



See a Social Security Number? Say Something!
Report Privacy Problems to <https://public.resource.org/privacy>
Or call the IRS Identity Theft Hotline at 1-800-908-4490



EXTENDED TO NOVEMBER 15, 2016

Return of Private Foundation

or Section 4947(a)(1) Trust Treated as Private Foundation

Do not enter social security numbers on this form as it may be made public.

Information about Form 990-PF and its separate instructions is at www.irs.gov/form990pf

OMB No 1545-0052

2015

Open to Public Inspection

Form 990-PF

Department of the Treasury Internal Revenue Service

For calendar year 2015 or tax year beginning

, and ending

Name of foundation: STEANS FAMILY FOUNDATION; A Employer identification number: 36-3486843; B Telephone number: 312-467-5900; G Check all that apply: Initial return, Final return, Address change, etc.

Table with 5 columns: (a) Revenue and expenses per books, (b) Net investment income, (c) Adjusted net income, (d) Disbursements for charitable purposes. Rows include Contributions, Interest on savings, Dividends, Net rental income, Gross sales price, Capital gain, Other income, Compensation of officers, and Operating and Administrative Expenses.

SCANNED NOV 29 2016

Revenue Operating and Administrative Expenses

523501 11-24-15

LHA For Paperwork Reduction Act Notice, see instructions.

Form 990-PF (2015)

Handwritten initials/signature

Part II Balance Sheets		Attached schedules and amounts in the description column should be for end-of-year amounts only		Beginning of year		End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value	(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1	Cash - non-interest-bearing		1,267,189.	42,017.	42,017.	
	2	Savings and temporary cash investments					
	3	Accounts receivable ▶	8,781.				
		Less: allowance for doubtful accounts ▶		27,122.	8,781.	8,781.	
	4	Pledges receivable ▶					
		Less: allowance for doubtful accounts ▶					
	5	Grants receivable					
	6	Receivables due from officers, directors, trustees, and other disqualified persons					
	7	Other notes and loans receivable ▶	704,820.				
		Less: allowance for doubtful accounts ▶	0.	1,135,000.	704,820.	704,820.	
	8	Inventories for sale or use					
	9	Prepaid expenses and deferred charges		5,949.	8,693.	8,693.	
	10a	Investments - U.S. and state government obligations					
	b	Investments - corporate stock	STMT 10	6,478,084.	6,361,280.	7,943,188.	
	c	Investments - corporate bonds					
	11	Investments - land, buildings, and equipment basis ▶					
	Less: accumulated depreciation ▶						
12	Investments - mortgage loans						
13	Investments - other	STMT 11	5,195,123.	5,645,202.	4,357,240.		
14	Land, buildings, and equipment basis ▶	4,238,167.					
	Less: accumulated depreciation	STMT 12 ▶	865,340.	3,618,371.	3,372,827.	3,372,827.	
15	Other assets (describe ▶)	STATEMENT 13)	31,554.	14,949.	14,949.		
16	Total assets (to be completed by all filers - see the instructions. Also, see page 1, item I)		17,758,392.	16,158,569.	16,452,515.		
Liabilities	17	Accounts payable and accrued expenses		61,842.	60,446.		
	18	Grants payable		610,000.	500,682.		
	19	Deferred revenue					
	20	Loans from officers, directors, trustees, and other disqualified persons					
	21	Mortgages and other notes payable					
	22	Other liabilities (describe ▶)	UBS LOAN	0.	831,022.		
23	Total liabilities (add lines 17 through 22)		671,842.	1,392,150.			
Net Assets or Fund Balances	24	Foundations that follow SFAS 117, check here and complete lines 24 through 26 and lines 30 and 31. <input checked="" type="checkbox"/>					
	24	Unrestricted		17,086,550.	14,766,419.		
	25	Temporarily restricted					
	26	Permanently restricted					
	27	Foundations that do not follow SFAS 117, check here and complete lines 27 through 31. <input type="checkbox"/>					
	27	Capital stock, trust principal, or current funds					
	28	Paid-in or capital surplus, or land, bldg., and equipment fund					
29	Retained earnings, accumulated income, endowment, or other funds						
30	Total net assets or fund balances		17,086,550.	14,766,419.			
31	Total liabilities and net assets/fund balances		17,758,392.	16,158,569.			

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year - Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	17,086,550.
2	Enter amount from Part I, line 27a	2	<2,320,131.>
3	Other increases not included in line 2 (itemize) ▶	3	0.
4	Add lines 1, 2, and 3	4	14,766,419.
5	Decreases not included in line 2 (itemize) ▶	5	0.
6	Total net assets or fund balances at end of year (line 4 minus line 5) - Part II, column (b), line 30	6	14,766,419.

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a PUBLICLY TRADED STOCKS	P	VARIOUS	VARIOUS
b GAIN ON SALE OF PROPERTIES TO LEGACY CHARTER			
c SCHOOL	P	VARIOUS	VARIOUS
d FROM PASSTHROUGH K-1S	P	VARIOUS	VARIOUS
e			

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a 4,329,661.		204,658.	4,125,003.
b			
c 176,168.		159,500.	16,668.
d		128,892.	<128,892.>
e			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col. (h))
(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	
a			4,125,003.
b			
c			16,668.
d			<128,892.>
e			

2 Capital gain net income or (net capital loss)	{ If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }	2	4,012,779.
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c). If (loss), enter -0- in Part I, line 8		3	N/A

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income.)

If section 4940(d)(2) applies, leave this part blank.

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? Yes No

If "Yes," the foundation does not qualify under section 4940(e). Do not complete this part.

1 Enter the appropriate amount in each column for each year; see the instructions before making any entries.

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col. (b) divided by col. (c))
2014	2,535,651.	20,461,703.	.123922
2013	2,680,094.	18,505,449.	.144827
2012	3,802,792.	15,281,285.	.248853
2011	2,707,589.	17,531,957.	.154437
2010	3,974,766.	21,295,085.	.186652

2 Total of line 1, column (d)	2	.858691
3 Average distribution ratio for the 5-year base period - divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years	3	.171738
4 Enter the net value of noncharitable-use assets for 2015 from Part X, line 5	4	20,102,350.
5 Multiply line 4 by line 3	5	3,452,337.
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	44,621.
7 Add lines 5 and 6	7	3,496,958.
8 Enter qualifying distributions from Part XII, line 4 If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate. See the Part VI instructions.	8	5,622,801.

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948 - see instructions)

1a Exempt operating foundations described in section 4940(d)(2), check here <input type="checkbox"/> and enter "N/A" on line 1. Date of ruling or determination letter: _____ (attach copy of letter if necessary-see instructions)			
b Domestic foundations that meet the section 4940(e) requirements in Part V, check here <input checked="" type="checkbox"/> and enter 1% of Part I, line 27b		1	44,621.
c All other domestic foundations enter 2% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, col. (b).			
2 Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)		2	0.
3 Add lines 1 and 2		3	44,621.
4 Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)		4	0.
5 Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-		5	44,621.
6 Credits/Payments:			
a 2015 estimated tax payments and 2014 overpayment credited to 2015	6a	53,381.	
b Exempt foreign organizations - tax withheld at source	6b		
c Tax paid with application for extension of time to file (Form 8868)	6c	30,000.	
d Backup withholding erroneously withheld	6d		
7 Total credits and payments. Add lines 6a through 6d	7	83,381.	
8 Enter any penalty for underpayment of estimated tax. Check here <input checked="" type="checkbox"/> if Form 2220 is attached	8		
9 Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9		
10 Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10	38,760.	
11 Enter the amount of line 10 to be: Credited to 2016 estimated tax <input type="checkbox"/> 38,760. Refunded <input checked="" type="checkbox"/>	11	0.	

Part VII-A Statements Regarding Activities

	Yes	No
1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?		X
b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes (see instructions for the definition)? If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities		X
c Did the foundation file Form 1120-POL for this year?		X
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: (1) On the foundation. <input type="checkbox"/> \$ 0. (2) On foundation managers. <input type="checkbox"/> \$ 0.		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. <input type="checkbox"/> \$ 0.		
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? If "Yes," attach a detailed description of the activities		X
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? If "Yes," attach a conformed copy of the changes		X
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year?		X
b If "Yes," has it filed a tax return on Form 990-T for this year?	N/A	
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? If "Yes," attach the statement required by General Instruction T		X
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	X	
7 Did the foundation have at least \$5,000 in assets at any time during the year? If "Yes," complete Part II, col (c), and Part XV	X	
8a Enter the states to which the foundation reports or with which it is registered (see instructions) <input type="checkbox"/> IL		
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? If "No," attach explanation	X	
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2015 or the taxable year beginning in 2015 (see instructions for Part XIV)? If "Yes," complete Part XIV		X
10 Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses		X

Part VII-A Statements Regarding Activities (continued)

	Yes	No
11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see instructions)		X
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)		X
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ▶ STEANSFAMILYFOUNDATION.ORG	X	
14 The books are in care of ▶ DAVE GERVASE Telephone no. ▶ 312-235-4521 Located at ▶ 50 E WASHINGTON STREET SUITE 400, CHICAGO, IL ZIP+4 ▶ 60602		
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - Check here and enter the amount of tax-exempt interest received or accrued during the year	N/A	
16 At any time during calendar year 2015, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country ▶		X

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.

	Yes	No
1a During the year did the foundation (either directly or indirectly):		
(1) Engage in the sale or exchange, or leasing of property with a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
(6) Agree to pay money or property to a government official? (Exception. Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b If any answer is "Yes" to 1a(1)-(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance (see instructions)? Organizations relying on a current notice regarding disaster assistance check here ▶ <input type="checkbox"/>	1b	X
c Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2015?	1c	X
2 Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):		
a At the end of tax year 2015, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2015? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," list the years ▶ _____		
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement - see instructions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2b	
c If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here. ▶ _____		
3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
b If "Yes," did it have excess business holdings in 2015 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969; (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or (3) the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2015)	3b	X
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a	X
b Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2015?	4b	X

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required (continued)

5a During the year did the foundation pay or incur any amount to:

- (1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))? Yes No
- (2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive? Yes No
- (3) Provide a grant to an individual for travel, study, or other similar purposes? Yes No
- (4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? (see instructions) Yes No
- (5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? Yes No

b If any answer is "Yes" to 5a(1)-(5), did any of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance (see instructions)?
Organizations relying on a current notice regarding disaster assistance check here

c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? **SEE STATEMENT 15** Yes No

If "Yes," attach the statement required by Regulations section 53.4945-5(d)

6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? Yes No

b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? Yes No

If "Yes" to 6b, file Form 8870

7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? Yes No

b If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction? N/A

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, foundation managers and their compensation.

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
SEE STATEMENT 14		144,250.	4,927.	0.

2 Compensation of five highest-paid employees (other than those included on line 1). If none, enter "NONE."

(a) Name and address of each employee paid more than \$50,000	(b) Title, and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
NONE				

Total number of other employees paid over \$50,000 0

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)

3 Five highest-paid independent contractors for professional services. If none, enter "NONE."

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
FINANCIAL INVESTMENT CORPORATION - 50 E WASHINGTON ST SUITE 400, CHICAGO, IL 60602	CONSULTING FEES	164,789.

Total number of others receiving over \$50,000 for professional services ▶ 0

Part IX-A Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.

	Expenses
1 GRANT MAKING AND PROGRAMS INTENDED TO REVITALIZE THE NORTH LAWDALE NEIGHBORHOOD ON CHICAGO'S WEST SIDE	1,325,078.
2	
3	
4	

Part IX-B Summary of Program-Related Investments

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.

	Amount
1 N/A	
2	
3 All other program-related investments. See instructions.	
Total. Add lines 1 through 3 ▶	0.

Part X

Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:		
a	Average monthly fair market value of securities	1a	14,805,217.
b	Average of monthly cash balances	1b	873,624.
c	Fair market value of all other assets	1c	4,729,636.
d	Total (add lines 1a, b, and c)	1d	20,408,477.
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	0.
2	Acquisition indebtedness applicable to line 1 assets	2	0.
3	Subtract line 2 from line 1d	3	20,408,477.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	306,127.
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	20,102,350.
6	Minimum investment return. Enter 5% of line 5	6	1,005,118.

Part XI

Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here and do not complete this part.)

1	Minimum investment return from Part X, line 6	1	1,005,118.
2a	Tax on investment income for 2015 from Part VI, line 5	2a	44,621.
b	Income tax for 2015. (This does not include the tax from Part VI.)	2b	
c	Add lines 2a and 2b	2c	44,621.
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	960,497.
4	Recoveries of amounts treated as qualifying distributions	4	0.
5	Add lines 3 and 4	5	960,497.
6	Deduction from distributable amount (see instructions)	6	0.
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	960,497.

Part XII

Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		
a	Expenses, contributions, gifts, etc. - total from Part I, column (d), line 26	1a	5,622,801.
b	Program-related investments - total from Part IX-B	1b	0.
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the:		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	5,622,801.
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b	5	44,621.
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	5,578,180.

Note. The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years.

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2014	(c) 2014	(d) 2015
1 Distributable amount for 2015 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2015				960,497.
a Enter amount for 2014 only			0.	
b Total for prior years:		0.		
3 Excess distributions carryover, if any, to 2015:				
a From 2010	2,942,864.			
b From 2011	1,847,351.			
c From 2012	3,128,004.			
d From 2013	2,128,640.			
e From 2014	1,590,888.			
f Total of lines 3a through e	11,637,747.			
4 Qualifying distributions for 2015 from Part XII, line 4: ▶ \$ 5,622,801.				
a Applied to 2014, but not more than line 2a			0.	
b Applied to undistributed income of prior years (Election required - see instructions)		0.		
c Treated as distributions out of corpus (Election required - see instructions)	0.			
d Applied to 2015 distributable amount				
e Remaining amount distributed out of corpus	4,662,304.			960,497.
5 Excess distributions carryover applied to 2015 (If an amount appears in column (d), the same amount must be shown in column (a))	0.			0.
6 Enter the net total of each column as indicated below:				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	16,300,051.			
b Prior years' undistributed income. Subtract line 4b from line 2b		0.		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed		0.		
d Subtract line 6c from line 6b. Taxable amount - see instructions		0.		
e Undistributed income for 2014. Subtract line 4a from line 2a. Taxable amount - see instr.			0.	
f Undistributed income for 2015. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2016				0.
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)	0.			
8 Excess distributions carryover from 2010 not applied on line 5 or line 7	2,942,864.			
9 Excess distributions carryover to 2016. Subtract lines 7 and 8 from line 6a	13,357,187.			
10 Analysis of line 9:				
a Excess from 2011	1,847,351.			
b Excess from 2012	3,128,004.			
c Excess from 2013	2,128,640.			
d Excess from 2014	1,590,888.			
e Excess from 2015	4,662,304.			

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9) N/A

1 a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2015, enter the date of the ruling ▶

b Check box to indicate whether the foundation is a private operating foundation described in section 4942(j)(3) or 4942(j)(5)

	Tax year		Prior 3 years		(e) Total
	(a) 2015	(b) 2014	(c) 2013	(d) 2012	
2 a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon:					
a "Assets" alternative test - enter:					
(1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test - enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed					
c "Support" alternative test - enter:					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year-see instructions.)

1 Information Regarding Foundation Managers:
a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000). (See section 507(d)(2).)
NONE

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.
NONE

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:
 Check here if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. (see instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d.

- a** The name, address, and telephone number or e-mail address of the person to whom applications should be addressed:

- b** The form in which applications should be submitted and information and materials they should include:

- c** Any submission deadlines:

- d** Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

Part XV Supplementary Information (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a Paid during the year				
GRANTS- SEE ATTACHED LIST				2,513,692.
OTHER GRANTS - SEE ATTACHED LIST				1,193,750.
LEGACY CHARTER SCHOOL	NONE	PC	BUILDING DEVELOPMENT	724,186.
Total				▶ 3a 4,431,628.
b Approved for future payment				
CHAPIN HALL CENTER FOR CHILDREN				85,682.
NORTH LAWDALE COLLEGE PREPARATORY CHARTER HIGH SCHOOL				25,000.
Total				▶ 3b 110,682.

Schedule B
(Form 990, 990-EZ,
or 990-PF)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.
▶ Information about Schedule B (Form 990, 990-EZ, or 990-PF) and
its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2015

Name of the organization

Employer identification number

STEANS FAMILY FOUNDATION

36-3486843

Organization type (check one)

Filers of:

Section:

Form 990 or 990-EZ

501(c)() (enter number) organization

4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

4947(a)(1) nonexempt charitable trust treated as a private foundation

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note. Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000 or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I, II, and III.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Do not complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year. ▶ \$ _____

Caution. An organization that is not covered by the General Rule and/or the Special Rules does not file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990, or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it does not meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990, 990-EZ, or 990-PF. Schedule B (Form 990, 990-EZ, or 990-PF) (2015)

Name of organization STEANS FAMILY FOUNDATION	Employer identification number 36-3486843
---	---

Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	HARRISON I STEANS 50 E WASHINGTON STREET #400 CHICAGO, IL 60602	\$ 161,716.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization

Employer identification number

STEANS FAMILY FOUNDATION

36-3486843

Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
1	960 SHARES FBHS (COST \$219, FMV \$53,338) 16,000 SHARES JFM (COST \$22,497, FMV \$1,063,200)	\$ 1,116,538.	11/25/15
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____

Name of organization STEANS FAMILY FOUNDATION	Employer identification number 36-3486843
---	---

Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year (Enter this info once) ▶ \$ _____
Use duplicate copies of Part III if additional space is needed

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

FORM 990-PF GAIN OR (LOSS) FROM SALE OF ASSETS STATEMENT 1

(A) DESCRIPTION OF PROPERTY	(B) GROSS SALES PRICE	(C) COST OR OTHER BASIS	(D) EXPENSE OF SALE	(E) MANNER ACQUIRED PURCHASED	(F) DATE ACQUIRED VARIOUS	(F) DATE SOLD VARIOUS	(F) GAIN OR LOSS
PUBLICLY TRADED STOCKS	4,329,661.	204,658.	0.				4,125,003.

(A) DESCRIPTION OF PROPERTY	(B) GROSS SALES PRICE	(C) COST OR OTHER BASIS	(D) EXPENSE OF SALE	(E) MANNER ACQUIRED PURCHASED	(F) DATE ACQUIRED VARIOUS	(F) DATE SOLD VARIOUS	(F) GAIN OR LOSS
GAIN ON SALE OF PROPERTIES TO LEGACY CHARTER SCHOOL	176,168.	159,500.	0.				16,668.

(A) DESCRIPTION OF PROPERTY	(B) GROSS SALES PRICE	(C) COST OR OTHER BASIS	(D) EXPENSE OF SALE	(E) MANNER ACQUIRED PURCHASED	(F) DATE ACQUIRED VARIOUS	(F) DATE SOLD VARIOUS	(F) GAIN OR LOSS
FROM PASSTHROUGH K-1S	0.	92,698.	0.				<92,698.>

CAPITAL GAINS DIVIDENDS FROM PART IV 0.

TOTAL TO FORM 990-PF, PART I, LINE 6A 4,048,973.

FORM 990-PF INTEREST ON SAVINGS AND TEMPORARY CASH INVESTMENTS STATEMENT 2

SOURCE	(A) REVENUE PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME
INTEREST INCOME	43,412.	43,412.	
TOTAL TO PART I, LINE 3	43,412.	43,412.	

FORM 990-PF		DIVIDENDS AND INTEREST FROM SECURITIES			STATEMENT 3
SOURCE	GROSS AMOUNT	CAPITAL GAINS DIVIDENDS	(A) REVENUE PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME
DIVIDEND INCOME	550,634.	0.	550,634.	550,634.	
TO PART I, LINE 4	550,634.	0.	550,634.	550,634.	

FORM 990-PF		OTHER INCOME		STATEMENT 4
DESCRIPTION	(A) REVENUE PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	
VIA K-1: ORDINARY INCOME	<71,100.>	<8,122.>		
VIA K-1: REAL ESTATE INCOME	42.	42.		
VIA K-1: OTHER INCOME	<2,726.>	<2,726.>		
VIA K-1: INTEREST INCOME	4,516.	4,516.		
VIA K-1: DIVIDEND INCOME	77.	77.		
VIA K-1: NON DEDUCTIBLES	<15.>	0.		
RENT INCOME - MORRISON FOUNDATION	6,000.	6,000.		
VIA K-1: PORTFOLIO DEDUCTIONS	<3,668.>	<3,668.>		
MISCELLANEOUS INCOME	35,432.	35,432.		
TOTAL TO FORM 990-PF, PART I, LINE 11	<31,442.>	31,551.		

FORM 990-PF		LEGAL FEES		STATEMENT 5
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
LEGAL FEES	3,920.	0.		3,920.
TO FM 990-PF, PG 1, LN 16A	3,920.	0.		3,920.

FORM 990-PF	ACCOUNTING FEES			STATEMENT 6
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
ACCOUNTING FEES	2,488.	0.		2,488.
TO FORM 990-PF, PG 1, LN 16B	2,488.	0.		2,488.

FORM 990-PF	OTHER PROFESSIONAL FEES			STATEMENT 7
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
PROFESSIONAL SERVICES	40,002.	0.		40,002.
FINANCIAL ADVISOR FEES	164,789.	164,789.		0.
TO FORM 990-PF, PG 1, LN 16C	204,791.	164,789.		40,002.

FORM 990-PF	TAXES			STATEMENT 8
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
PAYROLL TAXES	28,965.	0.		28,965.
EXCISE TAX	47,270.	0.		0.
TO FORM 990-PF, PG 1, LN 18	76,235.	0.		28,965.

FORM 990-PF	OTHER EXPENSES		STATEMENT 9
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME
			(D) CHARITABLE PURPOSES
FILING FEES	260.	0.	260.
TRAINING	4,665.	0.	4,665.
POSTAGE AND SHIPPING	465.	0.	465.
INSURANCE	27,838.	0.	27,838.
UTILITIES AND TELEPHONE	116.	0.	116.
OFFICE SUPPLIES	10,524.	0.	10,524.
WEBSITE	3,695.	0.	3,695.
MEALS AND ENTERTAINMENT	20,435.	0.	20,435.
TEMPORARY HIRING	2,927.	0.	2,927.
ASSESSMENTS	102,564.	0.	102,564.
SOFTWARE MAINTENANCE - GIFTS PROGRAM	15,000.	0.	15,000.
PROGRAM RELATED - LEGAL EXPENSES	9,678.	0.	9,678.
DUES AND SUBSCRIPTIONS	3,941.	0.	3,941.
PROGRAM RELATED - CONSULTING	64,937.	0.	64,937.
PROGRAM RELATED - BUSINESS INSURANCE	769.	0.	769.
PROGRAM RELATED - FILING FEE	2,283.	0.	2,283.
PROGRAM RELATED - REAL ESTATE TAXES	19,757.	0.	19,757.
MISCELLANEOUS	3,821.	0.	3,821.
SCHOOL BASED ED PROGRAM RELATED - SPECIAL OPS	31,345.	0.	31,345.
PROGRAM RELATED - LAND EXPENSES	15,028.	0.	15,028.
PROGRAM RELATED - SPONSORSHIPS	18,800.	0.	18,800.
PRINTING	160.	0.	160.
COGENT	1,185.	0.	1,185.
GLOBALCOM	810.	0.	810.
VERIZON	1,458.	0.	1,458.
NL LEARNING COMMUNITY MAINTENANCE & REPAIRS	1,851.	0.	1,851.
RECOGNITION & GIFTS	3,212.	0.	3,212.
RL ACQUISITIONS	2,387.	0.	2,387.
NL READS	1,379.	0.	1,379.
BANK CHARGES	93,563.	0.	93,563.
CLOSING FEE	4,511.	0.	4,511.
PROJECT IMPACT - GRANTS	55.	0.	55.
PROJECT IMPACT - PROG EXPENSES	2,240.	0.	2,240.
PROJECT IMPACT - EMPLOYMENT EXP	130,113.	0.	80,113.
MEALS SCHOOL BASED	35,653.	0.	35,653.
	124,720.	0.	124,720.
	1,080.	0.	1,080.
TO FORM 990-PF, PG 1, LN 23	763,225.	0.	713,225.

FORM 990-PF	CORPORATE STOCK	STATEMENT 10
DESCRIPTION	BOOK VALUE	FAIR MARKET VALUE
JP MORGAN	20,807.	977,112.
DESWELL INDUSTRIES	629,560.	112,613.
FIRST HORIZON	681,107.	2,068,563.
BANK OF AMERICA	1,107,502.	934,570.
WINTRUST FINANCIAL CORPORATION	0.	0.
INTEL CORPORATION	1,038,985.	1,446,900.
DISCOVER FINANCIAL SERVICES	393.	20,697.
IBM - COST	1,876,393.	1,376,200.
CEDAR HILL - CASH	38,964.	38,964.
CEDAR HILL - COST	967,569.	967,569.
TOTAL TO FORM 990-PF, PART II, LINE 10B	6,361,280.	7,943,188.

FORM 990-PF	OTHER INVESTMENTS	STATEMENT 11	
DESCRIPTION	VALUATION METHOD	BOOK VALUE	FAIR MARKET VALUE
WAVELAND PARTNERS LP	COST	21,507.	11,425.
FIC FUND II	COST	0.	0.
FIC INCOME PARTNERSHIP	COST	293,230.	48,907.
LAWDALE GATEWAY	COST	1,605.	1,605.
BRAUVIN NET LEASE INC	COST	746,625.	746,625.
USAB - PREFERRED SERIES A	COST	875,000.	875,000.
BOULEVARD HEALTHCARE	COST	39,817.	68,959.
EVERGREEN HEALTHCARE	COST	4,964.	42,592.
BRAUVIN NET LEASE INC - FUND II	COST	702,597.	702,597.
CIC BANCSHARES	COST	1,500,000.	1,500,000.
USAB	COST	131,250.	306,250.
ATLANTIC CREEK RE FUND II	COST	810,219.	0.
ASCENDANCE CAP PARTNERS II	COST	518,169.	0.
FBHS - COST	COST	219.	53,280.
TOTAL TO FORM 990-PF, PART II, LINE 13		5,645,202.	4,357,240.

FORM 990-PF DEPRECIATION OF ASSETS NOT HELD FOR INVESTMENT STATEMENT 12

DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE
GARLAND OFFICE	2,672,455.	545,337.	2,127,118.
GARLAND OFFICE - FURNITURE AND FIXTURES	186,391.	186,391.	0.
GARLAND OFFICE - IT EQUIPMENT	49,853.	49,853.	0.
COMMUNITY FAC - 1606 CHRISTIANA	30,000.	0.	30,000.
RL ACQUISITIONS - 4338-46 W. 18TH ST	130,000.	0.	130,000.
RL ACQUISITIONS - 1626 S. CHRISTIANA	35,000.	0.	35,000.
RL ACQUISITIONS - 4343 W. 18TH ST	85,000.	0.	85,000.
COMMUNITY FAC - 1600-02 CHRISTIANA	90,000.	0.	90,000.
PARKING SPACES - HERITAGE	300,000.	61,216.	238,784.
FURNITURE AND FIXTURES	6,458.	6,314.	144.
SOFTWARE	2,140.	2,140.	0.
COMPUTER EQUIPMENT - SERVER	3,203.	3,203.	0.
COMMUNITY FAC - 1642 S. SPAULDING	140,000.	0.	140,000.
COMMUNITY FAC - 1641 S. CHRISTIANA	300,000.	0.	300,000.
COMMUNITY FAC - 1643 S. CHRISTIANA	35,000.	0.	35,000.
COMMUNITY FAC - 1640 S. SPAULDING	115,000.	0.	115,000.
COMMUNITY FAC - 1638 S. SPAULDING	44,950.	0.	44,950.
CARD KEY SYSTEM	5,432.	4,650.	782.
PHONE SYSTEM	7,286.	6,237.	1,049.
TOTAL TO FM 990-PF, PART II, LN 14	4,238,168.	865,341.	3,372,827.

FORM 990-PF OTHER ASSETS STATEMENT 13

DESCRIPTION	BEGINNING OF YR BOOK VALUE	END OF YEAR BOOK VALUE	FAIR MARKET VALUE
DEPOSITS	12,940.	12,940.	12,940.
TRANSIT CLEARING	205.	227.	227.
PREPAID TAXES/REFUND RECEIVABLE	16,160.	819.	819.
OTHER ASSETS	820.	380.	380.
DUE FROM ADVANCE ILLINOIS	1,429.	583.	583.
TO FORM 990-PF, PART II, LINE 15	31,554.	14,949.	14,949.

FORM 990-PF

EXPENDITURE RESPONSIBILITY STATEMENT
PART VII-B, LINE 5C

STATEMENT 15

GRANTEE'S NAME

NORTH CHICAGO COMMUNITY PARTNERS

GRANTEE'S ADDRESS

855 SKOKIE HIGHWAY, SUITE D
LAKE BLUFF, IL 60044

<u>GRANT AMOUNT</u>	<u>DATE OF GRANT</u>	<u>AMOUNT EXPENDED</u>	<u>VERIFICATION DATE</u>
50,000.	05/29/15	50,000.	05/12/16

PURPOSE OF GRANT

SUPPORT OF NORTH CHICAGO COMMUNITY PARTNERS (NCCP) TO EXPAND CAPACITY IN KEY AREAS

DATES OF REPORTS BY GRANTEE

5/12/2016 NARRATIVE REPORT; 6/30/2016 FINANCIAL REPORT

ANY DIVERSION BY GRANTEE

NO PART HAS BEEN USED FOR OTHER THAN ITS INTENDED PURPOSE.

FORM 990-PF

OTHER REVENUE

STATEMENT 16

DESCRIPTION	BUS CODE	UNRELATED BUSINESS INC	EXCL CODE	EXCLUDED AMOUNT	RELATED OR EXEMPT FUNCTION INCOME
VIA K-1: ORDINARY INCOME		<62,978.>	16	<8,122.>	
VIA K-1: REAL ESTATE INCOME			16	42.	
VIA K-1: OTHER INCOME			16	<2,726.>	
VIA K-1: INTEREST INCOME			14	4,516.	
VIA K-1: DIVIDEND INCOME			14	77.	
VIA K-1: NON DEDUCTIBLES			14	<15.>	
RENT INCOME - MORRISON FOUNDATION			14	6,000.	
VIA K-1: PORTFOLIO DEDUCTIONS			16	<3,668.>	
MISCELLANEOUS INCOME			01	35,432.	
TOTAL TO FORM 990-PF, PG 12, LN 11		<62,978.>		31,536.	

2015 DEPRECIATION AND AMORTIZATION REPORT
FORM 990-PF PAGE 1

990-PF

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
38	GARLAND OFFICE	0110108SL		39.00	17	2672455.			2672455.	476,813.		68,524.
39	GARLAND OFFICE - FIXTU	0110108200DB		7.00	17	186,391.			186,391.	178,073.		8,318.
40	GARLAND OFFICE - IT EQUIPMENT	0110108200DB		5.00	17	49,853.			49,853.	49,853.		0.
41	COMMUNITY FAC - 1606 CHRISTIANA	103007L				30,000.			30,000.			0.
42	RL ACQUISITIONS - 4338-46 W. 18TH ST	111507L				130,000.			130,000.			0.
43	RL ACQUISITIONS - 1626 S. CHRISTIANA	012408L				35,000.			35,000.			0.
44	RL ACQUISITIONS - 4343 W. 18TH ST	011608L				85,000.			85,000.			0.
45	COMMUNITY FAC - 1600-02 CHRISTIANA	100808L				90,000.			90,000.			0.
46	PARKING SPACES - HERITAGE	0110108SL		39.00	17	300,000.			300,000.	53,524.		7,692.
47	FURNITURE AND FIXTURES	042809200DB		7.00	17	6,458.		3,229.	3,229.	2,796.		289.
48	SOFTWARE - COMPUTER EQUIPMENT	040309		36M	43	2,140.			2,140.	2,140.		0.
49	SERVER - COMMUNITY FAC	040309200DB		5.00	17	3,203.		1,602.	1,601.	1,601.		0.
50	COMMUNITY FAC - 1642 S. SPAULDING	010111L				140,000.			140,000.			0.
51	COMMUNITY FAC - 1641 S. CHRISTIANA	010111L				300,000.			300,000.			0.
52	COMMUNITY FAC - 1643 S. CHRISTIANA	010111L				35,000.			35,000.			0.
53	(D) COMMUNITY FAC - 1655 S. CHRISTIANA	103007L				30,000.			30,000.			0.
54	(D) COMMUNITY FAC - 1646-48 S. SPAULDIN	010111L				32,500.			32,500.			0.
55	COMMUNITY FAC - 1640 S. SPAULDING	101911L				115,000.			115,000.			0.

528102
04-01-15

(D) - Asset disposed

* ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction

2015 DEPRECIATION AND AMORTIZATION REPORT
FORM 990-PF PAGE 1

990-PF

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
56	COMMUNITY FAC - 1638 S. SPAULDING	060712L				44,950.			44,950.			0.
57	CARD KEY SYSTEM	030113200DB5.00	17			5,432.		2,716.	2,716.	1,412.		522.
58	PHONE SYSTEM	081613200DB5.00	17			7,286.		3,643.	3,643.	1,895.		699.
59	(D) COMMUNITY FAC - 3306 W OGDEN	032113L				97,000.			97,000.			0.
	* TOTAL 990-PF PG 1 DEPR & AMORT					4397668.		11,190.	4386478.	768,107.	0.	86,044.
	CURRENT ACTIVITY											
	BEGINNING BALANCE					4397668.		11,190.	4386478.	768,107.		
	ACQUISITIONS					0.		0.	0.	0.		
	DISPOSITIONS					159,500.		0.	159,500.	0.		
	ENDING BALANCE					4238168.		11,190.	4226978.	768,107.		
	ENDING ACCUM DEPR LESS DISPOSITIONS									865,341.		
	ENDING BOOK VALUE									3372827.		