

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF THE APPLICATION  
FOR A LICENSE AS A REAL ESTATE  
SALESPERSON

ILI J. SUBHAN

RESPONDENT(S)

ORDER LIFTING SUSPENSION & REINSTATING  
LIMITED LICENSE

LS 0604031 REB

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TO: ILI J. SUBHAN  
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Madison, WI 53701-2038

Department Monitor  
Division of Enforcement  
WI Dept. of Safety & Professional Services  
1400 E. Washington Avenue  
Madison, WI 53703

ILI J. SUBHAN  
1343 N. 63<sup>rd</sup> Street  
Wauwatosa, WI 53213

BACKGROUND

On August 16, 2012, the Real Estate Examining Board (Board) considered the Applicant's petition to lift suspension of the applicant's license which occurred June 24, 2008 as a result of the Applicant's failure to comply with the limitations, terms and conditions of the Final Decision and Order dated July 27, 2006.

Information of record indicates that the Applicant has at no time practiced real estate in compliance with Board's Order. Information of record also indicates that the Applicant has made substantial positive life changes which suggest that all of the original limitations, terms and conditions may no longer be necessary to ensure the Applicant practices as a real estate salesperson in a safe and competent manner.

Based upon the entire record in this matter, the Board now finds and makes the following:

ORDER

IT IS HEREBY ORDERED THAT, the suspension of Ili J. Subhan's credential (#68418-94) to practice as a real estate salesperson in the state of Wisconsin is lifted and Ili J. Subhan's credential is reinstated to LIMITED status, subject to the limitations, terms and conditions enumerated herein.

IT IS FURTHER ORDERED THAT, the limitations, terms and conditions placed upon the Applicant's credential in the July 26, 2006 Order are rescinded and replaced as follows:

1. Mr. Subhan shall practice as a real estate salesperson only as an employee of a licensed real estate business entity. Subject to approval by the Board, the business entity shall designate a Supervising Broker who is a licensed real estate broker in good standing, with no prior discipline, who submits a statement to the Department Monitor that he or she has been designated Mr. Subhan's Supervising Broker, and that he or she agrees to accept the responsibility of complying with this Order. The Department Monitor is the individual who coordinates compliance with the terms of this order. The monitor may be reached at:

Department Monitor  
Department of Safety and Professional Services  
P.O. Box 8935  
Madison, Wisconsin 53708-8935  
FAX (608) 266-2264  
Tel. (608) 261-7692  
E-mail: [department.monitor@wi.gov](mailto:department.monitor@wi.gov)

2. Mr. Subhan shall provide a complete copy of this Final Decision and Order to the Supervising Broker.

3. The Supervising Broker shall prepare and submit written quarterly reports, according to a schedule established by the Department Monitor, describing Mr. Subhan's activities and progress in his employment. The reports shall specifically report any violation of this Order, any arrest by any law enforcement agency in any jurisdiction, any use by Mr. Subhan of a controlled substance without medical authorization, or any violation by Mr. Subhan of the laws and rules governing the practice of Real Estate.

4. Mr. Subhan shall be responsible for the submission of the quarterly reports to the Department Monitor by the Supervising Employer.

5. Mr. Subhan shall report any change of employment to the Department Monitor within five days of the change, and must comply with the provisions of paragraphs 1 and 2 prior to starting such employment.

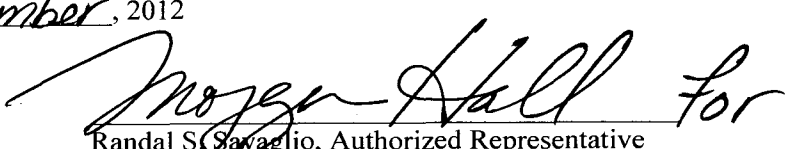
6. Mr. Subhan shall provide written and signed statements to accompany his Supervising Broker's quarterly reports affirming that he has complied with all the limitations, terms and conditions of this Order, unless specific notice of non-compliance has otherwise been provided.

7. The limitations in this Order shall remain in effect for a minimum of two years. After two years of demonstrated practice as a real estate salesperson in compliance with the Board's Order, the Board will consider a petition for termination or modification of the limitations on his license.

8. The Board will not consider an application requesting licensure as a Real Estate Broker until Mr. Subhan provides evidence demonstrating two years of practice in compliance with all of the limitations, terms and conditions set forth herein.

This Order takes effect on the day it is signed.

Dated this 10<sup>th</sup> day of September, 2012

  
Randal S. Savaglio, Authorized Representative  
Real Estate Examining Board