

STATE OF ILLINOIS
DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION
DIVISION OF PROFESSIONAL REGULATION
BUREAU OF REAL ESTATE PROFESSIONS

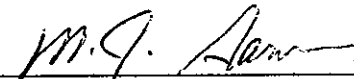
DEPARTMENT OF FINANCIAL AND)
PROFESSIONAL REGULATION)
of the State of Illinois, Complainant)
)
v.) Case No. E2007-256 RE
)
RADOSTINA A. TODOROVA)
License No. 476-0352817 Respondent)

NOTICE OF CONSENT ORDER

TO: Radostina A. Todorova
2418 W. Bloomingdale Ave. #204
Chicago, IL 60647

PLEASE TAKE NOTICE that the Director of the Division of Professional Regulation for the Illinois Department of Financial and Professional Regulation has signed the attached Consent Order which effects your license to practice real estate in the State of Illinois. This Consent Order is effective the date of the Director's signature.

DIVISION OF PROFESSIONAL REGULATION

By: 
Michael J. Garvin
Acting Chief of Prosecutions
Bureau of Real Estate Professions

Illinois Department of Financial and Professional Regulation
100 W. Randolph, 9th Floor
Chicago, IL 60601
312-793-1219

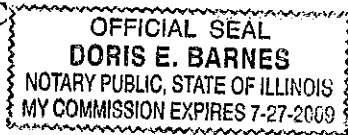
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The undersigned, being duly sworn on oath, states that on 09 / 21 / 2007, I mailed with sufficient postage affixed, a copy of the foregoing CONSENT ORDER and NOTICE OF CONSENT ORDER, by certified mail, return receipt requested at 100 W. Randolph, 9th Floor, Chicago, IL 60601 to all parties at the addresses listed below:

Fateh Kozral
AFFIANT

Subscribed and sworn to before me,
this 21 day of Sept., 2007

Doris E. Barnes
NOTARY PUBLIC



Enf. Id.: E2007-256 RE

Serial No.: 7196-2958-8800-0009-0297
Radostina A. Todorova
2418 W. Bloomingdale Ave. #204
Chicago, IL 60647

Serial No.: ll " 0280
James J. Roche & Associates
Attn: Kelly Maloney Kachmarik
642 N. Dearborn St.
Chicago, IL 60610-4785

STATE OF ILLINOIS
DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION
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DEPARTMENT OF FINANCIAL AND)
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v.) Case No. E2007-256 RE
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RADOSTINA A. TODOROVA)
License No. 476-0352817 Respondent)

CONSENT ORDER

The Bureau of Real Estate Professions of the Division of Professional Regulation of the Illinois Department of Financial and Professional Regulation (hereinafter "the Division"), by Michael J. Garvin, its Acting Chief of Prosecutions, and Radostina A. Todorova, Respondent, hereby agree to the following:

STIPULATIONS

Radostina A. Todorova is licensed as a real estate salesperson in the State of Illinois, holding license number 476-0352817. At all times material to the matter set forth in this Consent Order, the Division had jurisdiction over the subject matter and the parties herein.

In and around 2005 and 2006, Respondent acted as the real estate agent and loan originator for certain buyers of condominium units at One Renaissance Place, Palatine, Illinois. The transactions closed, Respondent received commission monies, and the buyers subsequently defaulted on their mortgage loans. The Division alleges that Respondent knew that the buyers submitted mortgage loan applications that contained false information.

The allegations as set forth herein, if proven true, would constitute grounds for disciplining Respondent's license as a real estate salesperson, on the authority of 225 ILCS 454/20-20(h)12 (2000 as amended).

As a result of the foregoing allegations, the Division, through Michael J. Garvin, and Respondent, through her attorney Kelly Maloney Kachmarik, agreed to resolve the matter pursuant to the terms and conditions in this Consent Order.

The Respondent has been advised of the right to accept or reject this Consent Order. The Respondent has been advised of the right to have the pending allegations set forth in a Formal Complaint, the right to a Formal Hearing, the right to contest any charges brought, and the right to administrative review of any Final Order resulting from a Formal Hearing. The Respondent knowingly waives each of these rights, as well as any right to administrative review of this Consent Order. Such waiver shall cease if the Consent Order is not acceptable to the Board or the Director.

The Respondent willingly enters into this Consent Order. The Respondent has been informed that this Consent Order will be presented to the Board and Director. If this Consent Order is not approved, the Respondent waives any right to raise any prejudice resulting from the Director's and Board's consideration of this Consent Order. The Respondent understands that this Consent Order is not effective unless and until it is adopted by the Board and then the Director.

In order to resolve this matter, the Respondent and the Division have to enter into a Consent Order, providing for the imposition of measures which are fair and equitable in the circumstances and which are consistent with the best interests of the People of the State of Illinois.

CONDITIONS

WHEREFORE, the Division, through Michael J. Garvin, its Acting Chief of Prosecutions, and Radostina A. Todorova, do hereby agree:

- A. The real estate salesperson license of Radostina A. Todorova, License No. 476-0352817, shall be permanently revoked. Respondent shall immediately surrender her license, pocket card, and any other indicia of real estate licensure to the Division.
- B. This Consent Order shall become effective on the date that it is approved by the Director of this agency.

DIVISION OF PROFESSIONAL REGULATION
of the State of Illinois

9/7/07
Date

M. J. Garvin
Michael J. Garvin
Acting Chief of Prosecutions

Date

R. Todorova
Radostina A. Todorova
Respondent

Date

Kelly Maloney Kachmarik
Kelly Maloney Kachmarik
Attorney for Respondent

9/13/07
Date

Casey G. Shivers
Member, Real Estate Administration and
Disciplinary Board

The foregoing Consent Order is approved in full.
DATED THIS 17 DAY of September, 2007.

DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION of the State of
Illinois,
DEAN MARTINEZ, SECRETARY

DIVISION OF PROFESSIONAL REGULATION

Daniel E. Bluthardt
DANIEL E. BLUTHARDT
DIRECTOR

Docket No.: E2006-76 RE