



Community comments

Vol. 38, No. 1,
January 2012

A newsletter from:
Community Savings Bank
Your Personal Neighborhood Bank
4801 West Belmont Ave., Chicago, IL 60641
www.communitysavingsbank.com

When you bank with Community,
you're not a number, you're a

Neighbor!

Community provides affordable, quality banking products to our customers. Community offers both traditional products and electronic means to bank. They include:

- Interest bearing NOW Checking, Regular Savings (including Passbook) and Certificate Accounts
- Unique and affordable mortgage loans
- Surcharge-Free ATM usage at over 43,000 locations and no Community fee to use another bank's ATM
- 24-hour online and telephone banking
- Convenient safety deposit boxes
- Valuable Land Trust and Homeowner Insurance services

Community's Loan Products have passed the test of time.

To find out more about our Fixed Rate Mortgages *and* Home Equity products turn to pages 4-5. At Community we do not sell our loans. We proudly own and service all our mortgage loans over their entire term. So, if a question should ever arise, we will be here to help.

The Community Home Improvement and Home Ownership Programs (CHIP & CHOP) plus the First-Time Home Buyers CD are unique products developed by us.



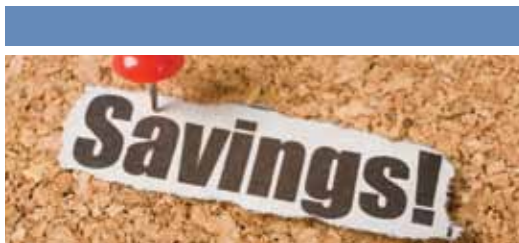
These programs help borrowers own and make improvements to their homes, and help save for that first home. Call or stop in for more information.

Your deposits with Community are FDIC insured!

All deposit accounts at Community are insured up to \$250,000 by the FDIC according to its rules and regulations. You may qualify for more coverage. Contact a savings counselor for more information

Stop in today and find out why many local residents tell their neighbors Community really is,
Your Personal Neighborhood Bank!

Community le ofrece una variedad de hipotecas con interés fijos y préstamos de equidad de casa. Para más información referirse a la página 5.
Community Savings Bank oferuje pożyczki na domy, Home Equity, oraz Linie Kredytowe. Więcej informacji znajdziesz na stronie 5-tej.



Plan early.
Save more!

An IRA from Community
is a good start.

page 3

Affordable
Mortgages

Our 15-year mortgages
will save you thousands.

page 4-5

Electronic Banking
Conveniences

Community is part of two
surcharge-free ATM networks.

page 6



thank you!

a letter from **the president**

Dear Friends,

I recently celebrated my 25th anniversary as a full time employee and as an officer of Community. It has been a privilege to serve our customers over this time and to get to know many of you. It has also been a privilege to work with the many fine, knowledgeable and dedicated people on our staff. Nearly 20% of our staff has worked at Community for over 25 years. This experienced group leads the way as our staff provides outstanding banking value for our customers, and it is a pleasure to know and work with all of them.



Dane H. Cleven
President & Chairman

There have been many changes in banking since 1986 when I began my career here. At Community we provide modern electronic banking services for customers who choose to bank that way, but we also continue to provide traditional banking services. On the traditional side, we remain independent and mutually owned. We continue to offer basic banking products such as the pass-book savings account and we do not charge the large service fees that are common elsewhere. In fact, the vast majority of our customers never pay any fees. We underwrite each loan we make and continue to own and service them. And we provide personal service from people our customers know and trust. Yet, we offer modern banking tools such as online banking and online bill pay, and participate in ATM networks that allow customers to use ATMs far and wide, without paying surcharges at the ATMs or other service charges.

As the third generation of my family to sit in the President's chair at Community, I am dedicated to maintain Community as a safe, affordable and convenient place for our customers to deposit their funds. The bank's capital is approximately 15% of total assets and is well in excess of regulatory requirements. And, all deposits are insured by the FDIC according to its rules and regulations. In 1944 my grandfather, Community's founder, stated that *"The safety and protection of our members' funds is always our most important consideration."* We follow that principle today, and look forward to serving our customers for many years to come.

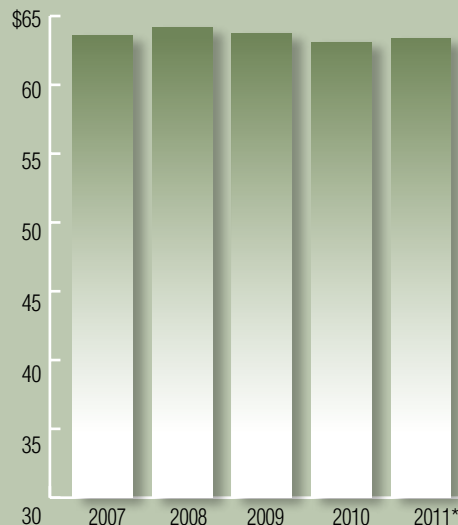
To our customers, thank you for your continued patronage. I appreciate your business. And if you don't already bank here I invite you to give Community a try, and see why Community is called *Your Personal Neighborhood Bank*.



BauerFinancial (www.bauerfinancial.com) again awarded Community its 5-star rating, attesting "to the strong capitalization and performance of your institution." BauerFinancial's Five Star Superior Rating is its highest bank ranking. Community has received this ranking for over 20 years.

strength&service

Total Net Worth in millions



Community's capital is approximately three times the amount needed to be considered well capitalized by federal regulators. At the end of December 2011, assets were \$420,000,000 and capital, or net worth, was \$63,340,000.* The resulting ratio of net worth to total assets was 15.1%, a fundamental measurement of a bank's strength.
*Estimates as of December 31, 2011

A Long History of Total Service...



Vicki Bianchi and Dane Cleven celebrated their 25th anniversaries at Community in 2011.

Conrad Nagle accepts award from the Illinois League of Financial Institutions for his 35 years of service to Community.





Enjoy the
“golden years” ...
**start
saving
now!**

Individual Retirement Accounts (IRAs)

Retirement can be a time to do things you’ve waited a lifetime to enjoy, if you plan now. Community can help you with both traditional and Roth IRAs.

With the **Roth IRA**, deposits are not tax deductible, but earnings are tax free if certain requirements are met. A traditional IRA can be converted to a Roth IRA.* Your annual income level determines whether you can contribute to a Roth IRA or convert an existing IRA to a Roth IRA (Other IRS regulations apply).

Individuals with earned income may be able to contribute to a **Traditional IRA**. Contributions may be deductible, depending on an individual’s income level and whether he or she is an active participant in a qualified retirement plan. Interest is tax deferred.

Contributions for the 2011 tax year are \$5,000 for individuals, and \$10,000 for married couples filing jointly (up to \$5,000 for each spouse’s IRA). An additional \$1,000 “catch up” contribution is available for individuals age 50 or older. Our IRAs also have **no yearly maintenance fees**.

Certain restrictions apply. IRAs are subject to IRS rules and regulations. See your tax advisor to determine if you qualify for an IRA.
* Conversion to a Roth IRA may incur income tax liability.

Five-In-One Certificate

This certificate offers long-term rates with short-term flexibility. It has a term of one year, automatic guaranteed higher renewal rates for up to five years, and is flexible enough to let you withdraw funds, without penalty, on any annual maturity date.

Available to Regular Banking Customers who maintain a Regular Savings or NOW Checking account of \$1,000 or more. Minimum balance to open and obtain disclosed APY is \$2,500; maximum \$100,000. Withdraw without penalty on any annual maturity date. Withdrawals between maturity dates incur penalty of 30 days of interest, earned or not. Interest is transferred to a related NOW checking or saving account monthly. Other terms and conditions apply.

Short & Long Term CD Savings

One of the following may be just what you’ve been looking for:

- Total T or Total T Plus Certificate (6 months)
- Total T Special Certificate (Call for current term)
- One Year, 18, 30, 42 & 60 Month Certificates

Retirement Planning and Saving: Basic Strategies for Achieving Your Goals

1. Figure out how much money you will need to save for retirement. Start by contacting the Social Security Administration at 1-800-772-1213 or going to www.socialsecurity.gov/estimator to learn what your monthly Social Security benefit would be when you plan to retire.
2. Take advantage of retirement savings programs at work, especially those involving matching contributions from your employer.
3. Make sure your investments are diversified.
4. Explore IRAs (Individual Retirement Accounts) and other programs that can help you achieve financial goals and save on taxes.
5. Cut back on unnecessary expenses so you have more money for retirement savings.
6. Be on guard against retirement investment scams.

SOURCE: FDIC Consumer News Fall 2011



We can help you obtain a **Homeowners Insurance*** policy to meet your needs. Call Linda Skorczewski, our Insurance Specialist, at 773-685-5310.

Community Fixed-rate Mortgages provide stability & peace-of-mind.

Manage a mortgage and protect your investment in good times and bad.

For Anyone With a Mortgage. Stick to a system for making your mortgage payments on time. Failing to keep current with your payments can be costly in terms of late fees and lower credit scores, which could translate into higher costs when you go to borrow money or purchase insurance. The easiest solution may be to set up an automatic payment plan. Or, you can use your bank's online bill pay services to automatically forward your payments.

Save receipts, save money on taxes. You may qualify for tax deductions for certain home improvements, such as energy-efficient windows and appliances, or various costs associated with a home sale, a mortgage refinancing or converting a primary home into an investment property.

Build a rainy-day fund. The idea is to have savings you can tap, if necessary, to make as many as six mortgage payments, plus your property tax payments, when times are tough.

If You're Struggled to Pay Your Mortgage. At the first sign of trouble, ask your lender for help. In addition to arranging for debt counseling to help get you back on course, your lender may offer one of several solutions to support a payment recovery plan.

Consider paying off your loan faster. While you may be able to lower your total borrowing cost by refinancing your mortgage at a lower interest rate or switching to a shorter term (for example, from a 30-year to a 15-year mortgage), refinancing can be tougher to do in a "down" real estate market. However, you have other ways to save money on your existing mortgage, without refinancing. Voluntary options for gradually accelerating the payoff of your loan may include increasing your payment each month or sending an additional (13th) mortgage payment each year instead of 12.

SOURCE: FDIC CONSUMER NEWS WINTER 2010/2011

15-Year Mortgages**

This can save you thousands of dollars in interest. They also allow borrowers to build equity faster and get a lower rate than 30-year mortgages.

** For example: a \$100,000 loan with a term of 15 years will have 180 monthly payments of \$758.62 with a corresponding Annual Percentage Rate (APR) of 4.537%. A \$100,000 loan with a term of 30 years will have 360 monthly payments of \$544.49 with a corresponding APR of 5.221%. Minimum down payment for both loans is 20%.

Fixed Rate Mortgages

Community only offers Fixed Rate mortgages. Principal and Interest payments will never change throughout the life of the loan.

Zero Points Mortgages

These home ownership programs that Community participates in help keep buyers' "up front" costs low.

Multi-Family Loans

Multi-family residential properties are also available with great terms and rates. Call Art Neville to learn more.

Home Equity Loans

If we currently hold your mortgage, or if you own your home outright, Community can help you with this. You can borrow for home repairs, a new car, college tuition or another big expense.



Community's primary investment activity is making mortgage loans to area residents for the purchase or refinance of owner occupied 1 to 4 family residential properties. Community also makes loans for the purchase or refinance of larger residential properties as investments. In either case, as a portfolio lender, Community services and owns the loans, and does not sell them on the secondary market. This can have enormous value for the borrower when questions or other issues arise.

Though the real estate market has been uncertain for the past few years, prices are now relatively low and affordable, and interest rates are at historic lows. If this would be a good time for you to consider buying a home we would welcome the opportunity to talk with you.



Arthur Neville
Vice President

Home Equity Line of Credit Loans (HELOC)

This loan can allow you to tap the equity in your home for purchases... borrow what you need, when you need it.

Community's Home Improvement Program (CHIP)

Another unique product from Community. It enables qualified homeowners to borrow up to \$10,000 for home improvements.

First and second mortgages combined can be up to 95% of your homes value. (For example: a \$10,000 CHIP loan with a term of 5 years will have 60 monthly payments of \$192.17 with a corresponding Annual Percentage Rate 5.812%. Maximum loan amount is the lesser of \$10,000 or 95% of the value of the property.

Community's Home Ownership Program (CHOP)

This program makes it possible for a qualified applicant to buy a home sooner. It offers a low down payment and a fixed interest rate.

One and two flat properties are eligible. Income and loan caps apply.

Community's Pay-O-Matic Program

Pay-O-Matic allows you to save 1/4% off your mortgage interest rate. Your monthly loan payment is automatically deducted from your NOW Checking account.

A \$1,000 minimum balance in a Community NOW Checking account is required to qualify.

Community's First-time Home Buyers CD

Community created this CD to help local first-time home buyers save for a down payment:

It offers first-time buyers:

- High certificate rate of return
- Deposit up to \$12,000 each year for up to five years
- One time "Bump Up" to current rate for five-year CD
- Additional benefits include a 1% grant and waiver of the early withdrawal penalty if a mortgage is obtained from Community. Funds must be used for a down payment on a first home.

Available to first-time home buyers only. Terms and conditions apply.

Stop in and talk to a knowledgeable Community counselor.

All loans are subject to Community's underwriting standards.

* The insurance product is not insured by the FDIC, any other agency of the United States, the bank, or an affiliate of the bank. The insurance product is not a deposit or other obligation of (or guaranteed by) the bank or an affiliate of the bank.

Save for a down payment on a first home.

Bilingual Counselors for you convenience



Maria Ayala

Si usted desea una tasa de interés baja y fija para su hipoteca por favor visíteme o llámeme.



Elzbieta Bis-Slowik

Jeśli jesteś zainteresowany pożyczką która ma niskie koszty i stały procent to proszę wstąpić do nas lub zadzwonić po informacje.



Community offers **24-hour convenience** and much more!

Over 43,000 Surcharge-Free ATMs. No Community fee to use another bank's ATM.

Community's affordable ATM and MasterCard Debit cards offer surcharge-free ATM usage at over 43,000 ATMs through alliances with Allpoint⁺ and STAR⁺ SF ATM Networks. Community does not charge its customers a fee to use another bank's ATM with their Total Service Card^{*} or Total Service Card PLUS^{**}.

Both cards provide:

- 24 hour banking, 7 days a week
- Immediate access to Direct Deposit NOW checking account funds
- ATMs are located across the globe making travel much easier. Look for ATMs displaying one of these logos:



To locate a convenient ATM:

- Visit Community's website
- Download a mobile app for your phone at www.allpoint.com

* Requires \$500 min. balance in a NOW Checking or Savings account.

** Requires a \$500 min. balance in a NOW Checking account.

+ Notice to Allpoint users: If surcharge screen appears during Allpoint ATM transaction, press "yes" to accept the surcharge and proceed with your withdrawal. You will not be charged the surcharge.

Total Service Connection - 773-685-3947

Telephone banking in English, Spanish & Polish from any touch tone phone. Check interest rates, account balances, deposits and cleared checks. Even transfer funds between accounts with pre-authorization!

Safety Deposit Boxes

Community's Vault offers a neighborhood location, well-lighted, spacious booths and easy access. Call our Vault Custodian, at 773-685-5331 for more information.

Land Trust Services

A simple, inexpensive arrangement that helps you manage ownership of your real estate for your lifetime and beyond. For more information, call 773-794-5260.

You may wish to consult an attorney before entering into a Land Trust agreement.

Rewarding Visa Cards

There are a variety of cards to choose from including: Visa[®] Signature Rewards, Visa[®] Platinum, College Rewards Visa[®], Co-signer Visa[®] or Secured Visa[®].

Community acts as the agent for the offering institution of this card.

Direct to México and Poland

Easily send money back home to relatives with this convenient Community service. The transfers take minutes to complete. See a savings counselor for more information.

Protecting Your Finances If a Disaster Strikes: Are You Prepared?

Ferocious storms, earthquakes and other disasters rarely give advance warning.

Periodically review your insurance.

Have enough coverage to take care of your house, cars, valuables and provide for temporary lodging. Consider taking video or photos of your property.

Take advantage of direct deposit.

Have your paycheck automatically sent to your account. Consider establishing computer access to your banking account.

Build an emergency savings fund.

Experts say emergency savings should equal at least three to six months of living expenses.

What to have ready and where. Keep copies of driver's licenses, Social Security cards, passports, birth certificates, insurance cards, inventory of personal property and ATM/debit cards. Also have phone numbers and account information for your bank, credit card and insurance companies. Consider scanning these records and storing away from home. Keep important documents that will be difficult or impossible to replace in a safe deposit box. Also, seal any important documents in airtight and waterproof containers.

SOURCE: FDIC CONSUMER NEWS SUMMER 2011

Online Banking Designed with your safety in mind, our online banking utilizes state-of-the-art security features and is extremely user friendly. With a high-speed internet connection, it takes seconds to complete your transaction or request. It's easy, convenient and there's **no fee**. The Bill Pay^{*} feature helps you save on checks and postage too! *Subject to terms & conditions. Fees may apply for Bill Pay.

www.communitysavingsbank.com has a new look! Take a minute the next time you are online and visit our newly designed site. It is even more customer friendly!

Full Range of Accounts

For current rates, call our 24-Hour Rate Advisor at 773-685-1221
or The Total Service Connection at 773-685-3947

Savings & Certificate Accounts

Savings Accounts

Interest is compounded daily and paid quarterly on Regular Savings accounts. Interest is calculated from day of deposit to day of withdrawal on accounts that remain open until the end of the quarter • Deposits and withdrawals of \$10 or more can be made at any time • No penalty for withdrawals • \$100 minimum balance • Available with a passbook, a monthly statement, or a combined statement and passbook for record keeping • Statement Savings and combined passbook/statement accounts with a \$500 balance qualify for a Community *Total Service* Banking Card.

Money Market Accounts

Interest paid at the end of each month • Interest is calculated from day of deposit to day of withdrawal • The Money Market account is a three tiered account, with the following tiers: I. \$1-2,500; II. \$2,501-25,000; III. Over \$25,000 • A base rate is paid on the first \$2,500 of the account (Tier I) • Higher Money Market rates are paid on Tier II and Tier III funds • Money Market rate set each month and guaranteed for the entire month • The minimum transaction amount on this account is \$500 • A maintained \$1,000 balance entitles depositor to a NOW Checking account (see below).

IRA Accounts

Available to Regular Banking Customers* only • No charges for record keeping or reporting • Funds invested in a two-year certificate with two year rate guarantee • Additional deposits to the original certificate are allowed, but do not extend the maturity date • \$500 minimum balance • Additional deposits can be made in multiples of \$100 • Subject to IRS rules and regulations.

Certificate Accounts

Total T Certificate (6 Month): Term of certificate is 182 days • Automatic renewal at end of each 182 day term • Minimum balance is \$2,500 • Interest paid at end of each term • Interest is not taxable by IRS until year of receipt • Due to tax deferral feature, the penalty for withdrawal

during any six-month term is severe: the greater of all interest to date or 30 days of interest, whether earned or not.

Total T Plus Certificate: Interest is paid at the end of each month by credit to a NOW Checking or savings account • All other terms of the regular Total T Certificate apply • Early withdrawal penalty: 30 days of interest, whether earned or not.

Special Certificates: Contact a savings counselor for availability, rates and terms.

Five-In-One Certificate: See Page 3 for more information. • Available to customers who qualify as Regular Banking Customers* and who maintain a Community Total Service Banking Card. • Withdrawals between maturity dates incur a penalty of 30 days of interest, earned or not. • This account is designed for personal use. Community reserves the right to refuse corporate or business type accounts.

One Year Certificate: Automatic renewal at the end of each year • Minimum balance is \$10,000 • Interest is paid at the end of the year and is computed as simple interest without compounding • Interest is not taxable until the year of receipt • Due to this tax deferral feature, penalty for withdrawal during term is severe: all interest accrued on the amount withdrawn.

18, 30 and 60 Month Certificates: Interest paid and compounded quarterly • Automatic renewal provision at end of each term • Early withdrawal penalty: 180 days of interest, earned or not • \$500 minimum balance.

42 Month Certificate: All of the terms of the Eighteen and Thirty Month Certificates apply • This account also has Community's future rate protection feature. This allows additional deposits in the first year up to twice the amount of the original deposit. Additional deposits do not extend the original maturity date.

First Time Home Buyers 5 Year Certificate: See page 5 for more information. • Interest is paid and compounded quarterly. • Early withdrawal penalty: 180 days of interest, earned or not. • \$500 minimum balance.

Checking Accounts NOW Accounts receive monthly statements with check images not actual checks. Free binders available.

Personal Checking

NOW Checking: Available to Regular Banking Customers* who maintain \$1,000 or more on deposit in a Regular Savings account • Also available to Money Market account depositors who maintain a \$1,000 minimum balance • \$1 minimum balance required • Accounts that keep a \$500 balance qualify for a Community *Total Service* Banking Card.

Alternative NOW Checking: Minimum available balance of \$400 is required.

NOW Interest Bearing Checking: Interest paid monthly as of account statement cut-off date • Interest is calculated from day of deposit to day of withdrawal • Minimum balance is \$1,000. Automatic Benefits: A regular NOW Checking account automatically becomes interest bearing whenever there is a \$1,000 or more daily balance during the monthly statement cycle.

Super NOW Checking: Interest paid monthly as of account statement cut-off date • Interest is calculated from day of deposit to day of withdrawal • \$2,500 minimum balance. Automatic Benefits: A regular NOW Checking account automatically becomes a Super NOW account whenever there is a \$2,500 or more daily balance during the monthly statement cycle.

Convenience Checking: There is no annual interest paid on this account, and no Annual Percentage Rate (APR). • There is a \$1.00 minimum balance required to maintain this account. • Service and Account Activity fees apply.

Business Checking

Available with minimum balance requirements in proportion to services rendered.

Electronic Banking

Total Service Card

Available to customers who maintain \$500 or more in a Statement Savings or NOW Checking account • Can access your savings account, NOW Checking account or both. Community charges no fees for transactions • Access to STAR_{sm} ATM and POS locations and to PLUS[®] ATM locations nationally and internationally • Surcharge free withdrawals from STAR_{sf} and Allpoint ATMs • Requires personal PIN for use.

Total Service Card PLUS

Same features as the Total Service Card plus it works like a check at all MasterCard locations • Accepted wherever the MasterCard logo is displayed • NOW Checking account with \$500 minimum balance required • Signature required for purchases

See account disclosure for additional details of all accounts available from a savings counselor.

*Regular Banking Customers maintain a Regular Savings or NOW Checking account of \$1,000 or more.





Community Savings Bank

4801 West Belmont Avenue, Chicago, Illinois 60641

Presorted Standard
U.S. POSTAGE
PAID
Permit No. 8294
Chicago 60641

Helping our neighbors...



Back to School Days Celebration - August 20, 2011

Community once again hosted a back to school celebration. Games and raffle drawings were held and many children won prizes. An essay and poster contest was held. Community selected three winners in three age groups and awarded backpacks filled with school supplies and a Target gift card to each of them.

Customer Appreciation Days - September 30 & October 1, 2011

As in past years, Community hosted this event to thank current customers and meet many new neighbors. People stopped in to spin the prize wheel and enjoy some refreshments. On October 1st, customers and non-customers were given the opportunity to shred old documents in an industrial shredder at no charge. An "Identity Theft Prevention" raffle was also held with five \$50 winners.



Helping Feed the Hungry During the Holidays

Community held its annual Holiday Food Drive this past November and December which benefited the Irving Park Food Pantry. Community matched contributions with \$1 for each food item and \$1 for each dollar collected. Hundreds of food items and over \$2,000 were donated to the pantry.

Tree Decorating

Community invited neighborhood children aged 14 and under to help trim its holiday tree this season. We were very impressed with their creativity and appreciate all the hard work that went into making our tree beautiful.



Check our website for upcoming Community events for our neighbors!

Main Office Hours

Lobby Hours / Vault Hours

Mon., Tues., Thurs. 9:00 a.m. - 4:00 p.m.
Wed. No Business Transacted
Fri. 9:00 a.m. - 7:00 p.m.
Sat. 9:00 a.m. - 12:30 p.m.

Express Lobby Hours

Mon., Tues., Thurs. 8:00 a.m. - 4:00 p.m.
Wed. No Business Transacted
Fri. 8:00 a.m. - 7:00 p.m.
Sat. 8:00 a.m. - 12:30 p.m.

Drive-thru Facility Hours

Drive-thru Hours

Mon., Tues., Thurs., Fri. . . . 7:30 a.m. - 7:30 p.m.
Wed., Sat. 7:30 a.m. - 3:00 p.m.

Lobby Hours

Mon., Tues., Thurs., Fri. . . . 3:00 p.m. - 7:30 p.m.
Wed., Sat. 8:00 a.m. - 3:00 p.m.

Numbers for Faster Service

During Banking Hours 773-685-5300
Toll-free in the US 800-443-3603
Total Service Connection 773-685-3947
24 Hour Rate Advisor 773-685-1221
Electronic Banking Service 773-794-5262
Total Service Banking Card 773-794-5264
Insurance Agency 773-685-5310
Safe Deposit Vault 773-685-5331
Land Trust Department 773-794-5260

More Total Service Features



Total Service Banking Card-ATM Networks /
Total Service Card PLUS-MasterCard® Debit Card /
Passbook and Statement Savings Accounts /
Combined Passbook-Statement Accounts /
NOW and Super NOW Checking Accounts /
Money Market and Certificate Accounts /
Telephone Transfers / Direct Electronic Deposits /
Customer Checks / Redeem Paper U.S. Savings Bonds /
Home Mortgage and Home Equity Loans /
Passbook Loans / Land Trust Department /
Property Insurance / Safe Deposit Boxes /
Utility Bill Payments / Visa Gift Cards /
Visa Credit Cards

Banks no longer permitted to sell Savings Bonds
Only the U.S. Treasury will be permitted to sell U.S. Savings Bonds after January 1, 2012. This action will save the government millions of dollars. Community will continue to redeem paper savings bonds at its teller stations in the future.