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State of Wisconsin
Department of Safety and Professional Services











COMPLAINT FORM

Complaint ID:2023027982

Created Date:4/27/2023 12:38:25 PM

Complaint Category:Business

Profession:Real Estate Broker,

PERSON SUBMITTING THE COMPLAINT**First Name** Christopher**Middle Name****Last Name** Stoller**Address** P.O. Box 60645**City** CHICAGO**State** Illinois**Zip Code** 60660**County** IL**E-Mail** cns40@hotmail.com**Primary Phone** 773-746-3163**Secondary Phone****Date Of Birth** 12/29/1948**LICENSEE THE COMPLAINT IS AGAINST****LICENSEE -1****First Name** Duane**Middle Name****Last Name** Keenan Jr**Address** 520 Broad St**City** Lake Geneva**State** Wisconsin**Zip Code** 53147**County** Walworth**E-Mail** duaneKeenanJr@gmail.com**Primary Phone** 262-393-4206**Secondary Phone** 224-410-7307

Please enter the names of any other people involved in this incident

Donald J Crowley and Diana S. Crowley

INCIDENT INFORMATION

1. When did the incident occur (If you do not know the exact date, make as close an estimate as possible)?

Sellers of the Real Estate Donald J. Crowley, Diana S. Crowley, N1334 Lakeshore Rd., Kewaunee, Wi 54216, individuals owners of the Property 2 vacant lots located in Walworth County JLCB 00994 and JLCB 00986 which werelisted by Wisconsin Real Estate Broker Duane Keenan Jr for sale thru Homestead Realty Inc. The properties have a substantial liability which the Wisconsin Broker Duane Keenan Jr failes to disclose to potential buyers. See attached engineer report.

2. Where did the incident occur?

Lake Como beach, Walworth County, Wi

3. Have you tried to resolve this matter? If so, please provide details.

See Email Correspondence from the Respondent Duane Keenan Jr. to the Complainant Christopher Stoller below: On Apr 5, 2023, at 4:59 PM, Duane Keenan Jr (.duaneKeenanJr@gmail.com) wrote: On Apr 5, 2023, at 4:59 PM, Duane Keenan Jr. Jr.duaneKeenanJr@gmail.com) wrote: Complainant Christopher Stoller:, I emailed the (Sellers) Crowley's today (the Sellers) and got to hear their side of the story, which is very different from your side of the story. They mentioned that your original lawsuit was dismissed and you also lost the appeal and that you "were cautioned against filing any frivolous lawsuits in the future". I asked if they had received a letter from your or your attorney and they have not heard anything since you lost the appeal I called Sal Dimiceli's office and spoke to them. They dropped the listing because of the constant harassment by you and not for any other reason. With all of that being said I don't see any legal requirement to remove the listing. Threatening emails and phone calls are not enough for me to remove the listing because other than your words there is no legal proof that the Crowley's are responsible for any damages. This will be my last response to you on this matter. Duane Keenan

4. If your complaint is, or has been, under consideration by another agency or court please provide the agency name, court name, case number and case status.

N/a

5. Who else has information related to this incident? Provide names, addresses, email addresses and phone numbers for those persons.

Leo Stoller, P.O. Box 60645, Chicago, Illinois 60660, phone 312-545-4554, email Ldms4@hotmail.com

6. Describe the incident. Include as much specific information as possible.

Re: Real Estate Complaint Against Duane Keenan Jr., for withholding negative information from buyers about a real estate listing there 2 vacant lots JLCB 00994, And the rear lot JLCB 00986 and failing to disclose that information to potential buyers See attached engineer Report.

State Equivalent of standard #102DLSC(Rev. 8/15) paper complaint form

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