



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: May 8, 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: Valerie Acosta, Loretta Alonzo-Deubel, Alberta Johnson, Theodore Yi

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

Board Member(s) Absent: Gaspar Flores Jr., Oralia Herrera, Shirin Marvi, Nykea Pippion McGriff, Victoria Sampah

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

Guest(s) Present: Derek Abbott – Real Estate Institute
Cleo Aquino – SPIRE RE Education
Kirk Antkiewicz – Chicago Association of Realtors

Young Brockhouse – Illinois Realtors
Melissa Cannata – CE Shop
Rocky Esposito – AHI Real Estate
Mike Fair – Your House Academy
Marilyn Glazer – Colibri RE Express
Nell Griffin – Stark Realty

Call to Order: The meeting was called to order at 9:40 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 Alonzo-Deubel pursuant to Section 7(a) of the Open Meetings Act to allow Nykea Pippion McGriff to attend this meeting by other means because they are prevented from physically attending for employment purposes. The motion carried unanimously.

Approval of Minutes: Board members reviewed the Minutes of the open session of the March 13, 2025, Board meeting. A motion was made by Levin and seconded by Meinhart 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 April 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 renewal deadline has passed, but Managing Brokers may still renew online or via a paper renewal form with a late fee. The online renewal will be available until the end of May. Chief Chandler also added that 88% of the Managing Brokers have renewed at this time.

Education: Nathaniel Chandler explained that the renewal for the Real Estate Education Providers and courses has begun and will end on June 30, 2025. Instructor renewals are available through the online portal but the Education Provider and course renewals are done via paper renewals and the Education Provider and course renewals must be paid with a paper check.

Complaints: The 2025 Complaints Report through the month of April 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 April 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 April 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 April 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:	Board Member Michael Oldenettel inquired about the status of the Real Estate Administrative Rules. Adrienne Levatino responded that all paperwork for Second Notice has been submitted. It is possible that the proposed Rule may be considered by JCAR at its June, 2025 meeting.
New Business:	There was no New Business.
Closed Session:	A motion was made at 9:59 a.m. by Alonzo-Duebel and seconded by Acosta 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 March 13, 2025, meeting.
Consumer Complaints Review And Case File Review Committee Report:	<p><u>March 19, 2025</u> Eleven cases recommended for closure by Investigations. One case referred to Prosecutions by Investigations. No cases to be closed by Prosecutions. Fourteen complaints referred to Investigations. Six complaints recommended for closure.</p> <p><u>April 2, 2025</u> Two cases recommended for closure by Investigations. One case referred to Prosecutions by Investigations. Ten cases to be closed by Prosecutions. Fourteen complaints referred to Investigations. Six complaints recommended for closure.</p> <p><u>April 16, 2025</u> Three cases recommended for closure by Investigations. No cases referred to Prosecutions by Investigations. No cases to be closed by Prosecutions. Seven complaints referred to Investigations. Thirteen complaints recommended for closure. Michael D. Oldenettel recused himself from complaint 2025-3204</p>

April 30, 2025

One case recommended for closure by Investigations.
One case referred to Prosecutions by Investigations.
Six cases to be closed by Prosecutions.
Ten complaints referred to Investigations.
Ten 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 11:14 a.m. by Johnson and seconded by Willoughby, to return to open session. The Motion carried unanimously.

Approval of Minutes:

A motion was made by Alonzo-Deubel and seconded by Ye, to approve the minutes of the closed session of the March 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 Ye 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 two deliberations for the Board to consider.
In Case #2024-08190, the Board considered disciplinary measures. The Board signed Findings of Fact at this meeting.

In Case #2021-01386. The Board considered disciplinary measures. The Board signed Findings of Fact at this meeting.

Orders:

10 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:

2025-02648 (William Johnson)
2024-08795 (Shanee C. Easter)
2020-02626 (DanWallace and Legacy Real Estate Professionals LLC)
2022-07092 (Stewart Weisenberger, Lucas Grace, Scott A. Farmer Inc.)
2022-06364 (Jamie Allison and Eastern IL Realty)
2019-07639 (Pace Properties and Joseph Ciapciak)
2019-07639 (Christian Burns)
2019-07639 (Evan Barnett)
2019-07639 (Lauren Berry)
2019-07639 (Michael Carlson)
2019-07639 (Carl Day)
2019-07639 (Ryan Geringer)
2019-07639 (Kate Grewe)
2019-07639 (James K. Rosen)
2019-07639 (Scott Seyfried)
2019-07639 (John Shuff)
2019-07639 (Mike Swearngin)

2019-07639 (Connor Wieman)
2019-07639 (Patrick Willet)

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.

MANAGING BROKER 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	4	53	61	44								
RENEWALS	283	2,622	2,573	6,796								
SPONSOR CHG.	104	87	130	91								
2025 TOTAL ACTIVE	14,911	14,939	14,994	15,017								

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

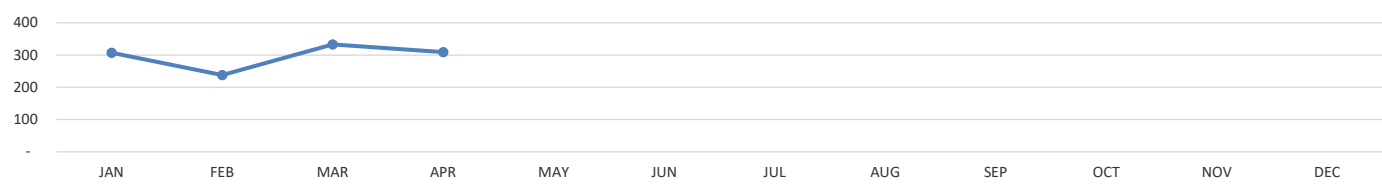
BROKER 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	307	238	333	309								
RENEWALS	58	48	72	84								
SPONSOR CHG.	950	720	882	615								
2025 TOTAL ACTIVE	54,991	55,245	55,576	55,920								

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



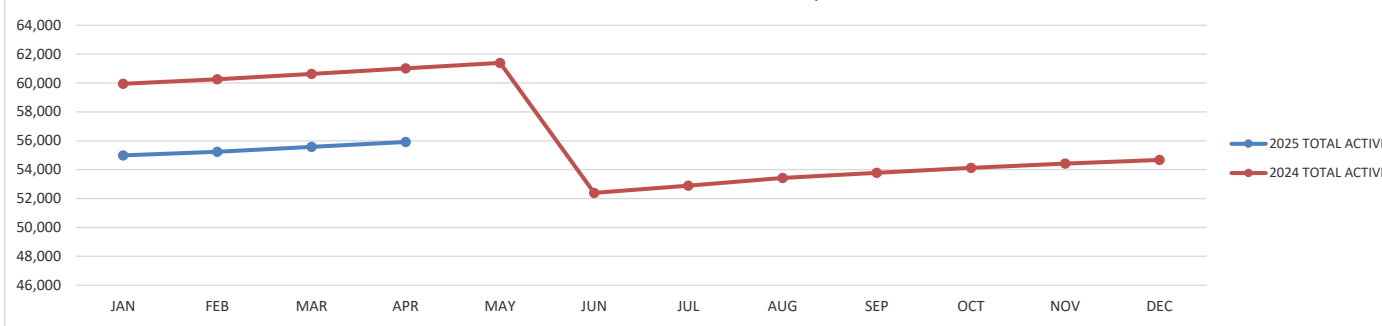
2025 Broker Renewals by Month



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								
RENEWALS	15	15	16	18								
SPONSOR CHG.	41	65	61	39								
2025 TOTAL ACTIVE	2,983	3,052	3,118	3,201								

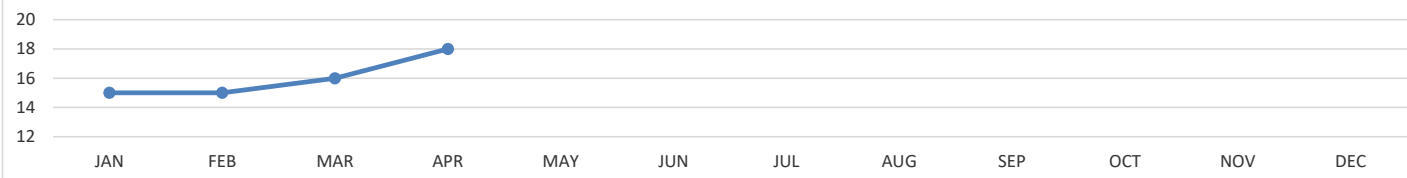
RESIDENTIAL LEASING AGENT 2024

	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



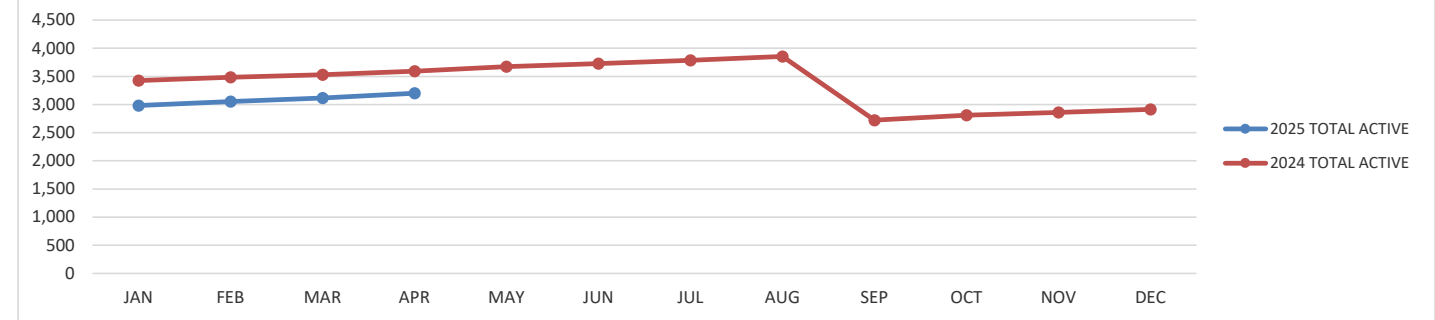
2025 Residential Leasing Agent Renewals by Month



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						
June						
July						
August						
September						
October						
November						
December						
YTD Total	6	16	9	44	2	77
Total Active Licenses	295	508	164	752	73	Nate Chandler

as of...

3/31/2025

4/30/2025

License prefix	License Type	Active Licenses	Active Licenses
440	Licensed Auctioneer	201	203
441	Licensed Auctioneer	590	608
444	Licensed Auction Firm	160	173
445	Licensed Auction CE School	6	6
446	Licensed Auction CE Course	42	42
Totals		999	1,032

License prefix	License Type	Active Licenses	Active Licenses
553	Certified General Real Estate Appraiser	1,423	1,428
555	Licensed Appraiser Education Provider	19	16
556	Certified Residential Real Estate Appraiser	1,719	1,720
557	Associate Real Estate Trainee Appraiser	357	365
558	Appraisal Management Company	119	121
572	Temporary Practice Real Estate Appraiser	53	59
573	Licensed Appraiser Pre-Lic Course	108	90
575	Licensed Appraiser CE Course	437	339
Totals		4,235	4,138

License prefix	License Type	Active Licenses	Active Licenses
261	LICENSED COMMUNITY ASSOCIATION MANAGER	2,087	2,105
291	Community Association Managment Firm	191	195
292	CAM Education Sponsor	22	28
293	CAM CE Course	57	66
Totals		2,357	2,394

License prefix	License Type	Active Licenses	Active Licenses
450	Licensed Home Inspector	1,387	1,409
451	Licensed Home Inspector Entity	134	135
452	Licensed Home Inspector Education Provider	24	25
453	Licensed Home Inspector Pre-License Course	30	31
454	Licensed Home Inspector CE Course	174	186
Totals		1,749	1,750

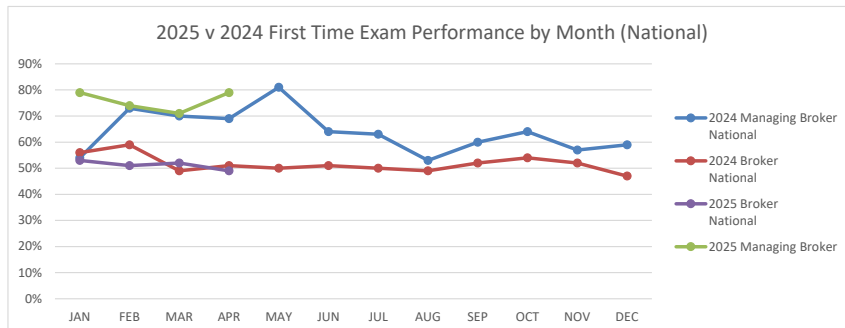
Total Licenses	9,340	9,314
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2025 Real Estate Examination Pass Rates

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2025 Managing Broker	First Time	79%	74%	71%	79%								
	First Time Takers	33	42	42	43								
	Repeat	75%	88%	50%	47%								
	Repeat Takers	8	16	20	19								
Managing Broker Reciprocity Exam	First Time	70%	100%	75%	75%								
	First Time Takers	10	5	4	8								
	Repeat	50%	50%	0%	0%								
	Repeat Takers	2	2	1	0								
2025 Broker National	First Time	53%	51%	52%	49%								
	First Time Takers	353	431	490	453								
	Repeat	34%	37%	35%	35%								
	Repeat Takers	304	311	451	417								
2025 Broker State	First Time	54%	59%	60%	53%								
	First Time Takers	402	465	531	507								
	Repeat	45%	43%	49%	47%								
	Repeat Takers	183	184	255	273								
Broker Reciprocity Exam	First Time	64%	59%	83%	71%								
	First Time Takers	33	39	35	17								
	Repeat	67%	73%	56%	63%								
	Repeat Takers	9	11	9	8								
Leasing Agent National	First Time	56%	51%	46%	48%								
	First Time Takers	82	79	90	99								
	Repeat	46%	46%	51%	36%								
	Repeat Takers	59	65	63	86								
RE Instructors National	First Time	100%	75%	100%	67%								
	First Time Takers	2	4	1	3								
	Repeat	0%	0%	0%	0%								
	Repeat Takers	2	0	0	0								
RE Instructors State	First Time	50%	100%	100%	67%								
	First Time Takers	2	5	1	3								
	Repeat	33%	0%	0%	0%								
	Repeat Takers	3	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



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

**AS PREPARED FOR READ BOARD
MAY 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 APRIL was: **78 files**.

INITIAL EXAMINATIONS COMPLETED

RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – NOT PRACTICING

TOTAL COMPLETED: 12

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: 10

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: 7

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: 49*

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: 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

MAY 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				
June 2025				
July 2025				
August 2025				
September 2025				
October 2025				
November 2025				
December 2025				
Total 2025 TALLY	169	77	43	49

REAL ESTATE INVESTIGATIONS REPORT

APRIL 2025

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	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						
JUNE						
JULY						
AUGUST						
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						
TOTAL			86	12	36	

April 2025
Prosecutions Report

[illegible]

April 2025
Prosecutions Report

Column2

[illegible]