Form **990-PF**

Department of the Treasury
Internal Revenue Service

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.**

▶ **Go to www.irs.gov/Form990PF for instructions and the latest information.**

OMB No. 1545-0047

2021

Open to Public Inspection

For calendar year 2021, or tax year beginning 01-01-2021 , and ending 12-31-2021

Name of foundation
STEANS FAMILY FOUNDATION

A Employer identification number
36-3486843

Number and street (or P.O. box number if mail is not delivered to street address)
50 E WASHINGTON STREET 400

Room/suite

B Telephone number (see instructions)
(312) 467-5900

City or town, state or province, country, and ZIP or foreign postal code
CHICAGO, IL 60602

C If exemption application is pending, check here ▶ ☐

G Check all that apply: ☐ Initial return ☐ Initial return of a former public charity
☐ Final return ☐ Amended return
☐ Address change ☐ Name change

D 1. Foreign organizations, check here............ ▶ ☐
2. Foreign organizations meeting the 85% test, check here and attach computation ... ▶ ☐

H Check type of organization: ☑ Section 501(c)(3) exempt private foundation
☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

E If private foundation status was terminated under section 507(b)(1)(A), check here .... ▶ ☐

I Fair market value of all assets at end of year (from Part II, col. (c), *line 16)* ▶$ 395,259,469

J Accounting method: ☐ Cash ☑ Accrual
☐ Other (specify) ________
(Part I, column (d) must be on cash basis.)

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here .... ▶ ☐

Part I **Analysis of Revenue and Expenses** *(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)*

	Line	Description	(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1	Contributions, gifts, grants, etc., received (attach schedule)	679,020			
	2	Check ▶ ☐ if the foundation is **not** required to attach Sch. B				
	3	Interest on savings and temporary cash investments	24,192	24,192		
	4	Dividends and interest from securities . . .	7,571,884	7,571,884		
	5a	Gross rents				
	b	Net rental income or (loss)				
	6a	Net gain or (loss) from sale of assets not on line 10	15,479,599			
	b	Gross sales price for all assets on line 6a 28,345,985				
	7	Capital gain net income (from Part IV, line 2) . . .		15,479,599		
	8	Net short-term capital gain				
	9	Income modifications				
	10a	Gross sales less returns and allowances				
	b	Less: Cost of goods sold				
	c	Gross profit or (loss) (attach schedule)				
	11	Other income (attach schedule)	-386,325	-482,649		
	12	**Total.** Add lines 1 through 11	23,368,370	22,593,026		
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc.	0	0		0
	14	Other employee salaries and wages	1,791,363	0		1,791,363
	15	Pension plans, employee benefits	264,573	0		264,573
	16a	Legal fees (attach schedule)	20,768	0		20,768
	b	Accounting fees (attach schedule)	6,659	0		6,659
	c	Other professional fees (attach schedule)	449,157	288,292		160,865
	17	Interest				
	18	Taxes (attach schedule) (see instructions) . . .	624,860	36,748		588,112
	19	Depreciation (attach schedule) and depletion . . .	85,290	0		
	20	Occupancy	78,537	0		78,537
	21	Travel, conferences, and meetings	5,048	0		5,048
	22	Printing and publications				
	23	Other expenses (attach schedule)	1,604,811	0		1,604,811
	24	**Total operating and administrative expenses.** Add lines 13 through 23	4,931,066	325,040		4,520,736
	25	Contributions, gifts, grants paid	14,399,164			14,399,164
	26	**Total expenses and disbursements.** Add lines 24 and 25	19,330,230	325,040		18,919,900
	27	Subtract line 26 from line 12:				
	a	**Excess of revenue over expenses and disbursements**	4,038,140			
	b	**Net investment income** (if negative, enter -0-)		22,267,986		
	c	**Adjusted net income** (if negative, enter -0-) . . .				

Part II **Balance Sheets** Attached schedules and amounts in the description column should be for end-of-year amounts only. (See instructions.)

			Beginning of year	End of year	
			(a) Book Value	**(b)** Book Value	**(c)** Fair Market Value
Assets	1	Cash—non-interest-bearing	55,060,790	23,321,898	23,321,898
	2	Savings and temporary cash investments			
	3	Accounts receivable ▶ 43,307			
		Less: allowance for doubtful accounts ▶	738	43,307	43,307
	4	Pledges receivable ▶			
		Less: allowance for doubtful accounts ▶			
	5	Grants receivable			
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7	Other notes and loans receivable (attach schedule) ▶			
		Less: allowance for doubtful accounts ▶			
	8	Inventories for sale or use			
	9	Prepaid expenses and deferred charges	32,136	35,870	35,870
	10a	Investments—U.S. and state government obligations (attach schedule)			
	b	Investments—corporate stock (attach schedule)	183,820,942	179,898,962	275,829,100
	c	Investments—corporate bonds (attach schedule)			
	11	Investments—land, buildings, and equipment: basis ▶			
		Less: accumulated depreciation (attach schedule) ▶			
	12	Investments—mortgage loans			
	13	Investments—other (attach schedule)	73,304,988	93,939,557	92,245,107
	14	Land, buildings, and equipment: basis ▶ 5,096,715			
		Less: accumulated depreciation (attach schedule) ▶ 1,355,781	2,685,424	3,740,934	3,740,934
	15	Other assets (describe ▶)	43,273	43,253	43,253
	16	**Total assets** (to be completed by all filers—see the instructions. Also, see page 1, item I)	314,948,291	301,023,781	395,259,469
Liabilities	17	Accounts payable and accrued expenses	24,790,872	3,999,243	
	18	Grants payable	2,975,000	5,498,130	
	19	Deferred revenue			
	20	Loans from officers, directors, trustees, and other disqualified persons			
	21	Mortgages and other notes payable (attach schedule)			
	22	Other liabilities (describe ▶)	3,152,735	3,458,584	
	23	**Total liabilities**(add lines 17 through 22)	30,918,607	12,955,957	
Net Assets or Fund Balances		**Foundations that follow FASB ASC 958, check here** ▶ ☑ **and complete lines 24, 25, 29 and 30.**			
	24	Net assets without donor restrictions	284,029,684	288,067,824	
	25	Net assets with donor restrictions			
		Foundations that do not follow FASB ASC 958, check here ▶ ☐ **and complete lines 26 through 30.**			
	26	Capital stock, trust principal, or current funds			
	27	Paid-in or capital surplus, or land, bldg., and equipment fund			
	28	Retained earnings, accumulated income, endowment, or other funds			
	29	**Total net assets or fund balances** (see instructions)	284,029,684	288,067,824	
	30	**Total liabilities and net assets/fund balances** (see instructions)	314,948,291	301,023,781	

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 29 (must agree with end-of-year figure reported on prior year's return)	1	284,029,684
2	Enter amount from Part I, line 27a	2	4,038,140
3	Other increases not included in line 2 (itemize) ▶	3	0
4	Add lines 1, 2, and 3	4	288,067,824
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 29.	6	288,067,824

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.)
1 a	PUBLICLY TRADED STOCKS - LONG TERM	P		
b	FROM PASSTHROUGH K-1S	P		
c	PUBLICLY TRADED STOCKS - SHORT TERM	P		
d	PUBLICLY TRADED STOCKS - SHORT TERM	P		
e	PUBLICLY TRADED STOCKS - LONG TERM	P		
	PUBLICLY TRADED STOCKS - SHORT TERM	P		
	PUBLICLY TRADED STOCKS - LONG TERM	P		
	PUBLICLY TRADED STOCKS - LONG TERM	P		
	PUBLICLY TRADED STOCKS - SHORT TERM	P		
	WRITE OFF OF INVESTMENTS	P		
	FROM PASSTHROUGH K-1S	P		

	(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	6,225,672		1,375,394	4,850,278
b	2,834,718			2,834,718
c	35,131		39,403	-4,272
d	517,810			517,810
e	2,254,076		1,736,734	517,342
	4,643,392		4,215,300	428,092
	7,211,750		4,425,139	2,786,611
	1,591,593		450,514	1,141,079
	2,438,807		18,344	2,420,463
			605,558	-605,558
	593,036			593,036

	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				4,850,278
b				2,834,718
c				-4,272
d				517,810
e				517,342
				428,092
				2,786,611
				1,141,079
				2,420,463
				-605,558
				593,036

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	15,479,599
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) (see instructions). If (loss), enter -0- in Part I, line 8		3	

Part V 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 ▶ ☐ and enter "N/A" on line 1. Bracket for line 1a Date of ruling or determination letter: __________ **(attach copy of letter if necessary–see instructions)**		
b	All other domestic foundations enter 1.39% (0.0139) of line 27b. Exempt foreign organizations enter 4% (0.04) 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	309,525
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	309,525
6	Credits/Payments:		
a	2021 estimated tax payments and 2020 overpayment credited to 2021	6a	304,586
b	Exempt foreign organizations—tax withheld at source	6b	0
c	Tax paid with application for extension of time to file (Form 8868)	6c	170,000
d	Backup withholding erroneously withheld	6d	0
7	Total credits and payments. Add lines 6a through 6d	7	474,586
8	Enter any **penalty** for underpayment of estimated tax. Check here ☑ if Form 2220 is attached.	8	0
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	165,061
11	Enter the amount of line 10 to be: **Credited to 2022 estimated tax** ▶ 165,061 **Refunded** ▶	11	0

Part VI-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?	1a		No
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition.	1b		No
	*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.*			
c	Did the foundation file **Form 1120-POL** for this year?	1c		No
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: **(1)** On the foundation. ▶ $ 0 **(2)** On foundation managers. ▶ $ 0			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. ▶ $ 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.*	2		No
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*	3		No
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a	Yes	
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?	4b	Yes	
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T.*	5		No
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?	6	Yes	
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 XIV.*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ 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*	8b	Yes	
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 2021 or the taxable year beginning in 2021? See the instructions for Part XIII. If "Yes," complete Part XIII	9		No
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses.*	10		No

Part VI-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.	11		No
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	12		No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	Yes	

Website address ▶STEANSFAMILYFOUNDATION.ORG

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 ▶ | 15 |

			Yes	No
16	At any time during calendar year 2021, 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?	16		No
	See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes", enter the name of the foreign			

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

			Yes	No
	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.			
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?	1a(1)		No
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	1a(2)		No
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	1a(3)		No
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	1a(4)	Yes	
	(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)?	1a(5)		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.)	1a(6)		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	1b		No
c	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
d	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 2021?	1d		No
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 2021, did the foundation have any undistributed income (lines 6d and 6e, Part XII) for tax year(s) beginning before 2021?	2a		No
	If "Yes," list the years ▶ 20____ , 20____ , 20____ , 20____			
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.)	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. ▶ 20____ , 20____ , 20____ , 20____			
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?	3a	Yes	
b	If "Yes," did it have excess business holdings in 2021 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 2021.)*	3b		No
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		No
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 2021?	4b		No

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

			Yes	No
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))?	5a(1)		No
	(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?	5a(2)		No
	(3) Provide a grant to an individual for travel, study, or other similar purposes?	5a(3)		No
	(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions	5a(4)	Yes	
	(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?	5a(5)		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	5b		No
c	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
d	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?	5d	Yes	
	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?	6a		No
b	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	6b		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?	7a		No
b	If "Yes", did the foundation receive any proceeds or have any net income attributable to the transaction?	7b		
8	Is the foundation subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment during the year?	8		No

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

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

(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
LOIS STEANS 1900 MEADOW LANE BANNOCKBURN, IL 60015	TRUSTEE 5.00	0	0	0
HEATHER STEANS 5348 N LAKEWOOD CHICAGO, IL 60640	PRESIDENT 30.00	0	0	0
ROBIN STEANS 440 W BELDEN CHICAGO, IL 60614	VICE PRESIDENT 30.00	0	0	0
JENNIFER STEANS 2324 LINCOLNWOOD EVANSTON, IL 60201	TREASURER 5.00	0	0	0
JIM KASTENHOLZ 2324 LINCOLNWOOD EVANSTON, IL 60201	TRUSTEE 5.00	0	0	0
LEO SMITH 5348 N LAKEWOOD CHICAGO, IL 60640	TRUSTEE 5.00	0	0	0
LENNY GAIL 440 W BELDEN CHICAGO, IL 60614	TRUSTEE 5.00	0	0	0
REGINALD JONES 50 E WASHINGTON STREET SUITE 400 CHICAGO, IL 60602	TRUSTEE 5.00	0	0	0

2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). 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 VII **Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors *(continued)***

3 Five highest-paid independent contractors for professional services (see instructions). 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	288,292

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

Part VIII- 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 LAWNDALE NEIGHBORHOOD ON CHICAGO'S WEST SIDE	13,067,294
2	
3	
4	

Part VIII- Summary of Program-Related Investments (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.	Amount
1	
2	
All other program-related investments. See instructions. 3	
Total. Add lines 1 through 3 . . . . ▶	0

Part IX **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	347,020,606
b	Average of monthly cash balances.		1b	26,823,127
c	Fair market value of all other assets (see instructions).		1c	33,363
d	**Total** (add lines 1a, b, and c).		1d	373,877,096
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	373,877,096
4	Cash deemed held for charitable activities. Enter 1.5% (0.015) of line 3 (for greater amount, see instructions).		4	5,608,156
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3.		5	368,268,940
6	**Minimum investment return.** Enter 5% (0.05) of line 5.		6	18,413,447

Part X **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 IX, line 6.		1	18,413,447
2a	Tax on investment income for 2021 from Part V, line 5.	2a 309,525		
b	Income tax for 2021. (This does not include the tax from Part V.).	2b 33,252		
c	Add lines 2a and 2b.		2c	342,777
3	Distributable amount before adjustments. Subtract line 2c from line 1.		3	18,070,670
4	Recoveries of amounts treated as qualifying distributions.		4	0
5	Add lines 3 and 4.		5	18,070,670
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 XII, line 1.		7	18,070,670

Part XI **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	
b	Program-related investments—total from Part VIII-B	1b	
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 XII, line 4.	4	

Part XII Undistributed Income (see instructions)

		(a) Corpus	(b) Years prior to 2020	(c) 2020	(d) 2021
1 Distributable amount for 2021 from Part X, line 7					18,070,670
2 Undistributed income, if any, as of the end of 2021:					
a Enter amount for 2020 only.				0	
b Total for prior years: 20___, 20___, 20___			0		
3 Excess distributions carryover, if any, to 2021:					
a From 2016.	5,954,807				
b From 2017.	8,019,378				
c From 2018.	9,732,209				
d From 2019.	8,978,780				
e From 2020.	2,587,297				
f **Total** of lines 3a through e		35,272,471			
4 Qualifying distributions for 2021 from Part XI, line 4: ▶ $ 18,919,900					
a Applied to 2020, 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 2021 distributable amount					18,070,670
e Remaining amount distributed out of corpus		849,230			
5 Excess distributions carryover applied to 2021. *(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		36,121,701			
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 2019. Subtract line 4a from line 2a. Taxable amount—see instructions				0	
f Undistributed income for 2021. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2022					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 2016 not applied on line 5 or line 7 (see instructions) . . .		5,954,807			
9 **Excess distributions carryover to 2022.** Subtract lines 7 and 8 from line 6a		30,166,894			
10 Analysis of line 9:					
a Excess from 2017	8,019,378				
b Excess from 2018	9,732,209				
c Excess from 2019. . . .	8,978,780				
d Excess from 2020	2,587,297				
e Excess from 2021	849,230				

Part XIII Private Operating Foundations (see instructions and Part VI-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2021, enter the date of the ruling

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

	Tax year	Prior 3 years			
	(a) 2021	**(b)** 2020	**(c)** 2019	**(d)** 2018	**(e) Total**
2a 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% (0.85) of line 2a					
c Qualifying distributions from Part XI, 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 IX, 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 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).)

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% greater interest.

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. to individuals or organizations under other conditions, complete items 2a, b, c, and d. See instructions

a The name, address, and telephone number or email 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 XIV 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 VARIOUS VARIOUS,IL 99999	NONE	PC	GENERAL SUPPORT	13,067,294
OTHER GRANTS VARIOUS VARIOUS,IL 99999	NONE	PUBLIC	GENERAL SUPPORT	1,331,870
Total . . . . ▶ **3a**				14,399,164
b *Approved for future payment*				
Total . . . . ▶ **3b**				0

Part XV-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See instructions.)
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
1 Program service revenue:					
a					
b					
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments					
3 Interest on savings and temporary cash investments			14	24,192	
4 Dividends and interest from securities					
5 Net rental income or (loss) from real estate:					
a Debt-financed property.					
b Not debt-financed property.					
6 Net rental income or (loss) from personal property					
7 Other investment income					
8 Gain or (loss) from sales of assets other than inventory	530000	593,036	18	14,886,563	
9 Net income or (loss) from special events:					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue:					
a VIA K-1: ORDINARY INCOME		834,102	16	143,476	
b VIA K-1: INTEREST INCOME		3,099	14	391,866	
c VIA K-1: DIVIDEND INCOME		1,973	14	129,168	
d VIA K-1: RENT INCOME		-742,850	14	-34,754	
e VIA K-1: PORTFOLIO DEDUCTIONS			16	-21,260	
f VIA K-1: OTHER DEDUCTIONS			16	-1,176,872	
g VIA K-1: OTHER INCOME			16	113,010	
h VIA K-1: FOREIGN TAX			16	-12,171	
i VIA K-1: ROYALTY INCOME			15	7,851	
j MISCELLANEOUS INCOME			14	-22,963	
12 Subtotal. Add columns (b), (d), and (e) . .		689,360		21,999,990	0

13 Total. Add line 12, columns (b), (d), and (e). 13 22,689,350

(See worksheet in line 13 instructions to verify calculations.)

Part XV-B Relationship of Activities to the Accomplishment of Exempt Purposes

Line No. ▼	Explain below how each activity for which income is reported in column (e) of Part XV-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes). (See instructions.)

Part XVI Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations

		Yes	No
1 Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a Transfers from the reporting foundation to a noncharitable exempt organization of:			
(1) Cash.	1a(1)		No
(2) Other assets.	1a(2)		No
b Other transactions:			
(1) Sales of assets to a noncharitable exempt organization.	1b(1)		No
(2) Purchases of assets from a noncharitable exempt organization	1b(2)		No
(3) Rental of facilities, equipment, or other assets.	1b(3)		No
(4) Reimbursement arrangements.	1b(4)		No
(5) Loans or loan guarantees.	1b(5)		No
(6) Performance of services or membership or fundraising solicitations.	1b(6)		No
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees.	1c		No

d If the answer to any of the above is "Yes," complete the following schedule. Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received.

(a) Line No.	**(b)** Amount involved	**(c)** Name of noncharitable exempt organization	**(d)** Description of transfers, transactions, and sharing arrangements

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) (other than section 501(c)(3)) or in section 527? . . . . ☐ Yes ☑ No

b If "Yes," complete the following schedule.

(a) Name of organization	**(b)** Type of organization	**(c)** Description of relationship

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer or trustee	Date: 2022-11-10	Title	May the IRS discuss this return with the preparer shown below? See instructions. ☑ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name	Preparer's Signature	Date	Check if self-employed ▶ ☐	PTIN
SARAH J MCCOY		2022-11-10		P01697116
Firm's name ▶ PLANTE & MORAN PLLC				Firm's EIN ▶38-1357951
Firm's address ▶ 10 S RIVERSIDE PLAZA 9TH FLOOR CHICAGO, IL 60606				Phone no. (312) 207-1040

Additional Data

Return to Form

Software ID:
Software Version:

Form 990PF - Special Condition Description:

Special Condition Description

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING FEES	6,659	0		6,659

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
GARLAND OFFICE	2008-01-01	2,672,455	887,957	SL	39.000000000000	68,524	0		
GARLAND OFFICE - FURNITURE AND FIXTURES	2008-01-01	186,391	186,391	200DB	7.000000000000	0	0		
GARLAND OFFICE - IT EQUIPMENT	2008-01-01	49,853	49,853	200DB	5.000000000000	0	0		
COMMUNITY FAC - 1606 CHRISTIANA	2007-10-30	30,000		L		0	0		
RL ACQUISITIONS - 4338-46 W. 18TH ST	2007-11-15	130,000		L		0	0		
RL ACQUISITIONS - 1626 S. CHRISTIANA	2008-01-24	35,000		L		0	0		
RL ACQUISITIONS - 4343 W. 18TH ST	2008-01-16	85,000		L		0	0		
COMMUNITY FAC - 1600-02 CHRISTIANA	2008-10-08	90,000		L		0	0		
PARKING SPACES - HERITAGE	2008-01-01	300,000	99,676	SL	39.000000000000	7,692	0		
FURNITURE AND FIXTURES	2009-04-28	6,458	3,229	200DB	7.000000000000	0	0		
COMPUTER EQUIPMENT - SERVER	2009-04-03	3,203	1,601	200DB	5.000000000000	0	0		
CARD KEY SYSTEM	2013-03-01	5,432	2,716	200DB	5.000000000000	0	0		
PHONE SYSTEM	2013-08-16	7,286	3,643	200DB	5.000000000000	0	0		
GARLAND OFFICE - IT EQUIPMENT	2016-06-29	10,018	4,721	200DB	5.000000000000	288	0		
NORTH CHICAGO BUILD OUT	2018-07-30	21,542	1,357	SL	39.000000000000	552	0		
NORTH CHICAGO BUILD OUT	2019-07-30	297,152	11,111	SL	39.000000000000	7,619	0		
NORTH CHICAGO BUILD OUT	2020-09-30	23,985	179	SL	39.000000000000	615	0		
RL ACQUISITIONS - 3917 W ROOSEVELT	2021-08-09	240,000		L		0	0		
RL ACQUISITIONS - 3932 W ROOSEVELT	2021-08-09	312,800		L		0	0		
RL ACQUISITIONS - 3935 W ROOSEVELT	2021-08-09	240,000		L		0	0		
RL ACQUISITIONS - 1600 S. KEDZIE	2021-08-19	348,000		L		0	0		

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TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Grantee's Name	Grantee's Address	Grant Date	Grant Amount	Grant Purpose	Amount Expended By Grantee	Any Diversion By Grantee?	Dates of Reports By Grantee	Date of Verification	Results of Verification
CITY OF NORTH CHICAGO	1850 LEWIS AVE NORTH CHICAGO, IL 60064	2021-12-31	90,000	SUMMER OPPORTUNITIES PROGRAM	90,000	NO PART HAS BEEN USED FOR OTHER THAN ITS INTENDED PURPOSE.			
NORTH CHICAGO COMMUNITY UNIFIED SCHOOL DISTRICT 187	DISTRICT 187 2000 LEWIS AVE NORTH CHICAGO, IL 60064	2021-11-17	40,000	SUPPORT FOR CAREER NAVIGATOR POSITION AT NORTH CHICAGO'S HIGH SCHOOL	40,000	NO PART HAS BEEN USED FOR OTHER THAN ITS INTENDED PURPOSE.			
NORTH CHICAGO COMMUNITY UNIFIED SCHOOL DISTRICT 187	DISTRICT 187 2000 LEWIS AVE NORTH CHICAGO, IL 60064	2021-11-17	91,000	SUPPORT FOR ON-TRACK INITIATIVE AT NORTH CHICAGO'S HIGH SCHOOL - YEAR 3	91,000	NO PART HAS BEEN USED FOR OTHER THAN ITS INTENDED PURPOSE.			
LAKE COUNTY HEALTH DEPARTMENT AND COMMUNITY HEALTH CENTER	3010 GRAND AVE WAUKEGAN, IL 60085	2021-06-09	22,000	SUPPORT FOR EARLY CHILDHOOD COMMUNITY SYSTEMS WORK	22,000	NO PART HAS BEEN USED FOR OTHER THAN ITS INTENDED PURPOSE.			
LAKE COUNTY HEALTH DEPARTMENT AND COMMUNITY HEALTH CENTER	3010 GRAND AVE WAUKEGAN, IL 60085	2021-09-15	45,000	YEARS 2 AND 3 OF COORDINATED INTAKE IN LAKE COUNTY	45,000	NO PART HAS BEEN USED FOR OTHER THAN ITS INTENDED PURPOSE.			
NORTH CHICAGO COMMUNITY UNIFIED SCHOOL DISTRICT 187	DISTRICT 187 2000 LEWIS AVE NORTH CHICAGO, IL 60064	2021-11-17	30,000	SUPPORT FOR PEER MENTORING INITIATIVES AT D187'S HIGH SCHOOL AND MIDDLE SCHOOL	30,000	NO PART HAS BEEN USED FOR OTHER THAN ITS INTENDED PURPOSE.			

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Name of Stock	End of Year Book Value	End of Year Fair Market Value
GOOGLE	2,878,355	6,076,539
AMC NETWORKS INC	870,100	482,160
APPLE	1,451,604	3,551,400
PAR PACIFIC HOLDINGS INC.	768,825	742,050
BANK OF AMERICA	3,546,487	6,174,589
BANK OF MONTREAL	3,807,250	5,386,000
ABBVIE	291,738	469,026
SOUTHSTATE CORP	454,226	418,254
AMAZON	1,010,003	1,100,332
PFIZER	714,609	1,121,950
VERIZON COMMUNICATIONS, INC.	1,135,500	1,039,200
VALLEY NATIONAL BANCORP	19,388,740	35,977,177
UNITED PARCEL SERVICE	1,168,493	2,250,570
SYSCO	1,045,192	1,335,350
SUPERIOR UNIFORM GROUP, INC.	355,700	438,800
MCDONALDS	1,355,178	1,876,490
BERKSHIRE HATHAWAY INC	2,065,785	3,154,634
DARDEN RESTAURANTS	1,023,184	1,807,680
ABBOTT LABS	997,750	1,829,620
EXCHANGE BANK	2,437,724	2,274,380
GILEAD SCIENCES INC.	1,754,194	1,945,948
MICROSOFT CORPORATION	2,300,203	6,894,560
HANESBRAND, INC	946,000	836,000
HAWAIIAN ELECTRIC	304,880	332,000
LIBERTY OILFIELD SERVICES	8,688,038	5,044,000
SOUTHERN CO	1,338,221	1,577,340
ILLINOIS TOOL WORKS	434,670	740,400
JOHNSON & JOHNSON	737,150	855,350
ISHARES NASDAQ BIOTECHNOLOGY ETF	1,386,087	1,877,226
KELLOGG	1,015,455	1,030,720
KYNDRYL HOLDINGS INC	95,914	59,296
ROYAL DUTCH SHELL PLC - CLASS A	502,280	347,200
FIFTH THIRD BANCORP	5,745,082	10,333,457
INTERNATIONAL BUSINESS MACHINES	2,197,495	2,189,885
FIRST HORIZON	199,992	2,990,317
FORD MOTOR CO.	883,000	2,077,000
JP MORGAN	103,746,658	158,247,500
GENERAL ELECTRIC CO.	857,200	944,700

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
SCHWAB - CASH	AT COST	11,543,400	11,543,400
TRICOCI	AT COST	97,958	96,957
SCHWAB - COST	AT COST	19,817,321	22,206,036
SAAS CAPITAL QP	AT COST	1,778,985	1,781,821
RECLAIMING CHICAGO, NFP	AT COST	2,500,000	2,500,000
94V CO-INVEST	AT COST	41,170	105,503
CONCENTRIC EQUITY PARTNERS	AT COST	2,830,733	972,889
DOUBLE G PROPERTIES	AT COST	100,082	95,469
FIC INCOME PARTNERSHIP	AT COST	124,056	10,097
NB CO-INVEST	AT COST	92,069	815,981
GRAND CROSSING	AT COST	115,193	432,185
HUNTING POINT	AT COST	169,618	168,660
LAKESIDE I	AT COST	2,350,778	0
PURPOSE WORKFORCE SOLUTIONS	AT COST	1,100,000	1,100,000
WITZ X	AT COST	384,930	113,927
LARAMAR MAUI	AT COST	3,221,998	3,470,580
LARAMAR JV	AT COST	532,465	299,449
LARIO	AT COST	6,054,794	5,437,450
LIBERTY	AT COST	589,091	655,230
MANGROVE II	AT COST	809,534	431,712
MANGROVE III	AT COST	421,056	509,188
MCS PCIII	AT COST	34,714	34,714
HEARD	AT COST	4,558,601	5,429,523
COASTAL RE	AT COST	413,411	416,006
CAGP V	AT COST	206,021	809,694
PRAIRIE CAPITAL IV	AT COST	65,233	22,729
CIRCLE TOWER	AT COST	1,800,713	1,701,074
VISION	AT COST	10,219	10,017
ROSE AFFORDABLE HOUSING PRES IV	AT COST	429,554	508,625
VISION II	AT COST	2,175	1,853
BRAUVIN NET LEASE INC - FUND II	AT COST	5,213,755	4,687,638
WAUD CAPITAL	AT COST	18,121	0
NINE FOUR VENTURES	AT COST	582,513	660,298
LAKESIDE WORKFORCE HOUSING II	AT COST	4,761,698	5,434,194
PRAIRIE CAPITAL V	AT COST	1,622,386	130,902
NATIONAL POST SECONDARY STRATEGY	AT COST	125,000	125,000
ATLANTIC CREEK RE FUND III	AT COST	125,753	159,289
BRAUVIN 18 FUND III	AT COST	2,146,000	2,146,000
CARLYLE REALTY IV	AT COST	938,952	0
PROMUS	AT COST	565,183	676,526
CEP II - CAGP V	AT COST	1,187,747	2,181,339
LARAMAR CIRCLE TOWERS	AT COST	118,855	118,855
PRAIRIE CAPITAL VI	AT COST	2,129,400	2,468,715
METROPOLITAN FAMILY SERVICES	AT COST	300,000	300,000
ATLANTIC CREEK RE FUND II	AT COST	40,944	144,434
WOLD	AT COST	1,955,213	1,413,295
LAWNDALE CHRISTIAN DEVELOPMENT	AT COST	96,500	96,500
LARAMAR MOB	AT COST	4,019,130	4,019,130
LARAMAR/HARTFORD	AT COST	2,512,986	2,512,986
PRAIRIE CAPITAL III	AT COST	7,658	13,346
CAST	AT COST	428,001	428,001
PRAIRIE CAPITAL VII	AT COST	714,626	714,626
RECAST	AT COST	817,547	817,547
RED ARTS	AT COST	1,315,717	1,315,717

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
GARLAND OFFICE	2,672,455	956,481	1,715,974	
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	107,368	192,632	
FURNITURE AND FIXTURES	6,458	6,458	0	
SOFTWARE	2,140	2,140	0	
COMPUTER EQUIPMENT - SERVER	3,203	3,203	0	
CARD KEY SYSTEM	5,432	5,432	0	
PHONE SYSTEM	7,286	7,286	0	
GARLAND OFFICE - IT EQUIPMENT	10,018	10,018	0	
NORTH CHICAGO BUILD OUT	21,542	1,909	19,633	
NORTH CHICAGO BUILD OUT	297,152	18,730	278,422	
NORTH CHICAGO BUILD OUT	23,985	794	23,191	
RL ACQUISITIONS - 3917 W ROOSEVELT	240,000	0	240,000	
RL ACQUISITIONS - 3932 W ROOSEVELT	312,800	0	312,800	
RL ACQUISITIONS - 3935 W ROOSEVELT	240,000	0	240,000	
RL ACQUISITIONS - 1600 S. KEDZIE	348,000	0	348,000	

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
LEGAL FEES	20,768	0		20,768

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
TRANSIT CLEARING	-640	-640	-640
DUE FROM PHOENIX PACT	43,913	43,893	43,893

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
BUSINESS INSURANCE	19,342	0		19,342
OFFICE SUPPLIES	55,716	0		55,716
ASSESSMENTS	132,677	0		132,677
MEMBERSHIP DUES	16,201	0		16,201
PROGRAM RELATED EXPENSES	1,380,875	0		1,380,875

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
VIA K-1: ORDINARY INCOME	977,578	143,476	977,578
VIA K-1: INTEREST INCOME	394,965	391,866	394,965
VIA K-1: DIVIDEND INCOME	131,141	129,168	131,141
VIA K-1: RENT INCOME	-777,604	-34,754	-777,604
VIA K-1: PORTFOLIO DEDUCTIONS	-21,260	-21,260	-21,260
VIA K-1: OTHER DEDUCTIONS	-1,176,872	-1,176,872	-1,176,872
VIA K-1: OTHER INCOME	113,010	113,010	113,010
VIA K-1: FOREIGN TAX	-12,171	-12,171	-12,171
VIA K-1: ROYALTY INCOME	7,851	7,851	7,851
MISCELLANEOUS INCOME	-22,963	-22,963	-22,963

TY 2021 IRS 990 e-File Render

Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Description	Beginning of Year - Book Value	End of Year - Book Value
INVESTMENT IN ASCENDANCE CAP PARTNERS II	554,284	554,284
INVESTMENT IN CAGP III	200,488	200,546
EXCISE TAXES PAYABLE	56,178	135,314
INVESTMENT IN EDPO	144,783	144,783
INVESTMENT IN CAGP IV	1,097,759	1,214,289
INVESTMENT IN BLACKFORD	205,059	348,648
INVESTMENT IN MOUNTAIN WASTE I	1,548	1,548
INVESTMENT IN MOUNTAIN WASTE II	79,148	79,148
INVESTMENT IN PROVEST	4,551	4,971
INVESTMENT IN STAY ALFRED	738,916	738,916
INVESTMENT IN 94V CO-INVEST	64,333	0
INVESTMENT IN PRAIRIE CAPITAL III	5,688	0
INVESTMENT IN PRAIRIE CAPITAL III SPV	0	36,137

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Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PROFESSIONAL SERVICES	449,157	288,292		160,865

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Name: STEANS FAMILY FOUNDATION

EIN: 36-3486843

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PAYROLL TAXES	134,839	0		134,839
EXCISE TAXES	453,273	0		453,273
FOREIGN TAX WITHHELD	36,748	36,748		0