



IDFPR

Illinois Department of
Financial and Professional Regulation

Division of Real Estate

idfpr.illinois.gov

JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

Real Estate Administration and Disciplinary Board
Minutes of Open Session

Meeting Date: November 20, 2025

Location: IDFPR - Division of Real Estate
555 West Monroe Street 8th Floor, Conference Room 8C1
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: Loretta Alonzo-Deubel, Sara Bryan, Gaspar Flores, Jr., Alberta Johnson,
Shirin Marvi, Michele Nixon, Theodore Yi

Board Member(s) Present
at Springfield location or remotely: David Levin, Carol Meinhart, and Norman Willoughby (in person), and
Michael Oldenettel (remotely)

Board Member(s) Absent: Valerie Acosta, Oralia Herrera

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
Merle Shearer – Chief of Prosecutions
Hector Rodriguez – Chief of Investigations
Jenni Scheck – Staff Attorney
Kim Prickett – Operations Manager
Maria Lopez – Board Liaison
Susan Sigourney – Board Liaison

Guest(s) Present:

Kirk Antkiewicz – Chicago Association of Realtors
Janiece Attal
Young Brockhouse – Illinois Realtors
Alyce Fisher – Baird & Warner - Instructor
Marilyn Glazer – Colibri RE Express
Sharon Halperin – Oak Park Area Association of Realtors
Jamie Illingsworth – CE Shop
Larry Toban – Real Estate Institute

Call to Order:

The meeting was called to order at 9:35 a.m. by Chair Jennifer Rossiter Moreno. The Board members present constituted a quorum of the Board. A Motion was made by Marvi and Alonzo to allow Oldenettel to attend the meeting by other means pursuant to Section 7(a) of the Open Meetings Act (5 ILCS 120/7). The motion was passed unanimously.

Approval of Minutes:

Board members reviewed the Minutes of the open session of the October 9, 2025, Board meeting. A motion was then made by Levin and seconded by Marvi to approve the October 9, 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 October 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 Unit's main focus is on getting the new licensing system, CORE, configured and that the 2026 license renewal will remain in the current licensing system.

Complaints:

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

Audits:

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

Formal Hearing Schedule:	There are no formal hearings scheduled at this time.
Old Business:	None
New Business:	WebEx invites will no longer be sent to the Members of the Public. All information and a WebEx link will be available on the agenda posted on our website, effective January 1, 2026.
Closed Session:	A motion was made at 9:45 a.m. by Alonzo-Deubel and seconded by Flores, 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 October 9, 2025, meeting.
Deliberations:	The Board deliberated on pending disciplinary matters pursuant to Section 20-64 of the Real Estate License Act of 2000.
Consumer Complaints Review And Case File Review Committee Report:	<p><u>October 15, 2025</u> Three cases were recommended for closure by Investigations. Four cases are to be closed by Prosecutions. Eight complaints were referred to Investigations. Twelve complaints were recommended for closure.</p> <p><u>November 5, 2025</u> Three cases were recommended for closure by Investigations. Nine cases are to be closed by Prosecutions. Six complaints were referred to Investigations. Fourteen complaints were recommended for closure.</p> <p><u>November 19, 2025</u> Nine cases were recommended for closure by Investigations. Six cases are to be closed by Prosecutions. Twelve complaints were referred to Investigations. Eight complaints were recommended for closure.</p>
Motion To Return to Open Session:	A Motion was made at 10:36 a.m. by Alonzo-Deubel and seconded by Flores, to return to open session. The Motion was passed unanimously.
Approval of Minutes:	A motion was made by Meinhart and seconded by Bryan, to approve the closed minutes of the October 9, 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 Nixon and seconded by Marvi 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 Deliberations.

Orders: Five Orders were reviewed and discussed in Closed Session.

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

2016-04454 Edward Adekanbi
2021-06877 Rachel Glover
2025-08490 Francisco Martinez
2025-08608 Gregg Crawford

Minutes Remain Closed: A motion was made by Alonzo-Deubel and seconded by Flores 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 10:38 a.m. by Marvi and seconded by Bryan to adjourn the meeting. The motion was passed unanimously.

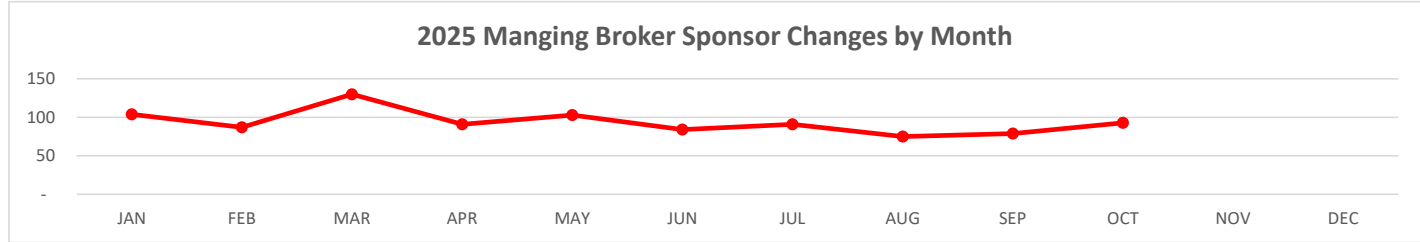
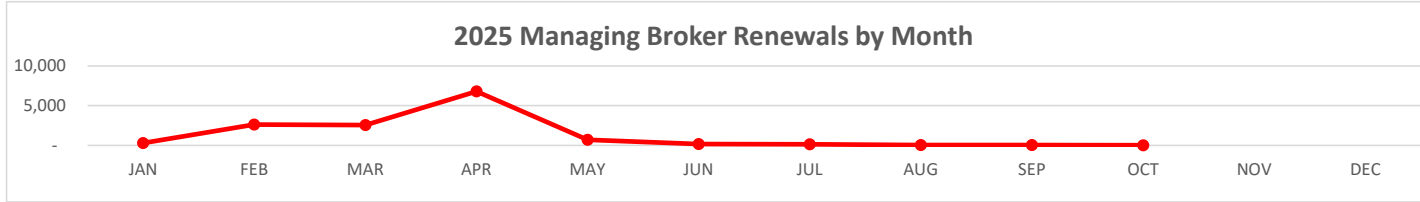
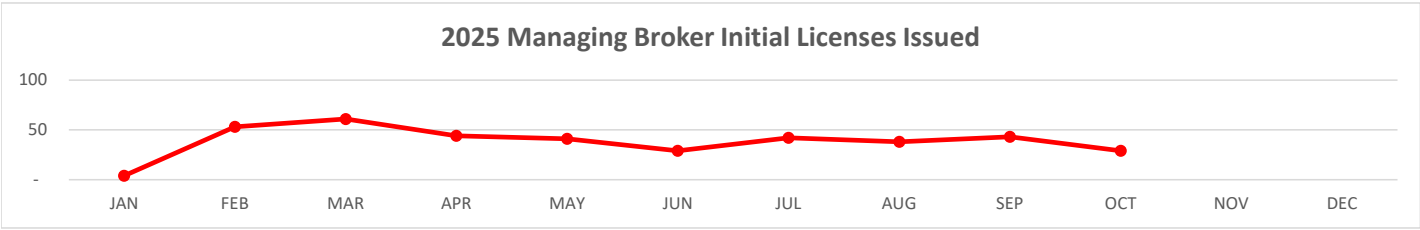
	LICENSE REPORT					
	CALENDAR YEAR 2025					
	OCTOBER					
Prefix	PROFESSION	SPONSOR CHG.	INITIAL LIC.	RENEWALS	ACTIVE	
471	RE Managing Broker	93	29	22	13,741	
473	Residential Leasing Agent	27	47	7	3,542	
475	Real Estate Broker	773	289	37	57,975	
477	RE Branch Office	11	12	1	1,193	
478	Real Estate Broker Corporation	3	0	10	2,837	
479	Real Estate Broker Partnership	0	0	0	20	
481	RE Limited Liability Firm	6	21	8	2,396	
495	RE Virtual Office	0	4	0	135	
515	RE Education Provider	0	0	0	61	
512	RE Pre-Lic Instructor	0	3	1	246	
513	RE Pre-Lic Course	0	2	10	352	
563	RE CE Instructor	0	4	1	117	
564	Real Estate CE Course	0	10	0	525	
	TOTAL	913	421	97	83,140	

MANAGING BROKER 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	4	53	61	44	41	29	42	38	43	29		
RENEWALS	283	2,622	2,573	6,796	701	173	126	50	35	22		
SPONSOR CHG.	104	87	130	91	103	84	91	75	79	93		
2025 TOTAL ACTIVE	14,911	14,939	14,994	15,017	15,055	13,377	13,529	13,628	13,695	13,741		

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



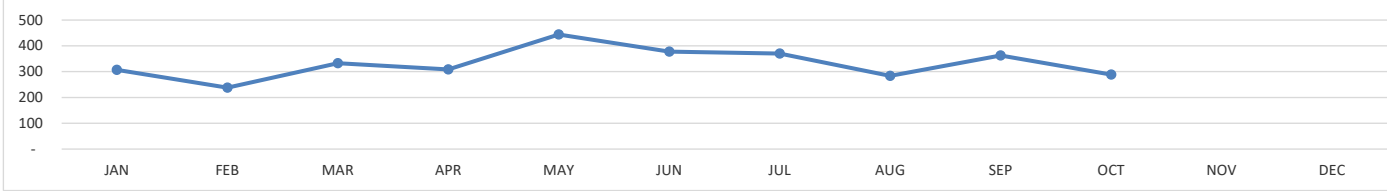
BROKER 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	307	238	333	309	444	378	370	284	363	289		
RENEWALS	58	48	72	84	48	46	45	39	29	37		
SPONSOR CHG.	950	720	882	615	684	588	847	630	690	767		
2025 TOTAL ACTIVE	54,991	55,245	55,576	55,920	56,359	56,752	57,106	57,385	57,729	57,974		

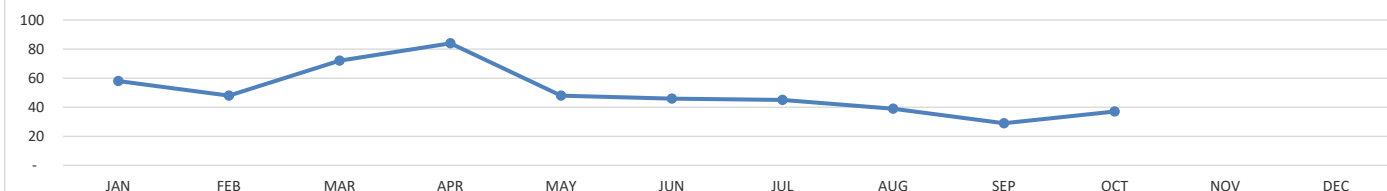
BROKER 2024

	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

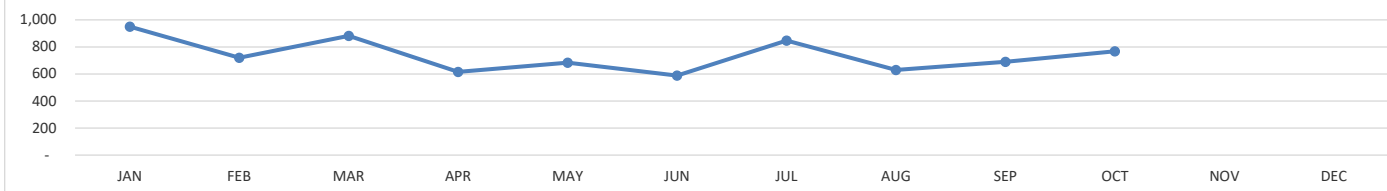
2025 Initial Broker Licenses Issued by Month



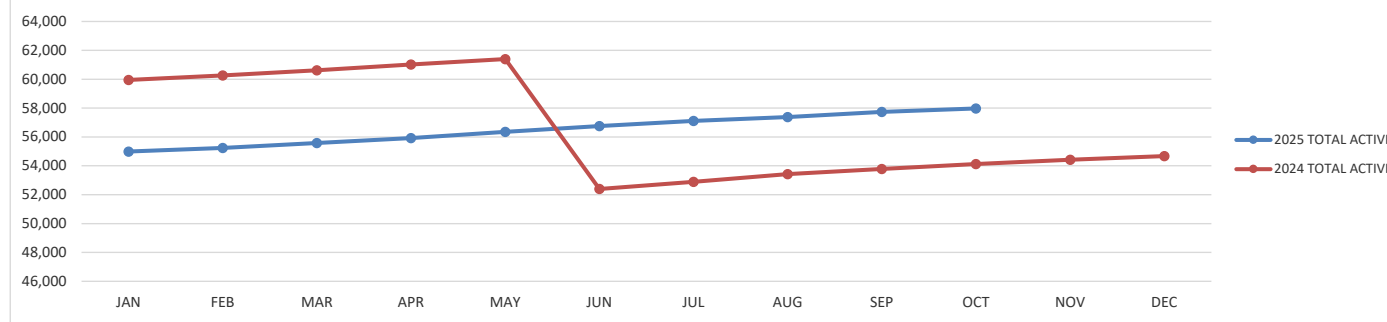
2025 Broker Renewals by Month



2025 Broker Sponsor Changes by Month



2025 v. 2024 Active Brokers by Month



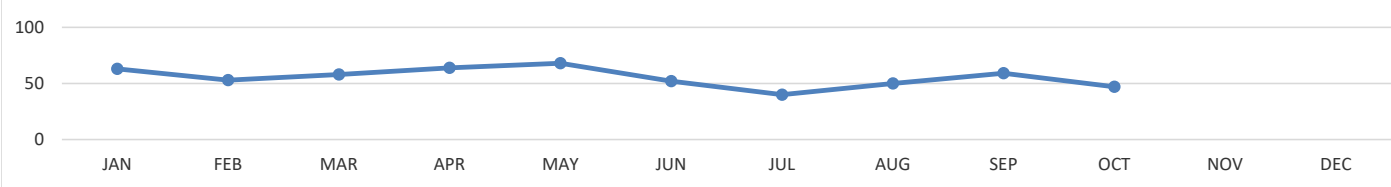
RESIDENTIAL LEASING AGENT 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	63	53	58	64	68	52	40	50	59	47		
RENEWALS	15	15	16	18	10	11	9	7	3	7		
SPONSOR CHG.	41	65	61	39	96	36	37	31	27	27		
2025 TOTAL ACTIVE	2,983	3,052	3,118	3,201	3,277	3,336	3,376	3,432	3,495	3,542		

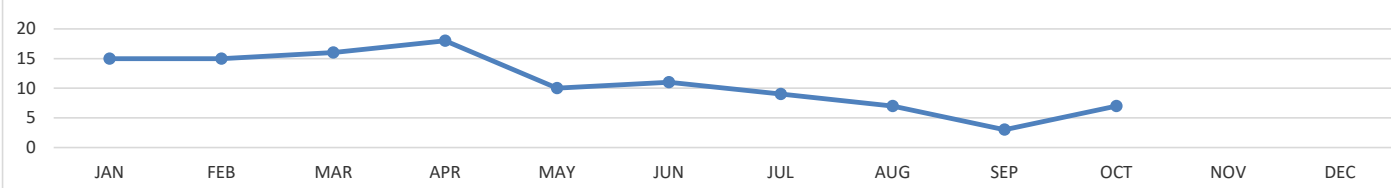
RESIDENTIAL LEASING AGENT 2024

	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

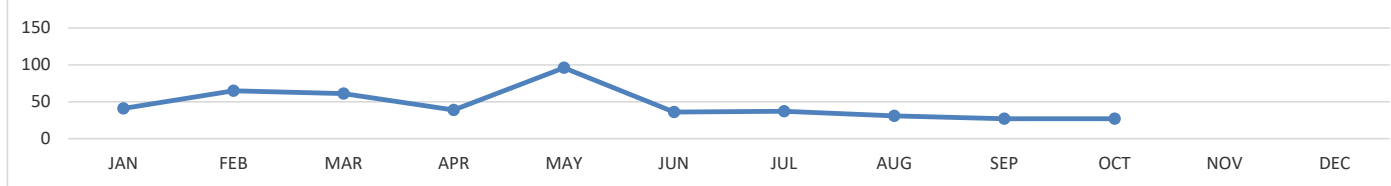
2025 Residential Leasing Agent Inital Licenes Issued by Month



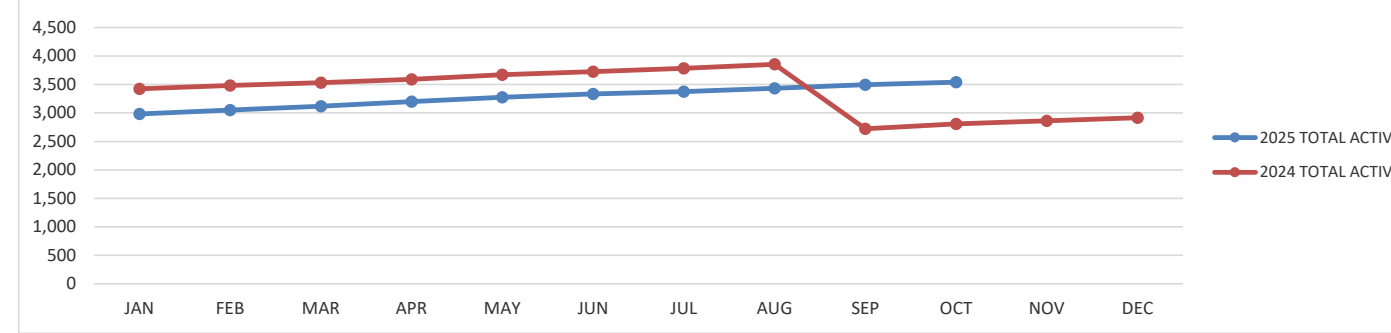
2025 Residential Leasing Agent Renewals by Month



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	1	2	4	23	0	30
September	3	0	1	10	0	14
October	3	2	4	10	0	19
November						
December						
YTD Total	26	36	20	139	3	224
Total Active Licenses	246	352	117	525	61	Nate Chandler

as of...

9/30/2025

10/31/2025

License prefix	License Type	Active Licenses	Active Licenses
440	Licensed Auctioneer	207	207
441	Licensed Auctioneer	664	671
444	Licensed Auction Firm	186	188
445	Licensed Auction CE School	6	6
446	Licensed Auction CE Course	42	42
Totals		1,105	1,114

License prefix	License Type	Active Licenses	Active Licenses
553	Certified General Real Estate Appraiser	1,443	1,447
555	Licensed Appraiser Education Provider	18	18
556	Certified Residential Real Estate Appraiser	1,716	1,714
557	Associate Real Estate Trainee Appraiser	388	394
558	Appraisal Management Company	123	124
572	Temporary Practice Real Estate Appraiser	66	75
573	Licensed Appraiser Pre-Lic Course	96	97
575	Licensed Appraiser CE Course	378	382
Totals		4,228	4,251

License prefix	License Type	Active Licenses	Active Licenses
261	LICENSED COMMUNITY ASSOCIATION MANAGER	2,165	1,741
291	Community Association Managment Firm	202	146
292	CAM Education Sponsor	36	36
293	CAM CE Course	95	103
Totals		2,498	2,026

License prefix	License Type	Active Licenses	Active Licenses
450	Licensed Home Inspector	1,475	1,488
451	Licensed Home Inspector Entity	143	145
452	Licensed Home Inspector Education Provider	25	25
453	Licensed Home Inspector Pre-License Course	33	33
454	Licensed Home Inspector CE Course	198	199
Totals		1,874	1,890

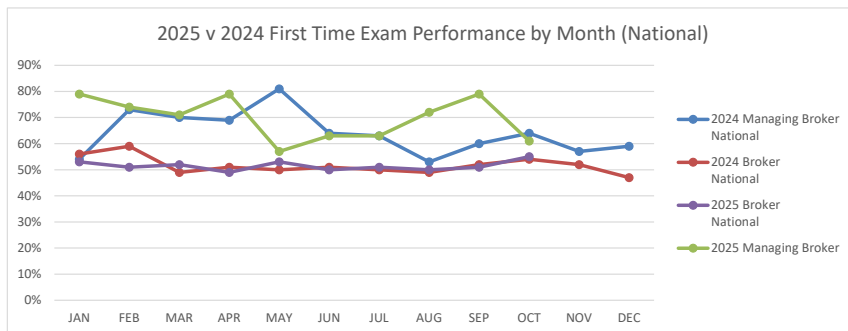
Total Licenses	9,705	9,281
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2025 Real Estate Examination Pass Rates

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2025 Managing Broker	First Time	79%	74%	71%	79%	57%	63%	63%	72%	79%	61%		
	First Time Takers	33	42	42	43	28	35	32	36	28	23		
	Repeat	75%	88%	50%	47%	75%	67%	81%	52%	69%			
	Repeat Takers	8	16	20	19	16	9	16	21	12	13		
Managing Broker Reciprocity Exam	First Time	70%	100%	75%	75%	100%	100%	100%	40%	33%	67%		
	First Time Takers	10	5	4	8	2	3	5	5	3	6		
	Repeat	50%	50%	0%	0%	20%	0%	0%	100%	100%	0%		
	Repeat Takers	2	2	1	0	5	2	0	1	2	1		
2025 Broker National	First Time	53%	51%	52%	49%	53%	50%	51%	50%	51%	55%		
	First Time Takers	353	431	490	453	488	419	420	380	363	368		
	Repeat	34%	37%	35%	35%	36%	35%	38%	37%	29%	38%		
	Repeat Takers	304	311	451	417	430	360	341	356	273	313		
2025 Broker State	First Time	54%	59%	60%	53%	58%	56%	53%	51%	55%	54%		
	First Time Takers	402	465	531	507	535	466	470	430	394	413		
	Repeat	45%	43%	49%	47%	47%	42%	50%	46%	47%	47%		
	Repeat Takers	183	184	255	273	292	220	217	251	208	219		
Broker Reciprocity Exam	First Time	64%	59%	83%	71%	74%	57%	68%	72%	75%	76%		
	First Time Takers	33	39	35	17	23	28	34	32	24	37		
	Repeat	67%	73%	56%	63%	33%	80%	44%	58%	46%	36%		
	Repeat Takers	9	11	9	8	6	10	9	12	13	11		
Leasing Agent National	First Time	56%	51%	46%	48%	45%	38%	44%	45%	44%	37%		
	First Time Takers	82	79	90	99	101	85	85	93	57	62		
	Repeat	46%	46%	51%	36%	43%	34%	34%	46%	36%	39%		
	Repeat Takers	59	65	63	86	69	90	82	80	64	66		
RE Instructors National	First Time	100%	75%	100%	67%	33%	100%	0%	0%	60%	80%		
	First Time Takers	2	4	1	3	6	3	0	1	5	5		
	Repeat	0%	0%	0%	0%	50%	50%	0%	0%	100%	50%		
	Repeat Takers	2	0	0	0	4	2	0	0	1	2		
RE Instructors State	First Time	50%	100%	100%	67%	67%	75%	0%	0%	67%	83%		
	First Time Takers	2	5	1	3	6	4	0	1	6	6		
	Repeat	33%	0%	0%	0%	100%	100%	0%	0%	0%	0%		
	Repeat Takers	3	0	0	0	1	1	0	0	0	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%	100%	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



OCTOBER 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	41	29	1	11
September 2025	44	19	4	21
October 2025	35	20	0	15
November 2025				
December 2025				
Total 2025 TALLY	444	199	114	131

REAL ESTATE INVESTIGATIONS REPORT

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OCTOBER 2025

	Current RE Caseload	Cases over 1 Year old	New RE Cases Received	Referred to Prosecutions	Cases Closed in Investigations	
JANAURY	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	706	487	30	10	12	
SEPTEMBER	703	485	20	5	18	
OCTOBER	703	490	18	6	12	
NOVEMBER						
DECEMBER						
TOTAL			232	60	118	

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

**AS PREPARED FOR READ BOARD
NOVEMBER 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 OCTOBER was: **28 files**.

INITIAL EXAMINATIONS COMPLETED

RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – NOT PRACTICING

TOTAL COMPLETED: 7

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: 17

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: 4

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: 0

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: 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 JANUARY:

RESOLUTION TYPE: IN COMPLIANCE	TOTAL COMPLETED: 32
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

