



IDFPR

Illinois Department of
Financial and Professional Regulation

Division of Real Estate

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JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

Real Estate Administration and Disciplinary Board
Minutes of Open Session

Meeting Date:

August 13, 2026

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, Sara Bryan, Gaspar Flores, Jr., Oralia Herrera, Alberta Johnson, Shirin Marvi, Michele Nixon, and Theodore Yi

Board Member(s) Present
at Springfield location:

David Levin, Carol Meinhart, Michael Oldenettel, and Norman Willoughby

Board Member(s) Absent:

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
Dan Kazlauskis – Staff Attorney
Asna Aliuddin – Staff Attorney
Dimitrios Trivizas – Staff Attorney
Susan Sigourney – Board Liaison
Maria Lopez – Board Liaison

Guest(s) Present: Derek Abbott – Aceable and Airee
Kirk Antkiewicz – Chicago Association of Realtors
Young Brockhouse – Illinois Realtors
Rocky Esposito – AHI Real Estate
Mike Fair – Your House Academy
Marilyn Glazer – Colibri RE Express
Katelyn Taylor – Colibri Group

Call to Order: The meeting was called to order at 9:31 a.m. by Chair Jennifer Rossiter Moreno.
The Board members present constituted a quorum of the Board.

Approval of Minutes: Board members reviewed the Minutes of the open session of the
July 9, 2026, Board meeting. A motion was then made by Flores and seconded
by Herrera to approve the July 9, 2026, open session minutes. The motion was
passed unanimously.

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

Staff Reports:

Licensing: The 2026 Licensing Report for activity conducted in July was
presented and distributed.

Active licensee counts are as follows:
Managing Brokers 14,161
Residential Leasing Agents 4,015
Real Estate Brokers 51,370
Branch Offices 1,248
Broker Corporations 2,907
Broker Partnerships 21
Limited Liability Firms 2,562
Real Estate Virtual Offices 162
Real Estate Education Providers 69
Real Estate Pre-Licensed Instructors 261
Real Estate Pre-Licensed Courses 418
Real Estate Education Provider Virtual Offices 3
Real Estate CE Instructors 135
Real Estate CE Courses 592

Education: Nathaniel Chandler provided an update on broker renewal. The Residential
Leasing Agent license renewal deadline ended July 31st. Online renewal is
available with a late fee through the end of August. Paper renewal applications
will be available after that upon contacting licensing department. Real estate
entity renewal is currently ongoing with an October 31, 2026 deadline. Paper
applications are also available upon request.

Complaints:	The 2026 Complaints Report through the month of July was presented and distributed. New Complaints 40 Assigned to Investigations 23 Complaints Closed at Intake Review 4 (various reasons) Closed at CCR 17
Audits:	The 2026 Audits Report for activity conducted in July was distributed. ▪ Broker verification reports completed not practicing 14 ▪ Broker verification reports completed who are practicing 9 ▪ Completed for brokers who are practicing who were inspected 11 ▪ Completed for brokers who were not inspected 3 ▪ Initial Examinations completed by Examiners completed in July where violations had previously been found, and compliance has now been demonstrated 14
Investigations:	The 2026 Investigations Report through the month of July was presented and distributed. Complaints converted to cases and assigned to Investigations 16 Cases referred to Prosecutions 7 Cases closed at Investigations 18 Total real estate cases pending in Investigations 683
Prosecutions:	The 2026 Prosecutions Report through the month of July was presented and distributed. 190 Pending Cases 48 new cases Closed 48 cases Four formal Complaints One Informal Conference No formal hearings
Formal Hearing Schedule:	There are no formal hearings scheduled at this time.
Old Business:	None
New Business:	The proposed Board Schedule for 2027 was reviewed.
Closed Session:	A motion was made at 9:48 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 July 9, 2026, 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:

July 15, 2026

Nine cases were recommended for closure by Investigations.
No cases were to be closed by Prosecutions.
15 complaints were referred to Investigations.
Five complaints were recommended for closure.

August 5, 2026

12 cases were recommended for closure by Investigations.
Six cases are to be closed by Prosecutions.
Eight complaints were referred to Investigations.
12 complaints were recommended for closure.

Motion To Return to Open Session:

A Motion was made at 11:27 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 Alonzo-Deubel and seconded by Johnson, to approve the closed minutes of the July 9, 2026, Board meeting as presented. The motion was passed unanimously.

Ratify Actions Taken in Closed
Session:

A motion was made by Herrera and seconded by Nixon 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 engaged in deliberations in two cases: 2018-03304 and 2024-05529, and submitted its Findings of Fact, Conclusions of Law and Recommendation in both cases to the Director

Orders:

Seven Orders were reviewed and discussed in Closed Session.

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

2024-00986	Rosa Abdullah
2024-06208	Jobany Gonzalez
2025-13428	ABR Real Estate Corporation d/b/a Real Estate School of Illinois
2025-13428	Wesley C. Zaba
2026-07046	Cyrus Kurosh Zandi

Minutes Remain Closed:

A motion was made by Herrera and seconded by Johnson that, due to the continuing need for confidentiality, 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 11:29 a.m. by Marvi and seconded by Flores to adjourn the meeting. The motion was passed unanimously.