



# IDFPR

Illinois Department of  
Financial and Professional Regulation

Division of Real Estate

[idfpr.illinois.gov](http://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: March 13, 2025

Location: IDFPR - Division of Real Estate  
555 West Monroe Street 5<sup>th</sup> Floor, Conference 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:  
At Chicago Location: Valerie Acosta, Loretta Alonzo-Deubel, Gaspar Flores Jr., Oralia Herrera, Alberta Johnson, Victoria Sampah, Theodore Yi

Board Member(s) Present  
at Springfield location: David Levin and Michael Oldenettel

Board Member Present  
Via Web Ex: Carol Meinhart

Board Member(s) Absent: Shirin Marvi, Nykea Pippion McGriff, Norman Willoughby

Division Staff Present: Jeremy Reed – Deputy Director of the Division of Real Estate  
Nathaniel Chandler – Chief of Licensing and Education  
Adrienne Levatino – Associate General Counsel  
Merle Shearer – Chief of Prosecutions  
Hector Rodriguez – Chief of Investigations  
Stephen Kehoe- Staff Attorney  
Jenni Scheck – Staff Attorney  
Daniel Kazlauski – Staff Attorney  
Jennifer Rossiter Moreno – Real Estate Coordinator and Chief of Examinations  
Kim Prickett – Operations Manager  
Susan Sigourney – Board Liaison

Guest(s) Present: Kirk Antkiewicz – Chicago Association of Realtors  
Young Brockhouse – Illinois Realtors  
Melissa Cannata – CE Shop  
Elizabeth Dickheiser – Colibri RE

Carrie Elliott – Illinois Realtors  
Rocky Esposito – AHI Real Estate  
Mike Fair – Your House Academy  
Marilyn Glazer – Colibri RE Express  
Sharon Halperin -Oak Park Area Association of Real Estate  
Chris Read – CR Strategies LLC  
Leo Schwartz – Chicago Association of Realtors  
Larry Toban – Real Estate Institute

Call to Order: The meeting was called to order at 9:44 a.m. by Chair Jennifer Rossiter Moreno. The Board members present constituted a quorum of the Board.

A motion was made by Acosta and seconded by Flores Jr. pursuant to Section 7(a) of the Open Meetings Act to allow Carol Meinhart to attend this meeting by other means because they are prevented from physically attending for employment purposes. The motion carried unanimously.

Chair Jennifer Rossiter Moreno reported that Joe Castillo has resigned from the READ Board.

Approval of Minutes: Board members reviewed the Minutes of the open session of the February 13, 2025, Board meeting. A motion was made by Alonzo-Deubel and seconded by Johnson to approve those minutes. The motion carried unanimously.

Public Comments: There were no comments from members of the public.

Staff Reports:

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

Nathaniel Chandler informed the Board that the Managing Broker online renewal is available and that 22% of Managing Brokers have renewed at this time. An email reminding Managing Brokers to renew their licenses prior to April 30, 2025, will be sent on April 1, 2025.

Education: Nathaniel Chandler explained that the renewal forms are being prepared for the Real Estate Education Providers and courses. This renewal will begin at the beginning of April. The renewal notices will be distributed via email to the Education Providers. Renewal forms will also be posted on the Real Estate brokerage website.

Complaints: The 2025 Complaints Report through the month of February 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 February 2025 was presented and 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 February was presented and distributed. A copy of the report is attached to and made a
Prosecutions:	The 2025 Prosecutions Report through the month of February was presented and distributed. A copy of the report is attached to and made a part of these minutes.
Formal Hearing Schedule:	There are three Formal Hearings scheduled at this time.
Old Business:	<p>Adrienne Levatino updated the Board on the Real Estate Rules. On February 26, 2025, the Director was given the authorization to submit the amendments to the Real Estate Rules to JCAR. The proposed amendments will appear in the Illinois Register on March 14 and the first notice period will expire on April 28.</p> <p>Jennifer Rossiter Moreno reminded the Board members that, no later than March 31, 2025, they must complete five mandatory training courses: Diversity, Equity and Inclusion; Ethics; Harassment and Discrimination Prevention; Security Awareness; and LGBTQIA+Equity and Inclusion. These courses are available in OneNet.</p> <p>Jennifer Rossiter Moreno reminded the Board that pursuant to Section 7(a) of the Open Meetings Act, Board members must attend Board meetings in-person.</p> <p>(a)</p>
New Business:	There was no New Business.
Closed Session:	A motion was made at 10:07 a.m. by Flores and seconded by Levin 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 minutes of the February 13, 2025, meeting.
Consumer Complaints Review And Case File Review Committee Report:	<p><u>February 19, 2025</u></p> <p>Five cases recommended for closure by Investigations. Two cases referred to Prosecutions by Investigations. No cases to be closed by Prosecutions. Ten complaints referred to Investigations. Four complaints recommended for closure. Loretta Alonzo-Deubel recused herself from complaint 2025-01175</p> <p><u>March 5, 2025</u></p> <p>Six cases recommended for closure by Investigations. One case referred to Prosecutions by Investigations. Five cases to be closed by Prosecutions. Ten complaints referred to Investigations.</p>

Three complaints recommended for closure.

Deliberations:

The Board deliberated on pending disciplinary matters pursuant to Section 20-64 of the Real Estate License Act of 2000.

Motion To Return to Open Session:

A Motion was made at 11:06 a.m. by Herrera and seconded by Flores Jr., to return to open session. The Motion carried unanimously.

Approval of Minutes:

A motion was made by Acosta and seconded by Johnson to approve the minutes of the closed session of the February 13, 2025, Board meeting as presented and to keep them closed. The motion carried unanimously.

Ratify Actions Taken in Closed Session:

A motion was made by Alonzo-Deubel and seconded by Acosta 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 carried unanimously.

Recommendations:

There were no deliberations for the Board to consider.

Orders:

20 Consent 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:

2020-02608 (John T. Wittenstrom)  
2023-02555 (Salman Rehman)  
2023-02555 (Kale Home Advisors)  
2023-02555 (Lyle Harlow)  
2024-11352 (Clayton Jackson)  
2024-11551 (Anthony Robinson)

Minutes Remain Closed:

A motion was made by Herrera and seconded by Johnson that the minutes of the closed session of the February 13, 2025, READ Board remain closed. The motion carried unanimously.

Adjournment:

There being no further business, a motion was made at 11:07 a.m. by Alonzo-Deubel and seconded by Flores Jr., to adjourn the meeting. The motion carried unanimously.

	<b>LICENSE REPORT</b>				
	<b>CALENDAR YEAR 2025</b>				
	<b>FEBRUARY</b>				
Prefix	PROFESSION	SPONSOR CHG.	INITIAL LIC.	RENEWALS	ACTIVE
471	RE Managing Broker	87	53	2,622	14,939
473	Residential Leasing Agent	65	53	15	3,052
475	Real Estate Broker	720	238	48	55,245
477	RE Branch Office	8	9	3	1,142
478	Real Estate Broker Corporation	8	7	50	2,478
479	Real Estate Broker Partnership	0	0	0	20
481	RE Limited Liability Firm	3	20	53	1,954
495	RE Virtual Office	0	6	0	97
515	RE Education Provider	0	1	0	72
512	RE Pre-Lic Instructor	0	2	1	292
513	RE Pre-Lic Course	0	0	0	499
563	RE CE Instructor	0	3	0	161
564	Real Estate CE Course	0	4	0	727
	<b>TOTAL</b>	<b>891</b>	<b>396</b>	<b>2,792</b>	<b>80,678</b>

MANAGING BROKER 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	4	53										
RENEWALS	283	2,622										
SPONSOR CHG.	104	87										
2025 TOTAL ACTIVE	14,911	14,939										

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 vs. 2024 Active Managing Brokers

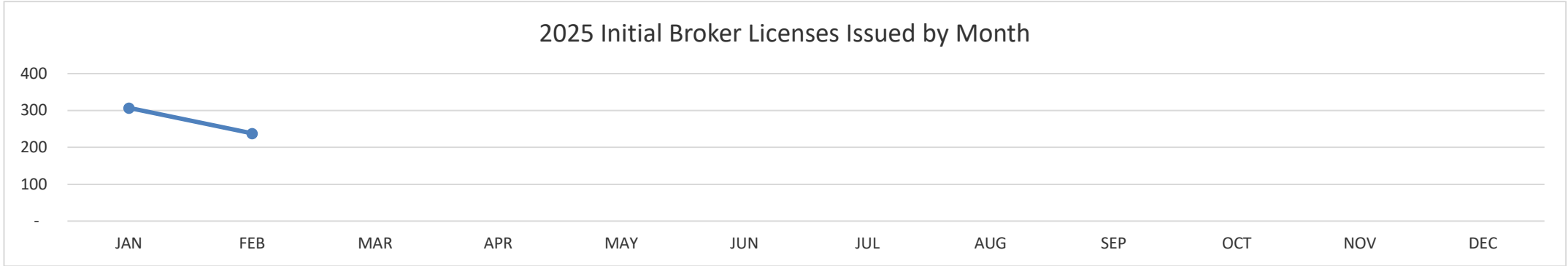
BROKER 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	307	238										
RENEWALS	58	48										
SPONSOR CHG.	950	720										
2025 TOTAL ACTIVE	54,991	55,245										

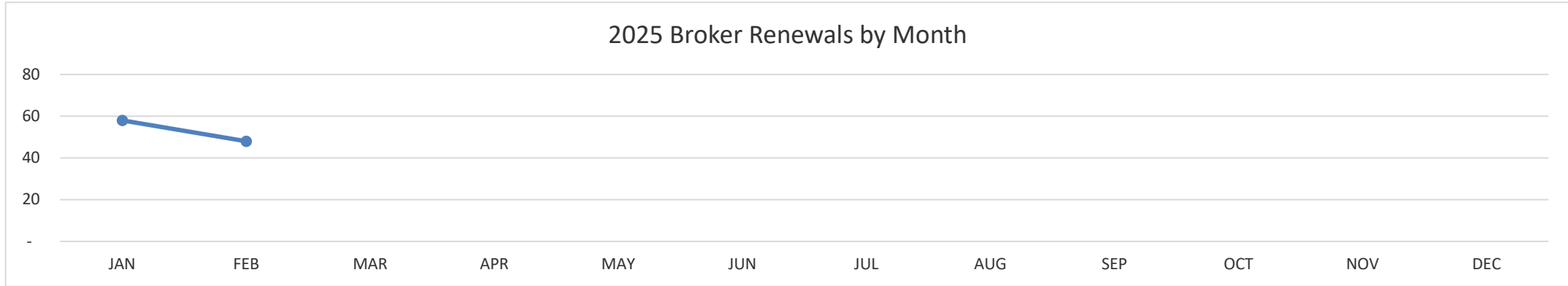
BROKER 2024

	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

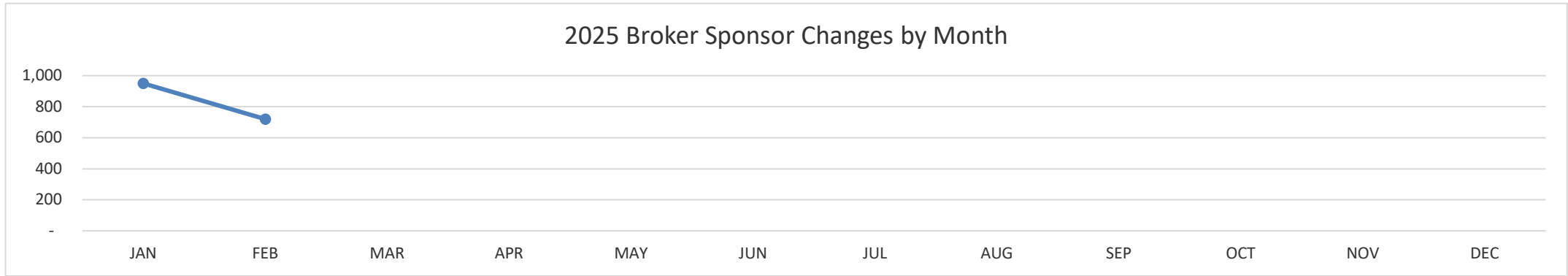
2025 Initial Broker Licenses Issued by Month



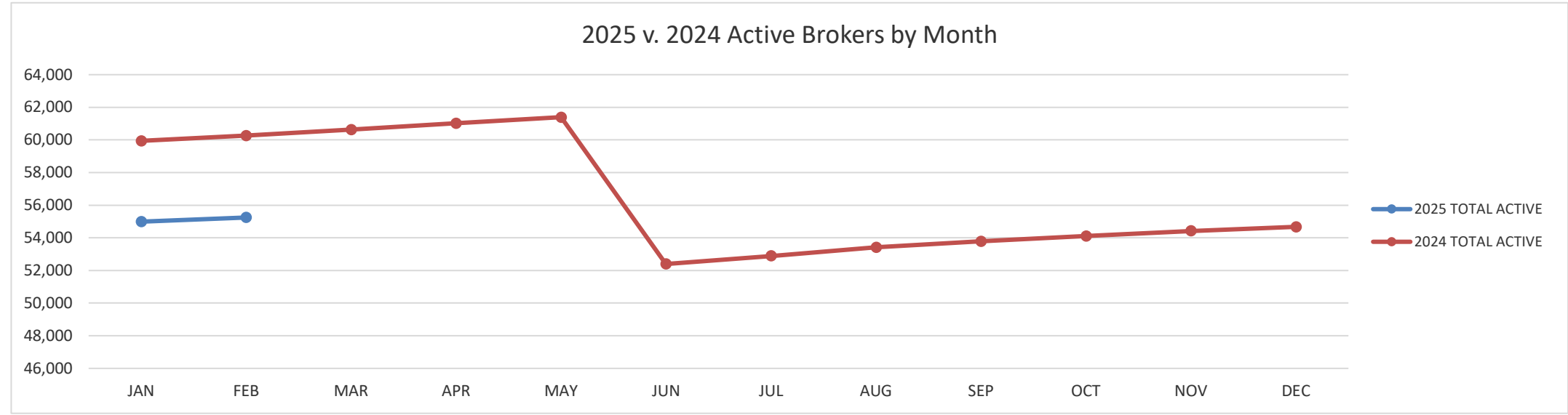
2025 Broker Renewals by Month



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										
RENEWALS	15	15										
SPONSOR CHG.	41	65										
2025 TOTAL ACTIVE	2,983	3,052										

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



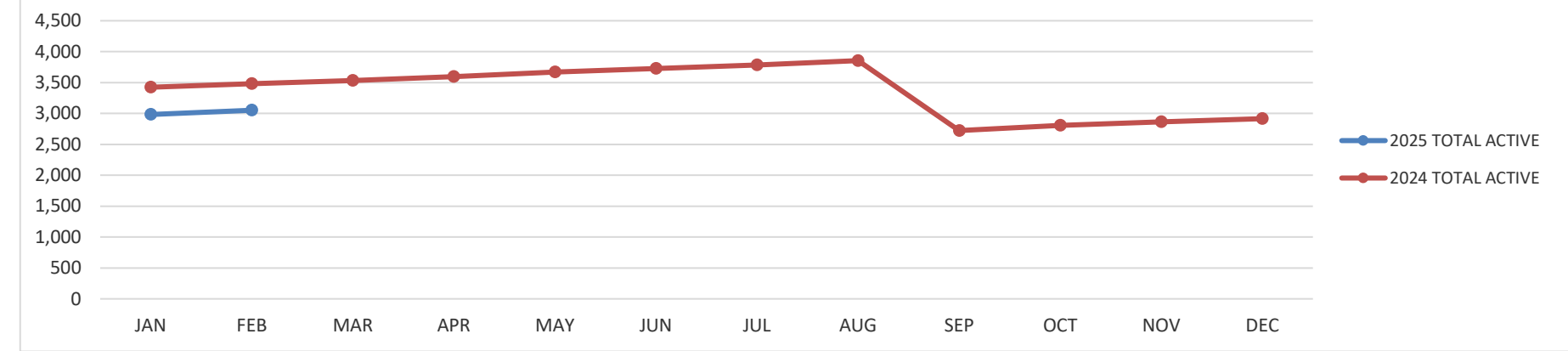
2025 Residential Leasing Agent Renewals by Month



2025 Residential Leasing Agent Sponsor Changes by Month



2025 v. 2024 Residential Leasing Agent Active License Count





as of...

1/31/2025

2/28/2025

License prefix	License Type	Active Licenses	Active Licenses
440	Licensed Auctioneer	240	200
441	Licensed Auctioneer	763	567
444	Licensed Auction Firm	202	152
445	Licensed Auction CE School	6	6
446	Licensed Auction CE Course	42	42
<b>Totals</b>		<b>1,252</b>	<b>967</b>

License prefix	License Type	Active Licenses	Active Licenses
553	Certified General Real Estate Appraiser	1,410	1,415
555	Licensed Appraiser Education Provider	18	18
556	Certified Residential Real Estate Appraiser	1,717	1,719
557	Associate Real Estate Trainee Appraiser	352	355
558	Appraisal Management Company	139	117
572	Temporary Practice Real Estate Appraiser	47	53
573	Licensed Appraiser Pre-Lic Course	102	103
575	Licensed Appraiser CE Course	422	428
<b>Totals</b>		<b>4,207</b>	<b>4,208</b>

License prefix	License Type	Active Licenses	Active Licenses
261	LICENSED COMMUNITY ASSOCIATION MANAGER	2,049	2,068
291	Community Association Managment Firm	183	186
292	CAM Education Sponsor	11	14
293	CAM CE Course	27	39
<b>Totals</b>		<b>2,273</b>	<b>2,310</b>

License prefix	License Type	Active Licenses	Active Licenses
450	Licensed Home Inspector	1,350	1,369
451	Licensed Home Inspector Entity	132	132
452	Licensed Home Inspector Education Provider	24	24
453	Licensed Home Inspector Pre-License Course	29	29
454	Licensed Home Inspector CE Course	170	170
<b>Totals</b>		<b>1,705</b>	<b>1,724</b>

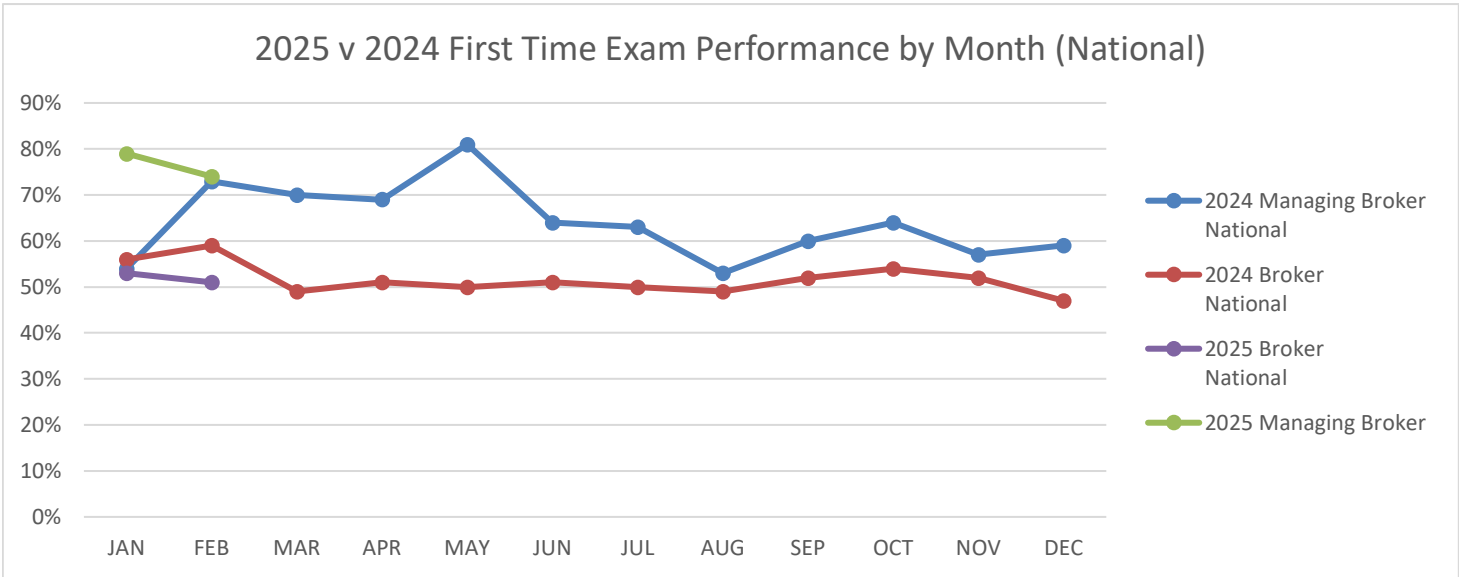
<b>Total Licenses</b>	<b>9,437</b>	<b>9,209</b>
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2025 Real Estate Examination Pass Rates

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2025 Managing Broker	First Time	79%	74%										
	First Time Takers	33	42										
	Repeat	75%	88%										
	Repeat Takers	8	16										
Managing Broker Reciprocity Exam	First Time	70%	100%										
	First Time Takers	10	5										
	Repeat	50%	50%										
	Repeat Takers	2	2										
2025 Broker National	First Time	53%	51%										
	First Time Takers	353	431										
	Repeat	34%	37%										
	Repeat Takers	304	311										
2025 Broker State	First Time	54%	59%										
	First Time Takers	402	465										
	Repeat	45%	43%										
Broker Reciprocity Exam	First Time	64%	59%										
	First Time Takers	33	39										
	Repeat	67%	73%										
	Repeat Takers	9	11										
Leasing Agent National	First Time	56%	51%										
	First Time Takers	82	79										
	Repeat	46%	46%										
	Repeat Takers	59	65										
RE Instructors National	First Time	100%	75%										
	First Time Takers	2	4										
	Repeat	0%	0%										
	Repeat Takers	2	0										
RE Instructors State	First Time	50%	100%										
	First Time Takers	2	5										
	Repeat	33%	0%										
	Repeat Takers	3	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



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

**AS PREPARED FOR READ BOARD  
MARCH 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 **FEBRUARY** was: **29 files**.

**INITIAL EXAMINATIONS COMPLETED**

**RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – NOT PRACTICING**

**TOTAL COMPLETED: 10**

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: 13**

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: 3**

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 JANUARY:

<b>RESOLUTION TYPE: IN COMPLIANCE</b>	<b>TOTAL COMPLETED:</b>	<b>12</b>
<b>RESOLUTION TYPE: ACKNOWLEDGEMENT PAGE ONLY</b>	<b>TOTAL COMPLETED:</b>	<b>1</b>

**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:

<b>RESOLUTION TYPE: ISSUES RESOLVED</b>	<b>TOTAL COMPLETED:</b>	<b>0</b>
<b>RESOLUTION TYPE: REFERRED TO SUPERVISOR</b>	<b>TOTAL COMPLETED:</b>	<b>1</b>
<b>RESOLUTION TYPE: DISCIPLINARY ACTION ON LICENSE</b>	<b>TOTAL COMPLETED:</b>	<b>0</b>
<b>RESOLUTION TYPE: MISCELLANEOUS</b>	<b>TOTAL COMPLETED:</b>	<b>0</b>
<b>RESOLUTION TYPE: Returned to Examiner w/ Instruction</b>	<b>TOTAL COMPLETED:</b>	<b>0</b>
<b>RESOLUTION TYPE: Referred to Prosecutions</b>	<b>TOTAL COMPLETED:</b>	<b>0</b>

# REAL ESTATE INVESTIGATIONS REPORT

FEBRUARY 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						
APRIL						
MAY						
JUNE						
JULY						
AUGUST						
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						
TOTAL			38	9	25	

# MARCH 2025 READ COMPLAINT REPORT

Column1	New RE Complaints	RE Complaints Assigned to Investigators	Complaints Closed At Intake Review	RE Matters Closed At CCR
December 2024 TOTALS	557	240	232	85
January 2025	11	4	7	0
February 2025	35	18	6	11
March 2025				
April 2025				
May 2025				
June 2025				
July 2025				
August 2025				
September 2025				
October 2025				
November 2025				
December 2025				
Total ONGOING TALLY	603	262	245	96

February 2025  
Prosecutions Report

[illegible]

February 2025  
Prosecutions Report

[illegible]