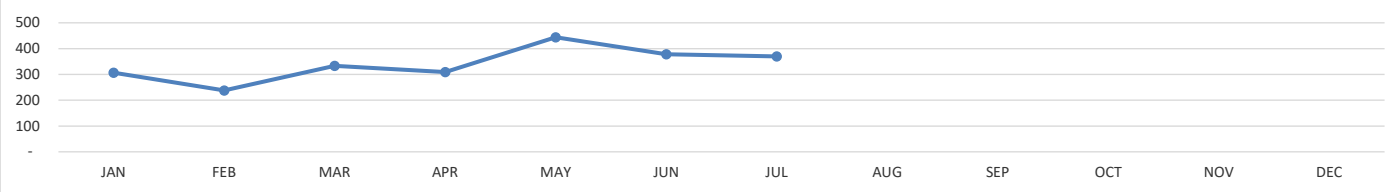
BROKER 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	307	238	333	309	444	378	370					
RENEWALS	58	48	72	84	48	46	45					
SPONSOR CHG.	950	720	882	615	684	588	847					
2025 TOTAL ACTIVE	54,991	55,245	55,576	55,920	56,359	56,752	57,106					

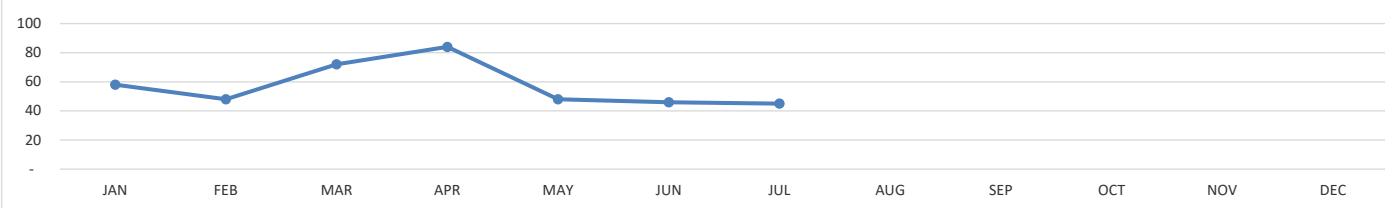
BROKER 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	345	349	366	375	408	401	298	302	317	301	279	249
RENEWALS	38	8,404	8,586	29,260	2,877	362	288	196	140	80	57	49
SPONSOR CHG.	945	766	892	881	616	498	617	688	848	1,458	680	766
2024 TOTAL ACTIVE	59,948	60,258	60,624	61,019	61,396	52,395	52,892	53,426	53,787	54,119	54,424	54,679

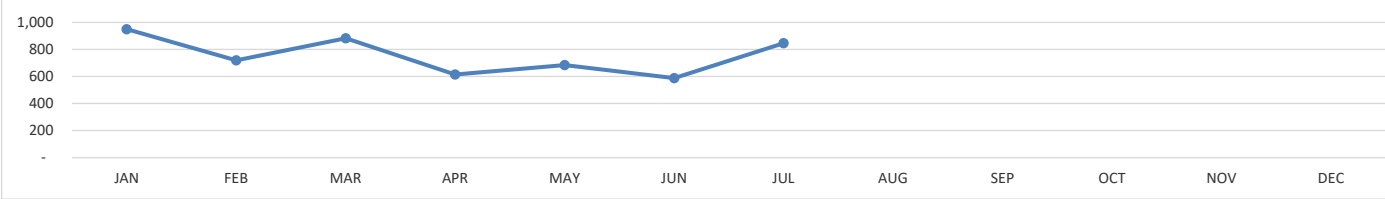
2025 Initial Broker Licenses Issued by Month



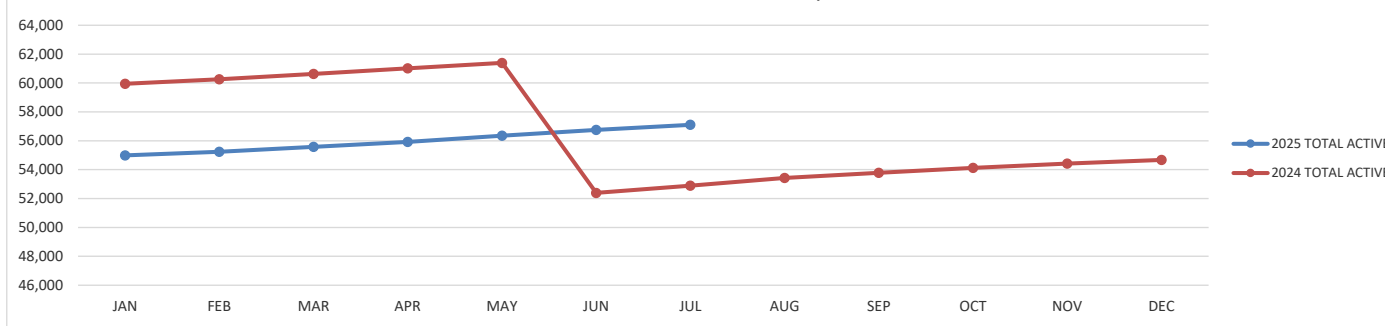
2025 Broker Renewals by Month



2025 Broker Sponsor Changes by Month



2025 v. 2024 Active Brokers by Month



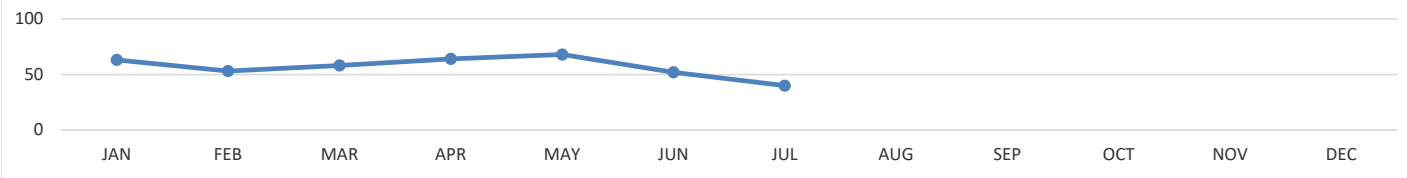
RESIDENTIAL LEASING AGENT 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	63	53	58	64	68	52	40					
RENEWALS	15	15	16	18	10	11	9					
SPONSOR CHG.	41	65	61	39	96	36	37					
2025 TOTAL ACTIVE	2,983	3,052	3,118	3,201	3,277	3,336	3,376					

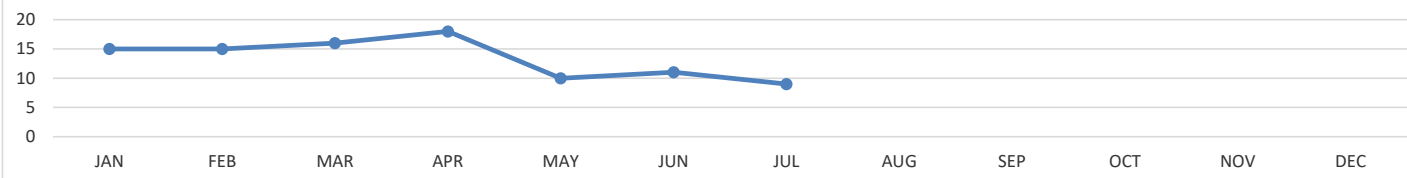
RESIDENTIAL LEASING AGENT 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	59	55	59	28	101	58	60	67	54	55	46	37
RENEWALS	4	13	2	12	494	489	1230	133	47	32	14	14
SPONSOR CHG.	25	32	52	40	32	40	69	42	51	47	25	28
2024 TOTAL ACTIVE	3,425	3,483	3,531	3,593	3,672	3,727	3,786	3,855	2,723	2,809	2,862	2,915

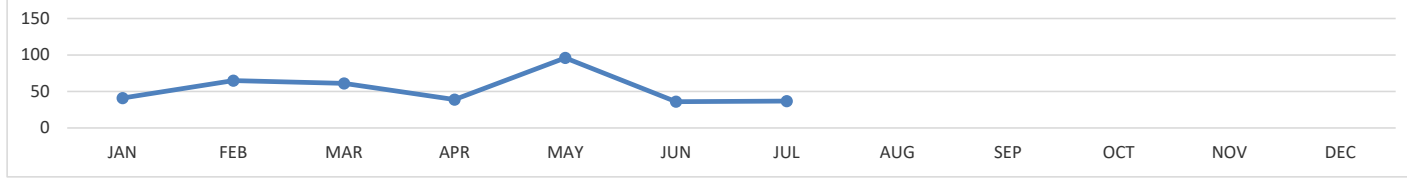
2025 Residential Leasing Agent Initial Licenes Issued by Month



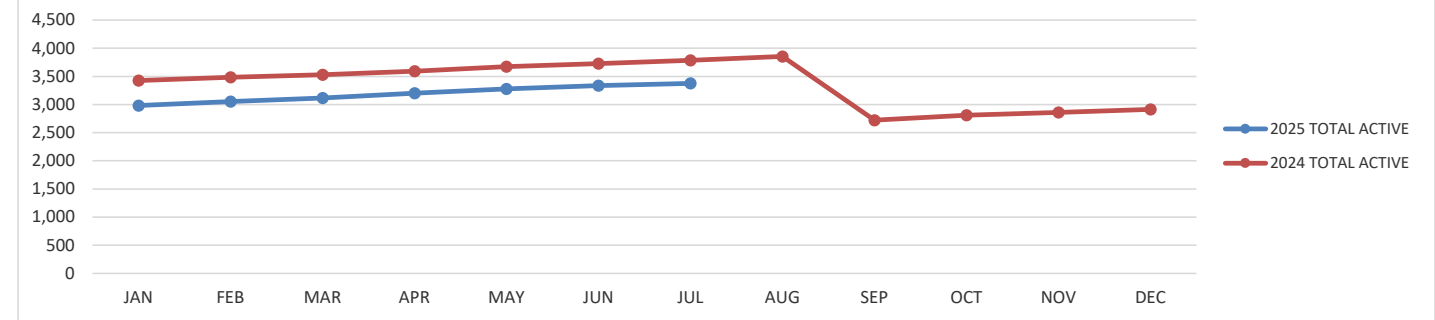
2025 Residential Leasing Agent Renewals by Month



2025 Residential Leasing Agent Sponsor Changes by Month



2025 v. 2024 Residential Leasing Agent Active License Count



2025	(512) Pre-License Instructors Licensed	(513) Pre-License Courses Licensed	(563) CE Instructors Licensed	(564) CE Courses Licensed	(515) Education Providers Licensed	Total # of Licenses Issued
January	0	7	2	15	1	25
February	2	0	3	4	0	9
March	4	9	1	18	1	33
April	0	0	3	7	0	10
May	9	0	2	13	0	24
June	4	7	0	15	1	27
July	0	9	0	24	0	33
August						
September						
October						
November						
December						
YTD Total	19	32	11	96	3	161
Total Active Licenses	304	332	168	470	55	Nate Chandler

as of...

6/30/2025

7/31/2025

License prefix	License Type	Active Licenses	Active Licenses
440	Licensed Auctioneer	205	207
441	Licensed Auctioneer	633	643
444	Licensed Auction Firm	180	181
445	Licensed Auction CE School	6	6
446	Licensed Auction CE Course	42	42
Totals		1,066	1,079

License prefix	License Type	Active Licenses	Active Licenses
553	Certified General Real Estate Appraiser	1,426	1,431
555	Licensed Appraiser Education Provider	16	17
556	Certified Residential Real Estate Appraiser	1,711	1,716
557	Associate Real Estate Trainee Appraiser	378	377
558	Appraisal Management Company	122	124
572	Temporary Practice Real Estate Appraiser	58	63
573	Licensed Appraiser Pre-Lic Course	91	91
575	Licensed Appraiser CE Course	357	357
Totals		4,159	4,176

License prefix	License Type	Active Licenses	Active Licenses
261	LICENSED COMMUNITY ASSOCIATION MANAGER	2,133	2,136
291	Community Association Managment Firm	197	201
292	CAM Education Sponsor	35	35
293	CAM CE Course	82	86
Totals		2,447	2,458

License prefix	License Type	Active Licenses	Active Licenses
450	Licensed Home Inspector	1,441	1,454
451	Licensed Home Inspector Entity	137	140
452	Licensed Home Inspector Education Provider	25	25
453	Licensed Home Inspector Pre-License Course	31	32
454	Licensed Home Inspector CE Course	186	186
Totals		1,820	1,837

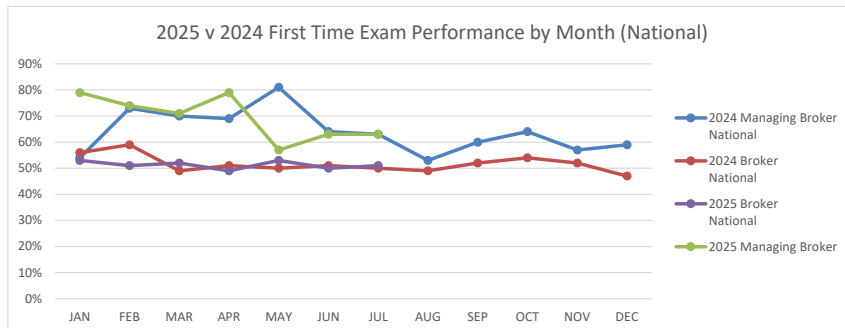
Total Licenses	9,492	9,550
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2025 Real Estate Examination Pass Rates

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2025 Managing Broker	First Time	79%	74%	71%	79%	57%	63%	63%					
	First Time Takers	33	42	42	43	28	35	32					
	Repeat	75%	88%	50%	47%	75%	67%	81%					
	Repeat Takers	8	16	20	19	16	9	16					
Managing Broker Reciprocity Exam	First Time	70%	100%	75%	75%	100%	100%	100%					
	First Time Takers	10	5	4	8	2	3	5					
	Repeat	50%	50%	0%	0%	20%	0%	0%					
	Repeat Takers	2	2	1	0	5	2	0					
2025 Broker National	First Time	53%	51%	52%	49%	53%	50%	51%					
	First Time Takers	353	431	490	453	488	419	420					
	Repeat	34%	37%	35%	35%	36%	35%	38%					
	Repeat Takers	304	311	451	417	430	360	341					
2025 Broker State	First Time	54%	59%	60%	53%	58%	56%	53%					
	First Time Takers	402	465	531	507	535	466	470					
	Repeat	45%	43%	49%	47%	47%	42%	50%					
	Repeat Takers	183	184	255	273	292	220	217					
Broker Reciprocity Exam	First Time	64%	59%	83%	71%	74%	57%	68%					
	First Time Takers	33	39	35	17	23	28	34					
	Repeat	67%	73%	56%	63%	33%	80%	44%					
	Repeat Takers	9	11	9	8	6	10	9					
Leasing Agent National	First Time	56%	51%	46%	48%	45%	38%	44%					
	First Time Takers	82	79	90	99	101	85	85					
	Repeat	46%	46%	51%	36%	43%	34%	34%					
	Repeat Takers	59	65	63	86	69	90	82					
RE Instructors National	First Time	100%	75%	100%	67%	33%	100%	0%					
	First Time Takers	2	4	1	3	6	3	0					
	Repeat	0%	0%	0%	0%	50%	50%	0%					
	Repeat Takers	2	0	0	0	4	2	0					
RE Instructors State	First Time	50%	100%	100%	67%	67%	75%	0%					
	First Time Takers	2	5	1	3	6	4	0					
	Repeat	33%	0%	0%	0%	100%	100%	0%					
	Repeat Takers	3	0	0	0	1	1	0					

2024 Real Estate Examination Pass Rates

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2024 Managing Broker National	First Time	54%	73%	70%	69%	81%	64%	63%	53%	60%	64%	57%	59%
	First Time Takers	19	32	33	35	26	21	12	10	12	28	23	34
	Repeat	58%	57%	71%	42%	59%	53%	44%	45%	36%	55%	42%	35%
	Repeat Takers	19	21	40	14	16	8	7	5	5	11	12	17
2024 Managing Broker State	First Time	88%	81%	79%	77%	67%	81%	76%	85%	62%	68%	74%	69%
	First Time Takers	21	22	19	23	6	26	16	17	13	28	23	35
	Repeat	100%	100%	64%	71%	92%	80%	100%	67%	86%	63%	75%	60%
	Repeat Takers	4	8	9	10	11	8	3	2	6	8	4	10
Managing Broker Reciprocity Exam	First Time	67%	100%	42%	83%	100%	75%	100%	25%	50%	100%	100%	75%
	First Time Takers	4	4	5	10	7	3	7	1	1	1	3	4
	Repeat	100%	0%	50%	100%	0%	100%	0%	0%	0%	0%	0%	0%
	Repeat Takers	2	0	1	1	0	1	0	0	0	0	1	2
2024 Broker National	First Time	56%	59%	49%	51%	50%	51%	50%	49%	52%	54%	52%	47%
	First Time Takers	224	244	239	253	237	214	176	186	184	369	417	376
	Repeat	40%	34%	32%	33%	33%	32%	34%	30%	37%	31%	33%	29%
	Repeat Takers	143	118	153	145	157	132	117	102	118	327	313	286
2024 Broker State	First Time	61%	60%	57%	59%	53%	58%	50%	54%	51%	57%	59%	53%
	First Time Takers	159	184	189	203	163	242	217	233	211	417	462	431
	Repeat	48%	50%	55%	45%	50%	40%	47%	43%	41%	46%	40%	39%
	Repeat Takers	110	117	152	110	143	134	87	95	75	224	192	171
Broker Reciprocity Exam	First Time	83%	76%	74%	69%	64%	53%	72%	60%	81%	73%	75%	79%
	First Time Takers	25	25	23	27	18	20	23	12	22	22	28	19
	Repeat	57%	67%	83%	57%	50%	44%	63%	45%	50%	29%	64%	50%
	Repeat Takers	4	4	5	4	5	4	5	5	4	7	11	6
Leasing Agent National	First Time	62%	52%	54%	52%	52%	49%	42%	47%	49%	46%	51%	54%
	First Time Takers	40	46	37	47	46	35	35	41	35	71	97	65
	Repeat	42%	60%	52%	46%	43%	29%	36%	44%	44%	38%	44%	46%
	Repeat Takers	21	38	23	26	32	21	33	32	24	64	50	54
RE Instructors National	First Time	67%	0%	67%	100%	100%	0%	0%	0%	50%	100%	33%	50%
	First Time Takers	2	0	2	3	4	0	0	0	1	1	3	4
	Repeat	0%	100%	67%	0%	100%	100%	100%	0%	50%	100%	0%	0%
	Repeat Takers	0	1	2	0	1	1	1	0	1	1	0	0
RE Instructors State	First Time	100%	0%	100%	100%	100%	0%	0%	0%	50%	0%	33%	75%
	First Time Takers	1	0	1	2	2	1	0	0	1	2	3	4
	Repeat	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%	0%	0%
	Repeat Takers	0	0	0	0	0	0	0	0	1	1	0	1



AUGUST 2025 READ COMPLAINT REPORT

Column1	New RE Complaints	RE Complaints Assigned to Investigators	RE Complaints Closed at Intake Review	RE Complaints Closed at CCR
January 2025	11	4	7	0
February 2025	35	18	6	11
March 2025	41	24	8	9
April 2025	82	31	22	29
May 2025	46	16	26	4
June 2025	62	23	23	16
July 2025	47	15	17	15
August 2025				
September 2025				
October 2025				
November 2025				
December 2025				
Total 2025 TALLY	324	131	109	84

REAL ESTATE INVESTIGATIONS REPORT

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JULY 2025

	Current RE Caseload	Cases over 1 Year old	New RE Cases Received	Referred to Prosecutions	Cases Closed in Investigations	
JANUARY	653	431	19	2	13	
FEBRUARY	653	432	19	7	12	
MARCH	662	459	23	3	11	
APRIL	687	483	25	0	0	
MAY	694	479	26	3	16	
JUNE	699	476	27	11	11	
JULY	698	482	25	13	13	
AUGUST						
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						
TOTAL			164	39	76	

**DRE EXAMINATION UNIT
STATISTICAL REPORT FOR THE MONTH OF JULY 2025**

**AS PREPARED FOR READ BOARD
AUGUST 2025**

Licensees 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. Examiners are also completing onsite examinations in their region as well as working off-site examinations in the Chicago Region.

The total number of initial examinations closed in JULY was: **39 files**.

INITIAL EXAMINATIONS COMPLETED

RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – NOT PRACTICING

TOTAL COMPLETED: 23

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: 5

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: 5

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: 4

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. *48 of 49 Not Inspected were duplicate assignments improperly generated via ILES and closed by Supervisor.

RESOLUTION TYPE: REFERRED TO SUPERVISOR

TOTAL CLOSED: 2

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 JANUARY:

RESOLUTION TYPE: IN COMPLIANCE	TOTAL COMPLETED: 19
RESOLUTION TYPE: ACKNOWLEDGEMENT PAGE ONLY	TOTAL COMPLETED: 0

EXAMINATIONS REFERRED TO SUPERVISOR – CLOSED

Licensees 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 JANUARY:

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

