



Comptroller of the Currency
Administrator of National Banks

PUBLIC DISCLOSURE

March 31, 1996

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Uptown National Bank
Charter Number 14430

4753 Broadway
Chicago, Illinois 60640

Office of The Comptroller of The Currency
One Financial Place, Suite 2700
440 South LaSalle Street
Chicago, IL 60605

NOTE: This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

GENERAL INFORMATION

The Community Reinvestment Act (CRA) requires each federal financial supervisory agency to use its authority when examining financial institutions subject to its supervision, to assess the institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. Upon conclusion of such examination, the agency must prepare a written evaluation of the institution's record of meeting the credit needs of its community.

This document is an evaluation of the Community Reinvestment Act (CRA) performance of Uptown National Bank of Chicago prepared by Office of the Comptroller of the Currency, the institution's supervisory agency, as of March 31, 1996. The agency rates the CRA performance of an institution consistent with the provisions set forth in Appendix A to 12 CFR Part 25.

INSTITUTION'S CRA RATING: This institution is rated Satisfactory.

Uptown National Bank of Chicago adequately meets the credit needs of its assessed area. The bank's loan to deposit ratio is comparable with similarly sized banks located in areas of similar demographics. A large part of the bank's community involvement has been for low and moderate income housing. Another point of emphasis has been in making loans to small businesses. The bank works closely with various non-profit organizations in its local community and has been actively involved in community development activities dealing in social issues.

The following table indicates the performance level of Uptown National Bank of Chicago with respect to each of the five performance criteria.

SMALL INSTITUTION ASSESSMENT CRITERIA	<u>First National Bank of Northbrook</u> PERFORMANCE LEVELS		
	Exceeds Standards for Satisfactory Performance	Meets Standards for Satisfactory Performance	Does not meet Standards for Satisfactory Performance
Loan to Deposit Ratio		X	
Lending in Assessment Area		X	
Lending to Borrowers of Different Incomes and to businesses of Different sizes	X		
Geographic Distribution of Loans		X	
Response to Complaints	No Complaints Received Since Prior Examination		

DESCRIPTION OF INSTITUTION

Uptown National Bank of Chicago is a community bank with \$170 million in assets located in the north side of the city of Chicago. The bank has two branches also located in the Uptown community and various automated teller machines throughout the local area. The bank also has an affiliate relationship with Heritage Bank which is located in Phoenix Arizona.

The bank's loan mix as of March 31, 1996 is concentrated in single and multifamily residential properties as well as commercial and industrial loans. 44% of the total loan portfolio is in residential properties and 31% is in commercial and industrial loans. As of the date of this evaluation there are no financial, legal, or other impediments restricting the banks ability to serve the community. Uptown National Bank provides a wide array of products and services which help meet the credit needs of the community.

DESCRIPTION OF THE BANK'S ASSESSMENT AREA

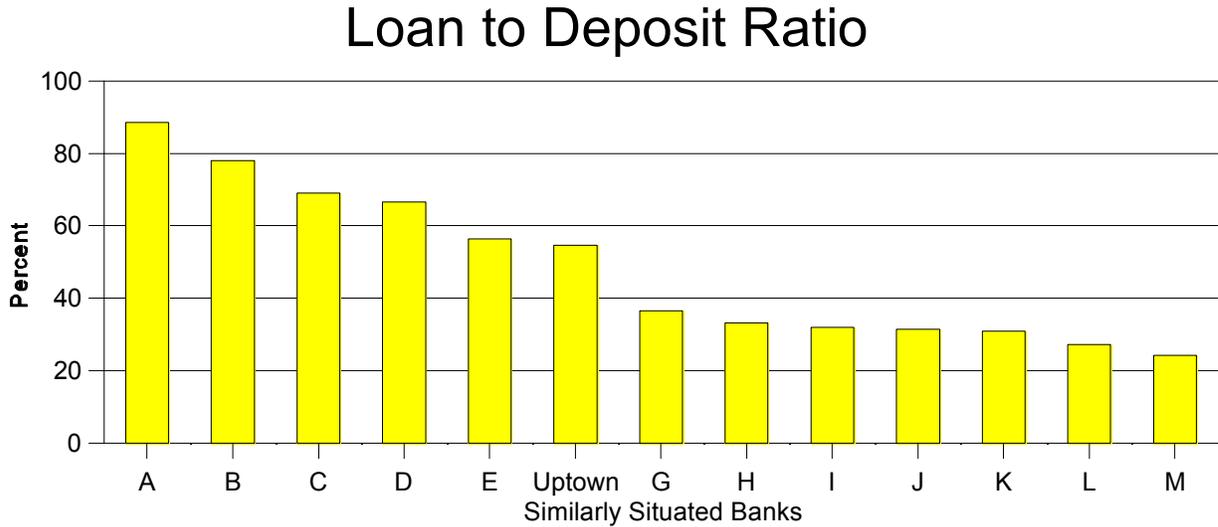
Uptown National Bank's assessment area is bordered by Lake Cook Road to the north, Lake Michigan to the east, Fullerton Avenue to the south, and a path along Milwaukee Avenue leading up to the 294 Tri State Tollway to the west without excluding any census tracts which cross in part. This area encompasses part of Cook County and is within the 1600 Metropolitan Statistical Area (MSA).

The assessment area complies with the requirements of the regulation and does not arbitrarily exclude any low or moderate income census tracts. There are 235 census tracts in the bank's assessment area of which 78 are low and moderate income census tracts. The median family income in the assessment area is \$43,115 and there are 995,861 residents. The race and ethnicity of the assessment area can be broken down as follows: 68% White, 14% Hispanic, 10% Asian, and 8% African American. The bank's immediate area is very diverse whereby 124 dialects and languages are spoken.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA :

Loan-to-Deposit Ratio:

The bank's average loan to deposit ratio over the past five quarters from March 31, 1995 to March 31, 1996 is 53%. This ratio is slightly greater than the average ratio of similarly situated banks and meets the standard for satisfactory performance.



This graph illustrates where Uptown stands when compared to similarly situated banks. The average loan to deposit ratio for the remaining twelve banks is 47% as of 12/31/95.

Lending Within the Assessment Area:

The bank primarily focuses on residential and small business lending. Based on internal bank reports and the 1995 Home Mortgage Disclosure Act Loan Application Register (HMDA-LAR), 50% of the banks total outstanding loans were within the bank's assessment area.

- 82% of the HMDA reportable loans were within the bank's assessment area.
- 51% of the total small business loans were within the bank's assessment area.

Lending to Borrowers of Different Income and Businesses of Different Sizes:

The bank lends to borrowers of different incomes and exceeds the standards for a satisfactory rating.

- Based on the 1995 HMDA-LAR, the bank made 54 HMDA reportable loans in its assessment area. 42 of the 54 loans or 78% were made to borrowers in low income census tracts, 8 of the 54 loans or 15% were made to borrowers in moderate income tracts, and 4 of the 54 loans or 7% were made to borrowers in middle income tracts. There were no loans made to borrowers in high income census tracts.
- The bank made 53 small business loans inside its assessment area. 34 of the 53 or 64% of the loans were under \$100 thousand, 13 of the 53 loans or 25% were between \$100 and \$250 thousand, and 6 of the 53 loans or 11% were over \$250 thousand.

Geographic Distribution of Loans:

The bank has a satisfactory record of geographically distributing loans throughout its assessment area. Of the 78 low and moderate census tracts in the it's assessment area, the bank has made loans in 50 of them. A total of 121 of the 235 census tracts in the banks assessment area have been penetrated.

Response to Complaints:

The bank has not received any complaints relating to the institution's CRA performance.

Compliance with Fair Lending Laws and Regulations:

We performed a review of the bank's compliance with Fair Lending laws and regulations. No violations of the substantive provisions of the antidiscrimination laws and regulations were identified.